



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

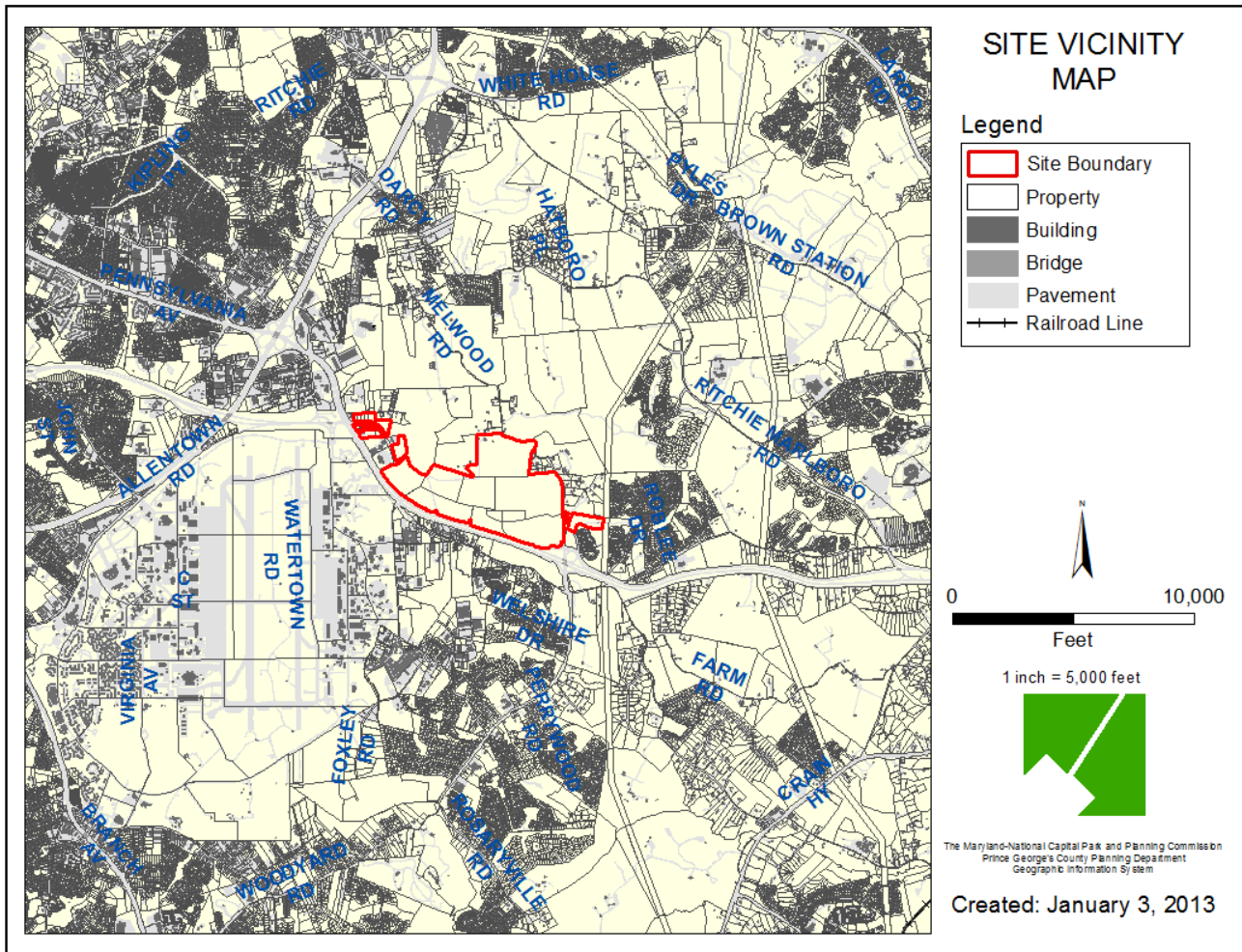
Detailed Site Plan

DSP-12043

Application	General Data	
Project Name: Westphalia Town Center, Special Purpose Location: North side of Pennsylvania Avenue (MD 4), west of Melwood Road and east of the interchange of Suitland Parkway and Pennsylvania Avenue. Applicant/Address: Walton Westphalia Development, LLC c/o Walton Development and Management (USA) Inc. 11800 Sunrise Valley Drive, Suite 300 Reston, VA 20191	Planning Board Hearing Date:	05/02/13
	Staff Report Date:	04/17/13
	Date Accepted:	02/13/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	478.48
	Zone:	M-X-T
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Tier:	Developing
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	206SE08

Purpose of Application	Notice Dates	
Special purpose detailed site plan for the Westphalia Town Center development.	Informational Mailing:	01/07/13
	Acceptance Mailing:	02/12/13
	Sign Posting Deadline:	04/02/13

Staff Recommendation		Staff Reviewer: Henry Zhang, AICP Phone Number: 301-952-4151 E-mail: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Special Purpose Detailed Site Plan DSP-12043
Westphalia Town Center

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL of the special purpose detailed site plan with conditions as described in the Recommendation Section of this technical staff report.

EVALUATION

The special purpose detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Mixed Use–Transportation Oriented (M-X-T) Zone and the site design guidelines of the Zoning Ordinance.
- b. The requirements of Conceptual Site Plan CSP-07004-01.
- c. The requirements of Preliminary Plan of Subdivision 4-08002.
- d. The requirements of the 2010 *Prince George's County Landscape Manual*.
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject special purpose detailed site plan (DSP), the Urban Design Section recommends the following findings:

1. **Request:** The application is for approval of a special purpose DSP for the Westphalia Town Center development. Specifically, this special purpose DSP, as required by Condition 15 attached to the approval of Conceptual Site Plan CSP-07004-01, is to establish regulating standards for signage, identify appropriate locations for transit stops in consultation with the Department of Public Works and Transportation (DPW&T) and the Washington Metropolitan Area Transit

Authority (WMATA), provide design details of public open spaces and establish a timing plan for their improvements, and for the installation of public trails.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use(s)	Commercial, Retail, Office, Hotel and Residential Uses	Commercial, Retail, Office, Hotel and Residential Uses
Acreage	478.48	478.48*

Note: *Westphalia Town Center is a multi-phase development project. This special purpose DSP covers the entire town center development.

Additional Development Data

(As approved in Conceptual Site Plan CSP-07004-01 (PGCPB Resolution No. 10-59(c)))

- a. Total dwelling units: 4,000–5,000, of which
 - 150–200 single-family detached houses
 - 1,650–2,500 single-family attached dwelling units
 - 1,800–3,100 multifamily dwelling units
 - b. 500–600 hotel rooms
 - c. 900,000–1,400,000 square feet of retail
 - d. 2,200,000–4,500,000 square feet of office
3. **Location:** The Westphalia Town Center property is located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road and east of the interchange of Suitland Parkway and Pennsylvania Avenue, in Planning Area 78, Council District 6, within the Developing Tier of the county.
4. **Surrounding Uses:** The 478.48-acre parcel of land in the M-X-T (Mixed Use–Transportation Oriented) Zone is in the middle of the northern end of the Westphalia sector plan area, adjacent to the right-of-way of Pennsylvania Avenue (MD 4). To the north of the site is the Smith Home Farms development in the R-M (Residential Medium Development) Zone; to the east of the site are existing single-family houses and open spaces in the R-O-S (Reserved Open Space), R-A (Residential-Agricultural), and R-S (Residential Suburban Development) Zones; to the west of the site are properties in the M-X-T Zone.
5. **Previous Approvals:** The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* rezoned the larger property, consisting of many smaller parcels, from the I-1 (Light Industrial), I-3 (Planned Industrial/Employment Park), and R-A Zones to the M-X-T Zone as shown on Exhibits 44 and 45 of the plan, which outlines the vision for the subject property. The property is also the subject of a previously approved Conceptual Site Plan, CSP-07004, which was approved with conditions by the Prince George’s County Planning Board on December 18, 2008, and adopted on January 29, 2009 (PGCPB Resolution No. 08-189). Conceptual Site Plan CSP-07004 was approved with conditions by the Prince George’s County

District Council on May 8, 2009 subject to a revised order issued by the District Council on June 8, 2009. The property is also the subject of a second revised order issued by the District Council on September 21, 2009. The Planning Board approved a revision to CSP-07004 on May 20, 2010 to allow the development of the Moore Property to proceed prior to development of other portions of the Westphalia Town Center project. Conceptual Site Plan CSP-07004-01 (PGCPB Resolution No.10-59(C)) completely superseded CSP-07004 for the rest of the Westphalia Town Center development project. In addition, the Moore Property has a previously approved Preliminary Plan of Subdivision, 4-08018, and the subject property has its own Preliminary Plan of Subdivision, 4-08002, which covers the balance of the Westphalia Town Center project. The resolutions of approval, PGCPB Resolution No. 09-93 and No. 09-95(C), respectively, were adopted on June 25, 2009 and remain valid until June 25, 2015. An infrastructure Detailed Site Plan, DSP-12017, for Phase I that covers 119 acres of the land predominantly for residential use in the middle of the larger Westphalia Town Center development was approved by the Planning Board (via PGCPB Resolution No. 12-99) on October 18, 2012. The property is also the subject of an approved Stormwater Management Concept Plan, 44782-2007-01, dated February 18, 2011 which is valid for three years until February 18, 2014.

6. **Design Features:** The subject special purpose DSP covers the entire Westphalia Town Center development, which has a total land area of 478.48 acres. As stated in Condition 15 attached to the approval of CSP-07004-01, the special purpose DSP focuses specifically on establishing regulating standards for signage, identifying transit stop locations, providing preliminary designs for public open spaces, establishing a timing plan for the public space improvements and public trail system. A similar special purpose DSP (DSP-09015) was approved specifically for the Moore Property by the Planning Board in 2011.

The special purpose DSP is presented in a booklet format consisting of 37 sheets. The booklet covers the relevant topics as follows:

Previous Conditions: Previously approved Conceptual Site Plan CSP-07004-01 and Preliminary Plan of Subdivision 4-08002 have several conditions that are specifically relevant to the review of the special purpose DSP. The booklet lists all applicable conditions and discusses how the conditions have been fulfilled with this application.

Public Open Space: The types of open spaces that have been identified under this title include public and civic space, community open space, and stormwater management ponds, as well as neighborhood pocket parks. Three exhibits have been included that show the location of parks, green open spaces, and green corridors within the Westphalia Town Center development.

As required by the prior conditions of approval, the special purpose DSP provides schematic site design plans for 13 public open spaces, including the design schemes and recommended programs for seven public and civic space sites, two neighborhood pocket green sites, and two stormwater management pond sites. Photographs of different types of public open spaces have been provided to illustrate the design intent, quality, and possible activities that can be accommodated in different types of open spaces. Future specific designs of each identified public open space site will be provided with the applicable DSP. The specific layout, programs, construction materials, planting materials, color scheme, and schematic design may be changed due to future project needs. However, the development quality of those spaces should be consistent with the illustrations presented in this special purpose DSP booklet.

Two community open space sites have been identified for future community center buildings. Additional recreational facilities, such as two tot lots, have been shown on the site of the centers. Since the entire Westphalia Town Center development will be carried out in multiple phases, recreational facility demands at the neighborhood level cannot be determined at this time. Only the information regarding community-wide facilities and sites, such as the two community center sites, can be provided with this special purpose DSP. From the quantity of the neighborhood-level green open spaces provided on the exhibit, it seems that additional spaces should be provided at the street-block level, specifically within the blocks where the attached and multifamily dwellings are located. The revised Public Open Space key plan shows a total of 33 neighborhood pocket greens, which should be enough to serve the needs of future residents. The detailed layout and possible facilities within each neighborhood pocket green will be provided at the time of submission of each specific DSP covering the neighborhood pocket green sites.

Phasing: A total of five phases has been identified on the phasing exhibit. Compared with the previously approved phasing plan in the conceptual site plan, the new phasing plan is in general conformance with the prior phasing. However, the new phasing plan included in this special purpose DSP provides no further subdivision of the phasing under each development phase. The applicant should provide additional information within each phase to further divide each phase into sub-phases because the area within each phase is still too large to develop at one time. A condition has been included in the Recommendation section of this report to require the applicant to provide this information prior to certification of this special purpose DSP.

Trails: The trail exhibit demonstrates all types of pedestrian systems throughout the entire Westphalia Town Center development, including trails, sidewalks with varied widths, and bike lanes. Sidewalks are usually included in the rights-of-way of streets. Bike lanes are provided along all primary streets and around mixed-use areas. Trails are provided around the two proposed stormwater management ponds, as well as along the portion of the stream within the site. The comprehensive pedestrian system is designed to adhere to the accessibility guidelines of the Americans with Disabilities Act (ADA) and intended to provide efficient connectivity throughout the development, while promoting healthier lifestyles and less dependency on automobiles. Different sections of the pedestrian system will be constructed along with each phase of the development where the pedestrian system is located.

Signage: Establishing the design standards and a unified theme for signage within the Westphalia Town Center development is a primary goal of the special purpose DSP. The purpose of the sign standards is to create a coordinated exterior signage program that defines the quality, character, and theme of the Westphalia project and establishes the sign design parameters. Graphics and signage are also intended to enhance the architecture, streetscape, and overall theme as part of Westphalia's distinctive sense of place. Consistent color, shape, ornamental motifs, materials, scale, and orientation will help to create a unified sense of place. Specialty treatments such as paving patterns, unified style of handrails, banners, sculptures, fountains, and public art add to the sense of quality and excitement within the Westphalia Town Center development.

The proposed sign standards cover project identification signage, multimodal way-finding signage, residential multifamily and single-family signs, as well as commercial, office, hotel, and tenant signage. Detailed design guidelines have been proposed for each sign category. Colorful photographs and illustrations are provided as a reference to show examples of signage and graphics that meet the standards. Above all, project-wide design standards are also provided as general guidance to be considered throughout the design process. The project identification signage standards cover project gateway signage, including landmark gateway signs and arrival signs; neighborhood gateway signage, including primary and secondary neighborhood gateway

signs; open space signage, including identification signs and directory signs; and special identity graphics for infrastructure and public art. The multimodal way-finding signage standards cover vehicular-scaled directional signage, including parking/service signs, regulatory signs, and site information signs; and pedestrian/cyclist-scaled directional signage, including site information signs, public transportation signs, and trail signs. Tenant signage standards cover boutique retail signs, anchor retail signs, multifamily residential signs, single-family and townhouse residential signs, as well as signage for offices and hotels. A list of prohibited signs is also included in the sign design standards.

Transit Stop Locations: Identifying the appropriate locations for transit stops within the Westphalia Town Center development is one of the elements required to be included in the special purpose DSP. The transit plan shows different roadway classifications, traffic calming techniques and locations of bus stops and a five-minute or 1,200-foot walking radius from the proposed bus stops throughout the Westphalia Town Center development. Highly-overlapped five-minute radii indicate that the entire development will be well served by the proposed transit system. The updated location map should be included in the special purpose DSP booklet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Zoning Ordinance as follows:
 - a. The subject application is in conformance with the requirements of Section 27-547 of the Zoning Ordinance, which governs permitted uses in all mixed-use zones. The special purpose DSP does not propose any changes to the previously-approved use mix, but only establishes regulating standards for signage, preliminary design for public spaces, timing of public trails, and appropriate locations for transit stops, and is therefore in conformance with Section 27-547.
 - b. The special purpose DSP also does not propose any changes to the previously approved general site layout, including lotting, street patterns, and environmental features, and shows a site layout that is consistent with previously approved Conceptual Site Plan CSP-07004-01.
 - c. The special purpose DSP is limited in its scope to the above-mentioned issues. The project's conformance to the applicable site design guidelines as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274, as previously established at the time of CSP-07004-01 approval, is still valid.
 - d. Section 27-546, Site Plans, of the Zoning Ordinance has additional requirements for approval of a DSP in the M-X-T Zone as follows:
 - (d) **In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:**
 - (1) **The proposed development is in conformance with the purposes and other provisions of this Division;**

Comment: The purposes of the M-X-T Zone as stated in Section 27-542 are as follows:

Section 27-542. Purposes.

- (a) The purposes of the M-X-T Zone are:
- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;
 - (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;
 - (3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;
 - (4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;
 - (5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;
 - (6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;
 - (7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;
 - (8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public

facilities and infrastructure beyond the scope of single-purpose projects;

- (9) To permit a flexible response to the market and promote economic vitality and investment; and**
- (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.**

The subject special purpose DSP is the next step toward implementation of the land use and development patterns envisioned in previously approved CSP-07004-01. The DSP does not change any uses or development density, but proposes development standards specifically for signage, public open space, timing for public open space and the public trail network, and appropriate locations for transit stops that are essential to the future development of the Westphalia Town Center. Therefore, this special purpose DSP conforms to the purposes and other provisions of the M-X-T Zone with respect to guiding and helping to promote the orderly development of land and to create dynamic functional relationships among individual uses with a distinctive visual character and identity.

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

Comment: The subject Westphalia Town Center property was placed in the M-X-T Zone through the 2007 *Westphalia Sector Plan and Sectional Map Amendment*. The special purpose DSP is limited in scope to establishing regulating standards for signage, appropriate locations for transit stops, preliminary designs for public open spaces, and a timing plan for public open spaces and the public trail network, and is in general conformance with the design guidelines or standards intended to implement the previously approved development concept recommended by the sector plan.

- (3) 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 regulating standards established in this DSP will guide and help to create a cohesive development, which is both physically and visually united and will greatly improve the image of the immediate community, which is predominantly undeveloped.

- (4) The proposed development is compatible with existing and proposed development in the vicinity;**

Comment: The special purpose DSP will establish the standards for the entire development as previously approved in CSP-07004-01, which covers a master-planned mixed-use community of approximately 479 acres. The special purpose DSP will establish standards to guide a more uniform development, specifically for signage, public open spaces, trails, and transit stops for the master-planned community in order to achieve a development with unique character that is compatible with the proposed development in the vicinity.

- (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

Comment: The special purpose DSP will establish additional standards to implement the development as approved in CSP-07004-01, which was envisioned as an independent town center. The mix of uses, including residential, commercial, retail, office, and hotel; the arrangement and design of the buildings, landscaping, and other improvements; and the provision of public amenities as approved in the CSP-07004-01 will not be changed with this DSP. This special purpose DSP will help in creating a unique and cohesive, independent town center for the Westphalia area.

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

Comment: The Westphalia Town Center project is a multiple-stage development for a mixed-use, master-planned, regional urban community consisting of up to 5,000 single-family detached, single-family attached, and multifamily dwelling units; approximately 5,900,000 square feet of commercial retail and office space; and three hotels with up to 600 rooms. According to previously approved CSP-07004-01, the Westphalia Town Center will be developed in five phases and each phase is designed to allow for effective integration of subsequent phases as a self-sufficient entity. This special purpose DSP will not impact the staging plan, but will provide specific guidance for the design of signage, public open spaces, and the location of transit stops, as well as the timing for installation of major recreational facilities and public trails.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

Comment: An extensive pedestrian system consisting of master plan trails, bikeways, and sidewalks on all internal streets has been planned for the Westphalia Town Center as well as the adjacent areas. The system is connected to all major destinations within the development and is convenient and comprehensively designed. A comprehensive network of sidewalks can ensure that non-motorized access is possible throughout Westphalia Town Center and surrounding developments. Approved Conceptual Site Plan CSP-07004-01 and

approved Preliminary Plan of Subdivision 4-08002 included detailed road cross sections that incorporate facilities for pedestrians and bicyclists. The special purpose DSP will further implement the pedestrian system as previously approved in the conceptual site plan and will provide preliminary design of all public open spaces that will serve as a base for detailed design of those important pedestrian destinations in each future DSP.

- (8) On the Detailed Site Plan, in areas of the development which are to be 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); and**

Comment: This special purpose DSP provides specific information on the design of the pedestrian activity centers or gathering places. Each design scheme for different types of public open space has suggested design features and programs, such as a focal point landmark feature, plaza areas, benches, programmed activities such as free concerts and seasonal events, Wi-Fi hotspots, a skating rink, water features, open grass areas, landscaping with ornamental trees and flowers, outdoor meeting areas, etc. Additional photos of those built facilities from different places have been used to illustrate the scale, quality, lighting, and landscaping of the future public open spaces. The information provided shows that adequate attention will be paid to the design details of those pedestrian destinations. However, the specific design and amenities in each public open space within the Westphalia Town Center will be decided at the time of detailed site plan for the specific area.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

Comment: The subject application is a special purpose DSP. This requirement is not applicable to this DSP.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the**

adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant.

Comment: Conceptual Site Plan CSP-07004-01 covers the entire Westphalia Town Center site and was approved by the Planning Board on May 20, 2010 and adopted on June 10, 2010 (PGCPB Resolution 10-59(C)). As the CSP was approved less than six years ago, the prior finding of adequacy is still valid.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

Comment: The larger Westphalia Town Center project contains 478.48 acres of land and is envisioned in previously approved CSP-07004-01 as a mixed-use regional community.

- e. Section 27-548 of the Zoning Ordinance prescribes additional regulations regarding density, building, landscaping, buffering, gross floor area computation, building height for multifamily buildings, townhouses, etc. for development in the M-X-T Zone. Since this special purpose DSP contains limited information, conformance to the requirements of Section 27-548 will be reviewed at the time of each DSP when the detailed site, building, and landscaping information are complete.
8. **Conceptual Site Plan CSP-07004-01:** The Planning Board approved Conceptual Site Plan CSP-07004 for a mixed-use town center, known as Westphalia Town Center, consisting of up to 5,000 dwelling units, 800,000-1,400,000 square feet of retail space, and 4,000,000-4,500,000 square feet of office space, as well as up to 600 hotel rooms, on December 18, 2008. The District Council approved the project with conditions on May 8, 2009 and issued a revised order on June 8, 2009. On May 20, 2010, the Planning Board approved a revision to previously approved CSP-07004 to allow the development of the Moore Property (consisting of a maximum 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use) to proceed prior to other portions of the Westphalia Town Center development. At the time of CSP approval, the Planning Board specifically stated in the resolution (No. 10-59(C)) that CSP-07004-01 supersedes and replaces previously approved CSP-07004 in its entirety. Of 40 conditions attached to the approval of CSP-07004-01, the conditions that are applicable to the review of this special purpose DSP are discussed as follows:
15. **Prior to approval of a detailed site plan for specific buildings for either the Moore Property or the balance of Westphalia Center, excluding the Moore Property, the applicants of the Moore Property and the balance of Westphalia Center, separately, shall obtain approval of a special-purpose detailed site plan to establish regulating standards for signage and to identify appropriate locations for transit stops in consultation with DPW&T and WMATA. The special-purpose detailed site plan shall also show site plan details of the public open spaces and establish a timing plan for the improvement of these public spaces and for the public trail system. This condition requires the approval of two special-purpose detailed site plans, one encompassing the entire Westphalia Town Center site excluding the Moore Property, and another for the Moore Property. This condition shall be construed**

such that the Moore Property may proceed prior to the entire Westphalia Center. However, standards established in the first special-purpose detailed site plan shall be included in the subsequent special-purpose detailed site plan for the balance of the Westphalia Center unless the applicant can affirmatively demonstrate to the Planning Board that such inclusion is inappropriate in whole or in part. The subsequent plan may include any additional standards and requirements that the Planning Board deems necessary for inclusion at that time.

Comment: The special purpose DSP has been filed specifically to fulfill this condition. As discussed in Finding 6 above, this DSP contains limited elements required by this condition as follows:

- To establish regulating standards for signage;
- To identify appropriate locations for transit stops in consultation with DPW&T and WMATA;
- To show site plan details of the public open spaces; and
- To establish a timing plan for the improvement of these public spaces and for the public trail system.

A detailed set of regulating standards has been provided for the following types of signage.

Site Identity Signage

Project Gateway Signage

Landmark gateway
Arrival gateway

Neighborhood Gateway

Primary neighborhood gateway
Secondary neighborhood gateway (pole)
Banner (Min. clearance)

Open Space Signage

Identification signage
Directory signage

Special Identity Graphics including infrastructural graphics and public art have been required

Multimodal Way-Finding Signage

Vehicular Scaled Directional

Parking/service signage
Regulatory signage

Pedestrian/Cyclist Scaled Directional

Site Information signage
Public Transportation signage
Trail signage

The specific sign standards include suggested location, heights including both the sign height and lettering height, quantity, colors, illumination, required and suggested design guidelines, maximum sign face area, and additional optional information.

For the tenant signs, a different format of organization has been used to provide specific design guidance for future signs. Each type of signage contains an intent statement and location suggestion. A list of required, recommended, and optional signs has been provided with detailed design guidelines. The tenant signs have the following sign types:

Tenant Signage

Boutique Retail Signage

Required

- Canopy sign or enhanced entrance signage
- Façade signage

Recommended

- Small blade sign
- Awning sign
- Wall plaques

Optional

- Window graphic signage
- Menu board

Anchor Retail Signage

Required

- Canopy sign or enhanced entrance signage
- Façade signage

Recommended

- Window graphic signage
- Small blade sign
- Awning signage

Optional

- Wall plaques
- Entry monumental sign

Multifamily Residential Signage

Required

- Canopy sign or enhanced entrance signage
- Façade signage
- Large vertical blade sign

Recommended

- Entry monumental sign
- Awning signage
- Wall plaques

Optional

- Paving graphics

Single-family and Townhouse Residential Signage

Required

- Façade signage
- Wall plaques

Office Signage

Required

- Canopy sign or enhanced entrance signage
- Window graphic signage

Recommended

- Façade signage
- Tenant listing
- Large Vertical blade sign

Optional

- Entry monumental sign
- Wall plaques

Hotel Signage

Required

- Canopy sign or enhanced entrance signage
- Façade signage

Recommended

- Window graphic signage
- Small blade sign
- Awning signage

Optional

- Wall plaques
- Entrance Monumental Sign

The site plan also includes site designs for 13 typical public open spaces of various types, as well as the location map for future transit stops. A list of 23 prohibited signs has also been included in the sign standards. As acknowledged in previous discussion, the detailed site design and final location of each open space and transit stop will be reviewed and finalized at the time of a full-scale DSP that covers the sites.

- 16. Prior to approval of a special-purpose detailed site plan for either the Moore Property or the balance of Westphalia Center, excluding the Moore Property, the following items shall be determined to ensure they will be addressed during the review of each incremental detailed site plan submitted subsequently.**
 - a. Evaluate accessibility, safety, and traffic control needs for the circular public space within public road MC-637 or propose an alternative road design or location for the public spaces.**
 - b. Address gateway design themes and concepts.**
 - c. Define the responsibility for construction and ownership of other public spaces, recreation, and open space facilities proposed in the town center.**

- d. Address a comprehensive organizational structure and financing system to manage and maintain the public, quasi-public, and common ownership infrastructure networks and amenities, such as streets, sidewalks, recreation facilities, open spaces, and management operations for Westphalia center as a whole, including the Moore property.**
- e. Acknowledge that the transit center will be dedicated to public use.**

Comment: The five items have been addressed as follows:

Schematic designs for all circular public spaces including the one within Public Road MC-637 have been provided as required by Condition 15 above. The designs provide schematic analyses of the circular public spaces including site layouts, programs, accessibility, safety, and traffic control measures after consulting with DPW&T. The proposed safety measures include stop signs at each terminus of a road with the traffic circle so that vehicular traffic is stopped before entering the circle. Design emphasis has been placed not only on efficient vehicular circulation, but also on the safety of pedestrians.

The special purpose DSP proposes a grouped kinetic (wind) sculpture theme for major gateway signs. Landmark signage will be integrated into the design of the gateway sculptures. No more than 45 percent of sign face area should be dedicated to landmark gateway sculptural elements. Specific details for gateway signs will be provided at the time of the DSP that covers the location of the gateway sign.

All public spaces and recreational facilities proposed in the Westphalia Town Center development will be constructed by the applicant as the master developer, or its designees, and be owned by property owners associations to be established later on. The developer of the Moore Property, which is no longer part of this application, will be responsible for construction of all facilities and public open spaces within the boundary of that development. The proposed transit center (Parcel 28, a 4-acre site), the school site (Parcel 25), and the fire station (existing Lot 7) will be dedicated or conveyed to the appropriate authority and constructed by others. In addition, a civic use site (Parcel 30) potentially for a library will also be dedicated to the appropriate county authority and be constructed by others. Any additional recreational facilities within the multifamily development will be constructed, owned, and maintained by the owners of the multifamily buildings.

The applicant, as a master developer, will establish a governance structure for the community through recorded covenants that provide for two mandatory membership owners associations, including a residential association with jurisdiction over all for-sale residential properties and a separate commercial association with jurisdiction over the commercial properties and rental apartments, each with some rights to enforce the other's governing documents. Architectural control authority under each set of documents would be vested in the developer until the community is fully built out, then transferred to a committee appointed by the board of directors of each association. The covenants for each association would incorporate a service area concept, which would enable the respective associations to provide special services to different areas of the community, or to different land uses or product types (such as landscaping and exterior maintenance) within their jurisdiction, and to charge the costs of such services as a service area assessment to only those lots or parcels that benefit from such services. A parcel developer will also be creating a sub-association for its parcel to provide additional levels of service or control to that specific parcel if it chooses to do so, but any such sub-association would be in addition to and

subordinate to the primary association established by the applicant. Prior to any final plat for this development, a declaration of covenants should be submitted which defines the comprehensive organizational structure and financing system to manage and maintain the public, quasi-public, and common ownership infrastructure networks and amenities, such as streets, sidewalks, recreation facilities, open spaces, and management operations to be reviewed and approved by the Planning Board and to be recorded among the Land Records of Prince George's County.

To address maintenance of community improvements such as landscaping within public rights-of-way, open spaces, parks, and ponds that serve as aesthetic features or as part of the overall stormwater drainage system for the community, and any other improvements or services that are intended to benefit both residential and commercial properties, the applicant will record a declaration of easements and covenants to share costs by which one association will be responsible for the maintenance of the shared elements and the other association will be obligated to share in the cost of such maintenance in accordance with a predetermined formula. According to the applicant, DPW&T has agreed that certain public streets will be maintained by the property owners association for snow removal, landscaping, and other specified daily operational activities, while major capital repairs and improvements will remain a public responsibility. A breakdown of the treatment of the streets within the town center is shown as part of the conceptual site plan approval, CSP-07004-01. The Moore Property will have its own owners association to address the construction and maintenance of any facilities within its boundary.

The transit center has been clearly labeled in the special purpose DSP. The applicant is required to dedicate the transit parcel to the county to construct a transit facility to be open to public use.

- 17. Prior to acceptance of each detailed site plan, the package shall include a description of the use of green building techniques and alternative energy sources for the development throughout the site. At least three green building techniques shall be used in each development area of the site as identified on the CSP.**

Comment: This is a special purpose DSP and has a limited scope as described above in response to Condition 15. This condition will be fulfilled at the time of full-scale DSP.

- 18. Each detailed site plan shall demonstrate conformance to landscaping standards. In general, development on the site shall be subject to the standards of Section 4.8 of the Landscape Manual, in addition to the following standards:**
 - a. Single-family detached lots larger than 9,500 square feet shall provide at least one shade tree and one ornamental or evergreen tree on the lot.**
 - b. Required landscaping for attached dwelling units shall be provided on the individual lots or common open space directly associated with the attached dwellings. Plantings within public or private open spaces shall only be counted towards the requirements where those spaces are located adjacent to the attached dwellings and are easily accessible to residents.**
 - c. Surface parking lots larger than five parking spaces shall be subject to the landscaping standards of Section 4.3 of the Landscape Manual.**
 - d. In general, uses within the town center shall not be buffered from each other. However, buffering of highly incompatible adjacent uses may be deemed necessary at the time of detailed site plan review.**

Comment: This is a special purpose DSP and has a limited scope as described above in response to Condition 15. This condition will be fulfilled at time of full-scale DSP.

- 19. The applicant shall allocate appropriate and developable areas for the private recreational facilities on HOA open space land. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division (M-NCPPC) for adequacy and *proper[ty] siting prior to approval of the detailed site plan by the Planning Board.**

Comment: The special purpose DSP has identified both public and private open spaces throughout the Westphalia Town Center development. The DSP has also provided schematic designs for those open spaces with photos illustrating the types of recreational facilities and programs as well as the character of spaces. Specific recreational facilities will be provided and reviewed at the time of full-scale DSP when the specific recreational needs of the community are confirmed.

- 20. At the time of detailed site plan approval, the applicant shall demonstrate to the Planning Board that on-site private recreational facilities will be properly developed and maintained to the benefit of future residents through covenants, a recreational facilities agreement (RFA), or other appropriate means and that such instrument is legally binding upon the subdivider and his heirs, successors, and/or assignees.**

Comment: This condition will be enforced at the time of full-scale DSP.

- 21. Pedestrian safety features, traffic calming, and pedestrian amenities shall be evaluated at the time of each detailed site plan.**

Comment: This condition will be enforced at the time of full-scale DSP.

- 24. The applicant shall submit to DRD a performance bond, letter of credit, or other suitable financial guarantee, in an amount to be determined by DRD, in accordance with the timing established in the applicable special-purpose DSP. The developer, his heirs, successors, and/or assignees shall satisfy the Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.**

Comment: It is envisioned that the construction of the proposed recreational facilities will be phased with the construction of the community immediately surrounding the facility. There will be a series of DSPs for the phases of development at Westphalia Town Center, and the associated recreational facilities will be included with each applicable DSP. As phases of development are platted, a recreational facilities agreement(s) (RFA) will be required to address the facilities covered by the applicable final plats. Those RFAs will contain the requirements for financial guaranties related to the completion of the facilities covered by each RFA. The recreational facilities will be conveyed to a property owners association to be established to manage open spaces and private facilities within the Westphalia Town Center development. Since the subject development is a multi-phased project involving many recreational facilities and sites, the specific recreational needs of the neighborhoods will not be decided until the time of a full-scale DSP.

- 25. As part of the private recreational facilities package, the applicant and the applicant's heirs, successors, and/or assignees shall construct three community buildings. The size, timing, and location of the community buildings shall be determined with the review of the applicable special-purpose detailed site plan.**

Comment: Two community buildings with a minimum of 10,000 square feet of gross floor area will be constructed within the Westphalia Town Center project. There is another one to be constructed within the Moore Property which is addressed in its own special purpose Detailed Site Plan, DSP-10017. The location of the community buildings is depicted on Sheets 12 and 13. The minimum size of the community building should be provided. Each building will be constructed in phase with the units contained in the DSP applicable to that respective stage of development. The community building in the eastern residential area will be constructed in phase with the residential units adjacent to that building, but in any event will be completed no later than the issuance of the 600th residential building permit (not including multifamily uses) for Westphalia Town Center. The community building in the northern residential area will be constructed in phase with the residential units adjacent to that building, but in any event will be completed no later than the issuance of the 1200th residential building permit (not including multifamily uses) for Westphalia Town Center.

The specific timing of the two proposed community buildings, including their timing of building permit approval, bonding, construction, and occupancy are as follows:

	Approved Permit and Bonding	Begin Construction	Open for Occupancy
Community Open Space 1 (in the northern residential area)	Prior to the issuance of the building permit for the 1000 th single-family dwelling unit.	Prior to the issuance of the building permit for the 1100 th single-family dwelling unit.	Prior to the issuance of the building permit for the 1200 th single-family dwelling unit.
Community Open Space 2 (in the eastern residential area)	Prior to the issuance of the building permit for the 400 th single-family dwelling unit.	Prior to the issuance of the building permit for the 500 th single-family dwelling unit.	Prior to the issuance of the building permit for the 600 th single-family dwelling unit.

Note: Building permit triggers shall not include multifamily dwelling units. It is envisioned that each community open space will be designed as part of the DSP for the phase of the overall project which contains the open space parcel, and will be constructed in sequence with the adjacent phase of development.

The above timing of the construction of the proposed two community buildings has been translated into conditions of approval for this special purpose DSP and has been included in the Recommendation section of this report.

The applicant plans to build two community buildings for a minimum 10,000 square feet as proposed in this special purpose DSP at this time. However, the applicant would like to maintain as much flexibility as possible by not identifying the exact square footage for each community building at this time. The specific size of each community building will be finalized at the time of the full-scale DSP covering the community open space site. The total square footage of the two community buildings may be increased in the future. This minimum footage of the community buildings should be clearly identified in the special purpose DSP. A condition has been proposed in the Recommendation section of this report to include the minimum square footage of the community buildings in the timing conditions.

- 30. The applicant and the applicant's heirs, successors, and/or assignees shall provide on-site private, recreational facilities to be determined during the review of the**

applicable special-purpose detailed site plan. While the applicant acknowledges that public recreational facilities are to be provided in the central park, details regarding the installation of those facilities will be determined at the time of the review of the special-purpose detailed site plan for the balance of Westphalia Center, which includes the central park.

Comment: The private recreational facilities within the Westphalia Town Center are shown on Sheets 6–15 of the special purpose booklet. It is envisioned that the recreational facilities, private and public, will be phased with each section of development within which each are located. A phasing plan is included on Sheet 5 of the booklet that identifies five phases. Revisions to the phasing plan may occur based on market conditions or other factors, but the facilities within each phase will be constructed with each respective phase. As previously discussed, the entire project will need to provide a huge number of on-site private recreational facilities to serve the recreational demands of the future residents. However, the specific recreational needs of the residents at the neighborhood level are generally unknown at this time. Only the recreational facilities at the larger community level are clear and will be provided as follows:

C1. Community Center (Located in the northern residential area)

Club House with entry plaza;

Competition-style pool;

Gazebo and trellis;

Kids play area with facilities such as a multi-age playground (including ages 2–5 and 5–12);

Dog park;

Walking trails;

Outdoor meeting areas; and

Benches and seating areas.

C2. Community Center (Located in the eastern residential area)

Club House with resort-style pool;

Hot tub;

Kids pool;

Gazebo and trellis;

Open lawn space;

Walking trails;

Kids play area with facilities such as a multi-age playground (including ages 2–5 and 5–12);

Entry plaza area; and

Benches.

The specific timing of construction and occupancy of the community buildings and the associated recreational facilities has been provided above. Other on-site private recreational facilities will be determined at the time of DSP revision for each specific section of the Westphalia Town Center.

- 31. The phasing of residential and commercial uses shall be determined with approval of the conceptual site plan covering the whole property. All properties within Westphalia Center shall be subject to this CSP and the relevant special-purpose DSP.**

The Planning Board, in subdivision review for any proposed residential construction on the subject property, shall include all relevant issues, including without limitation, public facilities adequacy and master plan conformance, as they concern the entire Westphalia Center property and project, not just the issues arising at the site for that subdivision.

The following phasing regulations will apply to this project. For the purposes of this condition, “constructed” shall be construed to mean that the buildings are built and ready for occupancy except for tenant-specific fit-out improvements.

- a. The minimum development amounts on the site shall be 150 single-family detached houses, 1,650 attached dwelling units, 1,800 multifamily dwelling units, 500 hotel rooms, 900,000 square feet of retail, and 2,200,000 square feet of office. As development proceeds, adequate traffic capacity shall be reserved to allow the development of these minimum amounts. Development may proceed beyond these minimums provided adequate transportation capacity will exist for that development.**
- b. Attached dwelling units shall be limited to 50 percent of the total dwelling units on the Westphalia Center site as a whole, including the Moore Property. Regardless of the relative quantities of different unit types approved on detailed site plans, building permits shall not be issued which would result in the attached units cumulatively exceeding 50 percent of the total of all dwelling units for which permits have been issued for the Moore Property and the balance of the Westphalia Center property. Up to 100 percent of the building permits for attached dwelling units may be issued for development on the Moore property if it is in compliance with all other requirements.**
- c. Prior to issuance of permits for the 1,400th dwelling unit on the balance of the Westphalia Center property, excluding the Moore Property, 300,000 square feet of retail space and 500,000 square feet of office space shall be constructed in the Core area. Permits for development on the Moore Property may be issued prior to any commercial development in the central Core Area.**

- d. **Prior to issuance of permits for the 2,800th dwelling unit, 600,000 square feet of retail space and 1,000,000 square feet of office space shall be constructed in the Core area.**
- e. **Prior to issuance of permits for the 4,200th dwelling unit, 900,000 square feet of retail space and 1,500,000 square feet of office space shall be constructed in the Core area.**
- f. **Prior to issuance of permits for the 500,000 square feet of retail development, 250,000 square feet of office shall be constructed.**
- g. **Prior to issuance of permits for the 750,000 square feet of retail development, 500,000 square feet of office space shall be constructed.**
- h. **No single retail space shall be approved that exceeds 125,000 square feet of gross floor area within Westphalia Center.**
- i. **A phasing and tracking chart shall be prepared in accordance with the approved phasing plan prior to certification of the CSP. This chart shall be submitted with each detailed site plan and comprehensively updated to ensure conformance with the phasing plan. The chart shall also be submitted with every building permit. No building permit shall be issued which does not conform to the phasing schedule above.**

Comment: The special purpose DSP will not have any revisions to the above phasing arrangements for residential and commercial uses as approved in CSP-07004-01. The above conditions will be carried forward as conditions of approval for this special purpose DSP. The information regarding tracking of the permits issued, as well as the minimum development, has been required at the time of each full-scale DSP.

- 40. **Any subsequent approvals which contain the requirement for a special-purpose detailed site plan, including but not limited to Conditions 10 and 17 of Preliminary Plan of Subdivision 4-08018 (as expressed in PGCPB Resolution No. 09-95) and Conditions 11, 17, 18, 19, 21, and 50 of Preliminary Plan of Subdivision 4-08008 [sic 4-08002] (as expressed in PGCPB Resolution No. 09-93), shall be construed to permit separate special-purpose detailed site plans for the Moore Property and for the balance of Westphalia Center.**

Comment: Preliminary Plan of Subdivision 4-08018 covers only the Moore Property, which was approved by the Planning Board on June 4, 2009. The Moore Property has an approved Special Purpose Detailed Site Plan, DSP-10017. Conditions 10 and 17 of 4-08018 are applicable only to the area covered in the plan which is outside the boundary of this DSP. See Finding 9 below for discussion on the applicable conditions attached to the approval of 4-08002.

- 9. **Preliminary Plan of Subdivision 4-08002:** The Planning Board approved Preliminary Plan of Subdivision 4-08002 for Westphalia Town Center with 54 conditions. That approval does not include the Moore Property, which was approved under a separate Preliminary Plan of Subdivision, 4-08018. The conditions that are relevant to the review of this special purpose DSP are discussed as follows:

2. **A Type II tree conservation plan shall be approved at the time of approval of each detailed site plan, except the special purpose detailed site plan. The special purpose DSP shall be reviewed for conformance with the signed TCPI. No Permits will be issued using the special purpose DSP. The first TCPII shall provide a cover sheet that clearly depicts the phasing and requirements for the entire site.**

Comment: Since this is a special purpose DSP, no tree conservation plan is included in this application. A site plan note will be added to this DSP indicating that no permits will be issued using this special purpose DSP.

3. **Development of this site shall be in conformance with Stormwater Management Concept Plan 44782-2007-00 and any subsequent revisions.**

Comment: This DSP has a limited scope and will not alter what has been approved previously.

4. **At the time of final plat, the applicant shall dedicate a public utility easement as approved on the detailed site plan along the public rights-of-way.**

Comment: This special purpose DSP does not include any dedication of public utility easements (PUEs) along the public rights-of-way. The PUEs along public rights-of-way will be reviewed at time of full-scale DSPs.

7. **Prior to approval of each detailed site plan, the public utility companies shall provide comments to ensure adequate area exists to provide proper siting and screening of the required utilities, and to provide for direct bury utilities where feasible. Review shall include, but may not be limited to the following:**
 - a. **Coordination with other utility companies to use one side of the street for Potomac Electric and Power Company (PEPCO) use only. If this is not possible Verizon may ask for two feet or so of additional space on the public utility easement (PUE) for FIOS cables making some of the PUEs to be 12 feet wide in some areas. The main transmission line may require up to a 15-foot-wide PUE.**
 - b. **Private roads shall have a five to seven-foot-wide utility easement (UE). (The current plan shows seven-foot-wide UEs, but at the time of detailed site plan continued coordination with utility companies will establish the ultimate UE locations and sizes). Gas service shall be provided in the alley as shown on the utility sketch plan.**
 - c. **At the time of detailed site plan, coordination with PEPCO is required to account for locations of transformers especially in some of the tighter arranged townhome blocks.**
 - d. **Unless modified by a, b, or c above, a ten-foot PUE shall be provided along public roads and master-plan roads.**

Comment: As discussed previously, this special purpose DSP has a limited scope and focuses on signage, schematic designs of public open spaces, timing of installation of public trails and recreational facilities, and identification of appropriate transit stops. PUEs will be reviewed at the time of full-scale DSP.

- 10. The applicant shall allocate appropriate and developable areas for the private recreational facilities on homeowners association (HOA) open space land. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division (M-NCPPC) for adequacy and property siting prior to approval of the detailed site plan by the Planning Board. Or as modified by any subsequent revisions to CSP-7004.**

Comment: Adequate developable areas within the Westphalia Town Center development have been designated as the location for various public open spaces. Specifically, seven public and civic spaces, four community spaces of which two will contain community buildings, and 33 neighborhood pocket greens have been identified in this DSP. In addition, schematic site designs with suggested recreational facilities and programs have also been provided for seven public and civic spaces, two community spaces, and two neighborhood pocket greens. The specific recreational facilities on each open space will be reviewed in detail at the time of full-scale DSP when the recreational facility demand is specified.

- 11. The applicant and the applicant's heirs, successors, and/or assignees shall provide on-site private, recreational facilities to be determined during the review of the special-purpose detailed site plan. Private and public recreational facilities shall be reviewed as a package, acknowledge the contribution of \$3,500 per dwelling unit, and determine the total expenditures for the package. Or as modified by any subsequent revisions to CSP-7004.**

Comment: As previously discussed, adequate on-site private recreational facilities and sites have been identified in this DSP. The DSP also provides photos to illustrate the type and quality of the facilities to be provided at each level of open space. Those facility schemes are in addition to the \$3,500 per dwelling unit park fee. The specific recreational facilities on each open space will be finally determined at the time of full-scale DSP.

- 16. Detailed site plan(s) shall demonstrate that lots fronting on MC-637, MC-632, C-636 will be rear loaded and shall not have direct vehicular access to these master-plan roads.**

Comment: This special purpose DSP does not involve any specific lots. This condition will be reviewed for conformance at the time of full-scale DSP when specific lot layouts are available.

- 17. The applicant and the applicant's heirs, successors and/or assignees shall dedicate Parcel 25 to the Board of Education at the time of dedication of any public rights-of-way abutting Parcel 25, or as determined at the time of approval of the special-purpose site plan.**

Comment: The applicant has decided to dedicate the parcel in question to the Prince George's County Board of Education at the time of dedication of the public rights-of-way abutting the parcel. This special purpose DSP does not involve any specific parcels, but covers the entire Westphalia Town Center development. However, the applicant plans to dedicate the property in question to the appropriate authority if the need arises and warrants an earlier dedication.

- 18. The applicant and the applicant's heirs, successors and/or assignees shall dedicate Lot 7 to Prince George's County for the construction of a fire/EMS station at the time of dedication of Parcel 25 to the Board of Education, or as determined at the**

time of approval of the special-purpose site plan, unless otherwise determined by the District Council or Planning Board.

Comment: The applicant has decided to dedicate Lot 7 in question to the county at the time of dedication of Parcel 25 to the Board of Education. This special purpose DSP does not involve any specific parcels, but covers the entire Westphalia Town Center development. However, the applicant plans to dedicate the property in question to the appropriate authority if the need arises and warrants an earlier dedication.

- 19. The applicant and the applicant's heirs, successors and/or assignees shall dedicate the transit station (to be labeled on the preliminary plan) to public use, and shall be a minimum of four acres. Dedication shall occur at the time of dedication of any public rights-of-way abutting the site or as determined at the time of approval of the special-purpose site plan. The transit station parcel shall have frontage on and the ability for direct access to a public street. The creation of the addition parcel is anticipated by this condition.**

Comment: The applicant has decided to dedicate the four-acre transit station in question to the future transit operator at the time of dedication of the portion of the A-66 (Presidential Parkway Extension) in front of the site. This special purpose DSP does not involve any specific parcels, but covers the entire Westphalia Town Center development. However, the applicant plans to dedicate the property in question to the appropriate authority if the need arises and warrants an earlier dedication.

- 23. All detailed site plans which include property abutting Pennsylvania Avenue (MD 4) except the Special Purpose DSP, shall provide a landscape buffer with a minimum width of 20 feet and an average width of 40 feet wide, using native plants with a planting density equivalent to those found in the Landscape Manual for similar bufferyards along the ultimate right-of-way of MD 4.**

Comment: This application is a special purpose DSP. This condition will be enforced at the time of the full-scale DSP covering the property abutting Pennsylvania Avenue (MD 4).

- 24. Prior to approval of a detailed site plan located in the Fringe area or south of Presidential Parkway, the architecture of buildings which are adjacent to and visible from Pennsylvania Avenue (MD 4) shall be evaluated with regard to scale and building materials of adjacent buildings with similar uses to promote harmony in visual relationships along this gateway corridor.**

Comment: This application is a special purpose DSP with a limited scope and does not include any architecture. This condition will be enforced at the time of full-scale DSP when detailed architectural information is available.

- 26. Any detailed site plan, except the special-purpose DSP, adjacent to Melwood Road from Public Road O to 500 feet north of Public Road O (approximately 900 feet north of MD 4) shall address the following:**
- a. The conservation of historic Melwood Road by providing a transitional landscape buffer along the western frontage of the road. The landscape buffer shall begin with a width of 10 feet at the southern end, and expanding to a width of 30 feet, subject to the provision of plant units equivalent to**

those for similar width bufferyards as indicated in the Landscape Manual. Existing trees shall be preserved to the greatest extent possible, and supplemental planting shall be with native plant species; and

- b. Establish a building restriction line 50 feet from the property boundary fronting on Melwood Road to encourage development to be set well back from the historic road.**

Comment: This application is a special purpose DSP. This condition will be enforced at the time of the full-scale DSP covering the property in question.

- 27. Any detailed site plan, except the special-purpose DSP, adjacent to Melwood Road from approximately 500 feet north of Public Road O (900 feet north of MD 4) to Westphalia Road shall address the conservation of historic Melwood Road as an integral part of the community's trail and greenway network and address the following concerns:**

- a. Design road improvements in accordance with the Department of Public Works and Transportation road design standards for scenic and historic roads, and provide for the necessary road improvements without compromising the valuable contribution to community character Melwood Road provides:**
- b. Discourage entrance features and signs at the one recommended entrance onto Melwood Road.**

Comment: This application is a special purpose DSP. This condition will be enforced at the time of the full-scale DSP covering the property in question with frontage on Melwood Road.

- 29. The submission package for the first DSP for any area of the Westphalia Center draining into Back Branch shall contain:**

- a. A comprehensive and detailed stream restoration plan for Back Branch.**
- b. A technical stormwater management plan which demonstrates the use of stream restoration as an innovative stormwater management technique. Access to conduct the proposed work must be shown, along with all required clearing and grading for the proposed work. Staging areas, phasing, and other plan details needed for construction shall also be provided.**

Comment: This application is a special purpose DSP. This condition will be enforced at the time of the first full-scale DSP.

- 30. Prior to approval of a DSP, other than the special-purpose DSP which includes the stormwater management ponds, the design shown on the conceptual stormwater facility layout renderings shall be shown on the DSP.**

Comment: This application is a special purpose DSP with limited scope. However, the two stormwater management ponds, one located in the northwestern corner of the site, the other located in the southeastern corner of the site, have been identified as community open spaces. A schematic design has been provided for each stormwater management pond. The concept shown

in this special purpose DSP should be reflected in the full-scale DSP that covers the stormwater management ponds. A condition has been included in the Recommendation section of this report.

- 32. All detailed site plans, other than the special-purpose detailed site plans, which include property located within the 65 dBA Ldn noise contour associated with the roads on the north side of Presidential Parkway, shall demonstrate that outdoor activity areas associated with any residential dwelling units are located outside the 65 dBA Ldn noise contour.**

Comment: This application is a special purpose DSP. This condition will be enforced at the time of the full-scale DSP that covers the impacted property.

- 33. With the submittal of each detailed site plan, other than the special-purpose DSP, design scenarios may be submitted and evaluated for the final design for the use of the land in the areas surrounding proposed Impacts A through D. The Planning Board shall evaluate the proposed scenarios to determine the design that results in the preservation of the regulated areas to the fullest extent possible.**

Comment: This is a special purpose DSP with limited scope. There are no environmental issues included in this DSP. This condition will be enforced at the time of full-scale DSP.

- 39. Each detailed site plan, other than the special-purpose DSP, shall survey locate specimen trees within 100 feet of the ultimate limits of disturbance within the Westphalia Center property boundary. The specimen trees that are determined to remain as part of the survey shall be evaluated for appropriate preservation measures. Details of the preservation methods shall be shown on the TCPII including information on treatments to occur prior to, during, and after construction.**

Comment: This is a special purpose DSP with limited scope that does not involve any tree conservation plan. This condition will be enforced at the time of full-scale DSP when a Type II tree conservation plan is included.

- 43. A traffic phasing analysis will be submitted and reviewed during the processing of the detailed site plan for each phase. This traffic phasing analysis will define the improvements required for Phase 1A, 1B, 1C, 2A, 2B, 2C, 2D, 3A, 3B, and Phase 5. These above-mentioned traffic conditions will be modified to adjust the timing trigger and extent of these improvements for each phase. This phasing analysis will not exceed the 6,186 AM peak-hour trips, and 8,526 PM peak-hour trip cap, unless a new preliminary plan of subdivision is processed.**

Comment: This is a special purpose DSP with limited scope. This condition will be enforced at the time of full-scale DSP.

- 50. Prior to approval of a special-purpose detailed site plan, proposed Parcel T-1 shall be evaluated to determine the adequacy of accessibility, safety, and if traffic controls are needed for the circular public space (park) within public road MC-637 (Dower House Road), or an alternative road design or location for the public spaces shall be approved. This study may affect the proposed road design and lot patterns in this area.**

Comment: Parcel T-1 is referred to as P1, also known as West Circle, which is a public and civic space that terminates the western view of the commercial main street in the downtown of the Westphalia Town Center development. The design scheme utilizes traffic calming techniques to slow down traffic entering this circle and includes both landscaping and hardscape in the public space design along with suggested recreational facilities and programs to achieve a balance between safety and accessibility. The schematic design and suggested facilities are acceptable and no alternative road design is necessary.

54. At the time of each detailed site plan review, except the special purpose detailed site plan the applicant shall:

- a. Integrate the proposed commercial development located on residential and recreational parcels within the Edge with the residential and recreational uses in a mixed-use arrangement.**
- b. Provide a parking study for each block group of the site so as to ensure an adequate provision and distribution of parking (including handicapped-accessible parking) across the site.**
- c. Minimized to the fullest extent possible the direct vehicular access from lots and parcels onto master-planned roads.**

Comment: This is a special purpose DSP with limited scope. This condition will be enforced at the time of full-scale DSP.

- 10. **Prince George's County Landscape Manual:** Any DSP is technically subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). However, since this special purpose DSP deals with only a limited number of issues, the Planning Board, at the time of approval of Conceptual Site Plan CSP-07004-01 and Preliminary Plan of Subdivision 4-08002, specifically exempted the special purpose DSP from many of the conditions attached to both approvals. As such, no landscape plan is required for this DSP. Conformance with Landscape Manual requirements will be found at the time of full-scale DSP when the landscape plan is included.
- 11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** Any DSP is technically subject to the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO). However, since this special purpose DSP deals with only a limited number of issues, the Planning Board, at the time of approval of Conceptual Site Plan CSP-07004-01 and Preliminary Plan of Subdivision 4-08002, specifically exempted the special purpose DSP from many of the conditions attached to both approvals. Neither a tree conservation plan (TCP) nor a natural resources inventory (NRI) is required for this special purpose DSP, and conformance to the TCP and NRI is not required. Conformance with the requirements of the WCO will be found at the time of full-scale DSP when a Type II tree conservation plan is included.
- 12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning Division**—Comment from the Community Planning Division will be presented at the time of the public hearing for this DSP

- b. **Subdivision Review Section**—In an email dated March 29, 2013, the Subdivision Review Section provided no comments, but pointed out two minor deficiencies that were addressed by the applicant during the review process.
 - c. **Transportation Planning Section**—In a memorandum dated March 14, 2013, the Transportation Planning Section stated that the application was reviewed and found to be acceptable.
 - d. **Trails**—In a separate memorandum dated April 17, 2013 on detailed site plan review for master plan and prior approval trail compliance, the trails planner provided a review of the applicable elements of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the applicable conditions attached to the previous approvals (Conceptual Site Plan CSP-07004-01 and Preliminary Plan of Subdivision 4-08002) governing the subject site and concluded that, from the standpoint of non-motorized transportation, this plan is acceptable and fulfills the intent of the applicable master plans and functional plans and meets prior conditions of approval and findings required for a detailed site plan. The trails planner recommended three conditions that have been included in the Recommendation section of this technical staff report.
 - e. **Permit Review Section**—The Permit Review Section provided no comments on this DSP application.
 - e. **Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this technical staff report, there was no response from DPW&T.
 - f. **Historic Preservation Section**—In a memorandum dated March 11, 2013, the Historic Preservation Section stated that this DSP proposal will not impact any known archeological site.
 - g. **The Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, there was no response from SHA.
 - h. **The Department of Parks and Recreation (DPR)**—In a memorandum dated March 29, 2013, DPR provided no comments on this application.
 - i. **The Westphalia Sector Development Review Council (WSDRC)**—At the time of the writing of this technical staff report, there was no response from WSDRC.
 - j. **Washington Metropolitan Area Transit Authority (WMATA)**—At the time of the writing of this technical staff report, there was no response from WMATA.
13. Based upon the foregoing analysis and as required by Section 27-285(b)(3) of the Zoning Ordinance, the subject detailed site plan satisfies the site design guidelines as contained in Section 27-274 of the Zoning Ordinance, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge. In addition, as required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations.

The subject special purpose DSP has limited components and does not involve setting any standards dealing with regulated environmental features, such as streams, wetlands, steep slopes, or floodplain, and those features will be required to be preserved to the fullest extent possible at the time of detailed site plan for each specific property.

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 Special Purpose Detailed Site Plan DSP-12043 for Westphalia Town Center, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall:
 - a. Revise the special purpose DSP booklet to include a public open space key plan, a transit stop location plan, and the total minimum square footage of the two community buildings.
 - b. Remove the Tot Lot Location map and the projected hotel signage photograph from the special purpose DSP booklet.
 - c. Provide a note on the public open space key plan indicating that the specific recreational facilities at each neighborhood pocket green will be determined at the time of full-scale DSP covering that site.
 - d. Provide additional phasing information within each of the five phases of the development.
 - e. Provide site plan notes to be added on this DSP as follows:

“All future DSPs for the Westphalia Town Center development shall be in conformance with the sign regulations, schematic designs of the public open space, timing of the construction of the community centers and buildings, and location of transit stops as approved in this special purpose DSP, in addition to the required findings as contained in Section 27-285(b)(3) of the Zoning Ordinance.”

“No permits shall be issued based only on this special purpose DSP.”

“Major recreational facilities, such as the two community open spaces where the two community buildings are located, provided in the Westphalia Town Center, shall be made reciprocally available to all residents in the larger Westphalia Center, including the Moore Property site.”
 - f. Add the following project-wide standards for the multimodal way-finding signage:
 - (1) Signage shall not create an obstruction within any standard or wide sidewalk.
 - (2) Signage shall be consistent with the 2009 Edition of the Manual of Uniform Traffic Control Devices.

- (3) The designated bike lanes shall include pavement markings and signage consistent with the 2009 Edition of the Manual of Uniform Traffic Control Devices and the AASHTO (American Association of State Highway and Transportation Officials) Guide for the Development of Bicycle Facilities, unless modified by the Department of Public Works and Transportation (DPW&T).
 - (4) Directional or informational signage shall be provided where trails intersect with the road network, as appropriate.
 - (5) The project-wide standards for the multimodal way-finding signage shall also be applied to the pedestrian/cyclist-scaled directional signage.
2. At time of the full-scale detailed site plan (DSP) that covers either one or both of the stormwater management ponds as referred on Sheet 19 of the special purpose DSP booklet, the applicant shall provide the same layout or equivalent as approved on the special purpose DSP.
3. Prior to any final plat for this development, a declaration of covenants defining the comprehensive organizational structure and financing system to manage and maintain the public, quasi-public, and common ownership infrastructure networks and amenities, such as streets, sidewalks, recreational facilities, open spaces, and management operations shall be reviewed and approved by the Planning Board to be recorded among the Land Records of Prince George's County.
4. Prior to issuance of the 400th building permit for single-family dwelling units, the community building in Community Open Space 2 (located in the eastern residential area) and associated recreational facilities shall have approved building permits and be fully bonded.

Prior to issuance of the 500th building permit for single-family dwelling units, the aforementioned community building shall begin construction.

Prior to issuance of the 600th building permit for single-family dwelling units, the aforementioned community building shall be open for the residents.

The associated recreational facilities contained in Community Open Space 2 shall include, at a minimum, the following elements:

C2. Community Center (Located in the eastern residential area)

Club House with resort-style pool;
 Hot tub;
 Kids pool;
 Gazebo and trellis;
 Open lawn space;
 Walking trails;
 Kids play area with facilities such as a multi-age playground (including ages 2–5 and 5–12);
 Entry plaza area; and
 Benches.

5. Prior to issuance of the 1000th building permit for single-family dwelling units, the community building in Community Open Space 1 (located in the northern residential area) shall have an approved building permit and be fully bonded.

Prior to issuance of the 1100th building permit for single-family dwelling units, the aforementioned community building shall begin construction.

Prior to issuance of the 1200th building permit for single-family dwelling units, the aforementioned community building shall be open for the residents.

The associated recreational facilities contained in Community Open Space 1 shall include, at a minimum, the following elements:

C1. Community Center (Located in the northern residential area)

Club House with entry plaza;
Competition-style pool;
Gazebo and trellis;
Kids play area with facilities such as a multi-age playground (including ages 2–5 and 5-12);
Dog park;
Walking trails;
Outdoor meeting areas; and
Benches and seating areas.

6. At the time of each full-scale detailed site plan (DSP), a tracking table with the total number of approved dwelling units and the number of permits issued in each phase shall be provided to be consistent with the minimum development as follows:
- a. The minimum development amounts on the site shall be 150 single-family detached houses, 1,650 attached dwelling units, 1,800 multifamily dwelling units, 500 hotel rooms, 900,000 square feet of retail, and 2,200,000 square feet of office. As development proceeds, adequate traffic capacity shall be reserved to allow the development of these minimum amounts. Development may proceed beyond these minimums provided adequate transportation capacity will exist for that development.
 - b. Attached dwelling units shall be limited to 50 percent of the total dwelling units on the Westphalia Center site as a whole, including the Moore Property. Regardless of the relative quantities of different unit types approved on detailed site plans, building permits shall not be issued which would result in the attached units cumulatively exceeding 50 percent of the total of all dwelling units for which permits have been issued for the Moore Property and the balance of the Westphalia Center property. Up to 100 percent of the building permits for attached dwelling units may be issued for development on the Moore property if it is in compliance with all other requirements.
 - c. No single retail space shall be approved that exceeds 125,000 square feet of gross floor area within Westphalia Center.

For the purposes of this condition, “constructed” shall be construed to mean that the buildings are built and ready for occupancy except for tenant-specific fit-out improvements.

7. Prior to issuance of permits for the 1400th dwelling unit on the balance of the Westphalia Town Center property, excluding the Moore Property, 300,000 square feet of retail space and 500,000 square feet of office space shall be constructed in the Core area. Permits for development on the Moore Property may be issued prior to any commercial development in the central Core area.
8. Prior to issuance of permits for the 2800th dwelling unit, 600,000 square feet of retail space and 1,000,000 square feet of office space shall be constructed in the Core area.
9. Prior to issuance of permits for the 4200th dwelling unit, 900,000 square feet of retail space and 1,500,000 square feet of office space shall be constructed in the Core area.
10. Prior to issuance of permits for 500,000 square feet of retail development, 250,000 square feet of office shall be constructed.
11. Prior to issuance of permits for 750,000 square feet of retail development, 500,000 square feet of office space shall be constructed.
12. The applicant and the applicant's heirs, successors, and/or assignees shall provide the following phasing for the sidewalk, bikeway, and trail facilities:
 - a. All standard and wide sidewalks and designated bike lanes that are included in the Trails Exhibit shall be completed concurrently with the road construction.
 - b. The segments of the Back Branch Trail that are along proposed roadways shall be completed concurrently with the road construction.
 - c. The remainder of the Back Branch Trail east of MC-632 shall be completed prior to issuance of the last building permit for Phase 1.
 - d. The portion of the Back Branch Trail west of MC-632 shall be completed prior to issuance of the last building permit for Phase 3.
 - e. The Cabin Branch Trail shall be completed prior to the issuance of the second building permit east of MC-637 for Phase 5.
 - f. The fee for the bikeway signage along Melwood Road shall be paid prior to issuance of the first building permit for Phase 1.
 - g. The fee for the bikeway signage along C-636 shall be paid prior to issuance of the first building permit for Phase 1.
 - h. The trail around the southern stormwater management pond shall be completed prior to the final building permit for Phase 1.
 - i. The trail around the northern stormwater management pond shall be completed prior to issuance of the last building permit for that section.