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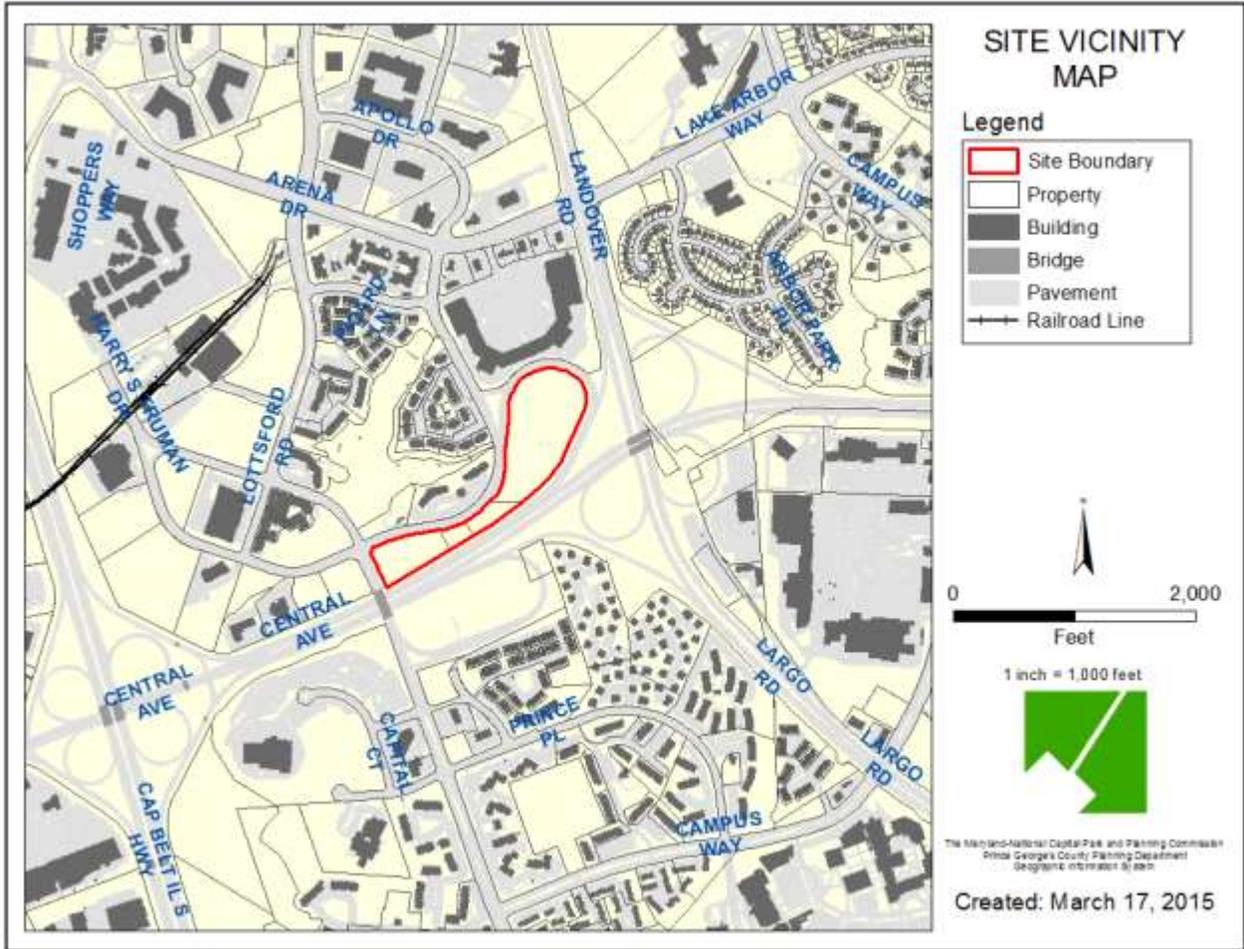
Detailed Site Plan

DSP-14008

Application	General Data	
<p>Project Name: The Crescents at Largo Town Center Phases I and II</p> <p>Location: Northwest quadrant of Landover Road (MD 202) and Central Avenue (MD 214).</p> <p>Applicant/Address: Largo Crescents, LLC 10100 Business Parkway Lanham, MD 20706</p>	Planning Board Hearing Date:	04/16/15
	Staff Report Date:	04/02/15
	Date Accepted:	02/11/15
	Planning Board Action Limit:	04/16/15
	Plan Acreage:	18.01
	Zone:	M-U-I/D-D-O
	Dwelling Units:	436
	Gross Floor Area:	N/A
	Planning Area:	73
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201NE09

Purpose of Application	Notice Dates	
A detailed site plan for 84 townhouse units, 352 multifamily units, and amendments to the D-D-O Zone Standards	Informational Mailing:	04/16/14
	Acceptance Mailing:	02/10/15
	Sign Posting Deadline:	03/17/15

Staff Recommendation		<p>Staff Reviewer: Cynthia Fenton Phone Number: 301-952-3412 E-mail: Cynthia.Fenton@ppd.mncppc.org</p>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-14008
Type 2 Tree Conservation Plan TCP2-003-15
The Crescents at Largo Town Center, Phases I and II

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 as described in the Recommendation section of this report.

EVALUATION CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Mixed Use-Infill (M-U-I) Zone.
- b. The requirements of the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* and the Development District Overlay Zone (DDOZ).
- c. The requirements of Preliminary Plan of Subdivision 4-13028.
- d. The requirements of the 2010 *Prince George's County Landscape Manual*.
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- g. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for 352 multifamily (Phase I) and 84 townhome (Phase II) residential units.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-U-I/D-D-O	M-U-I/D-D-O
Use(s)	Vacant/Wooded	Multifamily, Townhouse
Gross Acreage	18.01	18.01
Multifamily Acreage	0	7.3334
Townhouse Acreage	0	10.6790
Lots	0	84
Parcels	4	24*
Dwelling Units		
Townhouse	0	84
Multifamily		
Building A		256
Building B-1		26
Building B-2		26
Building C		64
Multifamily total		<u>352**</u>

* General Note 6 on the coversheet should reflect the correct number of parcels.

**The total proposed multifamily units is 352. Only 350 units are currently permitted per Preliminary Plan of Subdivision 4-13028 (PGCPB Resolution No. 14-98(A) dated March 19, 2015). A reconsideration hearing is scheduled for April 2, 2015 in order to adjust the density of the tract.

Variances Previously Approved

The Planning Board’s approval of Preliminary Plan 4-13028 (PGCPB Resolution No. 14-98) included the following variances:

- a. Section 27-442(b), Table VII, Density—For a variance of 1.867 units per acre to increase the density from 6 units per acre to 7.867 units per acre for the 84 proposed townhouses (subject to the approval by the Planning Board in conjunction with the reconsideration of Preliminary Plan 4-13028).
- b. Section 27-442(b), Table I, Minimum Lot Size—To allow 51 townhouse lots under 1,800 square feet, for a minimum size of 1,200 square feet.
- c. Section 27-433(d)(2), Building Width of End Units—To allow six townhouse end unit buildings to be reduced in width from 24 to 20 feet.
- d. Section 27-433(d)(3), Building Width of Dwellings—To allow 33 interior townhouse units that are no less than 16 feet wide.
- e. Section 27-433(e)(1)(B), Width of Private Streets—To allow a reduction of the width of the private street from 26 to 22 feet.

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Maximum Lot Coverage		
Multifamily	40%	65% (variance 25%)
Minimum Green Area		
Multifamily	60%	35% (variance 25%)
Townhouses	50%	64.8%
Maximum Building Coverage		
Townhouses	35%	14%
Townhouse Units	84	
Lot Size (sq. ft.)	1,200–3,015	
Minimum Base Square Footage		
Hepburn	1,391 sq. ft.	
Strauss	1,680 sq. ft.	

Multifamily Bedroom Percentages

Type	# of Units	Percent allowed	Percentage provided
Studio	69	N/A	
1BR	156	N/A	
2 BR	127	50%	36.1%
Total units	352		

PARKING DATA

	REQUIRED	PROPOSED
Multifamily (352 units)	Min. 440/Max. 704	429
1.25/unit min., 2/unit max.		48 on-street**
Total parking spaces		477 spaces
Townhouse (84 units)	Min. 168/Max. 252	279*
2/unit min., 3/unit max.		
Handicapped spaces	13	18
Multifamily	9	16
Townhouses	4	2
Loading spaces (Building A)	1	1

*An amendment is required for townhouse parking requirements. See Finding 5 (Parking Design Criteria, Parking Space Requirements by Use) below for details on parking calculations as required by the development district standards.

**On-street parking proposed along Largo Center Drive can be counted per Street Design criteria in the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (p. 144).

3. **Location:** The subject property is located in the northwest quadrant of Landover Road (MD 202) and Central Avenue (MD 214), within the southeast quadrant of the Largo Town Center, in Planning Area 73 and Council District 6.
4. **Surroundings and Use:** The subject application proposes 24 parcels, in addition to proposed townhouse Lots 1–7, Block A; Lots 1–26, Block B; Lots 1–30, Block C; and Lots 1–13, Block D, of the Largo Town Center. The 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA) rezoned the property from the Major Activity Center (M-A-C) Zone to the Mixed Use–Infill (M-U-I) Zone.

The subject site is unusually shaped in a long crescent configuration, with the largely wooded property entirely surrounded by public rights-of-way. North and northwest of the property is Largo Center Drive; across Largo Center Drive are the Largo Center Apartments and the Towns of Lake Largo townhouse developments in the M-A-C Zone and Lake Largo Park in the Reserved Open Space (R-O-S) Zone; further north across the ramp to Central Avenue (MD 214) is the Largo Town Center Shopping Center in the M-A-C Zone. To the west is Harry S. Truman Drive; across this roadway are office and employment uses and vacant land in the M-U-I Zone. To the southeast is MD 214.

5. **Previous Approvals:** In December 2013, the Largo Town Center Sector Plan and SMA rezoned the subject property to the M-U-I Zone and specifically designated it (Parcels 1–4, Block B) within the Largo Town Center Development District Overlay Zone (DDOZ).

The site is subject to Preliminary Plan of Subdivision 4-13028. The preliminary plan was adopted by the Prince George’s County Planning Board on October 23, 2014 (PGCPB Resolution No. 14-98) with conditions. A reconsideration request was adopted by the Planning Board on March 19, 2015 (PGCPB Resolution No. 14-98(A)) for approval of eight additional townhouse units, with variations and multiple variances, subject to 25 conditions. At the time of the writing of this report, a second reconsideration request is scheduled to be heard by the Planning Board on April 2, 2015 to approve two additional multifamily units, for a total of 352.

The site also has an approved Stormwater Management Concept Plan, 39406-2005-02, which is valid until March 25, 2018.

6. **Design Features:** The subject property consists of two pods of development comprised of townhouse community and multifamily community of four separate buildings and a central pool and bath house on approximately 18.01 acres of land in the M-U-I Zone. There are streams and wetlands on-site, but no 100-year floodplain. A primary management area (PMA) bisects the northern portion of the property. The proposed buildable area covers approximately 16 of the 18 acres and the remainder of the site is preserved as existing PMA.

The main entrance into the multifamily complex is from Largo Center Drive via Road A, a private road located at the narrowest portion of the site. Road A intersects Road B, which runs along almost the entire southern boundary of the property and connects the multifamily and townhouse areas. At its western end, Road B terminates at the surface parking area leading to the garage access of Building A; the largest of the four multifamily structures.

The proposed multifamily community is located along the frontage of Harry S. Truman Drive with frontage also on Largo Town Center Drive and Central Avenue (MD 214). The complex comprises four four-story multifamily buildings atop podium parking. Surface parking is also provided between Buildings A and B-1; Buildings B-1 and B-2 consist of two identical structures

which are connected by an elevated pedestrian walkway. Building C is located to the east of the central pool facility and shares a property line with the townhouse community further to the east.

The proposed multifamily buildings are highly visible since they are surrounded by rights-of-way. The buildings are contemporary in style and are designed consistently with one another above podium parking garages. They feature a balanced vertical and horizontal mix through the application of building projections and recesses, balconies, cornices, and window placement. The main entrance is accented by a modern projecting metal roof supported by brackets. A variety of materials including brick, stucco, metal louvered panels, and cementitious siding is accented with several vertical colored panels providing an overall pleasing rhythm and visual interest. The proposed building complex is in general compliance with the building design standards contained in the development district standards of the sector plan in terms of height, scale, massing, materials, details, building façade, window and door openings, projections, and recesses. However, the roofline as proposed is monotonous and the buildings do not provide landmark corner elements. In response to this concern, the applicant has submitted perspective elevations that reflect closer adherence to the DDOZ guideline for building materials and conform to the standard regarding corner elements. Conditions are included in the Recommendation section of this report requiring revised building elevations that are in conformance with the submitted perspective illustrations, that all building materials be clearly labeled, and that the proposed “masonry base” be specifically identified as brick. It is noted that the proposed “shading device” located on the elevated walkway will be deleted from the revised elevations.

The multifamily buildings are not identified consistently on the plans and elevations. On the DSP and landscape plan, the buildings are shown as Buildings A, B, and C. On the architectural elevations and perspective illustrations, the buildings are referred to as Types 1, 2, and 3. The buildings should be consistently labeled on the plans and elevations as Buildings A, B, and C, and the two “B” buildings should be identified as Buildings B-1 and B-2. A condition addressing this issue has been included in the Recommendation section of this report.

The townhouse community is located along the MD 214 ramp frontage and along MD 214. As noted above, it is bisected by the PMA. The applicant is proposing one model from Ryan Homes, the Strauss, a 20-foot-wide unit, and one model from NVR Homes, the Hepburn, a 16-foot-wide unit. The base finished areas are 1,680 and 1,391 square feet, respectively. The units are three stories (34 feet in height), with an optional loft and one-car front-loaded or one- or two-car rear-loaded garages. The models present relatively unvaried rooflines; however, rooflines may be enhanced by features such as gables and optional dormers. Façade options include full or partial brick, full or partial stone, bay windows, and stoops with shed or hip canopies. The proposed models offer several different front elevations with decorative window and door elements such as shutters, pilasters, headpieces, and decorative brickwork. Proposed front elevations that show full vinyl siding or partial siding where it is the predominant material are not permitted in the DDOZ and must be deleted from the application. A condition is included to revise the model template and elevation labels to indicate the covered stoops provided, rather than “partial porches.” Additional discussion of building materials and elements subject to D-D-O standards is presented in Finding 8(f)(p.14) (Architectural Design Criteria)

The only signage proposed in this DSP is for the multifamily complex. Two monument signs are proposed: one is located at the southeast corner of Harry S. Truman Drive and Largo Center Drive as part of a retaining wall; the other is a two-sided free standing monument sign located at the main entrance to the development in the median of Road A off of Largo Center Drive. The applicant has provided color elevations of the signage, but no materials were specifically

identified on the detail sheet. Signage is discussed in greater detail in Finding 8(h) (p. 18) (Signage Design Criteria).

In regard to lighting, a standard fixture type has been proposed for the street and other on-site lighting. A full cut-off lighting fixture should be used to minimize glare and light pollution. A condition to address this is in the Recommendation section of this report.

Recreational Facilities

The subject site has an approved preliminary plan which found that, due to the shape, configuration, and access issues associated with the property, mandatory dedication of parkland would severely impact the design and density of the proposed development. A fee-in-lieu payment prior to final plat was subsequently required. It is noted that the southern end of subject site is located directly southeast across the street from Lake Largo and the Largo Town Center Park, which is owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC). The Prince George's County Department of Parks and Recreation (DPR) has developed a phased master plan for the construction of the park located in the Largo Town Center core area. Improvements in the park include a boardwalk across Lake Largo, a fountain, an upper entry plaza, and a handicap-accessible ramp from Harry S. Truman Drive to the lake. The second phase of the park development master plan includes a terrace garden, a pedestrian bridge, a 2,000-square-foot water play area, and massive landscaping. The park will serve the residents of this community.

The applicant is providing a number of recreational amenities to serve the multifamily residents. In addition to a pool with locker rooms, the following courtyard amenities are proposed in Building A:

- Two multifunction lawns
- Two outdoor kitchens
- Two outdoor pool tables
- Two movie walls
- One double-sided fireplace
- Various outdoor seating and dining areas

Rooftop amenities include:

- One outdoor kitchen
- Two lawn areas
- One fire pit
- One outdoor pool table
- Various seating and dining areas

A condition is included in the Recommendation section of this report for the applicant to provide architectural elevations for the pool house.

COMPLIANCE WITH EVALUATION CRITERIA

7. Prince George's County Zoning Ordinance:

- a. The instant application is subject to the requirements of the M-U-I Zone. The general purpose of the M-U-I Zone is to permit, where recommended in applicable plans (in this

case the sector plan), a mix of residential and commercial uses as infill development in areas that are already substantially developed. However, the subject application does not include a commercial component, which requires the two communities to adhere to the R-18 regulations per Section 27-546.18.

- (1) The proposed multifamily and townhouse residential uses are permitted pursuant to Section 27-546.17.
- (2) The application, as currently proposed, is not strictly in conformance with the applicable requirements of Section 27-546.18, Regulations, regarding multifamily residential density. Section 27-546.18 allows multifamily residential densities up to 48 units per acre. The current preliminary plan approved 350 units on 7.242 acres, which falls within this requirement. However, this application proposes two additional units (352), which slightly exceed this requirement. The applicant has increased the acreage to 7.3334 so that the 352 multifamily units fall within the 48-unit/acre requirement.

The development of townhouses in the M-U-I Zone is subject to regulations in the Multifamily Medium Density Residential (R-18) Zone. Section 27-442, Table VII, Density, limits the townhouse density to six dwelling units per acre. The applicant is currently proposing 84 townhouse units on 10.6790 acres, which is 7.87 units per acre. The applicant received a variance pursuant to the preliminary plan to allow a density of 7.83 townhouse units per acre. A minor adjustment to this density may result from the April 2, 2015 reconsideration of the preliminary plan.

- b. The DSP is in general conformance with the applicable site design guidelines contained in Sections 27-283 and 27-274.
- c. Because the DDOZ does not specifically address loading standards and handicap parking, the Zoning Ordinance standards apply. Section 27-566 states that of the required parking spaces, two percent of those spaces shall be handicap spaces. The applicant is proposing a total of 18 handicap spaces in the following distribution:

Residential Type	H/C Parking Provided	
Townhouse section	Off-Street—2	
Multifamily Building A	Garage—7	Surface Parking—2
Multifamily Building(s) B	Garage—2	Surface Parking—0
Multifamily Building C	Garage—2	Surface Parking—3

Because the distribution for Building(s) B was not identified in the tables on Sheets 1 and 10 of the plan set, it is recommended that at least one handicap space be provided in each garage for Buildings B-1 and B-2. The plans must also be revised to provide two additional handicap parking spaces for the townhouse development, prior to signature approval of the plans.

Section 27-582 requires one loading space for a multifamily building with between 100 to 300 total units. Building A is proposed for 236 units; therefore, one loading space is required, and one loading space has been provided.

- d. Section 27-442(c), Table II, Lot Coverage and Green Area—The site plan is subject to Section 27-442(c), Table II, for both the townhouse and multifamily portions of the site. In the R-18 Zone, to which the site is subject, the following requirements apply.

Maximum Lot Coverage

Townhouses	35 % (For building coverage only per Footnote 1)
Multifamily	40%

Minimum Green Area

Townhouses	50% (May include inner courts subject to Footnote 6)
Multifamily	60%

For the 84-unit townhouse area (Phase II), the Zoning Ordinance requires a maximum 35 percent building coverage, as defined by Footnote 1 in the referenced section of the Zoning Ordinance. For this area, there is 60,470 square feet of total building coverage, or 13.94 percent of the 10.6785 acres proposed to be covered by dwellings, which is well within the 35 percent allowed. In addition, the Zoning Ordinance requires a minimum 50 percent green area based on the net area of the property. The green area provided for this area is 64.76 percent, which exceeds the 50 percent minimum requirement by approximately 15 percent.

The applicant is proposing to increase the lot coverage in the multifamily portion of the site (Phase I) from the 40 percent maximum identified in the Zoning Ordinance to 64.96 percent, which equates to an approximately 25 percent increase in lot coverage. The percentage of lot coverage calculated is based on approximately 206,648 square feet of total lot coverage by building, parking, drive aisles, and other pavement areas divided by the total 7.3334 acres, or approximately 319,443 square feet, of lot area designated for the multifamily portion of the overall development.

The multifamily portion of the site requires variances to allow building coverage of 65 percent, which exceeds the 40 percent allowed, and for 35 percent green area, which falls short of the 60 percent requirement. A 25 percent variance is therefore required for both lot coverage and green area for the multifamily portion of the site.

Variance Request

On April 1, 2015, the Applicant provided a Statement of Justification for two variances. Section 27-239.03 of the Zoning Ordinance authorizes the Planning Board to grant variances in conjunction with its approval of a zoning case, site plan, or other request, pursuant to the provisions in Section 27-230 of the Zoning Ordinance.

The Zoning Ordinance requires a minimum 60 percent green area based on the net area of the property. As a result of the requested increase in lot coverage, the applicant requests a variance to decrease the minimum green area in the multifamily portion of the property. As the green area equates to the inverse of lot coverage, the inverse of 64.96 percent is 35.04 percent, which is an approximately 25 percent decrease in green area. In summary, the applicant requests one variance of 25 percent from the maximum lot coverage allowed and one variance of 25 percent from the minimum green area required

for the proposed multifamily dwelling unit section (Phase I) of the Crescents at Largo Town Center.

Section 27-230. Criteria for granting appeals involving variances.

(a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**

(1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

Comment: As previously noted elsewhere in this report, the subject property is an unusually narrow and elongated crescent shape formed by its location between Central Avenue (MD 214), Largo Center Drive, including its sweeping curve ramp to MD 214, and Harry S. Truman Drive. At its narrowest point toward the center, the property is 135 feet in width. It increases slightly in width toward the west to 335 feet; and to the east it gradually bulges in width between the Largo Center Drive ramp and Central Avenue to 600 feet. Due to the unusual shape and narrowness of the site, in conjunction with significant environmentally-sensitive areas, staff finds that this criterion has been met.

(2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

Comment: The strict application of the Zoning Ordinance, in conjunction with the DDOZ standards, creates unusual practical difficulties in this case because the medium and mixed-use residential densities encouraged by the sector plan are challenging to achieve and without higher densities the project could be found not in compliance with the sector plan. The subject property is located at the edge of a designated urban and transit-oriented metropolitan center where density is reduced from those in the core area. However, density in such locations should reasonably be higher than densities typically found in a suburban-oriented community normally reviewed through the standards within the R-18 regulations. It is also logical, in this edge area located within easy walking distance to the Metro station, to slightly increase lot coverage and decrease green area for only the multifamily portion of the proposed development, since a variety of off-site and on-site recreational amenities and opportunities are available.

To redesign the site to meet the strict lot coverage and green area requirements is neither feasible nor practical. Moreover, the requested variances do not significantly deviate from the purposes and standards of the Zoning Ordinance and are necessary to achieve sector plan objectives. For these reasons, staff finds that this criterion has been met.

(3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

Comment: The site plan as proposed is consistent with the Plan Prince George's

2035 policies that mandate higher-intensity residential development within designated regional transit districts such as the Largo Town Center. The modest increase in lot coverage and decrease in green area are compatible with the recommendations in the 2013 Largo Town Center Sector Plan for medium-density residential development in a green sustainable environment within the southeast quadrant of the DDOZ area. The approval of the requested increase in lot coverage and decrease in green area variances will enable the development to offer more diverse housing types, sizes, and densities in proximity to the Largo Metro Station, as envisioned in Plan Prince George's 2035 and the sector plan. Staff finds that approval of the requested variances will not substantially impair the intent, purpose, or integrity of the general plan or sector plan. This criterion has been met.

8. **2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment:** The site is within the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA), which modified the DDOZ established by the 2004 *Approved Sector Plan and Sectional Plan Amendment for Morgan Boulevard and Largo Town Center Metro Areas*. In addition, the sector plan placed the subject property and the entire sector area in the 2002 Prince George's County Approved General Plan's Developed Tier to ensure consistency between the transit oriented development-supportive 2002 General Plan visions for the Developed Tier and the Largo Town Center metropolitan center.

The purpose of the sector plan is "to ensure the creation of an urban, walkable, transit-oriented community at the Largo Town Center Metro Station. The development standards, polices and strategies contained in the plan are intended to make certain that future development within the sector plan maximizes transit ridership, revitalizes the area through economic development while maintaining its socioeconomic diversity, and adopts a sustainable development pattern." (pp. 7-8) The sector plan development vision "articulates vibrant and diverse neighborhoods, an efficient multimodal transportation system, sustainable and accessible environmental infrastructure, and pedestrian- and- bicycle-friendly urban design." (p. 8)

The subject site is located at the edge of the Largo Town Center in the area designated as the sector plan's southeast quadrant and is partially within the one-half mile radius from the metro station. The vision for the southeast quadrant is medium-density residential development with limited retail uses. In general, the DSP meets the objectives of the sector plan.

Development District Standards

Section 27-548.25(b) of the Zoning Ordinance requires that the Planning Board find that the site plan meets the applicable development district standards except where stated below. In general, the subject DSP meets the applicable development district standards. If the applicant intends to deviate from the development district standards, the Planning Board must find that the alternative development district standards will benefit the development and the development district and will not substantially impair implementation of the sector plan. In this application, several modifications of the approved development district standards have been requested.

Development District Amendments

Section 27-548.25(b) requires that the Planning Board find that the site plan meets the applicable development district standards. The development district standards are organized into three categories: public areas, site design, and building design. The DSP meets most of the applicable standards, with the exception of several development district standards for which the applicant has requested an amendment. The applicant has submitted a statement of justification

that provides explanations for the proposed alternative standards where an amendment to the development standards is requested. In order to allow the plan to deviate from the development district standards, the alternative development district standards must benefit the development and the development district, and not substantially impair implementation of the sector plan. The amendments to the applicable standards that the applicant has requested are discussed below.

a. **Urban Design Criteria *Frontage***

Southeast Quadrant

1. The percent of building frontage shall be 70-100 percent of the block length (or individual lot).

The applicant requests a modification to the DDOZ minimum frontage requirement of 70 percent (p. 138) because of the need to move the townhouse lots away from the entrance ramp to westbound Central Avenue (MD 214) to permit the construction of an acoustical sound barrier as part of the approval of Preliminary Plan 4-13028. The design revision reduces the project's building frontage percentage for the overall site to 52.8 percent. Staff supports the requested modification based on the practical inability of the proposed development to comply with the DDOZ standard under the above circumstances.

b. **Urban Design Criteria *Building Heights***

Southeast Quadrant

Buildings shall be at least four stories in height...

The applicant requests a one-story departure from the DDOZ minimum four-story building height requirement (p. 23) to permit the construction of three-story townhouses. The proposed multifamily residential buildings meet the minimum building height requirement for this site; however, the proposed three-story townhouses, with an *optional (emphasis added)* fourth-story loft, fail to meet the above standard. Staff has determined that the one-story departure for the townhouse units will not significantly impact the sector plan vision for this site and its immediate vicinity given the topographic challenges and the site's distance from the metro station.

c. **Street Design Criteria *Tree Zone***

Alleys/ Loading

2. Alleys serving single-family detached or attached residential areas shall be no wider than 30 feet measured building to building at the alley-street intersection.

The applicant requests a modification to the DDOZ requirement regarding alley width (p. 152) because of the need to provide wider separation between the townhouse units to allow tandem parking behind the rear-loaded garages. The applicant requests that a minimum of 58 feet between the townhouse units be permitted. Because the preliminary plan has established the pavement width of the alleys at 22 feet wide within 30-foot-wide parcels and the applicant is strongly adverse to a reduction in the number of parking spaces, staff allows that the requested modification will not significantly impact the

sector plan vision.

Streetscape Lighting

- 5. All street lights shall use full cut-off optics to direct their light downward to minimize or eliminate glare and light pollution.**

As noted earlier, the applicant is proposing a light fixture that is not in compliance with this standard, and no modification has been requested. A condition is included in the Recommendation section of this report for the applicant to provide the required fixture.

d. **Open Space Criteria *Open Space Types***

General

- 3. New open spaces should be designed with sustainable features (i.e. rainwater planters, bioswales, and porous pavement).**

The applicant asserts that the development site is grandfathered from DDOZ guidelines that recommend the use of environmental site design (ESD) features (page 153) due to prior stormwater management plan approvals. Because this is not a mandatory requirement, no amendment is necessary. It is noted that a combination of underground stormwater management and a bioretention facility are proposed for the site. Final stormwater management design details are being developed in coordination with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

e. **Architectural Design Criteria *Building Form***

Corner Elements (General)

- 1. Tower or other corner elements shall be used to terminate an important view or as a focal element.**
- 2. Corner elements may be either recessed or projected and either taller or shorter than the surrounding elevations.**
- 3. Corner elements shall be vertical in proportion with a minimum three-to-one ratio of height to width.**

The applicant had not initially requested an amendment for these standards, although staff found that the original architectural elevations for the multifamily buildings did not adequately respond to the standards. The applicant has submitted revised perspective illustrations with corner features that greatly enhance the corner perspectives. A condition is included in the Recommendation section of this report that requires the applicant to revise the architectural elevations so they reflect the new corner features on the illustrations labeled Types A, B, and C.

f. **Architectural Design Criteria *Building Materials and Elements***

Exterior Walls

- 1. Exterior walls visible from the public realm should be brick (brick veneer), stone, cast stone, pre-cast, glass, and/or metal components. Additionally, for buildings of four to six stories, cementitious siding or panels in a smooth or stucco finish or metal panels may be used at the fourth floor level and above where residential is the primary use. For building three to five stories, masonry or stone shall be the predominant building materials....Where cementitious siding or panels meet the foundation walls, a minimum 10 inch nominal trim board is required on all elevations.**

The proposed multifamily buildings are five stories in height (including podium). The proposed building materials and their composition, as shown in the revised perspective illustrations, are in compliance with this guideline. As noted earlier, a condition is included in the Recommendation section of this staff report to ensure that the final architectural elevations are in significant conformance to the perspective illustrations and in compliance with the guideline. The townhouse elevations are subject to a stricter standard, as the provision expressly prohibits building materials other than masonry or stone as the primary building materials. All townhouse front elevations with full vinyl siding façades are prohibited. A condition has been included in the Recommendation section of this staff report to ensure that any future proposed elevations are in compliance with this requirement. In addition, the applicant is recommended to provide a chart indicating the amount of brick provided on the proposed elevations with partial siding to ensure compliance with the development district standard.

Windows

- 3. Windows on residential units shall be operable.**

The applicant requests a modification to the DDOZ standards governing window types and materials (page 163) to permit the use of fixed windows at certain locations on both multifamily buildings (in conjunction with operable awnings at street level) and townhouses. The applicant also seeks a modification to allow the use of vinyl windows for the sake of energy efficiency. The sector plan vision (page 25) calls for a built environment that "...incorporates environmental sensitive design and stormwater practices that (1) minimize and manage stormwater at its source, thereby protecting local and regional watersheds from harmful runoff; and (2) counteract the "urban heat island effect through a reduction in heat-retaining impervious surfaces (i.e., building roofs, paved surface parking lots, and too-wide streets)...All new public buildings and most—if not all—privately built buildings are designed to qualify for Leadership in Energy and Environmental Design (LEED) certification..." Staff has determined that the environmental and operating cost benefits of attractively designed energy-efficient vinyl windows probably justifies the requested modification of the ban on the use of vinyl as a window material. Staff therefore supports the requested modification to the DDOZ ban on the use of vinyl windows.

Roofs

- 1. Roofs should preferably be flat (except on single-family residential units) or symmetrically pitched between a 6:12 and 14:12 slope and only in the configuration of gables and hips.**

The applicant requests a modification of the DDOZ standard for symmetrically-designed

townhouse roofs (page 163). Because this standard is actually a guideline, no modification is required.

Porches, Stoops and Bays

1. **...Porches shall be a minimum depth of eight feet. Stoops shall be a minimum of four feet. Bays shall be a minimum of three feet.**

The Largo Town Center Sector Plan encourages the use of porches, stoops, and bays to help define and articulate continuous building façades (page 163). Where these features are provided, they are required to conform to the above standards. No porches are proposed. Stoops, both uncovered and covered, are proposed on many of the townhouse elevations. They are four feet deep and do not require an amendment. The bays provided are only two feet deep and require an amendment. Because the sector plan will not be impaired by the approval of this amendment, it is supported.

3. **Bays on elevations fronting the public realm shall extend to the ground, extend to the retail cornice, or be structurally supported by brackets.**

The bay windows proposed on the townhouse elevations do not extend to the ground level and therefore require modification. Because the sector plan will not be impaired by the approval of the amendment, and because this standard is more applicable to the transit-oriented development core, it is supported.

Site Walls

Site walls (including screening, retaining, and accent walls) should use materials, patterns and colors consistent with the adjacent building(s) and if visible from the public realm (from streets or public open spaces) shall be brick, pre-cast, cast stone, or vegetated screen wall.

The applicant requests a modification of the DDOZ standard governing the use of various materials in the construction of site walls (page 162) to permit the use of alternative materials including PVC (polyvinyl chloride) in the construction of the acoustical sound wall surrounding the townhouse units. Staff finds the requested modification to be reasonable given the requirement of state and county laws for adequate noise mitigation on this portion of the site.

Railing, Fencing, and Gates

1. **Railings, fences and gates shall be metal. Metal materials shall be prefinished in a powder-coated color coordinated with adjacent materials, or painted a low-luster, dark neutral color.**

The applicant will be revising the architectural elevations to show all-metal balcony railings for the multifamily buildings. No amendment is required.

2. **Terminal posts (corners, openings, and ends) shall be wider and taller than other posts or panels.**

The applicant requests a modification to the DDOZ standard (page 164) to permit a safety fence without large terminal fence posts at the top of the site’s retaining walls. Staff has determined that a safety fence that is attractive and made of durable materials will not significantly impact the sector plan vision for this area. Therefore, staff supports the requested modification.

g. **Parking Design Criteria**

Surface Parking Lots and Structured Parking Garages

- 1. All surface parking lots or structured parking garages shall be accommodated mid-block or below grade and screened from the public realm. Structured parking should be located internal to blocks or below grade.**

The proposed podium parking for the multifamily buildings does not strictly comply with this standard; therefore, the applicant is requesting a modification of the standard to allow the design of the ground-level podium parking as presented in the architectural elevations. The parking garage is designed to be screened from public view, as the structures are enclosed by ground-level masonry façade walls punctuated with ventilation openings covered with architectural grilles that visually screen parked vehicles from public view. For these reasons the requested amendment is supported.

- 4. In instances where surface parking lots front a street...the parking shall be set back a minimum of 40 feet from the BTL. Landscaping, screening, and buffering of surface parking lots shall conform to the Landscape Manual requirements.**

The applicant requests a modification of the DDOZ standard that requires a minimum 40-foot setback of parking from the build-to line (page 165) to permit a setback of 10 to 15 feet for the surface parking that serves the townhouse units. Given the physical and environmental constraints of the townhouse development portion of the site, staff finds the requested modification to be reasonable and not likely to significantly impact the sector plan vision. Therefore, staff supports the applicant’s request.

The applicant has provided landscaping and screening of the surface parking areas in conformance with Section 4.2 of the 2010 *Prince George’s County Landscape Manual* requirements.

Parking Space Requirements by Use

Table 16: Parking Space Requirement

Townhouse:	Min. 2.00 spaces/dwelling unit Max. 3.00 spaces /dwelling unit
Multifamily:	Min. 1.25 spaces/dwelling unit Max. 2.00 spaces/dwelling unit

The parking requirements of the site design section of the sector plan establish minimum and maximum numbers of off-street parking spaces for developments in the DDOZ. The aggregate number of parking spaces provided for the overall proposed development is

756; however, the numbers for the individual residential uses do not strictly comply with the parking requirements of the development district standards. The multifamily portion of the application proposes a parking structure surface parking, and on-street street parking, for a total of 477 parking spaces, which exceeds the minimum number of 440 parking spaces required but does not exceed the maximum allowed. In the townhouse section, a total of 279 parking spaces are proposed, including 21 off-street spaces in addition to driveway and garage spaces, which exceeds the maximum allowed of 252 spaces.

The applicant requests a modification of the DDOZ maximum parking ratio of three spaces per townhouse dwelling unit to permit the construction of an additional 27 surface parking spaces to serve the proposed townhouse development. If the requested modification is granted, the 252 parking spaces permitted under the DDOZ standards would increase to 279 spaces. Staff has determined that the requested modification would not significantly impact the sector plan's vision for the site due to the proximity of the metro station. Staff therefore supports the requested amendment.

On the DDOZ Development Standards Compliance Sheet (1-A), the applicant should re-number the standards so they correctly correspond to the parking design standards in the sector plan. The compliance sheet should accurately reflect the amendment required and requested.

h. **Signage Design Criteria**

Freestanding and Monument Signs

2. **A maximum of one freestanding sign monument sign shall be permitted for each residential development exceeding 200 dwelling units.**
3. **Freestanding and monument signs shall not exceed six feet in height, and the maximum area of any single freestanding or monument sign shall not exceed 50 square feet. Freestanding and monument signs shall be constructed of durable, high-quality materials such as, but not limited to, decorative masonry, wrought iron, or weatherized decorative metals.**

The applicant requests a modification to these DDOZ standards (pp. 173–174) for the number of signs permitted, sign height, and sign area, to allow a total of two monument signs for the development with one sign exceeding the allowable height and sign area. One sign is proposed to be located within the median of Road A, the site's vehicular entrance off of Largo Center Drive. The sign is constructed of masonry and other high-quality materials, and is in compliance with the above standards. The second sign is incorporated into the concrete face of a brick terrace retaining wall adjacent to Building A, located at the southeast corner of the Harry S. Truman Drive and Largo Center Drive intersection. The combination wall/sign is designed to support the elevated terrace area behind the wall adjacent to Building A. The nine-foot height of the retaining wall is a structural design element that is independent of the sign. The total area of the concrete sign face is approximately 61 square feet, which is not a significant deviation from the standard, and its design is unobtrusive. This sign is also proposed to be constructed of masonry and other high-quality materials. Staff finds the modifications to permit a second sign that also exceeds the height and sign area standards are justified based on the second sign's strategic location, its larger function as a retaining wall, and

that the overall sign area is not excessive and is in proportion to the design of the wall. Details for the two monument signs shall include all of the dimensions, and all of the materials shall be identified. Revised color elevations for the combination wall/sign shall be provided.

9. **Preliminary Plan of Subdivision 4-13028:** Preliminary Plan of Subdivision 4-13028 was approved by the Planning Board on September 11, 2014 and adopted on October 28, 2013 (PGCPB Resolution No. 14-98). A reconsideration was approved by the Planning Board on March 19, 2015 for the addition of eight townhouse lots, for a total of 84 townhouse lots and 350 multifamily units (PGCPB Resolution No. 14-98(A), with 25 conditions. Several variances and variations were also approved. Another reconsideration request limited to the addition of two multifamily dwelling units is scheduled to be heard by the Planning Board on April 2, 2015, prior to the date this report was written. If approved, the development will include a total of 352 multifamily dwelling units and 84 townhouse lots on 24 parcels, as proposed in the DSP application. The DSP will be required to be consistent with the certified preliminary plan.

The following are the conditions of approval applicable to the DSP.

4. **At the time of final plat, the applicant shall grant a ten-foot-wide public utility easement (PUE) along the public right-of-way of Largo Center Drive and along Harry S. Truman Drive, not including Pod 2. The PUEs along all private rights-of-way and alleys shall be as reflected on the approved detailed site plan consistent with the preliminary plan of subdivision.**

Comment: The Planning Board approved a variation from the standard public utility easements (PUEs). The PUEs reflected on the DSP are not in strict conformance with the preliminary plan. A condition in the Recommendation section of this report is included to address this requirement.

10. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment*, and the required findings of Section 24.124.01 of the Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following as part of the restriping/ reconstruction of Largo Center Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and the Prince George's County Department of Public Works and Transportation (DPW&T):**

- a. **Two 12-foot travel lanes.**
- b. **Two five-foot bike lanes.**
- c. **Two eight-foot parking lanes.**
- d. **Two crosswalks with ADA (Americans with Disabilities Act) ramps.**
- e. **Milling and repaving of Largo Center Drive.**
- f. **Standard sidewalk construction along the north side of Largo Center Drive from the easternmost crosswalk to the existing sidewalk to the north.**

- g. For the reconstruction of Largo Center Drive, all improvements to the property's immediate frontage and the half-section of road abutting that frontage counts as on-site improvements. All other improvements count as off-site.**
- h. If it is determined that a concrete median is not required by DPW&T, raised pedestrian refuges shall be provided within the striped median at each crosswalk.**

Comment: This condition includes both on- and off-site improvements along Largo Center Drive. The on-site improvements reflected by the submitted site plan appear to be consistent with the prior approval. The off-site improvements are beyond the scope of the DSP and will be enforced by the Prince George's County Department of Public Works and Transportation (DPW&T) and/or DPIE as part of the road improvements.

- 11. The detailed site plan for multifamily dwellings shall include bicycle rack(s) accommodating a minimum of 15 bicycle parking spaces at Building A (Parcel 1) and a minimum of five bicycle parking spaces at Buildings B (Parcel 2), C (Parcel 3), and D (Parcel 4).**

Comment: The location and type of bicycle racks do not appear to be shown on the DSP or landscape plans. However, the DSP coversheet indicates that 116 bicycle storage spaces within the garage will be provided at Building A, 12 outdoor spaces are provided at Buildings B-1 and B-2, and 96 storage spaces within the garage and six outdoor spaces are at Building C. Bicycle storage does not count toward required bicycle parking. The Building Inset Sheet (DSP Sheet 10) should be revised to include the location of the bicycle racks provided at each building (Buildings A, B-1, B-2, and C) in accordance with the development district standard and include a detail for the type of rack(s) proposed.

- 12. Total Development on this property shall be limited to uses which generate no more than 241 AM and 279 PM peak hour trips. Any development [sic] generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

Comment: The proposed development is within the established trip cap.

- 13. Prior to issuance of any building permits within the subject property, the following improvements shall (a) have full financial assurances; (b) have been permitted for construction through the operating agency's permitting process; and (c) have an agreed-upon timetable for construction with the operating agency: the reconstruction of Largo Center Drive within the dedicated 80 foot right-of-way to include: two 12-foot travel lanes, one in each direction; a 16-foot raised concrete median with left-turn lanes at intersections and pedestrian refuge islands at designated pedestrian crossings; two five-foot on-road bike lanes; and on-street parking on both sides of the street, unless modified in any way by Department of Permitting, Inspections and Enforcement (DPIE) and/or the Department of Public Works and Transportation (DPW&T).**

Comment: This condition will be will be evaluated at the time of building permit issuance.

- 14. Prior to issuance of any building permits within the subject property, the applicant shall provide the following improvements the provision of wide crosswalks along Largo Center Drive on both sides of the main access driveway and raised concrete pedestrian refuge islands in the middle of Largo Center, and the provision of a new pedestrian crosswalk along Largo Center Drive south of the on- ramp to eastbound Central Avenue (MD 214), and extension of sidewalk on both approaches to this crossing and along the south side of Largo Center Drive to connect with existing sidewalks unless modified in any way by Department of Permitting, Inspections and Enforcement (DPIE) and/or the Department of Public Works and Transportation (DPW&T).**

Comment: This condition relates to the pedestrian crossings along Largo Center Drive, as well as the off-site sidewalk construction on the north side of the road. The two pedestrian crossings appear to be shown on the DSP consistent with this condition. The off-site sidewalk is beyond the scope of the DSP and will be enforced by DPW&T/DPIE as part of the road improvements.

- 15. The final plat shall reflect the denial of access as reflected on the approved preliminary plan of subdivision which is consistent with the record plat (Plat Book VJ 188, page 22).**

Comment: Prior to certificate approval of the DSP, this condition will be reflected on the plan.

- 19. Prior to signature approval of the detailed site plan, the applicant shall submit a stormwater management conceptual plan approved by DPIE that incorporates the stream restriction design conceptually approved with the Preliminary Plan of Subdivision.**

Comment: A stream restoration plan was submitted with the preliminary plan reconsideration for the addition of eight townhouse lots. This stream restoration plan is being reviewed by DPIE separate from the previously approved concept plan. This stream restoration concept plan must be submitted to the Environmental Planning Section prior to certification of the DSP so that the limits of disturbance and all stream restoration techniques and impacts can be evaluated and appropriately reflected on the Type 2 tree conservation plan (TCP2). A condition has been included in the Recommendation section of this report requiring that, prior to certification of the DSP, the TCP2 shall be revised to show all of the stream restoration techniques and impacts in accordance with a stream restoration stormwater management concept plan approved by DPIE.

- 22. Prior to signature approval of the PPS, a Phase II noise report shall be filed which evaluates a continuous wall along the entire E-1 facility (MD 214 and its ramp) on a ten-foot-wide parcel for maintenance, outside of any public utility easements, with a location appropriate for landscaping. The wall shall provide mitigation for all outdoor activity areas to be below 65 dBA Ldn.**

Comment: The preliminary plan had not been certified at the time this report was written. A Phase II noise report dated March 9, 2015, prepared by Phoenix Noise & Vibration LLC, was submitted with the subject DSP. An addendum to the Phase II report dated March 27, 2015, also prepared by Phoenix Noise & Vibration LLC, was submitted on March 27, 2015.

A continuous noise wall along Central Avenue (MD 214) and its ramp was evaluated in the report. The noise wall considered in the report is proposed to be between 10 and 15 feet high. A detail for the proposed wall material is shown on Sheet 9 of the DSP. Portions of this wall are

shown within an area designated as a PUE on the plans; however, no PUE is being required along the ramp. As a result of this portion of the PUE being eliminated, there will be no conflict between the PUE and the wall in this location. The PUE delineation should be removed from the plan in that location.

The addendum report includes a cross section at the location where the on-ramp connects to MD 214. This cross section shows the elevations of MD 214, the on-ramp, and the proposed townhomes. The cross section demonstrates that noise mitigation at ground level will be achieved; however, it appears that noise will cross over the wall and negatively affect the second floor level of the townhomes. The original Phase II noise report included a building shell analysis outlining the sound transmission class ratings that will be needed for the various building materials in order to mitigate indoor noise levels to the required 45 dBA Ldn levels. Demonstration of the required enhanced building materials will be required at the time of permit. A condition has been included in the Recommendation section of this report to address this.

- 23. Prior to approval of building permits for residential buildings located within the unmitigated 65 dBA Ldn noise contour, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures have been designed to reduce interior noise levels to 45 dBA Ldn or less.**

Comment: This condition must be met at the time of permit; however, the Phase II noise report as submitted provides an evaluation of the Ryan Homes standard building materials for their Hepburn and Strauss townhouse models. The report includes a table outlining required enhanced building materials, and their associated sound transmission class ratings, which will be needed to mitigate the interior noise levels to the required 45 dBA Ldn level. A certification is required to be submitted with each building permit.

- 24. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised to show the unmitigated and the mitigated 65 dBA Ldn noise contours, as well as the proposed mitigation measures, based on the Addendum to Noise Report #140606 dated August 4, 2014.**

Comment: The preliminary plan had not been certified at the time this report was written, and the TCP2 submitted with the DSP does not meet this condition. A condition is included in the Recommendation section of this report requiring that, prior to certification of the DSP, the TCP2 shall be revised to show the unmitigated and mitigated 65 dBA Ldn noise contours, as well as the proposed mitigation measures based on the Addendum to Noise Report #140606 dated August 4, 2014, the Phase II noise report dated March 9, 2015, and the addendum to the Phase II noise report dated March 27, 2015.

- 25. At the time of detailed site plan, a trail connection shall be considered from the end of Road B to the easternmost proposed crosswalk of Largo Center. If such trail connection can be accommodated it may be conditioned at that time.**

Comment: The plans as submitted do not contemplate this condition; however, because the PMA was approved to be significantly impacted as part of the preliminary plan approval, for purposes of stream restoration, slope stability, and invasive species removal, the placement of a trail crossing in order to provide pedestrian connectivity between the two pods of development separated by the stream should be provided. The Largo Town Center Sector Plan identifies and recommends a number of transit- and pedestrian-friendly measures to be considered in reviewing

site plans. Due to its unique location and because pedestrian access to the long and narrow site is limited to two locations along Largo Center Drive, the applicant should provide additional convenient, direct, and safe on-site pedestrian connections between the proposed mix of residential uses and to off-site amenities and shopping. To complement the proposed network of on-site pedestrian sidewalks, the applicant should provide an elevated boardwalk connection over Parcel H from the proposed sidewalk on Road B to the proposed sidewalk along the northern limits of Parcel F (see Staff Exhibit A). This would provide a direct, convenient, and pleasant pedestrian and bike connection between the residential uses and from Largo Center Drive to the proposed townhouse development, rather than force pedestrians to take a longer more circuitous route along the private roads. A condition is included in the Recommendation section of this report to address this issue.

10. **2010 Prince George’s County Landscape Manual:** Section 27-548.23(d), Development District Standards, of the Zoning Ordinance specifies that landscaping, screening, and buffering of development for applications within the development district are subject to the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) standards. The DDOZ does not exempt the application from any of the applicable sections of the Landscape Manual although, for the multifamily units, the build-to line specified in the DDOZ standards exempts the landscaping requirements of Section 4.2, Requirements for Landscape Strips along Streets. The site is subject to the following sections of the Landscape Manual: Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.4, Screening Requirements; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private Streets. The applicant has provided the required schedules and has generally indicated conformance with the applicable Landscape Manual requirements.
- a. **Section 4.1(2), Residential Requirements, Townhouses, etc.**—In general, the residential requirements require a certain number of plants be provided for residential lots depending on their size and type. Section 4.1(2) applies to the townhouse portion of the proposed development. The site plan is in conformance with these requirements.
 - b. **Section 4.1(4), Residential Requirements, Multifamily**—Applies to the multifamily portion of the development. The site plan is in conformance with these requirements.
 - c. **Sections 4.3(c)(1) and 4.3(c)(2), Parking Lot Interior Planting Requirements**—Specifies that within 30 feet of a roadway, landscaping be provided along the perimeter of the parking lot and requires parking lots proposed parking lots larger than 7,000 square feet to provide planting islands throughout the parking lot to reduce the impervious area. When planting islands are planted with shade trees, the heat island effect created by large expanses of pavement may be minimized. The DSP identifies three such parking areas over 7,000 square feet in size; all are landscaped in conformance with this Section. The plans should be adjusted to provide additional landscaping along the perimeter of parking lots within 30 feet of either Central Avenue or Largo Center Drive.
 - d. **Section 4.4, Screening Requirements**—Requires that all dumpsters and loading spaces be screened from all public roads and adjacent properties. The proposed trash facilities for the multifamily use will be internal to the individual buildings and, therefore, will not be visible from public view. No outdoor trash facilities are proposed for the townhouses. The loading space as proposed will not be adequately screened by the row of oak trees along the frontage of Central Avenue (MD 214). Evergreen trees or a wall or fence

should replace three of the oak trees. A condition is included in the Recommendation section of this report addressing this issue.

- e. **Section 4.6, Buffering Residential Development from Streets**—Requires a minimum bufferyard and planted landscape yard be provided when the rear yards of single-family attached dwellings are oriented toward a street. The applicant was required to show that the necessary bufferyard could be accommodated at the time of preliminary plan to ensure that the required 50-foot-wide buffer could be provided. The required 50-foot-wide bufferyard is shown on the DSP. A portion of the noise wall is currently shown in the PUE. Because this portion of the PUE was eliminated in the preliminary plan, it should be deleted. The cross-section provided by the applicant on Sheet 8 of the Landscape Plan should be revised to indicate the distances between the roadway and the noise wall, and the noise wall and the townhouse buildings, to ensure that adequate area is provided for maintenance of the wall and adequate space is provided between the noise wall and townhouses for mature tree canopy. In regard to the multifamily development, Section 4.6(c)(1)(B) requires a 75-foot-wide buffer along an expressway (MD 214), however, the sector plan clearly encourages structures to be located at the build-to-line. Therefore, staff is of the opinion that the sector plan overrides the Landscape Manual in this instance.
 - f. **Section 4.9, Sustainable Landscaping Requirements**—Requires that a percentage of the proposed plant materials be native species, along with other sustainable practices. The submitted landscape plan provides the required schedule and shows the requirements of this Section being met.
 - g. **Section 4.10 Street Trees along Private Streets**—Requires the planting of street trees and provides planting specifications. The landscape plan is in general conformance with this requirement.
11. **Prince George’s County Tree Canopy Coverage Ordinance:** The property is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Ordinance. The requirement for the subject property (Parcels 1–4, Block B) is ten percent of the gross tract area, or 18.01 acres, based on the M-U-I zoning. The landscape plan shows the requirement of 78,452 square feet of tree canopy coverage being met by 83,400 square feet of proposed shade and evergreen trees.
12. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland.

A Type 2 Tree Conservation Plan (TCP2-003-15) was submitted with the DSP application. The woodland conservation threshold for this 18.01-acre property is 15 percent of the net tract area, or 2.70 acres. The total woodland conservation requirement, based on the amount of clearing proposed, as shown on the plan is 5.78 acres; however, based on staff’s calculations, the requirement should be 7.11 acres. The woodland conservation requirement is proposed to be satisfied with a combination of on-site re/afforestation and off-site credits.

The plan requires technical revisions to be in conformance with the WCO. The woodland conservation worksheet should be updated to the most current worksheet, labeled with the appropriate project name, updated to reflect accurate calculations, and be signed by the qualified professional who prepared it.

The plan has been signed by an individual as a registered landscape architect (RLA); however, the RLA seal has not been provided on the plan. If the individual signing the plan is a RLA or a registered forester, the professional seal should be provided along with the signature. If the individual is signing under the Department of Natural Resources provision, the Code of Maryland Regulations (COMAR) reference must be provided along with the signature.

The most current TCP2 approval block must be added to the plan and filled-in with the appropriate information, including the assigned plan number with an Arabic number (TCP2-003-15) and the associated plan number (DSP-14008). The specimen tree table must be revised to include a column for the proposed disposition of the trees (to remain vs. to be removed). The stream line and the PMA line on the plan are difficult to see. These features must be revised to be darker and more distinct on the plan. The area hatched to be reforested is also an area of invasive species management and stream restoration. The label for this area must be revised to reflect all three designations.

Temporary tree protection fence and signs have been shown to surround the proposed reforestation area. Because this area will be entirely cleared, the use of temporary tree protection fence is not necessary; however, permanent fencing such as the split-rail fence shown on the detail sheet must be provided along all of the vulnerable planting edges. These edges should also include the standard reforestation signs at a spacing of 50 feet. There is a small area of what appears to be preservation not counted toward the woodland conservation requirement along the northwestern portion of the site, associated with the small wetland area that is proposed to be preserved. The clearing edge in this area should have temporary tree protection fence and preservation signs. The area must be labeled on the plan as “preservation not counted” and accounted for in the worksheet.

The reforestation table, the woodland conservation summary table, the woodland conservation worksheet, and the reforestation/woodland preservation not counted plan labels must consistently reference the same respective acreage.

The detail sheet must be revised to remove the specimen tree preservation sign because no specimen trees are proposed to be preserved on this site. The following standard details must be added to the plan in accordance with the Environmental Technical Manual: preservation sign (det-1), tree pruning (det-11), planting and maintenance (det-13), container/ball and burlap techniques (det-14), and seedling and whip techniques (det-16).

The TCP2 Note No. 8 references the source of the noise contours as shown on the plan from the Phoenix Noise & Vibration, LLC addendum to report number 140606, dated June 24, 2014; however, the noise contours shown on the plan do not appear to match the report. All of the mitigated and unmitigated 65 dBA Ldn noise contours and associated mitigation mechanisms must be shown on the TCP2 as discussed in other sections of this memorandum. The line-type for the noise wall must be revised in the legend and on the plan to be distinct from all other symbols shown on the plan. The noise contours should be added to the legend.

The TCP has not been phased; the note regarding phased development shown on the detail sheet must be removed. The duplicate note regarding protection of reforestation areas by individual homeowners must be removed from the detail sheet. The following note must be added to the end of the invasive species management plan notes: “Best Management Practices for Control of Non-Native Invasives document prepared by the Park Planning and Stewardship Division of the Montgomery County Department of Parks shall be followed.” The following note should be added to the end of the standard four-year management plan notes: “Site conformance to the

Invasive Species Management Plan shall be included in each Annual site evaluation.”

Tree conservation plan applications are required to meet all of the requirements of Subtitle 25, Division 2, Section 25-122(b)(1)(G), which includes the preservation of specimen trees. Every effort should be made to preserve the trees in place, considering the different species’ ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the Environmental Technical Manual for guidance on each species’ ability to tolerate root zone disturbances).

The recommended conditions of the Environmental Planning Section are included in the Recommendation section of this report.

13. **Referral Comments:** The subject application was referred to the appropriate agencies and divisions. The referral comments are summarized as follows:

- a. **Community Planning Division**—In a memorandum dated March 19, 2015, the Community Planning Division noted that the application is consistent with the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035) policies that mandate higher intensity residential and mixed-use development within designated regional transit districts such as the Largo Town Center. Because the subject property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area, the categories for height, noise, and safety should be noted on the DSP, although the categories do not impact the subject development.

The Community Planning Division responded to and supported the following proposed amendments from the DDOZ standards requested by the applicant: Building Frontage; Building Height; Alley Loading; Open Space; Window Types; Site Walls (for the noise wall only); Railings, Fences, and Gates; Surface Parking; and Parking Spaces (for townhouses only). They note that the standard for roofs (p. 163) is a guideline, not a standard and, therefore, an amendment to this standard is not required.

Community Planning Recommended Conditions

- (1) Require the applicant to design every townhouse unit to permit the addition of a fourth-floor loft space that would contain a minimum of 40 percent of the gross floor area of the story beneath the loft addition, with provisions for all utility hookups, including high-speed information/telecommunications technology. In addition, require that the fourth-floor loft option be offered for every townhouse unit sold.

Comment: This condition has not been included in the Recommendation section of this report since there is no way to enforce it.

- (2) Ensure that the proposed vinyl windows are certified for energy efficiency and that they visually complement the façades of the multifamily buildings and townhouse units.

Comment: A condition is included in the Recommendation section of this report stating that a note shall be placed on the DSP stating that the vinyl windows have been certified for energy efficiency.

- b. **Subdivision Review Section**—In a memorandum dated March 30, 2015, the Subdivision Section provided background on the approval history of the site and an analysis of the site plan’s conformance with Preliminary Plan of Subdivision 4-13028.

The subject property is located on Tax Map 67, in Grid E-3, and is known as Parcels 1–4, Block B, recorded in the Prince George’s County Land Records in Plat Book VJ 188-22 (October 29, 1999), pursuant to the approval of Preliminary Plan of Subdivision 4-88195 (PGCPB Resolution No. 88-558). That preliminary plan approval was for the development of 174.43 acres of land, which included this 18.01-acre property. This site was previously approved for a 300-room hotel and 360,000 square feet of office.

Subsequent to that approval, the property was rezoned from the Major Activity Center (M-A-C) Zone to the Mixed Use–Infill (M-U-I) Zone and placed within a Development District Overlay (D-D-O) Zone. This property is along the most southeastern boundary of the Largo Town Center Development District, at a highly visible location that represents an edge of the Largo Town Center D-D-O Zone for the Largo Metro Station.

Preliminary Plan of Subdivision 4-13028 was approved by the Planning Board on September 11, 2014 and the resolution (PGCPB No. 14-98) was adopted on October 28, 2013 with 28 conditions for 350 multifamily units and 76 townhouse units. In addition, the applicant obtained approval of several variances and variations. On March 19, 2015, the Planning Board approved a reconsideration and approved the addition of eight townhouse lots, for a total of 84 townhouse lots (PGCPB Resolution No. 14-98(A), subject to 25 conditions.

The Planning Board, in the approval of the preliminary plan (PGCPB Resolution No. 14-98(A)), approved the following:

Variances to:

- a. **Section 27-442(b), Table VII, Density (TH)**
- b. **Section 27-442(b), Table I, Minimum Lot Size (TH)**
- c. **Section 27-433(d)(2), Building Width of End Units (TH)**
- d. **Section 27-433(d)(3), Building Width of Dwellings (TH)**
- e. **Section 27-433(e)(1)(B), Width of Private Streets (TH)**
- f. **Section 25-122(b)(1)(G), Specimen Tree Removal, and**

Variations to:

- a. **Section 24-128(b)(12), Public utility easement (private streets)**
- b. **Section 24-122, Public utility easement (public streets)**
- c. **Section 24-121(a)(4), Lot depth**

A Planning Board hearing for a reconsideration of a minor adjustment to the density and land area variance is scheduled for April 2, 2015. If approved, the development will include a total of 352 multifamily dwelling units and 84 townhouse lots on 24 parcels.

The bearings and distances on the DSP must be consistent with the record plats or grading and building permits will be placed on hold until they are corrected. The DSP is in substantial conformance with the preliminary plan. There are no other subdivision issues.

Subdivision Recommended Condition:

1. Prior to certificate approval of the DSP, the preliminary plan and TCP1 shall be signature approved. The DSP shall reflect the appropriate adjustments to the parcel configuration, and general notes regarding density and variance and variances approved by the Planning Board with the preliminary plan.
- c. **Environmental Planning Section**—In a memorandum dated March 30, 2015, the Environmental Planning Section offered a summary of the environmental site description and provided an analysis of the Type 2 tree conservation plan (TCP2) for conformance with various environmental requirements.

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George’s County Code that came into effect on September 1, 2010 because the application has a previously approved Preliminary Plan of Subdivision, 4-13028, subject to the current regulations.

Site Description

The site is located on the northwest corner of Landover Road (MD 202) and Central Avenue (MD 214). The property is zoned M-U-I and contains 18.01 acres. The property is comprised of four parcels: Parcels 1, 2, 3, and 4, Block B. The site is currently unimproved. According to mapping research and as documented on the approved natural resources inventory (NRI), a stream, stream buffers, wetlands, wetland buffers, and steep slopes are found to occur on this property and comprise the primary management area (PMA). The site is located within the Western Branch drainage basin. The predominant soils found to occur according to the US Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), include the Beltsville, Croom-Marr, and Downer-Hamonton complexes. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property. No forest interior dwelling species is mapped on-site. The site has frontage on Largo Center Drive, a master-planned collector roadway that is not regulated for noise. The site fronts on Harry S. Truman Drive, a master-planned arterial roadway, which is regulated for noise. The site also fronts on Central Avenue (MD 214), and the on-ramp from Largo Center Drive onto Central Avenue; both designated as master-planned expressways, which are regulated for noise. The site is also in close proximity to Largo Road (MD 202), a master plan designated expressway. The site is located within the Employment Areas of the Growth Policy Map and Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by Plan Prince George’s 2035. According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site is not mapped within the network.

An approved Natural Resources Inventory (NRI-041-12-01), which was approved on January 14, 2015, was submitted with the review package. A stream, stream buffer, wetlands, wetland buffers, and steep slopes are found to occur on this property and comprise PMA. There is no regulated floodplain on-site. No revisions are required for conformance to the NRI.

- d. **Transportation Planning Section**—In a memorandum dated March 30, 2015, the Transportation Planning Section offered the following summarized comments:

The subject site is located in the northwest quadrant of the Largo Road (MD 202) and Central Avenue (MD 214) interchange, and for the most part it is bounded by the on-ramp to westbound MD 214. Due to its unique location, the access to the site is limited to only one vehicular access driveway from Largo Center Drive, directly opposite of the entrance driveway serving the existing apartment complex.

The 2013 Largo Town Center Sector Plan identifies and recommends a number of transit- and pedestrian-friendly measures to be considered in reviewing any future site plans. Due to its unique location and since access to the unusually long and narrow site is limited to one location along Largo Center Drive, the applicant should provide convenient, direct, and safe on-site pedestrian connections between the proposed mix of residential uses. To complement the proposed network of on-site pedestrian sidewalks, it is recommended that the applicant provide an elevated walkway connection over Parcel H from the proposed sidewalk on Road B to the proposed sidewalk along the northern limits of Parcel F. This would provide a direct, convenient, and pleasant pedestrian and bike connection from Largo Center Drive to the proposed townhouse development, in addition to the long and circuitous street proposed along the southern boundary.

Based on the preceding findings, the Transportation Planning Section concludes that the proposed DSP as submitted is in conformance with all of the applicable development standards and guidelines, provided that the submitted plan is revised prior to signature approval to include the provision of an elevated boardwalk connection over Parcel H, from the proposed sidewalk adjacent to Lot 1, Block C, extending to a five-foot-wide sidewalk along the side of Lots 6 and 5, Block B, to meet with the proposed six-foot-wide sidewalk north of Parcel F, which extends to Largo Center Drive (see Staff's Exhibit A).

- e. **Historic Preservation**—In a memorandum dated February 20, 2015, the Historic Preservation Section provided the following comments:

The applicant submitted a Phase I archeology work plan on July 17, 2014. Historic Preservation staff approved the work plan on the same date and work commenced on the site on July 18, 2014. A small excavator was used to clear brush from an area that possibly contained a burial ground noted in historic deed records. The excavator was then used to clear some of the topsoil from the area to identify any grave shafts that might be present. A concrete wall was noted on the north side of the cleared area that was initially found to extend at least 20 feet. After additional brush clearing, the wall was found to extend 95 feet east/west. A wooden post that supported a wire fence was found at the northeast corner. A second wooden post was found to the south of the first. After a thorough search of the formerly fenced area for grave shafts, none were identified. The small knoll appears to have been used as a garden area or stock pen and not as a burial ground. No additional archeological investigations are necessary on The Crescents at Largo Town Center property; therefore, no historic preservation conditions are required.

- f. **Trails**—In a memorandum dated March 17, 2015, the trails coordinator provided the following summarized comments:

The following DSP was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master plan in order to provide the master plan trails.

The Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The subject application includes a variety of proposed facilities for pedestrians and bicyclists on-site, including the site's frontage of Largo Center Drive. Sidewalks appear to be reflected at all appropriate locations, with sidewalks provided along the entire frontage of Largo Center Drive and on both sides of most internal roads, consistent with the Complete Streets policies of the MPOT. The Transportation Planning Section agrees with the applicant that a sidewalk is not needed along the south side of the spine road (Road B), as this side includes no proposed development and immediately abuts the Central Avenue (MD 214) right-of-way. Also, sidewalks are not shown along the private alleys, which are intended for vehicular access to the rear-loaded townhouses and are not intended as pedestrian routes. However, the sidewalk network as proposed is comprehensive, provides access throughout the development, and connects the residential units with the public right-of-way along Largo Center Drive. Wider sidewalks are provided along the roads accessing the multifamily units. One additional sidewalk connection is recommended for a sidewalk along the entire north side of Private Road C. This sidewalk will provide a slightly more direct route to Largo Center Drive for the residents in the northern portion of the site.

The applicant proposes road improvements and complete street modifications to Largo Center Drive. This road configuration was approved as part of the preliminary plan (see Condition 11). Lane reduction, wider sidewalks, designated pedestrian crossings, and bike lanes are being proposed both along the frontage of the subject site and along the opposite side of the road, which is considered to be an "off-site" improvement per Prince George's County Council Bill CB-2-2012. In summary, the on-site facilities being provided include:

- (1) Standard sidewalks along both sides of the main roads within the townhouse portion of the development.
- (2) Sidewalks between blocks of townhouse units and areas of open space in several locations.
- (3) A sidewalk along the north side of the spine road (Road B).

- (4) Six-foot-wide sidewalks are provided along the road frontages near the multifamily units.
- (5) The site's frontage of Largo Center Drive is being improved with an eight-foot-wide sidewalk and designated bike lanes. This will widen the existing standard sidewalk along the frontage of the subject site.
- (6) On-street parking will be provided along the south side of Largo Center Drive. Although not normally thought of as a complete street treatment, the on-street parking provided will improve the pedestrian environment by further calming through-traffic along the road and buffering pedestrians from the travel lanes and passing motor vehicles.
- (7) Two additional pedestrian crossings of Largo Center Drive are reflected on the submitted plans and each includes a curb bump-out along the frontage of the subject site to calm traffic and shorten the crossing distances for pedestrians.

The feasibility of a sidewalk connection from the western end of Road B to Largo Center Drive was explored at the time of preliminary plan. This sidewalk would provide a more direct pedestrian link from the townhouses to the north with the main sidewalk along Largo Center Drive. However, this connection appears to not be feasible due to the existing wetlands just to the south of the townhouses. Also, the portion of Largo Center Drive that abuts the townhouses serves as the on-ramp to MD 214, and the Maryland State Highway Administration prohibits pedestrian access on these types of facilities.

Comment: Upon further review at the time of DSP, it was determined that a boardwalk connection is feasible that will better connect the northern portion of the site with the southern portion. A conceptual location is indicated on the graphic attached to the transportation referral (Staff Exhibit A). This connection will also better link the townhouses in the northern portion of the property with the surrounding sidewalk network and make it feasible and convenient for the future residents of the townhouses to safely walk to other portions of the development, to the nearby park and shopping facilities, and to Metro.

The conditions of approval of Preliminary Plan 4-13028 for both on- and off-site pedestrian facilities are still in effect, and the on-site improvements shown on the submitted site plan are consistent with these conditions. The provision of bicycle parking as distinguished from storage should be clarified.

Trails Conditions

- (1) Prior to signature approval, revise the site plans to include a minimum of 15 bicycle parking spaces for Building A, and a minimum of five bicycle parking spaces at Building B-1 (Parcel 2), Building B-2 (Parcel 3), and Building C (Parcel 4). The location of these racks shall be indicated on the Building Inset Sheet, with a detail included for the type of rack(s) proposed.
- (2) Provide a sidewalk along the entire north side of Private Road C (Parcel E-1).

g. **Permit Review Section**—In a memorandum dated March 13, 2015, the Permit Review Section provided comments on the site plan regarding various technical revisions, loading

standards, and signage. The suggested revisions have either been addressed by the applicant, or incorporated into the Recommendation section of this report as conditions of approval.

- h. **Prince George's County Department of Parks and Recreation (DPR)**—DPR had no comment on the DSP since only private recreational facilities are proposed.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 30, 2015, DPIE provided standard comments regarding right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, storm drainage facilities and systems, traffic impact, and soil investigation.

In addition, DPIE found that the DPS is consistent with approved Stormwater Management Concept Plan 39406-2005-02, dated March 25, 2015.

- j. **Prince George's County Health Department**—In a memorandum dated March 20, 2015, the Health Department had the following comments and recommendation:

- (1) A quality transit system is an essential element to creating a healthier community. It encourages riders to walk as a part of their daily routine and is critical to reducing an individual's risk for heart disease, obesity, stroke, and diabetes. It also minimizes the number of automobile accidents that occur and it facilitates cleaner air by reducing air pollution. In addition, transit reduces isolation by creating access to grocery stores, medical services, employment, and education. It is well documented that the property lies within a well-connected regional transit network.
- (2) The public health value of a bicycle- and pedestrian-friendly environment has been well documented. The existence of pedestrian-friendly streets provides incentives for people to walk rather than drive. A pleasant walking environment is a step toward encouraging people to choose transit, bikes, or walking over cars. In addition to environmental benefits, pedestrian-friendly sidewalks yield health benefits by encouraging exercise.
- (3) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

Comment: The applicant is agreeable to providing full cut-off lighting fixtures, and a condition of approval has been included in the Recommendation section of this staff report.

- (4) There are two market/grocery stores with a one-half mile radius of this location. A 2008 report by the UCLA Center for Health Policy Research found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and a reduced prevalence of overweight and obesity.

- (5) The public health value of access to active recreational facilities has been well documented. Indicate the location of active recreational facilities within ¼ mile of the proposed residences.

Comment: The subject property is across Largo Center Drive from a M-NCPPC planned park. Active private recreational facilities are proposed in the courtyards of the multifamily complex. A boardwalk is also recommended to provide access from the townhouse development to the active park across Largo Center Drive, and to provide active recreation on-site.

- k. **Prince George’s County Fire/EMS Department**—In a memorandum dated, February 27, 2015, the Fire/EMS Department provided standard comments regarding road widths, the location of fire hydrants, and other applicable fire prevention regulations. The site plan is in general compliance with the applicable regulations.
- l. **Prince George’s County Police Department**—In a memorandum dated February 20, 2015, the Police Department requested that adequate spacing be provided between the proposed trees and light fixtures to prevent shadowed and dark areas resulting from future tree canopy encroachment on the light fixtures.
- Comment:** A condition has been included in the Recommendation section of this report to address this issue.
- m. **Maryland State Highway Administration (SHA)**—At the time of the writing of this report, no comment had been received from SHA.
- n. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail dated February 18, 2015, WSSC offered comments on needed coordination with other entities regarding buried utilities, easements, and the requirements for connection to the existing water and sewer lines.
- o. **Verizon**—At the time of the writing of this report, no comment had been received from Verizon.
- p. **Potomac Electric and Power Company (PEPCO)**—In an e-mail dated March 16, 2015, PEPCO indicated they concur with the placement of the public utility easement (PUE), and noted that additional PUEs may be required based on service equipment and the location of the service meter.

14. Based on the foregoing analysis and as required by Section 27-548.25(b) of the Zoning Ordinance, the DSP will, if approved with the proposed conditions below, meet all of the applicable development district standards.
15. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, staff recommends that the Planning Board find that the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
16. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:

- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The site contains regulated environmental features that have been preserved and/or restored in a natural state to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-14008 and Type 2 Tree Conservation Plan TCP2-003-15 for The Crescents at Largo Town Center, as follows:

- A. APPROVAL of the alternative development district standards for:
1. Urban Design Criteria, Frontage, Southeast Quadrant, Standard 1: to allow a reduction in the required building frontage to 52.8 percent.
 2. Urban Design Criteria, Building Height, Southeast Quadrant: to allow the construction of three-story townhouses with an optional loft.
 3. Street Design Criteria, Alleys/Loading, Standard 2: to allow a maximum of 58 feet between the townhouse units.
 4. Architectural Design Criteria, Building Material and Elements, Windows, Standard 1: to allow the use of vinyl windows on the townhouse units.
 5. Architectural Design Criteria, Building Materials and Elements, Windows, Standard 3: to allow the use of fixed windows as shown on the elevations on both multifamily buildings and townhouse units.
 6. Architectural Design Criteria, Building Materials and Elements, Porches, Stoops and Bays, Standard 1: to allow bay windows with a depth of two feet.
 7. Architectural Design Criteria, Building Form, Porches, Stoops and Bays, Standard 3: to allow bay windows on the townhouse units which do not extend to ground level.
 8. Architectural Design Criteria, Building Materials and Elements, Site Walls: to allow the use of alternative materials including PVC (polyvinyl chloride) in the construction of the acoustical sound wall.
 9. Architectural Design Criteria, Building Materials and Elements, Railing, Fencing and Gates, Standard 2: to allow a safety fence without large terminal fence posts at the top of the site's retaining walls.
 10. Parking Design Criteria, Surface Parking Lots and Structured Parking Garages, Standard 1: to allow the design of the ground-level podium parking as presented in the architectural elevations.

11. Parking Design Criteria, Surface Parking Lots and Structured Parking Garages, Standard 4: to allow a setback of 10 to 15 feet for the surface parking that serves the townhouse units.
 12. Parking Design Criteria, Parking Space Requirements by Use: to allow an additional 27 parking spaces for the townhouse use, for a total of 279 parking spaces.
 13. Signage Design Criteria, Freestanding and Monument Signs, Standard 2: to allow two freestanding/monument signs for the site.
 14. Signage Design Criteria, Freestanding and Monument Signs, Standard 3: to allow one freestanding/monument sign that is incorporated into a brick terrace retaining wall that is approximately nine feet in height and that has a sign area of approximately 61 square feet.
- B. APPROVAL of Detailed Site Plan DSP-14008 and Type 2 Tree Conservation Plan TCP2-003-15 for The Crescents at Largo, subject to the following conditions:
1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall
 - a. Revise the DSP or provide additional information as follows:
 - (1) Include “DSP” in the Project Number Title Block of all plan sheets.
 - (2) Add a general note to indicate that the property is located in the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment*, Southeast Quadrant.
 - (3) Indicate the correct number of parcels in General Note 6.
 - (4) Provide reference to all approved variances in the general notes.
 - (5) Provide two additional handicap spaces, for a total of four spaces within the townhouse community.
 - (6) Provide at least one handicap space each in Multifamily Building B-1 and B-2.
 - (7) Revise the Development Standard compliance sheet (A-1) to accurately reflect the amendments required and requested. The parking design criteria shall be renumbered to accurately reflect the development design standards in the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment*.
 - (8) Revise the Development Site Data table to indicate the correct minimum lot area proposed as 1,200 square feet.
 - (9) Remove the public utility easement shown along the frontage of Largo Center Drive at Road B, around the ramp to Central Avenue (MD 214), and along the site’s frontage on MD 214.

- (10) Specify the materials of the monument signage on the detail sheet.
- (11) Provide a loading schedule in accordance with Section 27-582 of the Zoning Ordinance.
- (12) The multifamily buildings shall be consistently labeled on the plans and elevations as follows: Buildings A, B, and C, and the two “B” buildings identified as Buildings B-1 and B-2 on all plans and elevations.
- (13) Indicate the setbacks for each multifamily building and townhouse stick from adjacent property lines.
- (14) Indicate the distances between each group of unattached multifamily buildings.
- (15) Provide a sidewalk along the entire north side of Private Road C (Parcel E-1).
- (16) For Lots 31 and 38, Block C, correct the labels to reflect the one-car garages provided.
- (17) Identify the name of the model proposed for each townhouse lot.
- (18) Revise the Bicycle Parking table (Sheet 1) to indicate the following minimum distribution of outdoor bike spaces: Building A, 15 spaces; Building B-1, 5 spaces; Building B-2, 5 spaces; Building C, 95 spaces.
- (19) The Preliminary Plan of Subdivision, 4-13028, and Type 1 tree conservation plan shall be signature approved, and the DSP shall reflect the appropriate adjustments to the parcel configuration, the general notes regarding density, and the variance and variances approved by the Planning Board with the preliminary plan.
- (20) An elevated boardwalk connection shall be provided over Parcel H from the proposed sidewalk adjacent to Lot 1, Block C extending to a five-foot-wide sidewalk along the side of Lots 6 and 5, Block B to meet with the proposed six-foot-wide sidewalk north of Parcel F which extends to Largo Center Drive as shown in Staff Exhibit 1.

Townhouse Architecture:

- (21) A note shall be added to the architectural elevations stating that all vinyl windows have been certified for energy efficiency.
- (22) Provide a table identifying each lot and its square footage.
- (23) Lots 1, 4, 5, and 7, Block A; Lots 1, 5, 6, 10, 11, 19, and 26, Block B; Lots 1, 6, 9, 10, 15, 16, 21, 22, 30, 31, and 38, Block C; and Lots 1, 5, 9, and 13, Block D, which are highly visible from the public realm shall have side elevations of brick or stone and no less than four endwall features.

- (24) The templates for the Strauss and Hepburn models shall be revised to accurately indicate the elevations proposed and the optional features, including any covered stoops.
- (25) A chart shall be provided indicating the percentage of siding provided to ensure conformance with the Development District Standard Architectural Design Criteria, Exterior Walls, Standard I.

Multifamily Units:

- (26) Provide all of the foundation dimensions and heights of each multifamily structure on a template and on the site plan.
 - (27) Provide a full set of revised elevations for all of the multifamily Buildings (A–C) in conformance to the Applicant’s Exhibits labeled Type 1, Type 2, and Type 3. The architectural elevations shall include all building materials and colors proposed for review and approval by the Planning Board or its designee.
 - (28) All masonry materials shall be identified as to the type of masonry provided. The masonry base of the multifamily units shall be brick or stone.
 - (29) The architecture for the pool house shall be provided, including dimensions and building materials similar and complementary to the materials for the multifamily buildings for review and approval by the Planning Board or its designee.
- b. Revise the landscape plan as follows:
- (1) The loading space shown at the southeastern corner of Building A shall be screened by either a wall in materials and colors complementary to the building or similar to other on-site fencing along Central Avenue (MD 214).
 - (2) Revise the plans to show the location of the outdoor bike racks on the Building Inset Sheet, with a detail included for the type of rack(s) proposed.
 - (3) The cross section provided on the landscape plan (Sheet 8) should be revised to indicate the distances between the roadway and the noise wall, and the noise wall and the townhouse buildings, to ensure that adequate area is provided for maintenance of the noise wall and mature tree canopy.
 - (4) Revise the plans to provide additional landscaping along the perimeter of parking lots located within 30 feet of MD 214 or Largo Center Drive.
 - (5) Shielded, full cut-off light fixtures shall be provided on the plan, and a detail shall be provided.

- c. Revise the Type 2 tree conservation plan (TCP2) as follows:
- (1) Show all of the stream restoration techniques and impacts in accordance with a stream restoration stormwater management concept plan approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).
 - (2) Show the unmitigated and the mitigated 65 dBA Ldn noise contours, as well as the proposed mitigation measures, based on the Addendum to Noise Report #140606 dated August 4, 2014, the Phase II noise report dated March 9, 2015, and the addendum to the Phase II noise report dated March 27, 2015.
 - (3) Provide the current standard woodland conservation worksheet, filled-in with all of the required information, and signed by the qualified professional who prepared it.
 - (4) Provide the current TCP2 approval block on the plan, filled-in with all of the required information, including the assigned plan number with an Arabic number (TCP2-003-15) and the associated DSP number (DSP-14008).
 - (5) Revise the specimen tree table to include a column for the proposed disposition of each tree.
 - (6) Revise the stream and primary management area lines on the plan to be darker and more visible.
 - (7) Revise the label for the reforestation area to indicate that the area is also an area of invasive species management and stream restoration.
 - (8) Remove the temporary tree protection fence from the reforestation area.
 - (9) Provide permanent fencing and reforestation signs along all of the vulnerable planting edges.
 - (10) Provide temporary tree protection fence and preservation signs along the clearing edge surrounding the wetland area proposed to be preserved.
 - (11) Provide a "preservation not counted" label for the wetland area.
 - (12) Revise the reforestation table, the woodland conservation summary table, the woodland conservation worksheet, and the reforestation/woodland preservation not counted labels on the plan to consistently reference the same respective acreage.
 - (13) Revise the detail sheet as follows:
 - (a) remove the specimen tree preservation detail
 - (b) add the preservation sign detail (det-1)
 - (c) add the tree pruning detail (det-11)

- (d) add the planting and maintenance detail (det-13)
 - (e) add the container/ball and burlap techniques detail (det-14)
 - (f) add the seedling and whip techniques (det-16)
- (14) Show the noise contours with a distinct line-type that shall be added to the legend.
- (15) Remove the note from the detail sheet regarding phased development and remove the duplicate note regarding the protection of reforestation areas by homeowners.
- (16) Add the following note at the end of the invasive species management plan notes:
- “Best Management Practices for Control of Non-Native Invasive document prepared by the Park Planning and Stewardship Division of the Montgomery County Department of Parks shall be followed.”
- (17) Add the following note to the end of the standard four-year management plan notes:
- “Site conformance to the Invasive Species Management Plan shall be included in each annual site evaluation.”
- (18) Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision. If the qualified professional is a registered landscape architect or registered professional forester, the professional seal shall be placed on the plan along with the signature. If the qualified professional is under the Department of Natural Resources designation, the Code of Maryland Regulations (COMAR) reference shall accompany the signature.
2. Prior to the issuance of a grading permit, the final erosion and sediment control plan shall be submitted to the Environmental Planning Section. The limits of disturbance shall be consistent between the DSP and TCP2 plans.