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## Detailed Site Plan

## DSP-09017

Application	General Data	
<b>Project Name:</b> Fairwood  <b>Location:</b> South of Annapolis Road (MD 450), north of the John Hanson Highway (US 50), east and west side of Church Road and approximately 1,400 feet east of the intersection of MD 450 and Greenbelt Road (MD 193).  <b>Applicant/Address:</b> Greenvest, L.C. 8614 Westwood Center Drive Ste. 900 Vienna, VA 22182	Planning Board Hearing Date:	04/08/10
	Staff Report Date:	03/30/10
	Date Accepted:	02/02/10
	Planning Board Action Limit:	04/13/10
	Plan Acreage:	1,059
	Zone:	M-X-C
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	71A
	Tier:	Developing
	Council District:	06
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	207NE12

Purpose of Application	Notice Dates	
Approval of 35 single-family detached residential architectural models	Informational Mailing:	08/12/09
	Acceptance Mailing:	02/01/10
	Sign Posting Deadline:	03/09/10

Staff Recommendation		Staff Reviewer: R. Grover, M.U.P., A.I.C.P.	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-09017  
Fairwood

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 as described in the Recommendation Section of this report.

EVALUATION

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

- a. The requirements of Section 27-546.01-546.08 of the Zoning Ordinance for development in the MXC Zone.
- b. The requirements of Amended Zoning Map Amendment A-9894-C.
- c. The requirements of Detailed Site Plan, DSP-01046.
- d. The requirements of the *Prince George's County Landscape Manual*.
- e. Referral Comments.

FINDINGS

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

1. **Request:** The subject application requests the approval of 35 additional residential architectural models to augment those approved as part of Detailed Site Plan DSP-01046, the original umbrella architectural detailed site plan for the project.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	M-X-C	M-X-C
Use	Mixed-Use	Mixed-Use
Acreage	1,059	1,059

3. **Location:** The Fairwood development in general is located south of Annapolis Road (MD 450) and north of John Hanson Highway (US 50,) east and west of Church Road, and approximately 1,400 feet east of the intersection of MD 450 and Greenbelt Road (MD 193).
4. **Surroundings and Use:** The project is bounded to the north by existing properties in the R-R and R-E zones; to the east by an existing subdivision in the R-R Zone; to the south by John Hanson Highway (US 50) with the Freeway Airport and properties in the R-A and R-E zones beyond; and to the west by Annapolis Road (MD 450) with existing residential development in the R-R Zone, a convenience store and gas station in the C-M Zone and office use in the C-O Zone.
5. **Previous Approvals:** The Fairwood project involves numerous approvals that cover a sixteen year time span. Among these previous approvals, the ones relevant to the subject application include:
  - Final Decision of the District Council for Amended Zoning Map Amendment A-9894-C on May 9, 1994;
  - Detailed Site Plan DSP-01046 umbrella approval for architecture approved by the Planning Board on December 13, 2001, and formalized in PGCPB Resolution 01-258, adopted by the Planning Board on December 20, 2001.
6. **Design Features:** The residential areas of Fairwood fall into five more or less discrete areas which are separated by stream valleys, open space, parks, a commercial/retail area, and a public school site. The project is then further divided into the following neighborhoods:

**West of the Powerlines, North to South and West to East**

- The Endeavor
- The Prospect
- The Bequest (Oden's Bequest and Roberts Property)
- The Vision
- The Hope
- The Pride
- The Trace
- The Greenfields
- The Promise
- The Progress

**East of the Powerlines, North to South and West to East**

- The Chapel (Chapel North and Chapel South)
- The Legacy
- The Discovery
- The Field
- The Folly
- The Reach

While all development east of the Potomac Electric Power Company (PEPCO) powerlines is single-family detached, two detailed site plans (DSP-02036 and DSP-03004) west of the Potomac Electric Power Company (PEPCO) lines involved townhouses exclusively, while a third (DSP-04025) involved some townhouses together with multifamily condominiums.

At the time of the approval of Detailed Site Plan DSP-01046, in order to ensure that the smallest houses in the development are aesthetically compatible with the larger ones, conditions of that approval required that the smaller models have the same level of architectural detail and that 60 percent of the units utilize brick for their front façades and limited the number of smaller models that could be included in the development. Since the applicant in the subject application has proffered 100 percent brick fronts (except for smaller gables and architectural details not traditionally done in brick), this previously approved condition becomes unnecessary for the subject approval.

The subject application proposes the inclusion of the following NVR, Inc./Ryan Homes architectural models in the list of approved architecture for the Fairwood project:

<b>Model Name</b>	<b>Base Square Footage, exclusive of basements and garages</b>
Venice	2,224
Zachary Place	2,249
Ravenwood	2,261
Zachary	2,274
Chantilly	2,307
Victoria Falls	2,472
Yorkshire	2,508
Savoy	2,509
Belford	2,518
Milan	2,528
Florence	2,535
Ravenna	2,560
Oberlin	2,632
Jasmine	2,644
Jefferson	2,680
Empress	2,708
Naples	2,760
Falcon Crest	2,801
Taylor	2,808
Verona	2,822
Courtland	2,877
Avalon	2,935
Rome	3,060
Roosevelt	3,104
Remington Place	3,111
Waverly	3,189
Greystone	3,211
Chapel Hill	3,300
Wynterhall	3,527
Highgrove	3,576
Balmoral	3,893
Clifton Park	4,576

Monticello	4,923
Mount Vernon	5,618
Regents Park	6,978

These models range from 2,224 to 6,978-base square-footage, which is exclusive of garages and basements. The architecture presented demonstrates generally good form and massing, balanced fenestration, and a mix of architectural materials. Staff is, however, concerned about the appearance of the side elevations. Design would benefit from a minimum of three architectural features on these façades generally and four on side elevations on houses on lots identified as highly visible on Staff's Exhibit A. In addition, the side elevations for all units would benefit from some additional architectural definition, articulation or ornamentation. A condition below would require modifications to the side elevations and approval by the Planning Board's designee (Urban Design staff) prior to signature approval.

The highly visible lots are divided by neighborhood below for ease of reference:

- The Bequest (Oden's Bequest/Robert's Property)-Section A-Lots 2, 7, 8, 21 and 34.
- The Greenfields-Section DD-Lots 29, 51, and 68.
- The Chapel-(Chapel North/Chapel South)-Section EE-Lots 1 and 8 and Section FF-Lots 4, 12, 13, 26 and 41.
- The Legacy-Section FF-Lots 42 and 67.
- The Discovery
- The Field
- The Folly
- The Reach

The last four neighborhoods listed above are collectively referred to as Section II and involve the following highly visible lots:

Lots 1 and 12

Lots 1, 7, 43, 54, 85, 89, 92, 96, 97, 104, 106, 154, 159, 194, 202, 212, 260, 263, 278, 281, 288, 307, 309 and 322.

The highly visible lots have been identified on Staff's Exhibit A.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the M-X-C Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in accordance with Section 27-546.01(a), Purposes of the M-X-C Zone, because it helps accomplish the goal of providing a variety of dwelling types so as to provide housing for a spectrum of income, ages and family structures.
  - b. The subject application is in conformance with the requirements of Section 27-546.03, which governs permitted uses in the M-X-C Zone. Single-family detached residential units are a permitted use in the "single-family" and "other residential" subareas of the M-X-C Zone. All existing lots intended for single-family detached houses in the Fairwood development are located in these subareas.

- c. The proposal is also in conformance with the requirements of Section 27-546.04, Other Regulations, regarding additional regulations for development in the M-X-C Zone. Pursuant to these regulations, the *Prince George's County Landscape Manual* is applicable to the site, except that Section 4.7 only applies to the periphery of the project and as modified by the Fairwood Residential Design Guidelines for new construction.
  - d. Lastly, the application is not in conformance with the requirements of 27-546.07(b) (2) as the applicant has not submitted the required architectural floor plans. However, a recommended condition below would require the applicant to submit floor plans for all models to be approved as part of the subject application prior to signature approval of the case, in compliance with this requirement.
8. **The requirements of Zoning Map Amendment A-9894-C:** Staff has reviewed the requirements of Zoning Map Amendment A-9894-C and determined that no requirements are directly applicable to the subject detailed site plan for the addition of architectural models to the approved umbrella architecture for the project.
  9. **Detailed Site Plan DSP-01046:** The application was approved by the Planning Board on December 13, 2001. The Planning Board subsequently adopted PGCPB Resolution No. 01-258, formalizing the approval on December 20, 2001.

The architecture listed below was included in that approval:

**ALLAN HOMES (Offering 10 units ranging from 2,161-3,867 base square feet)**

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Berkeley	3,867 - 4,243
California	3,249 - 3,505
Carmel	3,158 - 3,490
Dimension 5	2,309 - 2,597
Granada II	2,368 - 2,541
Granada III	2,526 - 2,699
Malibu	2,631 - 2,887
Santa Cruz II	2,620 - 3,276
Ventura II	2,620 - 3,040
Vista, Vista 4	2,161 - 2,334

**CRAFTMARK HOMES (Offering 7 units ranging from 2,555-5,109 base square feet)**

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Bethesda	2,555 - 4,119
Chevy Chase	2,963 - 4,316
Clifton II	2,964 - 4,385
Edgemoor	3,295 - 4,248
Oakton	3,295 - 4,980
Kenwood	4,487 - 6,194
Kenwood II	5,109 - 7,327

**NU-HOMES (Offering 10 units ranging from 2,516 to 3,674 base square feet)**

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Riverhill	2,754 – 3,016
Riverhill II	3,340 – 3,500
Talbot Expanded	2,516 – 2,567
The Tidewater	3,000 – 3,022
Seaford	3,250 – 3,270
Millwood II	2,617 – 2,665
Cambridge	3,100 – 3,386
Cambridge II	3,674 – 3,950
Talbot II	3,050 – 3,060
Salisbury	2,900 – 3,160

**MARK HOMES (Offering 7 units ranging from 1,775 to 2,973 base square feet)**

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
House A	1,873 – 2,053
House B	2,240 – 2,420
House C	2,627 – 2,627
House D	2,973 – 2,973
House E	2,472 – 2,472
Unit A-91	1,775 – 1,775
Unit 1700	2,760 – 2,760

**PATRIOT (Offering 17 units ranging from 1,890 to 3,624 base square feet)**

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Abraham Clark	2,482 – 2,758
Phillis Wheatly	2,140 – 2,240
Nathaniel Greene	2,205 – 2,445
Patriot II	2,631 – 2,731
Benjamin Banneker	2,027 – 2,215
George Mason	2,021 – 2,121
James Monroe	3,624 – 3,724
F. Scott Key	2,397 – 2,776
Victory	2,523 – 3,006
Molly Pitcher	2,702 – 3,175
John Rutledge	2,705 – 2,805
Francis Marion	2,900 – 2,916
Independence	3,120 – 3,220
John Adams	1,890 – 1,890
Betsy Ross	2,080 – 2,080
Anthony Wayne	2,451 – 2,451
Paul Revere	2,092 – 2,192

**WILLIAMSBURG (Offering 10 models ranging from 2,424-4,716 base square feet)**

<i><b>Unit Name</b></i>	<i><b>*Living Area</b></i> (square feet)
James Randolph	3,345 – 4,181
Dorchester II	3,649 – 3,821
Patrick Harrison	3,239 – 4,033
The Huntington	4,116 – 4,468
William Deaven	2,424 – 3,599
Thomas Goodwin	3,143 – 3,795
Sarah Dunmore	3,141 – 3,795
George Oliver	3,107 – 3,243
The Wythe Manor	4,379 – 4,579
The Rutledge	4,716 – 5,444

**MID-ATLANTIC (Offering 12 models ranging from 2,128-4,118 base square feet)**

<i><b>Unit Name</b></i>	<i><b>*Living Area</b></i> (square feet)
Dover 100 Series	3,682 – 5,086
Monticello	3,919 – 4,421
Amherst 1200 Series	4,118 – 5,408
Lakeview Oxford	3,835 – 4,489
Oxford	3,597 – 4,335
Somerset, Somerset 500	3,309 – 4,861
Windsor, Windsor 1400 and 1408	3,392 – 3,508
Aspen	3,331 – 4,129
Regency, Regency 600	2,128 – 2,596
Inverness 400	2,770 – 2,952
Berkshire 300	2,753 – 2,753
Cambridge 700	3,133 – 3,687

**GRAYSON HOMES (Offering 12 models ranging from 1,960-4,200 base square feet)**

<i><b>Unit Name</b></i>	<i><b>*Living Area</b></i> (square feet)
3800	3,800 – 4,376
4200	4,200 – 4,728
Auburn	3,500 – 4,081
Carlyle	3,006 – 3,571
Clayton	3,240 – 3,933
Greystone II	2,900 – 3,668
Tennyson	3,377 – 3,972
The Browning	2,747 – 3,418
The Shelton	1,960 – 2,136
Meriwether	2,046 – 2,238
The Austen	2,306 – 2,553
Mansfield	2,395 – 2,535



**RYLAND HOMES (Offering 7 models ranging from 2,137-3,180 base square feet)**

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Southhill	3,180 – 4,551
Penhurst	2,781 – 4,139
Chartwell II	2,745 – 4,272
York	2,137 – 2,901
Oakhurst	2,295 – 3,167
Bradford	2,360 – 3,674
Barrington II	2,520 – 3,674

*\*Square footage includes all finished livable areas and not garage or basement square footage.*

Relevant conditions of that approval are listed in **bold-faced type** and followed by staff comment.

- 2. No two units located next to or across the street from each other may have identical front elevations.**

**Comment:** This condition has been carried forward as a condition of the subject approval. Therefore, the applicant would be in compliance with this requirement.

- 3. A minimum of two standard architectural features such as windows, doors, or fireplace chimneys shall be provided on all endwalls of all units. The two standard features on each endwall shall be clearly labeled on all endwall elevations.**

**Comment:** The requirements of this condition have been carried forward in modified form in a recommended condition below. However, in the interest of improving the side elevations for the project, three well-balanced endwall features should be required for all side elevations and four on highly visible lots, as indicated on Staff's Exhibit A. Furthermore, one additional element of architectural definition, articulation and/or ornamentation would improve the side elevations and should be added to the architectural drawings, with final design to be approved by the Urban Design Section as designee of the Planning Board. With these suggested enhancements, the applicant would not only be meeting, but exceeding the requirements of this previously approved condition.

- 4. The developer, its heirs, successors, and/or assigns shall insure that each builder maintains in the appropriate sales office(s) copies of its currently approved architecture (including all exterior elevations of all approved models), copies of currently approved Detailed Site Plans, Landscape Plans and plans for recreational facilities appropriate for that portion of the property being developed, as well as the corresponding approved Comprehensive Sketch Plan and Subdivision Plat.**

**Comment:** Staff has brought forward to the subject approval a similar condition requiring that plans for all the newly approved architectural units are maintained in the appropriate sales office. Therefore, it may be said that the applicant is in conformance with the requirements of this condition.

**5. All dwelling units at Fairwood shall have two-car garages.**

**Comment:** Staff has reviewed the submitted plans and has recommended a condition below that would require that, prior to signature approval, the applicant submit color architectural elevations that indicate the required two-car garages, as these were missing from some of the models included in the subject application. Should that condition be made a part of the subject approval, it may be said that the applicant is in conformance with this requirement.

**6. The floor plans shall be made available to staff for review.**

**Comment:** A recommended condition below requires that prior to signature approval, the applicant shall submit floor plans for models as required by Section 27-546.07(b) (2) of the Zoning Ordinance. Therefore, it may be said that the applicant is in conformance with this requirement.

10. ***Prince George's County Landscape Manual:*** The subject application does not alter the findings of conformance with the requirements of the *Prince George's County Landscape Manual* made in previous applications regarding the Fairwood project. The project is subject to the requirements of the Landscape Manual per Section 27-546.04 of the Zoning Ordinance, pursuant to these regulations. The Landscape Manual is applicable to the site except that Section 4.7 only applies at the project's periphery.
11. **Woodland Conservation and Tree Preservation Ordinance:** The subject application does not alter the findings of conformance with the requirements of the Woodland Conservation and Tree Preservation Ordinance made in previous applications regarding the Fairwood project.
12. **Referral Comments:** The subject application was referred to the City of Bowie and the Fairwood Community Association. The referral comments are summarized as follows:
  - a. **The City of Bowie**—A representative of the City of Bowie, in an e-mail dated March 15, 2010, indicated that they would not be taking a position on the subject application.
  - b. **The Fairwood Community Association**—The Fairwood Community Association, Inc. ("HOA"), in a fax dated November 7, 2009, stated that the Architectural Subcommittee on behalf of the HOA Executive Committee, confirmed that they had met with and relied solely on the architectural elevations provided by NVR and stated that they would recommend approval of the project if the approval were made subject to the following conditions:
    - (1) Ryan Homes promptly build and staff the Jasmine model Elevation "E" as a model home once a model home permit can be obtained. The first model will be representative of entry level detached homes to be offered at Fairwood by NVR. It will be located in the Chapel Neighborhood with above standard interior appointments and constructed at times and in a manner to minimize disturbance to residents and in compliance with local ordinances.
    - (2) NV Homes will build and staff a single-family, detached model with no less than approximately 3,200 square feet of living space above grade (excluding basement). Such model will be constructed promptly once a building permit is available and the lots east of Church Road enable sales reservations or contract of

sales. It will be representative of mid to high-end detached house products offered at Fairwood by NVR.

- (3) All single-family detached homes offered in the Fairwood community by Ryan Homes or NV Homes will have a minimum of 2,178 square feet of liveable space above grade (excluding basements).

**Comment:** The smallest model under consideration in this application measures 2,224 square feet, in conformance with this suggested requirement.

- (4) All homes offered in the Fairwood Community will have predominately brick front elevations.
- (5) The HOA Executive Committee will be afforded a reasonable period of time by NVR, not to exceed twenty days, after receipt of any proposed “New Plans” (as defined below) to comment and offer suggestions prior to submission by NVR of any and all new house types and/or products (together with the requisite drawings, specifications and related explanatory information). In the event a public hearing is required to approve any New Plans, the Executive Committee will submit its comment in person or in writing at the public hearing.
- (6) A temporary sales trailer will be located in the Chapel section of the community. This location has been mutually agreed to between Greenvest, the Executive Committee and NVR. The sales trailer will be in operation until the Ryan Jasmine model is constructed and operational.
- (7) The Executive Committee hereby gives its approval with the stated conditions for the elevations noted above but reserves the right to comment on any and all matters regarding detailed site plan applications for Fairwood or other matters not otherwise noted and expressly addressed herein above.

**Staff comment:** As the applicant has not proffered the above agreements with the Fairwood Community Association as conditions of the subject approval, staff believes it is appropriate for these to remain as private agreements between the two parties without being incorporated into staff’s proposed conditions. Staff would appreciate a copy of the latest revised architectural guidelines for inclusion in the case file.

- 13. **Required Findings:** As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use. Additionally, as required by Section 27-546(c)(1)-(5) of the Zoning Ordinance for detailed site plan approval in the MXC Zone, the following findings may be made as described below. Each required finding is included in **boldface type** below and followed by staff comment:

1. **The proposed development is in conformance with the purposes and other provisions of the M-X-C Zone which include but are not limited to: a comprehensively planned community with a balanced mix of residential, commercial, recreational and public uses; a system of flexible development standards; varying lot sizes that will encourage dwelling types so as to provide housing for a spectrum of incomes, ages, and family structures; preservation of significant open spaces,**

**Comment:** The subject application further varies the architectural offerings in the subdivision; thus the finding may be made that the application provides housing for a spectrum of incomes, ages, and family structures. Combined with numerous other approvals for commercial and other uses, the subject application helps promote a balanced mix of residential, commercial, recreation and public uses.

2. **The arrangement and design of buildings and other improvements and the mix of uses reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.**
3. **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development.**
4. **In areas of development to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, the quality of urban design, and other amenities such as types and textures of materials, landscaping and screening, street furniture, and lighting, both natural and artificial.**

**Comment:** These required findings numbered 2, 3 and 4 are not an issue for the subject application. However, the subject application does not affect these findings made in previous Fairwood applications.

5. **The Detailed Site Plan is in general conformance with the approved Final Development Plan. Where not defined in an approved Development Plan, the design standards of the zone most compatible with the M-X-C Zone shall be applicable.**

**Comment:** While there were no specific architectural requirements in the approved Final Development Plans, the application is in conformance with the several conditions in Detailed Site Plan DSP-01046, the approved umbrella architecture application for the development.

## 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-09017, Fairwood Revision to the Umbrella Architecture for the project, subject to the following conditions:

1. Prior to certificate approval, the following revisions shall be made to the plan, or the specified information shall be supplied:
  - a. A note shall be added to the plans stating that all front elevations of the architecture approved in the subject application shall be 100 percent brick, except for smaller gables and architectural details not traditionally done in brick.

- b. Materials (including, but not limited to, siding, brick, and shingles) and roof pitches shall be labeled on all elevations on which this information is lacking.
- c. Applicant shall submit floor plans for models as required by Section 27-546.07(b)(2) of the Zoning Ordinance.
- d. A note shall be added to the plans that the height of all structures shall not exceed 50 feet and that all exterior light fixtures shall be of a downward facing design so as not to interfere with the flight operations of the adjacent airport.
- e. A note shall be added to the plans that no two units located next to or directly across the street from one another may have identical front elevations.
- f. The applicant shall provide revised drawings for the side elevations of the architectural models indicating a minimum of three balanced architectural features such as windows, doors, or fireplace chimneys on each side elevation and including at a minimum, one additional element of further architectural definition, articulation and/or ornamentation such as keystone arch or shutters on the windows or brick on the water table. The revised drawings for the side elevations shall also include an alternative drawing for each side elevation of each model indicating a minimum of four architectural features to be utilized for the model should it be chosen for a lot identified as highly visible on staff's exhibit A. Final approval of said side elevation drawings shall be approved by Urban Design staff as designee of the Planning Board.
- g. The submitted color elevations for the following architectural models shall be revised to demonstrate compliance with Condition 5 of Detailed Site Plan DSP-04016, i.e., that all dwelling units at Fairwood shall have two-car garages:
  - Jefferson
  - Chantilly
  - Jasmine
  - Savoy
  - Oberlin
  - Roosevelt
  - Wynterhall
  - Clifton Park
  - Monticello
  - Mount Vernon
  - Regents Park
  - Remington Place
- h. A note shall be added to the plans stating that the developer, his heirs, successors, and/or assignees shall display in the sales office all of the architectural plans approved by the Planning Board in the subject application.
- i. Should additional lots come under the ownership of Greenvest, NVR and/or Ryan homes, all lots located at intersections shall be deemed "highly visible" and receive the enhanced treatment described herein.