

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

October 31, 2007

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

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

SUBJECT: Detailed Site Plan DSP-06072
Glenn Dale Commons

The Urban Design Section has met with the applicant on two occasions since the request for the continuance was granted to discuss the staff recommendation on this case. The applicant is opposed to a number of the proposed conditions of approval. Revised plans demonstrating the extent to which the plans could be revised to address the conditions have not been submitted, except for an illustrative view of another possible pier and fence design in an attempt to address Condition 8(g). As of the writing of this report, the applicant has not submitted any proposal for revised conditions for the staff to comment on. Therefore, the staff proposes the additional finding below, continues to recommend the original conditions, and proposes an additional condition that was not contained in the original report:

FINDING

1. The community is proposed as a gated community. There is a sliding gate detail included on the plans, but the site plan does not, in plan view, indicate the features that would support a sliding gate. The site plan only shows the location of piers; a close analysis indicates that the piers are located within a storm drain easement. The staff recommends that the plans be revised prior to signature approval to clearly indicate a functional gate system and that the gates and pier systems are not within any proposed easements.

RECOMMENDATION

The Urban Design staff recommends approval of DSP-06072 and TCPII/156/03-02 with the original conditions and the additional condition below which was not contained in the original report:

1. The plans shall be revised prior to signature approval to include details and specifications of the gate system, and to resolve any conflicts between easement(s), gate and pier footings.



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Detailed Site Plan

DSP-06072

Application	General Data
Project Name: GLENN DALE COMMONS, PHASE I Location: Located northwest of the intersection of Aerospace and Hubble Drives Applicant/Address: JEMAL'S GREENTEC LAND LLC. 702 H STREET N.W. S-400 WASHINGTON, DC. 20001	Date Accepted: 5/30/2007
	Planning Board Action Limit: waived
	Plan Acreage: 11.89
	Zone: M-X-T
	Dwelling Units: 210
	Square Footage: N/A
	Planning Area: 70
	Tier: Developing
	Council District: 4
	Municipality: N/A
	200-Scale Base Map: 210NE09

Purpose of Application	Notice Dates
The applicant requests approval of the detailed site plan for the construction of 68 townhouses and 142 two-family units (all dwellings are proposed as condominium ownership).	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:
	3/1/2007
	8/21/2007

Staff Recommendation		Staff Reviewer: Lareuse	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

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STAFF REPORT

SUBJECT: Glenn Dale Commons
Detailed Site Plan DSP-06072
Tree Conservation Plan TCPII/156/03-02

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

The detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the M-X-T Zone.
- b. The approved Conceptual Site Plan CSP-06001.
- c. The Woodland Conservation and Tree Preservation Ordinance.
- d. The requirements of the *Landscape Manual*.
- e. Referrals.

FINDINGS

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

1. **Request:** The detailed site plan proposes to demolish the existing vacant warehouse buildings located on the site and replace them with a residential development consisting of 142 single-family attached dwellings (townhouse) and 68 two-family dwellings (two-over-two) on the site. All the dwellings are proposed as condominium ownership.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	M-X-T	M-X-T
Use(s)	Office/warehouse	Residential
Acreage	11.89	11.89
Area within 100 year floodplain	0	0
Net tract area	11.89	11.89
Dwelling Units	0	Townhouses—68 Two-family dwellings—142 Total = 210
Lots	2	0
Parcels	0	1
Square Footage/GFA	426,716	511,767
Floor Area Ratio (FAR) Based on 3,191,641 sq. ft. of NTA in the M-X-T Zone 139,557 sq.ft. to be demolished in DSP-06072)	0.13	0.25

3. **Location:** The site is located west and south of Northern Avenue, east of Glenn Dale Road and north of Greenbelt Road (MD 193). The property is located in Planning Area 70 within the 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area*
4. **Surrounding Uses:** To the north of the subject property is a number of uses in the R-R and I-1 Zones, including a single-family detached dwelling, office and church. To the east is an existing stormwater management pond. To the south of the property is a mini-warehouse facility in the I-1 Zone. To the west of the property is multifamily development in the R-18 Zone.
5. **Previous approvals:** On May 23, 2002, the Prince George's County Planning Board approved the Preliminary Plan for the 30.77-acre parcel and I-1 zoned property of land known as Glenn Dale Business Campus, Lot 10 and 11, Block A and Parcel 10. Pursuant to PGCPB No. 02-109 (No. 4-02002), the preliminary plan was approved with 11 conditions.
- The 2006 *Approved Sector Plan and Proposed Sectional Map Amendment for the East Glenn Dale Area* retained this property in the I-1 (Light Industrial) and I-3 (Planned Industrial) Zones. However, Resolution CR-23-2006 rezoned all parcels within this conceptual plan area to the M-X-T (Mixed Use-Transportation Oriented) Zone on March 28, 2006.
- A Conceptual Site Plan CSP-06001 was approved with conditions by the Planning Board on February 1, 2007, pursuant to PGCPB No. 06-282.
6. **Design Features:** This first phase of the Glenn Dale Commons M-X-T-zoned properties proposes to demolish two existing office/warehouse buildings in order to create the first phase of a residential community. The application proposes to develop townhouses and two-family dwellings, commonly known as two-over-two units. The two-over-two units are an attached product that looks like a four-story townhouse. The internal arrangement is such that one family resides in the lower two levels of the building, and another family resides in the upper two floors of the building. These buildings are arranged in an attached manner with strings of units of five to seven in a row. All of the townhouses and two-over-two units are proposed as condominium

units. Some of the units are served by a two-car garage in the front of the unit as is the most typical design of townhouses, and other townhouses are served with a two-car rear load garage. All of the two-over-two units are served with single-car rear load garages.

The layout of the site as proposed places the front elevations of units facing Aerospace Road, fronts along the main street within the development, and front elevations on interior green areas that are designed as mews, which is a courtyard-type of design. In the mews design the fronts of units are facing each other, with a green space the width of the approximate height of the buildings flanking the courtyard and a common sidewalk provides access to the front units. Parking is proposed entirely as surface parking and garage parking. A centrally located open space area has been provided as a passive recreational area with benches. Single-car garages are located at the rear of all of the two-family dwellings. Front-loaded garages are proposed for some of the townhouses. Other townhouses will have rear-loaded garages.

The central green area will provide a readily available space within the community for passive activities such as sitting and socializing. A circular loop of concrete sidewalk is proposed within the green area that will provide a tricycle path for the youngest of the future residents.

The architectural elevations are proposed by NVR Homes, and include the following unit types:

Townhouse	Minimum Finished Living Area
Norwood	2,925 square feet
Matisse	1,642 square feet
Picasso	2,641 square feet

The products appear to be quality unit types with adequate attention paid to the window and door fenestration and detailing. All of the townhouses and two-over-two units are proposed at 24 feet in width. A four-foot-deep cantilevered deck is proposed as a standard feature for all of the two-over-two units proposed. Side entries with porches are proposed for most of the highly visible end units.

M-X-T Zone Required Findings

7. **The proposed development is in conformance with the purposes and other provisions of this Division.**

Comment: This detailed site plan for Glenn Dale Commons, Phase One is in conformance with the requirements of Part 10, Division 2, of the Zoning Ordinance.

8. **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.**

Comment: The two-family dwellings front on Aerospace Drive. This provides for “eyes on the street,” which is necessary for this development that is largely surrounded by multifamily development, warehousing and vacant existing development. Units are also proposed to front on Hubble Drive, which is appropriate for the development of the site, in order to meet the above requirement concerning outward orientation of the development.

9. **The proposed development is compatible with existing and proposed development in the vicinity.**

Comment: The proposed Phase One of the development, which constitutes the most westerly side of the M-X-T Zone, consisting of townhouses and two-over-two units, will provide a transitional area from the apartments located further west. As a transitional land use, the project is compatible with the existing development to the west, and with the future single-family detached development to the east.

10. **The mix of uses and the arrangement and design of buildings and other improvements reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.**

Comment: Neo-traditional design usually features unit fronts on the existing roadways and provides a pedestrian-friendly environment that will contribute to the sustainability of the neighborhood as it transitions from industrial and commercial uses to residential uses. The future landscaping improvements to the existing stormwater management pond, if the conditions of approval are adopted, will contribute to improving the natural environment.

The addition of parking spaces within the project is necessary to ensure a quality development. The plan currently provides for only 11 additional guest spaces above the number of spaces required. This will only serve five percent of the units within the development. Each of the unit types requires approximately two parking spaces per unit. Some of the units have two-car garages, with a parking pad that is not long enough to support tandem spaces behind the garage. In practice, it is well known that future residents will park behind the garage, which will cause a conflict within the pedestrian zone because the vehicle will overhang the sidewalk. In order to address the possible conflict of overhanging vehicles that park tandem to the garage spaces for all of the front-load products, staff recommends that these units be adjusted on the site to provide for a 20-foot-long parking space behind the garage. This will relieve parking issues relating to 37 of the townhouse units. With regard to the two-over-two units, inadequate parking becomes even more critical as an issue. These units are served with single-car garages and tandem spaces behind the garages. If the garage is used for storage purposes, which is often the case for a large percentage of these smaller units, then there is only one space available for the future residents. Staff also recommends that at least 21 additional spaces be provided for the project, which will mean a loss of units in order to provide for a total of 32 spaces for the project, providing 15 percent of the overall units with one additional space.

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

Comment: This first phase of the development of the Glendale Commons project can only be considered self-sufficient if recreational facilities that serve the youngest population of the project are provided within the development. The central open space area could be designed as an activity area for young and old alike, for active and passive play and socializing. The plans should be revised to provide for one or more active play areas near the center of the project for the use of the residents only. "Eyes on the recreational area" will occur due to the highly visible location of the play area.

12. **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development.**

Comment: The interconnectivity of the pedestrian system within the development should be improved to provide access to the recreational facilities and a future trail around the stormwater management pond.

13. **On the detailed site plan, in areas of the development which are 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);**

Comment: The plan does not adequately accommodate the needs of pedestrians, particularly in the streetscape of the main street within the development, and it lacks trail connections to the central open space area. The plan could be improved by using an integral curb and five-foot-wide sidewalk within the community on both sides of the main street within the development, using special paving material and street furniture that. Further, the streetscape should be treated as if it were a space of its own: however, the streetscape design does not achieve its full potential because the units are too close to the street and the height of the buildings imposes upon the street. Setting back the buildings from the street would improve that situation. This will result in the loss of units due to the very tight compact design of the project. The conceptual site plan established the setback of units from the right-of-way as 15 feet from the front of the unit and 10 feet from corner to side rights-of-way. On a private street, the right-of-way is not clearly established; however, applying the principles of the development standards of the CSP, it is reasonable to establish the setback from the lack of sidewalk.

14. **Conformance to the Conceptual Site Plan CSP-06001**—The following conditions of approval of the Conceptual Site Plan warrant discussion:

17. **The applicant shall provide private recreational facilities as determined appropriate at the time of review of the detailed site plan and the recreational facilities shall be constructed in accordance with the standards outlined in the Park and Recreation Facilities Guidelines.**

Comment: The plan proposes four benches around an open space element centrally located within the development. An improvement to the plan would be the incorporation of additional sitting areas in both sunny and shaded areas that would allow people to congregate and socialize. A circular sidewalk is proposed within the open space. The construction of a circular concrete sidewalk is somewhat challenging. Furthermore, the juxtaposition of the circular sidewalk with the streetscape sidewalk and of the circular sidewalk with a three-foot high retaining wall, cry out for a redesign of the area to set these site elements back in such a way as to provide planting and ground level paving patterns that will distinguish the private areas from the public areas of this portion of the site. A set of steps joining the front of the townhouses to the south of the open space would also be appropriate. Some play elements may also be appropriate to serve the youngest population of the community. These are rather minor changes to the site and landscape plan, but require additional efforts to create a usable and inviting open space area. The material, details, and specifications of the retaining wall are important to integrate with the paving design within the open space. Lighting and trash facilities should be incorporated into the area as well. Staff recommends that prior to signature approval of the plans, the open-space area be redesigned to incorporate the items stated above, in order to improve the quality of the space and create a more park-like setting.

18. **At the time of detailed site plan for the single family detached units, provide for a central recreational area near the stormwater management pond to include a one story community building, including, but not limited to, an indoor fitness room and an outdoor open play area, pedestrian plaza and seating area.**

Comment: The requirement of the central recreational area near the stormwater management area was established in the approval of the conceptual site plan to be done at the same time as the detailed site plan for the single-family detached development. Unfortunately, this leaves the subject site void of an active recreational area until such time as the single-family development is constructed. As of the writing of this report, no application has been submitted for the development of the single-family detached portion of the M-X-T zone properties held by the applicant.

- 19. At the time of detailed site plan for the townhouses and the two-family dwellings, the applicant and staff shall work together to find space for a private recreational area, centrally located within the condominium area of sufficient size to serve the immediate community. Conversion of townhouse units to two family dwellings will be allowed.**

Comment: The condition above is proposed to be met by the applicant with the circular pedestrian loop and passive seating area located in the open space and one-fourth picnic area shown on the plans located between two townhouse units. Staff recommends that the plans be revised to incorporate some play elements into the design of the open space in addition to the circular trail. Additional benches should be provided as well. The picnic area should be removed because it is located within an isolated area and may become an attractive nuisance.

- 20. Prior to the issuance of the first building permit, the Applicant shall report on negotiations with the Board of Education with regard to providing temporary classroom space in an existing building known as "Greentech III" by lease or otherwise to the school system with subsidies/incentives as agreed upon between the owner and the Board of Education for up to five (5) years from the March 28, 2006 adoption date of the Sector Plan. If the Applicant and Board of Education cannot come to an agreement, the Applicant shall provide written evidence that the Board of Education does not wish to use the Greentech III building as temporary classroom space.**

Comment: In a letter dated February 21, 2007 (R. Owen Johnson to the Honorable Camille Exum), the following update on this subject was provided:

"On behalf of the CIP Co-chairs, Dr. Ron Watson & Mrs. Donna Hathaway Beck, we appreciate the efforts of the Council in working collaboratively with the Board of Education in securing facilities for the temporary use of the students of Greenbelt Middle School during the proposed AIMCO/Springhill Lake redevelopment.

"However, because of the current state of uncertainty surrounding the AIMCO/Springhill Lake redevelopment, and our current CIP Budget constraints, we believe it to be in the best interest of the County to utilize the GreenTech 3 Property for other purposes that best benefits the County."

- 22. At the time of the first detailed site plan, the plan shall include a plan for the enhancement of the existing stormwater management pond parcel located at the intersection of Hubbell Drive and Aerospace Avenue.**

Comment: The revised statement of justification from the applicant, received on September 25, 2007, includes the following comment to address this condition:

“As regards to stormwater design, our design analysis determined that it is most appropriate to manage the quality of stormwater runoff in the existing stormwater management pond. As mentioned above, the impervious area proposed is less than the current impervious area and additional green area is being provided; thus, the proposed development will limit disruption of natural water hydrology. The pond will be landscaped as part of the stormwater management requirements with native plant material appropriate for the location.”

The timing mechanism in Condition 22 stipulates the first DSP submittal shall address enhancement of the existing stormwater management pond. The revised plan does not include the existing stormwater management pond in the scope of review because the revised landscape plan indicates on Sheet 7 of 8 that the existing stormwater management pond is “not a part of the review of DSP-06072 and will be developed under DSP-07004.”

At the September 11, 2007, meeting with the applicant, this condition was discussed. Staff recommends that the stormwater management pond must be enhanced prior to the issuance of building permits for the units in DSP-06072 to address this condition.

In accordance with Condition 6 of the CSP (see Environmental referral discussion below), a primary objective in conservation landscaping is the exclusive use of native plants and noninvasive species. To ensure conservation landscaping objectives are met at the overall site, a note should be shown on the landscape plan as it relates to the stormwater management pond, and all proposed landscaping on the overall site, to stipulate the use of native plants and noninvasive species are to be used.

Recommended Condition: Prior to certificate approval of DSP-06072, a note shall be provided on the Landscape Plan in relation to the stormwater management pond to read as follows: “The landscaping plant material for the stormwater management pond shall be native plants consistent with conservation landscaping objectives.”

Recommended Condition: Prior to certificate approval of DSP-06072, the plant list(s) shown on the plans shall be adjusted to remove any invasive plant species.

15. **Conformance to the *Landscape Manual***—The plan is not in conformance to the *Landscape Manual* in regard to Section 4.7, Buffering Incompatible Uses. To the north of the subject property is a church use, which requires a 30-foot-wide landscape strip. The plans propose an alley encroaching into the required buffer. Staff believe that the encroachment is necessary in order to continue to emphasize the streetscape and to reduce the appearance of a garage-dominated community. Therefore, staff recommend that the applicant apply for alternative compliance prior to signature approval.

Referrals

16. The Transportation Planning Section has reviewed the detailed site plan application referenced above and provides the following plan comments:

On December 7, 2007, the Planning Board approved Conceptual Site Plan CSP-06001 for Glenn Dale Commons. Based on information outlined in PGCPB 06-282, the plan was approved with the following transportation conditions:

2. **Total development within the subject property shall be limited to uses within**

an M-X-T zone which generates no more than 458 AM or 424 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

3. At the time of final plat approval, the applicant shall dedicate a right-of-way along Northern Avenue of 30 feet from centerline as shown on the submitted plan.
4. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, or (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. Lengthen the existing substandard right-turn lane along northbound Good Luck Road approaching MD 193 to the County Department of Public Works standards within the existing right-of-way.
 - b. Provide a double left-turn lane from eastbound MD 193 onto northbound Forbes Boulevard and re-stripe or provide extra pavement along Forbes Boulevard to accommodate two receiving lanes with two southbound lanes (one left-turn lane and one right-turn lane, as currently exist). This improvement shall include any needed modifications to the traffic signal, signage, and pavement markings.
 - c. Install (or fund the installation of) a bus shelter at the existing bus stop at MD 193 and Aerospace Drive, or at a location, which serves the subject site to be determined by the Transit Division of the County Department of Public Works and Transportation, in order to serve patrons of the T15 and T17 bus routes.
5. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit

Comment: Condition 2 of the above-referenced preliminary plan established a trip cap of 458 AM peak-hour trips, and 424 PM peak-hour trips. The subject application proposes the construction of 71 townhouses and 142 condominiums. Based on trip rates from the *Guidelines*, the proposed developments (combined) would generate 124 AM peak-hour trips, and 142 PM peak-hour trips. Staff therefore concludes that the proposed development will not exceed the trip cap as conditioned by the Planning Board. Because the subject application represents one phase of the overall approved development, the trip cap must remain intact until the entirety of the property has been developed. Consequently, Condition 2 is still valid and will be carried forward.

Regarding the status of Conditions 3, 4 & 5 however, as of this writing, staff has seen no evidence indicating that those conditions have been fulfilled, and consequently, all should be carried forward as conditions of approval for the subject application.

Site Circulation & Access

Two access points, one at Aerospace Road, and another along Hubble Drive will serve the proposed development. Both points are deemed to be acceptable to staff. With respect to on-site circulation however, staff does not support the proposed termini of Alleys "A, B and C." These three termini are proposed as dead end streets without the ability of large vehicles such as trucks (perhaps some school buses) to make a safe turn-around. In the absence of such a utility, a truck that is servicing an end unit along one of those alleys would be forced to drive in reverse along the entire length of the alley. These types of maneuvers should be discouraged by providing hammerhead end treatment at the ends of these alleys, or, extend these dead end streets to "Street A."

TRANSPORTATION STAFF CONCLUSIONS

The Transportation Section concludes that the proposed site plan is deemed acceptable as required by Section 27-285 of the Prince George's County Code, if it is approved with the following conditions:

- a. All of the transportation conditions outlined in PGCPB No. 06-282 are still valid and must be met prior to the issuance of any building permit.
- b. Prior to signature approval of the subject application, the plan shall be revised to reflect the following changes:
 - i) Provide a hammerhead turn around at the ends of Alleys A, B and C or connect Alleys A, B and C to Street A.

Comment: The applicable conditions of PGCPB No. 06-282 have been included in the recommendation section of this report. Urban Design recommends that only Alley C be connected to Street A, as Alley B is already proposed on the plans, and Alley C serves all two-over-two dwelling units. Alley A, by contrast, serves only townhouses, which is only one half of the number of units/vehicles as Alley C.

- 17. The Historic Preservation and Public Facilities Section found that the Phase I archeological survey is not recommended on the above-referenced 11.89-acre property located at the northwest intersection of Aerospace and Hubble Drives in Glenn Dale, Maryland. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Most of the subject property has previously been impacted by the construction of office buildings and grading. Two small parcels in the northeastern part of the property containing approximately six acres are still wooded, but a portion of the area has most likely been impacted by modern construction activities. The applicant should be aware that there are several prehistoric archeological and historic sites in the vicinity of the subject property. Brookland M.E. Church/Dorsey Chapel (PG 70-028), a chapel built in 1900 to serve the African-American farming community of Brookland, lies just the east of the subject property. The 1861 Martenet

map also indicates a Mrs. Ward and S. Beall either on the subject property or adjacent to it.

Moreover, Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when state or federal monies or federal permits are required for a project.

18. The Subdivision Section found that the subject property is made up of two record lots, Lot 1, Block A of Glen Dale Business Campus (PB 119@72) and Lot 4, Block A of Glen Dale Business Campus (PB 134@48).

On December 7, 2006, the Planning Board approved Conceptual Site Plan CSP-06001 as outlined in PGCPB Resolution No. 06-282. The plan was approved with the following subdivision related conditions:

1. **Prior to approval of a detailed site plan for the single family detached dwelling units, a new preliminary plan of subdivision shall be approved. Upon issuance of the building permit for each residential unit, the applicant shall pay the applicable public safety surcharge and schools facilities surcharge.**
2. **Total development within the subject property shall be limited to uses within an M-X-T zone which generates no more than 458 AM or 424 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: This proposal is for single-family attached units rather than detached, so Condition 1 does not apply. Condition 2 will be applicable only if the cap set at the time of the CSP is exceeded, which seems unlikely at this time. The referral from the Transportation Planning Section will undoubtedly address this issue. Subdivision staff has no other comments at this time.

19. The Community Planning Division, in memorandum dated September 4, 2007, Mataya to Lareuse, found that this application is not inconsistent with the 2002 General Plan Development Pattern policies for the Regional Center in the Developed Tier, and that this application does not conform to the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area, including the site specific design recommendations for the townhouses in Glenn Dale Commons.

The Community Planning Division explained that the application proposes to demolish two existing office buildings to construct residential development located at the western portion of the Glenn Dale Common. The entire Glenn Dale Common project consists of single-family detached dwellings, a combination of two-family attached dwellings and townhouses, and multifamily dwellings for active adults. This application is for the first phase of the project consisting of 68 townhouses and 142 two-over-two townhouse as condominiums. The following discussion is taken from the analysis of the Community Planning Division:

“The approved Conceptual Site Plan (CSP-06001) proposed to develop the entire site in a neo-traditional style. Neo-traditional neighborhoods are compact communities designed to encourage bicycling and walking for short trips by providing destinations close to home and work, and by providing wide sidewalks and a pleasant environment for walking and biking. These neighborhoods are reminiscent of 18th and 19th century American and European towns, along with modern considerations for the automobile.

“This application does not conform to the following sector plan strategies related to the design of the subject site.

“Strategies

- (a) ‘Ensure that parking lots and structures are sufficiently screened from the public view or designated to be visually unobtrusive and allocate parking lots or garages at the site’s perimeter.’ (Page 22).
- (b) ‘Create a consistent build-to line that frames the streets and provides a comfortable sense of enclosure for pedestrians.’ (Page 21).
- (c) ‘Create a pedestrian accessible community and lining the community with continuous walking paths.’ (Page 21).

“Staff Comment: The application fails to meet the strategy above to screen parking structures from public view and allocate parking garages at the site’s perimeter. The townhouse garages shown in the application dominate portions of the north side of Street A. Sidewalks are interrupted by driveways allowing parked cars to fragment pedestrian access to the common space or green plaza south of Street A. Furthermore, placement of townhouse garages facing Street A is out of character for a neo-traditional neighborhood design. The applicant should incorporate an alley serving all the townhouse garages on the north side of Street A from the rear, rather than the front. Typical neo-traditional design neighborhoods have townhouse garages in alleys to screen them from pedestrians in accordance with strategy above. The applicant should redesign Street A to include a consistent treatment of street trees along the south and north side of Street A—place trees between the street and the sidewalk. The improvements to the streetscape on Street A will provide comfortable sense of enclosure for pedestrians.”

Comment: The Urban Design Section agrees with the Community Planning Division regarding the abovementioned points. Therefore, numerous conditions are contained in the recommendation section of this report to address the impact of units on the streetscape, reduce conflicts between automobiles and pedestrians, and to reduce the visual impact of a garage-dominated streetscape.

20. The Environmental Planning Section has reviewed a revised Detailed Site Plan submitted for Glenn Dale Commons, DSP-06072, and the Type II Tree Conservation Plan, TCPII/156/03-02. A revised statement, the TCPII, and the landscape plan cover sheet were stamped as received on September 11, 2007. The revised DSP and landscape plan were stamped as received on September 21, 2007 by the Environmental Planning Section. A revised statement to address conditions from CSP-06001 was received by electronic mail on September 25, 2007. The Environmental Planning Section recommends approval of DSP-06072 and TCPII/156/03-02 subject to conditions.

The Environmental Planning Section previously reviewed plans for the site when it was zoned I-1 and I-3 known as Glenn Dale Business Campus. The site was rezoned to M-X-T in the East Glenn Dale Sector Plan in Amendment 6 of the District Council’s action of approval found in CR-23-2006.

A Type I Tree Conservation Plan, TCPI/03/02, and two Type II Tree Conservation Plans, TCPII/09/90 and TCPII/156/03, are associated with the overall site. The more current TCPII of

the two will be used for the entire site because the original TCPII/156/03 contained a larger portion of the overall site.

Portions of the overall 73.63-acre site are developed with office buildings and off-street parking. A Conceptual Site Plan, CSP-06001, was approved by the Planning Board on December 7, 2006, and the Board's conditions of approval are found in PGCPB Resolution No. 06-282. The Type I Tree Conservation Plan, TCPI/03/02, underwent an -01 revision in the review of CSP-06001.

The scope of review in DSP-06072 is for redevelopment of Phase 1. There are two existing office buildings in Phase 1 and these are to be demolished and off-street parking is to be removed. The overall site will be developed in three phases. Phase 1 contains 71 single-family attached townhouses and 142 multifamily condominiums. The subject DSP represents an -02 revision to TCPII/156/03.

This 11.89-acre Phase 1 area is located on the northwest portion of the overall 73.63-acre site and is on the north side of Aerospace Road and the west side of Hubble Drive. The property is zoned M-X-T. There are no regulated environmental features on-site. Three soils series, Iuka sandy loam, Rumford sandy loam, and Sunnyside Fine Sandy Loam soils (two types in this series) occur on-site. These soils are not problematic in relation to development. Marlboro clay is not found to occur in the vicinity of this property. MD 193 is an existing arterial road and is in the vicinity of the site. This road is a traffic-noise generator. However, traffic noise impacts are not anticipated because MD 193 is approximately 700 feet from Phase 1. There are no designated scenic or historic roads in the vicinity of the site. According to available information from Maryland Department of Natural Resources, Natural Heritage Program staff, rare, threatened and endangered species are not found to occur in the vicinity of the site. The site is not within the designated network of the *Countywide Green Infrastructure Plan*. The site is in the Folly Branch watershed of the Patuxent River basin, the East Glenn Dale Sector Plan, and the Developing Tier of the adopted General Plan.

Planning Board Resolution No. 06-282 for CSP-06001 included 22 conditions, five of which are environmental in nature that are to be addressed at the time of the subject detailed site plan review. The respective conditions are in bold typeface; the associated comments, additional information, plan revisions and recommended conditions are in standard typeface. Note that all five of these conditions are intended to implement the policies and strategies of the East Glenn Dale Sector Plan.

6. Prior to approval of the DSP, a statement shall be submitted that demonstrates how conservation landscaping techniques have been incorporated into the landscape plan.

A revised statement sent by electronic mail was received on September 25, 2007. The statement includes the following comments to address this condition:

“The reduction of impervious surfaces in combination with the replacement of the flat roofs on the existing buildings with the pitch roofs of the residential units, and the proposed landscaping, will reduce the heat island effect to minimize impact on microclimate. The proposed design minimizes impacts to natural features by maintaining existing tree cover, as feasible, and by reducing the percentage of impervious area coverage by introducing green areas between building units as well as a large open space are to be used for recreation. Native plant material will be used, specifically varieties that are tolerant to different weather and soil conditions. Proposed impervious areas have

been further reduced by the use of narrower streets and alleys, than would normally be used as standard public street rights-of-way.

“The landscape plan indicates tree cover above and beyond the 10% minimum required by the conditions of the CSP. There are no large areas of parking, and the paving sections have been reduced from 26’ to 22’ for the primary private road and the 18’ for alleys. A mix of small shade trees and ornamentals flank the road and drive aisles.

“In addition to the plant material, the plan also includes pergolas as an integral feature of the design. Pergolas can provide a shaded communal area.”

This statement provides conservation landscaping information and techniques which include: reduction of turf areas to reduce emissions related to maintenance; the use of native plants to reduce water demands; buffer plantings to reduce the negative effects of predominate wind patterns; and the careful placement of shade trees to reduce the heat island effect of buildings and parking areas. The revised landscape plan addresses these aspects of conservation landscaping. The revised plan has a plant legend with mostly native plant material with the exception of leyland cypress and burkii junipers. These plants are not native plants and should be replaced with comparable native plants from a list available from the Maryland Native Plant Society and/or the U.S. Fish and Wildlife Service’s (Chesapeake Bay Field Office) conservation landscaping publications.

Recommended Condition: Prior to certificate approval of DSP-06072, the landscape plan shall be revised to remove the two nonnative plants from the plant legend (leyland cypress and burkii junipers) and these shall be replaced with comparable native plants from a list available from the Maryland Native Plant Society and/or the U.S. Fish and Wildlife Service’s (Chesapeake Bay Field Office) conservation landscaping publications.

- 8. At least 30 days prior to any Planning Board hearing on the DSP, the landscape plan shall provide a table stating how much tree cover exists on the site, how much tree cover is proposed to be removed and how much tree cover will remain on the site. The quantitative analysis shall demonstrate that at a minimum, ten percent tree cover shall be provided.**

The cover sheet of the revised landscape plan has a tree cover calculations table with the following information:

		Acreage (approximate)
Existing Tree Cover:	77,527 square feet	1.78
Tree Cover to be Removed:	17,675 square feet	0.41
Tree Cover Remaining:	59,852 square feet	1.37
Proposed Tree Cover:	110,685 square feet	2.54

This condition has been addressed because the table includes the required information and the revised plan demonstrates the ten percent tree cover minimum has been met. Ten percent of the existing tree cover equals 7,752.7 square feet.

- 9. As part of the DSP submission package, a statement shall be included that demonstrates how the project will use green building techniques that reduce energy consumption and utilize alternative energy sources.**

The revised statement received on September 25, 2007, contains the following information:

“Glenn Dale Commons is an urban development and provides the kind of density envisioned in the Prince George’s County General Plan and the Glenn Dale Sector Plan. The proposed development is located in an infill site, not fitting the definition of a greyfield as an abandoned, blighted area, since the site is currently improved with two R&D buildings unoccupied, but in good repair. The site does meet the greyfield definition of the National Association of Home Builders. “Model Green Home Building Guidelines”...and, any site previously developed with at least 50% of the surface area covered with impervious material.

It is the intent of the developer that the builders meet at least the industry’s minimum energy efficiency standards.”

No supplemental information regarding the details of the building materials or the energy efficiency ratings of these materials in the industry has been submitted. In a meeting with the applicant on September 11, 2007, staff suggested that portfolio information from the builder (a list of energy efficiency rated materials used in the construction of the units) be submitted. The applicant identified the builder as nationally known with construction methods that include pre-fabricated units that are brought to the site and assembled. This method reduces the amount of on-site construction debris as the units are assembled. Additional information must be submitted to document the energy efficiency rating of building materials to be used by the builder to address this condition.

It should be noted, sheet 8 of 8 of the revised landscape plan shows a proposed 14,496 square foot courtyard. The courtyard will have shade and ornamental native trees along the outer edges of an oblong-shaped trail. This type of conversion of impervious surface at the existing development to a predominantly pervious landscaped surface (i.e., a courtyard) is consistent with green building techniques.

Recommended Condition: Prior to certificate approval of DSP-06072, submit a revised statement with an inventory of the proposed building materials to document the type of energy efficiency rated materials proposed in the construction of the units.

10. At the time of DSP review, the DSP shall show the use and location of full cut-off optic lighting features.

Sheet 6 and 8 of the revised landscape plan contains lighting information. Sheet 6 shows the luminaire schedule and statistics for the proposed lighting fixtures. This information addresses this condition.

22. At the time of the first detailed site plan, the plan shall include a plan for the enhancement of the existing stormwater management pond parcel located at the intersection of Hubbell Drive and Aerospace Avenue.

ENVIRONMENTAL REVIEW

- a. This property is subject to the provisions of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance because it has previously approved Type I and Type II tree conservation plans associated with it, TCPI/03/02-01 and TCPII/156/03-01, respectively.

This 11.89-acre phase has 0.25 acre of existing woodland and a Woodland Conservation Threshold (WCT) of 15 percent or 10.77 acres because the TCPII is for the entire site. Therefore, the WCT is based on the overall 73.63 acres. Because the overall site will be redeveloped/ developed in phases, a phased worksheet is shown on the TCPII. The worksheet shows the overall site's cumulative woodland conservation requirement of 19.77 acres is proposed to be met in Phase 1 with 0.25 acres of afforestation and the remainder of the cumulative requirement to be met in Phases 2 and 3 with a combination of on-site preservation and reforestation in Phase 3 and off-site mitigation in both Phases 2 and 3.

The revised plan has been reviewed and revisions are necessary. This review included a comparison of the approved limits of disturbance (LOD) on TCPI/03/02-01 and the proposed LOD on the revised plans (both the TCPII and DSP). The LOD as shown appears to be in general conformance with TCPI/03/02-01; however, there are two separate LOD symbols on the plan and only one is necessary. The revised DSP also shows the LOD correctly with only one symbol. Revise the plan to show the LOD as it is shown on TCPI/03/02-01.

There is a heavy dashed line on the outer boundaries of the site and this symbol is not identified in the legend with a corresponding symbol. One woodland conservation area shown on the plan is not identified for the intended purpose. On Sheet 2 of 4, on the southwest portion of the site, a woodland conservation area outside the limits of disturbance shows existing trees to remain. The area is not labeled for the intended treatment; however there is a symbol in the legend for "Woodland Saved, Not Counted." Show this proposed treatment to the closest 1/100th of an acre with the corresponding symbol in the legend.

Add standard TCPII Note 5 regarding all required off-site mitigation because this note is not on the plan. The phased worksheet shows off-site mitigation shall be implemented to meet the site's cumulative woodland conservation requirement in Phases 2 and 3.

Add the standard detail for the permanent two-rail split rail fence symbol to Sheet 4 of 4 of the plan. On Sheet 2 of 4, the permanent two-rail split rail fence symbol as shown is not legible on the plan. On Sheet 2 add a corresponding symbol to the legend for the aff/reforestation signage and at the required spacing in relation to the 0.29-acre reforestation area because the current spacing is incorrect. Add the "5-Year Management Plan for Re/Afforestation" to the detail sheet and remove the "Afforestation/Reforestation Agreement" information on Sheet 4 of 4.

The qualified professional who revised the plan did not sign and date it and did not update the revision boxes. After these revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision boxes.

Recommended Condition: Prior to certificate approval of DSP-06072, the TCPII shall be revised as follows:

- a. Identify in the legend with a corresponding symbol the heavy dashed line symbol shown on the plans.

- b. Show the limits of disturbance symbol as it is shown on TCPI/03/02-01 so there is only one LOD symbol.
- c. Label the woodland treatment in the southwest portion of the site as “Woodland Saved, Not Counted” and show the area to the closest 1/100th of an acre with the corresponding symbol in the legend.
- d. Add standard TCPII Note 5 on Sheet 4 of 4 regarding all required off-site mitigation.
- e. Show the standard detail on Sheet 4 of 4 for the permanent two-rail split rail tree protection fence.
- f. On Sheet 2 of 4 show the permanent two-rail split rail tree protection fence symbol in relation to the 0.29-acre reforestation area so it is legible.
- g. On Sheet 2 show the aff/reforestation signage symbol on the plan at the required spacing in relation to the 0.29-acre reforestation area.
- h. Add the “5-Year Management Plan for Re/Afforestation” to the detail sheet and remove the “Afforestation/Reforestation Agreement” information on Sheet 4 of 4.
- i. After all these revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision boxes.

21. The Urban Design Section recognizes that the plan proposes a very compact development with a density over 17 units per acre. This is significantly more density than would normally be allowed were the project developed under the regulations governing townhouse development in the R-T Zone (which allows for six units per acre), or if the project were developed under the regulations governing two-family dwellings in a Euclidian zone (which allows for up to eight units per acre). The green area requirements for the development of townhouses and two-family dwellings in a Euclidian zone state that 50 percent of the net tract area should be green area. The subject application proposes approximately 44 percent green area. The comparison is provided for the Planning Board’s information to understand the compactness of the proposed development.

Further, Section 27-548(h) states the following:

“There shall be no more than six townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six dwelling units (but not more than eight dwelling units) would create a more attractive living environment or would be more environmentally sensitive.”

The plans as designed exceed the strict requirement of this section. Of the total 22 building sticks, 11 are townhouses and 11 are two-over-two buildings. Because of the density of the development and the compact design, the staff’s opinion is that the number of building sticks with more than six units in a row is not justified. If the regulation above were applied to the entire development, including the two-over-two product, the number of building sticks containing more

than six units is eight. The application of the regulation above to both of the unit types is not unreasonable, due to the similar appearance of each of the unit types, except that the two-over-two unit is a four-story product compared to the three-story townhouse product. The staff recommends that all of the building sticks over six units in a row be reduced to no more than six, and the building sticks be adjusted slightly in location to achieve the design improvements discussed above, including creating a minimum 15-foot setback from the face of curb to the front façade or end wall of any unit along Dorsey Lane (Street A), providing a minimum number of parking spaces to provide one space for 15 percent of the total number of units on the site, adequate setback from all pedestrian zones to incorporate landscaping, removing units that look into alleyways, and to create additional areas for landscaping on the site, with particular attention to the entrance of the site.

22. The DSP represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use if the following conditions of approval are adopted.

RECOMMENDATION

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-06072 and APPROVE TCPII/156/03-02, and the following conditions are recommended:

1. Prior to certificate approval of DSP-06072, the landscape plan shall be revised to remove the two nonnative plants from the plant legend (leyland cypress and burkii junipers) and these shall be replaced with comparable native plants from a list available from the Maryland Native Plant Society and/or the U.S. Fish and Wildlife Service's (Chesapeake Bay Field Office) conservation landscaping publications.
2. Prior to certificate approval of DSP-06072, submit a revised statement with an inventory of the proposed building materials to document the type of energy efficiency rated materials proposed in the construction of the units.
3. Prior to certificate approval of DSP-06072, a note shall be provided on the landscape plan in relation to the stormwater management pond to read as follows:

“The landscaping plant material for the stormwater management pond shall be native plants consistent with conservation landscaping objectives.”
4. Prior to certificate approval of DSP-06072, the TCPII shall be revised as follows:
 - a. Identify in the legend with a corresponding symbol the heavy dashed line symbol shown on the plans.
 - b. Show the limits of disturbance symbol as it is shown on TCPI/03/02-01 so there is only one LOD symbol.
 - c. Label the woodland treatment in the southwest portion of the site as “Woodland Saved, Not Counted” and show the area to the closest 1/100th of an acre with the corresponding symbol in the legend.
 - d. Add standard TCPII Note 5 on Sheet 4 of 4 regarding all required off-site mitigation.

- e. Show the standard detail on Sheet 4 of 4 for the permanent two-rail split rail tree protection fence.
 - f. On Sheet 2 of 4 show the permanent two-rail split rail tree protection fence symbol in relation to the 0.29-acre reforestation area so it is legible.
 - g. On Sheet 2 show the aff/reforestation signage symbol on the plan at the required spacing in relation to the 0.29-acre reforestation area.
 - h. Add the “5-Year Management Plan for Re/Afforestation” to the detail sheet and remove the “Afforestation/Reforestation Agreement” information on Sheet 4 of 4.
 - i. After all these revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision boxes.
5. Total development within the subject property shall be limited to uses within an M-X-T zone which generate no more than 458 AM or 424 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
6. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, or (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. Lengthen the existing substandard right-turn lane along northbound Good Luck Road approaching MD 193 to the County Department of Public Works standards within the existing right-of-way.
 - b. Provide a double left-turn lane from eastbound MD 193 onto northbound Forbes Boulevard and restripe or provide extra pavement along Forbes Boulevard to accommodate two receiving lanes with two southbound lanes (one left-turn lane and one right-turn lane, as currently exist). This improvement shall include any needed modifications to the traffic signal, signage, and pavement markings.
 - c. Install (or fund the installation of) a bus shelter at the existing bus stop at MD 193 and Aerospace Drive, or at a location, which serves the subject site to be determined by the Transit Division of the County Department of Public Works and Transportation, in order to serve patrons of the T15 and T17 bus routes.
7. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit
8. Prior to certification of the plans, the following revisions shall be made to the plans:
- a. The plans shall be revised to indicate rear-load garages on all the units located on the north side of Dorsey Lane, east of Alley F. An additional alley access shall be provided directly across from Alley C as shown on the plans.

- b. The sidewalk along the north side of Dorsey Lane shall be designed as an integral curb and five-foot-wide sidewalk. All units shall be set back from the face of curb a minimum of 15 feet to the front façade or endwall (entrance) of any building. Bay windows may encroach into the front setback.
- c. The plans shall be revised to require a minimum 20-foot-deep parking pad in front of the garages for all of the front-load townhouses.
- d. Sidewalks shall be provided on both sides of Dorsey Lane, the main street that serves the development.
- e. Alley C shall connect to Dorsey Lane.
- f. All rear garage loaded townhouses shall be built with a minimum size 20-foot-wide by eight-foot-deep standard feature deck at the rear of the units.
- g. The detail of the fence/wall enclosure located along Aerospace Road and Hubble Drive shall be revised to indicate brick as a material and shall be coordinated in color with the front facades of the buildings along the same streets.
- h. The plans shall be revised to clearly indicate a minimum of sixty percent brick on the front facades of all of the units. Highly visible end walls, as viewed from Aerospace Road and Hubble Road, shall be 100 percent brick. All end walls of units adjacent to Dorsey Lane shall be a minimum of one story brick.
- i. Parking shall be provided in a parking pad, tandem to the garage to a minimum depth of 20 feet, for all front load garages.
- j. Additional guest and overflow parking shall be provided on the site to equal a minimum of one space for each unit for 15 percent of the total number of units on the site.
- k. The plans shall be revised to redesign the central recreational area such that activities for the youngest population can be accommodated. Facilities such as three spring animals, climbing rocks or the like shall be incorporated into the design. The oval trail shall be reduced in size to setback from the public sidewalk and from the retaining wall at the south side of the space. Steps should be incorporated into the midpoint of the retaining wall and provide an axis for the design of the space. Additional landscaping should also be incorporated to buffer the space from the fronts of the townhouses, allowing views into the green space.
- l. The pedestrian system shall be improved to provide direct access to the open play area. Sidewalks shall align and crosswalks shall be provided where appropriate. Changes in paving material shall be provided at the crosswalks along Dorsey Lane.
- m. Crosswalks shall be provided from the development across Aerospace Road and Hubble Drive, using a change in pavement type and/or color to easily identify the pedestrian links.
- n. All end units shall be set back a minimum of 10 feet from the edge of the sidewalk, or where sidewalks are not proposed, such as in the alleys, the unit shall be set back a minimum of 10 feet from the face of curb.

- o. Curb and gutter shall be provided in the alleys as edging to define these places. Rolled curbs made of asphalt shall not be utilized.
- p. Additional landscaping shall be added to the plans to further enhance the existing stormwater management pond. The landscaping shall be installed prior to the release of any building permits for the subject site.
- q. The plans shall be submitted for review and approval of Alternative Compliance to the Landscape Manual (with final approval delegated to the Planning Director) in order to justify the reduction in the width of the landscaped yard associated with bufferyard C.
- r. The six-foot high board-on-board fence shall be revised to indicate a wrought iron fence where compatibility has been determined in accordance with the Landscape Manual. Where uses are incompatible, a sight-tight non-wood product shall be used as an alternative fencing, the details and specifications to be approved by the Urban Design Section as designee of the Planning Board.