

March 21, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Henry Zhang Supervisor, Urban Design Section, Development Review Division

FROM: Jill Kosack, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-15045
210 Maryland Park
Expedited Transit-Oriented Development Project

Based upon the Supplemental Statement of Justification received from the applicant's representative, Shipley & Horne, P.A., dated March 15, 2017, staff would recommend the following revised findings and conditions of approval (underlining indicates new language and ~~strikethrough~~ indicates deleted language):

Revised Finding Language under Finding 7(c), page 13

- (7) **Open Space Lighting: Parks, plazas and other open spaces shall be illuminated to a minimum 1.25 foot-candles and a maximum of 2.0 foot-candles in accordance with ADA requirements for parks and recreation spaces.**

Applicant's Justification:

~~"Parks, plazas and other open spaces will be illuminated to a minimum 1.25 foot candles and a maximum of 2.0 foot candles in accordance with ADA requirements for parks and recreation spaces."~~ "In a supplemental justification, the applicant confirmed that the open spaces on the property will be illuminated to a minimum of 0.7 footcandles and a maximum of 4.1 footcandles. The applicant stated that using real light fixtures at appropriate spacing intervals, it is not possible to achieve such a narrow range of footcandle levels. The proposed fixtures generate slightly higher levels directly underneath the fixtures and slightly lower levels between fixtures. The proposed lighting levels are typical and are safe and effective, while not being excessive or overly bright."

Comment: ~~The applicant's justification is incorrect as the submitted photometric plan shows lighting levels below 1.25 and above 2.0 foot candles within the open spaces. Therefore, a condition has been included in the Recommendation section of this report requiring this revision. If this is done, the DSP will be in conformance with this standard. Staff concurs with the applicant's justification regarding lighting. It would be difficult to~~

propose a lighting plan that would fit within such a small range of illumination. The range proposed by the applicant will provide sufficient lighting without being excessive. Therefore, staff supports the requested deviation from the transit district standard as it will not substantially impair the implementation of the Capitol Heights TDDP.

New Finding Language under Finding 7, page 14 (renumbering the rest accordingly)

f. Open Space and Streetscape, 4. Streetscapes, 4.8 Lighting of Public Streets and Spaces (page 91)

Standards

(5) Minimum Lighting Levels: Minimum public/private space light levels shall be:

- (a) 2.0 foot-candles for walkways**
- (b) 0.5 foot-candles for trails**
- (c) 1.25 foot-candles for all other outdoor areas**

(6) Maximum Lighting Levels: Maximum public/private space lighting levels shall not exceed:

- (a) 2.0 foot-candles for walkways**
- (b) 1.25 foot-candles for trails**
- (c) 1.5 foot-candles for all other outdoor areas**

Applicant's Justification:

"A modification is required for below the minimum and above the maximum requirements, for a range of 0.7 to 4.1 footcandles. The applicant stated that using real light fixtures at appropriate spacing intervals, it is not possible to achieve such a narrow range of footcandle levels. The proposed fixtures generate slightly higher levels directly underneath the fixtures and slightly lower levels between fixtures. The proposed lighting levels are typical and are safe and effective, while not being excessive or overly bright."

Comment: Staff concurs with the applicant's justification regarding lighting. It would be difficult to propose a lighting plan that would fit within such a small range of illumination. The range proposed by the applicant will provide sufficient lighting without being excessive. Therefore, staff supports the requested deviation from the transit district standard as it will not substantially impair the implementation of the Capitol Heights TDDP.

New Finding Language under Finding 7, page 16 (renumbering the rest accordingly)

h. Parking Facilities, 5. General Parking Facilities Standards and Guidelines (pages 92-93)

Standards

(6) Parking Lighting: Lighting shall be provided for surface parking and parking structures as follows:

(a) On-Street Parking and Off-Street Surface Parking:

iv. Illumination shall be a minimum 1.25 foot-candles and a maximum 2.0 foot-candles.

Applicant's Justification:

"A modification is required for below the minimum and above the maximum requirements, for a range of 0.5 to 4.0 footcandles. The applicant stated that using real light fixtures at appropriate spacing intervals, it is not possible to achieve such a narrow range of footcandle levels. The proposed fixtures generate slightly higher levels directly underneath the fixtures and slightly lower levels between fixtures. The proposed lighting levels are typical and are safe and effective, while not being excessive or overly bright."

Comment: Staff concurs with the applicant's justification regarding lighting. It would be difficult to propose a lighting plan that would fit within such a small range of illumination. The range proposed by the applicant will provide sufficient lighting without being excessive. Therefore, staff supports the requested deviation from the transit district standard as it will not substantially impair the implementation of the Capitol Heights TDDP.

Additional alternative transit district standards for approval, page 37

- **Open Space and Streetscape, 3. General Open Space Standards and Guidelines, 3.3 Open Spaces, Standard (7), Open Space Lighting**—To allow for an illumination range of a minimum of 0.7 footcandles and a maximum of 4.1 footcandles in parks, plazas and other open spaces.
- **Open Space and Streetscape, 4. Streetscapes, 4.8 Lighting of Public Streets and Spaces, Standards (5) and (6), Minimum and Maximum Lighting Levels**—To allow for an illumination range of a minimum of 0.7 footcandles and a maximum of 4.1 footcandles in public/private spaces.
- **Parking Facilities, 5. General Parking Facilities Standards and Guidelines, Standard (6)(a)(iv)**—To allow for an illumination range of a minimum of 0.5 footcandles and a maximum of 4.0 footcandles in the off-street surface parking lot.

Deleted Condition, Page 39 (renumbering the rest accordingly)

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - t. ~~Revise the photometric plans to show all parks, plazas, other open spaces and surface parking illuminated with a minimum 1.25 foot candles and a maximum of 2.0 foot candles.~~