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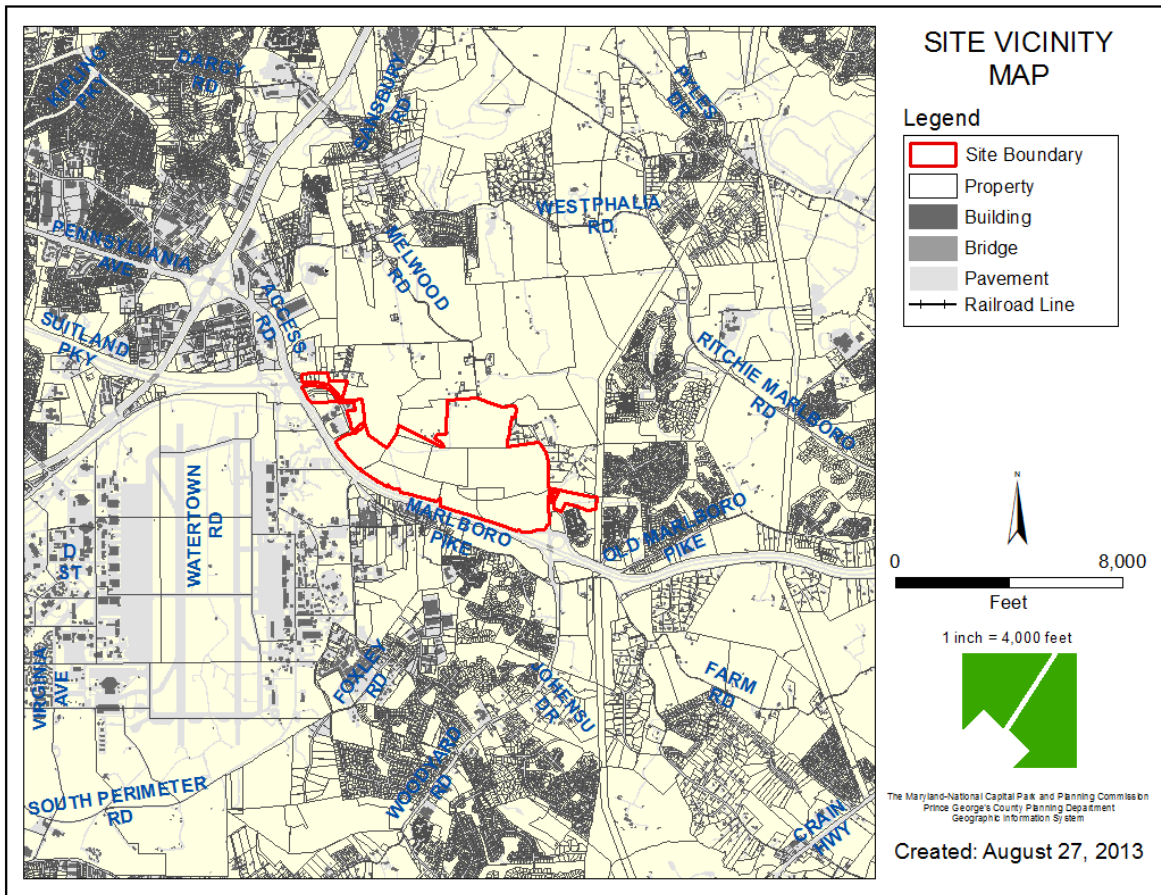
Detailed Site Plan

DSP-13001

Application	General Data	
Project Name: Westphalia Town Center Umbrella DSP for Residential Architecture 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 & Management 11800 Sunrise Valley Drive, Suite 300 Reston, VA 20191	Planning Board Hearing Date:	09/26/13
	Staff Report Date:	09/11/13
	Date Accepted:	06/18/13
	Planning Board Action Limit:	09/27/13
	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	
Umbrella DSP for Residential Architecture (excluding multifamily buildings)	Informational Mailing:	01/14/13
	Acceptance Mailing:	06/13/13
	Sign Posting Deadline:	08/20/13

Staff Recommendation		Staff Reviewer: H. Zhang, AICP, LEED AP 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: Detailed Site Plan DSP-13001
Umbrella DSP for Residential Architecture
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 umbrella detailed site plan (DSP) for residential architecture with conditions as described in the Recommendation Section of this technical staff report.

EVALUATION

The umbrella detailed site plan for residential architecture 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 Special Purpose Detailed Site Plan DSP-12043.
- e. The requirements of the 2010 *Prince George's County Landscape Manual*.
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- g. Referral comments.

FINDINGS

Based upon the analysis of the subject umbrella detailed site plan (DSP) for residential architecture, the Urban Design Section recommends the following findings:

- 1. **Request:** The application is for approval of an umbrella DSP for residential architecture (excluding multifamily buildings) for the Westphalia Town Center development.

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 multiphase development project. This umbrella DSP is for residential architecture only, excluding multifamily buildings.

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 February 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, (PGCPB Resolution No. 08-189) which was approved with conditions by the Prince George’s County Planning Board on December 18, 2008, and adopted on January 29, 2009. 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 Resolution 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 (PGCPB Resolution No. 12-99) on October 18, 2012. A Special Purpose Detailed Site Plan DSP-12043 was approved by the Planning Board (PGCPB Resolution No. 13-51) on May 16, 2013. 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 umbrella DSP for residential architecture proposes 25 models of townhouse, two-over-two and single-family detached units with both pitched and flat roofs and various frontage widths. The minimum finished square footage of the proposed models varies from 1,200–2,500. The models and their minimum finished square footage information are as follows:

Pitched roof	Min. finished sq. ft	Flat roof	Min. finished sq. ft
16-footer 3-story townhouse	1,200	16-footer 4-story townhouse	1,500
16-footer 2.5-story townhouse	1,200	16-footer 3-story townhouse	1,200
16-footer 2-story townhouse	1,200	16-footer 2.5-story townhouse	1,200
		16-footer 2-story townhouse	1,200
20-footer 3-story townhouse	1,750		
20-footer 2.5-story townhouse	1,750	20-footer 4-story townhouse	2,050
20-footer 2-story townhouse	1,750	20-footer 3-story townhouse	1,750
		20-footer 2.5-story townhouse	1,750
24-footer 3-story townhouse	2,100	20-footer 2-story townhouse	1,750
24-footer 2.5-story townhouse	2,100		
24-footer 2-story townhouse	2,100	24-footer 4-story townhouse	2,500
		24-footer 3-story townhouse	2,100
24-footer 2-over-2	1,350	24-footer 2.5-story townhouse	2,100
		24-footer 2-story townhouse	2,100
32-footer 2-story townhouse	2,300	32-footer 2-story townhouse	2,300
		24-footer 2-over-2	1,350
32-footer Single family detached house	2,400		

For each townhouse model, six front elevations and two to three rear and side elevations have been provided along with 17 material options. For each model, seven color combinations are available to choose from. In addition, elevations fronting street that have brick finish are also provided. For both pitched and flat roof townhouses and two-over-two models, the designs are typical of the Washington Metropolitan area. The front elevations usually include decorative architectural features and are finished with a combination of vinyl siding, brick veneer, and metal materials. For each model, a typical townhouse stick with six units has been provided to illustrate different combinations of six front elevations.

In order to avoid excessive concentration of units with the minimum finished square footage, (1,200 square feet for townhouses and 1,350 for two-over-two models), no more than 50 percent of the units in any given townhouse or two-over-two building stick should be units with the minimum finish square footage. A condition has been included in the Recommendation Section of this report calling for a site plan note to this effect to be added to the DSP prior to certification of the plans. In addition, in order to create a visually diverse community, a minimum of three models should be used in each block where more than 20 units have been proposed. A condition has been included in the Recommendation Section of this report calling for a site plan note to this effect to be added to the plans.

For the single-family detached models, six different elevations have been provided, each with either an attached or detached garage. Front and rear loaded options have also been provided. In addition, numerous optional architectural features will also be provided, including the following:

- Entrance door trim/feature (fypon)
- Entrance door style
- Garage door style (Aluminum)
- Metal railing (stoop)
- Pilaster (entrance door)
- Recessed door
- Porch design (SFD/32 footer TH)
- Portico Design (SFD)
- Column style (porch/portico)
- Balcony railing design (metal)
- Bay window
- Dormer
- Architectural louver (Fypon)
- Window style (Vinyl)
- Window configuration
- Shutter style (Vinyl)
- Window/Door header
- Water table style
- Decorative band style
- Window sill
- Window trim on siding

The subject umbrella DSP for architecture is presented in a booklet format consisting of 63 sheets. The design, architectural elements, materials, and color options are generally acceptable for the proposed residential architecture. Only the townhouse and two-over-two models have both flat and pitched roof options. All single-family detached models will be traditional pitched roof buildings.

Exterior finish materials, especially for front façades of homes, are a major focus of the review. Section 27-443(d)(7) of the Zoning Ordinance includes specific requirements for design of townhouses in the R-T Zones, including exterior finish materials for the front façade and the maximum and minimum number of units in each townhouse building stick. The proposed development is in the M-X-T Zone and is technically not subject to those townhouse provisions. However, since the intent of the M-X-T Zone is to achieve high quality mixed-use development, the requirements of those townhouse provisions have been used as the minimum requirements for this umbrella DSP for residential architecture.

A brick percentage exhibit has been submitted with this application. The exhibit shows three brick percentage levels by streets as follows: those façades facing major streets have 70 percent, those facing secondary streets have 50 percent, and those facing courtyards with rear-loading garages, have 30 percent of the front façade finished with brick or other equivalent masonry materials. The exhibit also specifies that highly visible end units that front on two streets must meet the minimum brick percentage requirements for the elevations of the specific streets each elevation is fronting on. The minimum brick percentage applies only to a full front elevation. Partial brick on the front elevation such as a brick water table will not be credited toward the brick front percentage requirements. However, if a unit façade has one story of the elevation finished with brick, the brick area on that elevation can be calculated toward fulfillment of the brick percentage requirements for the entire building stick. At the time of each full-scale DSP, the applicant must to prepare a brick façade tracking table to show conformance to the requirements. The brick percentage exhibit should also be identified on the DSP. Two conditions to this effect have been included in the Recommendation Section of this report prior to certification of this DSP.

The Westphalia Town Center project will include a total of 4,000–5,000 residential dwelling units. The residential architectural models included in this umbrella DSP will be used for as many as 2,700 detached and attached residential units that present many opportunities for implementation of green building technologies. This application does not contain any information regarding the application of green building techniques. Green building techniques such as increasing the building envelope insulation level, utilizing low-e (Low-emissive glass) windows, energy efficient appliances, HVAC systems, and dimmable lights should be applied in this development to the extent possible. A condition has been included in the Recommendation Section to require the applicant to provide a separate section in the booklet prior to certification to discuss specific green building techniques that will be considered and used to the extent possible.

The purpose of this umbrella approval is to set specific standards for the proposed residential models, to allow flexibility in the composition of individual units, and to allow for the opportunity for staff-level revisions while achieving diversity and variety in the appearance of residential buildings. This umbrella DSP for residential architecture differs significantly from the traditional umbrella approval. It does not approve each specific model, but approves *various components* of each specific model that may be combined at the time of building permit, in response to the wishes of individual buyers. The applicant will need to identify specific components such as building permits, building type, roof type, finish material, color and alternative design features for each unit. In order to facilitate permit approval, a specific submitting and reviewing process is also included in the 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 umbrella DSP for residential architecture does not propose any changes to the previously-approved mix of uses. It establishes residential architectural standards for elevations, materials and color, and architectural features as well as the combination of different elevations into a building stick, and is therefore in conformance with Section 27-547.
 - b. The 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 umbrella DSP for residential architecture is limited in its scope to the single-family detached, attached and two-over-two units. The project conforms to the applicable site design guidelines specifically related to architecture and townhouses as cross-referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance, as well as to the design standards as previously established at the time of CSP-07004-01 approval, which 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 umbrella DSP for residential architecture is the next step toward implementation of the land use and development patterns envisioned in previously approved Conceptual Site Plan CSP-07004-01. The DSP is limited to single-family detached, attached and two-over-two residential buildings and does not change any uses or development density that are essential to the future development of the Westphalia Town Center project. Therefore, this umbrella DSP for residential architecture 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 February 2007 *Westphalia Sector Plan and Sectional Map Amendment*. The umbrella DSP for residential architecture is limited in scope to establishing design standards for single-family detached, attached and two-over-two units, 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 residential architectural models approved in this DSP will be used to create a visually diverse, but still 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 umbrella DSP for residential architecture will provide architectural models to be used in the entire project as approved in CSP-07004-01, which covers a master-planned mixed-use community of approximately 479 acres. The umbrella DSP for residential architecture will facilitate the review and approval of future development proposals if the approved models will be used in the development, which will be compatible with existing and 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 umbrella DSP for residential architecture will facilitate future approval of any new development proposal within the Westphalia Town Center if the development proposal will employ those models that have been approved. This required finding is not specifically applicable to this DSP.

- (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 self-sufficient entities. This umbrella DSP for residential architecture will not impact the staging plan, but will provide specific residential architectural models for each phase.

- (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 will 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 umbrella DSP for residential architecture will not have any impact on the approved plans and pedestrian circulation system for the entire project.

- (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 umbrella DSP for residential architecture is limited in its scope to single-family detached, attached and two-over-two architecture and has no impact on other previously approved plans. The specific design and amenities in each public open space within the Westphalia Town Center will be decided at the time of DSP 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 an umbrella DSP for residential architecture. 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 findings of adequacy are still valid. This DSP does not have any impact on CSP-07004-01.

- (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. This umbrella DSP for residential architecture does not have any impact on CSP-07004-01.

- e. Section 27-548 of the Zoning Ordinance prescribes additional regulations regarding density, building, landscaping, buffering, gross floor area (GFA) computation, building height for multifamily buildings, townhouses, etc. for development in the M-X-T Zone. Since the subject umbrella DSP for residential architecture contains limited information related to single-family detached, attached and two-over-two buildings only, conformance to the requirements of Section 27-548 will be reviewed at the time of each subsequent full-scaled 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 the 40 conditions attached to the approval of CSP-07004-01, no conditions are applicable to the review of this umbrella DSP for residential architecture.
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. There are no previously attached conditions applicable to the review of this umbrella DSP for residential architecture.
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 umbrella DSP deals only with only residential architecture for townhouses, two-over-two and single-family detached houses in the Westphalia Town Center project, no landscape plan is included in 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 umbrella DSP deals with only residential architecture for townhouses, two-over-two and single-family detached houses in the Westphalia Town Center project, no tree conservation plan is included in the DSP. Conformance with the requirements of the WCO will be reviewed at the time of full-scale DSP when a Type II tree conservation plan is included.
12. **Referral Comments:** Since this umbrella DSP for residential architecture is limited in scope to single-family detached, attached and two-over-two buildings in the Westphalia Town Center project, this application was referred to a limited number of concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Permit Review Section**—The Permit Review Section provided no comments on this DSP application.
 - b. **Historic Preservation Section**—In a memorandum dated July 1, 2013, the Historic Preservation Section stated that the Historic Preservation Section’s review of DSP-13001 Westphalia Town Center found that the subject application for Umbrella Architecture will have no effect on identified Historic Sites, Resources, or Districts.
 - c. **The Westphalia Sector Development Review Council (WSDRC)**—At the time of the writing of this technical staff report, there was no response from WSDRC.
13. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the subject detailed site plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. 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 umbrella DSP is limited to residential architecture for townhouses, two-over-two and single-family detached houses and does not involve setting any standards dealing with regulated environmental features, such as streams, wetlands, steep slopes, or 100-year floodplain. Those features will be required to be preserved to the fullest extent possible at the time of detailed site plan for each specific area where those features are present.

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 Umbrella Detailed Site Plan DSP-13001 for residential architecture 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 brick percentage exhibit to increase the brick percentage from 50 to 70 percent at three locations as shown on Staff Exhibit 1.
 - b. Provide a separate section in the DSP booklet to discuss specific green building techniques that may be used in this project to the extent possible.
 - c. Provide site plan notes to be added on this DSP as follows:

“Minimum finished footage for townhouse models is 1,200 square feet, for two-over-two models is 1,350 square feet, and for single-family detached models is 2,400 square feet.”

“A minimum of three model types shall be used in each block that includes more than 20 dwelling units.”

“No more than 50 percent of the units in any given townhouse or two-over-two building stick may be units containing the minimum finished square footage for that unit type.”

“No permits shall be issued based solely on this umbrella DSP for residential architecture.”

2. At time of each full-scale DSP review and approval, the applicant shall:
 - a. Provide a brick façade tracking table and a specific reference to the approved brick percentage exhibit in this umbrella DSP for architecture.
 - b. List the specific green building features that will be used in the DSP.