



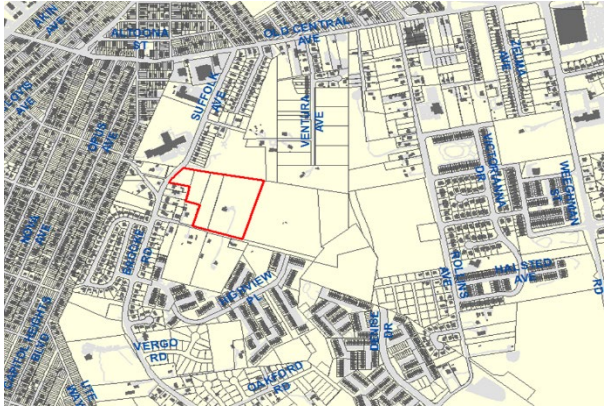
The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

Detailed Site Plan

Valley View

DSP-17036

REQUEST	STAFF RECOMMENDATION
DSP: Development of 78 two-family, semidetached dwelling units.	APPROVAL with conditions

Location: On the north side of Highmount Lane, approximately 256 feet east of Suffolk Avenue.			
Gross Acreage:	11.73		
Zones:	R-T		
Dwelling Units:	78		
Gross Floor Area:	N/A		
Planning Area:	75A		
Council District:	07		
Election District:	18		
Municipality:	N/A		
200-Scale Base Map:	201SE05		
Applicant/Address: Valley View, LLC 12616 Bridgeston Drive Potomac, MD 20854		Planning Board Date:	10/17/19
Staff Reviewer: Jonathan Bush Phone Number: 301-780-2458 Email: Jonathan.Bush@ppd.mncppc.org		Planning Board Action Limit:	10/31/19
		Staff Report Date:	10/02/19
		Date Accepted:	07/11/19
		Informational Mailing:	11/16/18
		Acceptance Mailing:	07/10/19
		Sign Posting Deadline:	09/17/19

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-17036
Type 2 Tree Conservation Plan TCP2-024-2019
Valley View

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION 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 Townhouse (R-T) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-14005;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application proposes construction of 78 two-family semidetached dwelling units on an 11.73-acre property.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-T	R-T
Use	Vacant	Semidetached
Total Acreage	11.73	11.64
Dwelling Units	0	78

PARKING REQUIREMENTS		
Use – Residential	Number of Spaces Required	Number of Spaces Provided
78 units @ 2.04 spaces/unit	160	198
Storage Spaces (1.0 per unit)		78
Tandem Driveway Spaces		78
Total On-Street Parking		42

ARCHITECTURAL TYPES (BASED FLOOR AREA)			
	Overall Ground Foundation	Finished Area (sq. ft.)	Unfinished Area (sq. ft.)
House Types			
Type A	40 ft. x 20 ft.	2,225	215
Type B	36 ft. x 20 ft.	1,985	215
Type C	35.5 ft. x 20 ft.	1,955	215

3. **Location:** The subject property is known as Parcels 133, 140, and 343, located on the north side of Highmount Lane, approximately 256 feet east of Suffolk Avenue, in Planning Area 75A and Council District 7.
4. **Surrounding Uses:** The subject property is bounded to the north by vacant property in the Open Space Zone, superimposed by the Capitol Heights Transit District Overlay Zone; to the south by Highmount Lane with single-family detached dwellings and townhomes beyond in the One-Family Detached Residential (R-55) Zone; to the east by vacant property in the R-55 Zone; and to the west by Suffolk Avenue with single-family detached dwellings in the Townhouse (R-T) Zone beyond.
5. **Previous Approvals:** On April 2, 2015, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-14005 (PGCPB Resolution No. 15-28) for the property, subject to 23 conditions. The site is also the subject of approved Stormwater Management (SWM) Concept Plan 13059-2014-02, approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 19, 2019 and valid until May 19, 2022.
6. **Design Features:** The subject detailed site plan (DSP) proposes construction of 78 two-family semidetached dwelling units and associated recreational and SWM facilities. The subject property is irregular in shape and constrained by Highmount Lane on its southern

boundary and Suffolk Avenue on its western boundary. The site includes 72 units accessed via two 22-foot-wide private roads connected to Highmount Lane, and 6 units accessed by a one-way, 26-foot-wide, private road from Suffolk Avenue, which includes 5 parallel parking spaces. Street A serves as the main spine road into the community, which intersects with the site's secondary access point, Street C, and terminates at Street B. Standard sidewalks along both sides of the roads provide connectivity, with the exception of one segment of Street C abutting the primary management area (PMA). The site is generously landscaped and proposes four SWM facilities.

Recreational Facilities

The subject site is located south of the Capitol Heights Neighborhood Park, a 7-acre Maryland-National Capital Park and Planning Commission (M-NCPPC) property, improved with active recreational facilities. The applicant is proposing a trail connecting the site to the parkland immediately to the north of the subject site, as indicated on the revised plans. This trail will run from the northeast corner of the site (from Street B) to the park facilities located to the north. Once complete, it will provide direct access from the proposed dwelling units to the existing recreational facilities. The six dwellings fronting on Suffolk Avenue will have access to the park via sidewalks along Suffolk Avenue.

Architecture

The applicant is introducing a high-quality prototype with varied materials contributing to the revitalization of the surrounding area. Three house types are proposed: Type A will feature a footprint of 40 feet by 20 feet, with a minimum base finished area of 2,225 square feet; Type B will have a footprint of 36 feet by 20 feet, with a minimum base finished area of 1,985 square feet; and Type C will have a footprint of 35 feet by 20 feet, with a minimum base finished area of 1,955 square feet. Each dwelling includes a 215-square-foot, one-car garage featuring an aesthetic that complements the exterior façade. The box or bay window option will create a second cantilever of two feet on the front elevation. The applicant is proposing eight different front elevation options consisting of all brick and one comprised of masonry and composite stone. The proposed elevations feature high-quality design elements including 14-inch-wide shutters, balanced fenestration, double 4-inch vinyl siding with vinyl soffits and fascia boards, and enhanced options including door trim, box or bay windows, and standing seam metal-roofed porches over the front doors with decorative columns. The front façade wraps around the side elevations uniting the architectural design, acknowledging the high visibility of each lot. The side elevations provide a minimum of three endwall features. The roof materials consist of architectural shingles, while wooden rear decks are optional on all units. Deck Type A measures 10 feet by 10 feet and Deck Type B measures 20 feet by 10 feet. The rear elevations feature vinyl siding with sliding glass doors on the first floor. The second floor, leading to the deck, features additional windows. Staff recommends approval of the architecture, as proposed.

Signage

The site features a gateway sign located on Lot 22, satisfying a PPS 4-14005 condition of approval. The sign faces Highmount Lane and consists of aluminum with forest green lettering. The sign measures 6 feet by 4 feet and is flanked by two square, red brick posts with stone caps. The sign appears to generally be in conformance with Section 27-624 of the Zoning Ordinance, which governs gateway signs in residential subdivisions. However, staff notes that the sign detail does not provide the maximum lettering area or the width of the brick columns, which should be reflected on the plan for clarification. Staff also notes that

the proposed gateway sign provides a different color typology than the architectural color typology of the dwellings. Therefore, a condition has been included in the Recommendation section of this report requiring the applicant to revise the sign package to provide an entrance feature that enhances the aesthetics of the streetscape and subdivision, to help create a unique identity for the development. The gateway sign should include a mix of brick and/or masonry, as proposed on the front architectural elevations, year-round attractive landscaping at the base of the sign, and be externally illuminated with a font style that relays visual interest.

Lighting

This DSP proposes durable die-cast aluminum, pole-mounted lighting throughout the site to illuminate the private streets, parking areas, and open spaces on the site. A photometric plan was submitted with this application and reflects adequate lighting throughout the community and demonstrates that the proposed lighting will not spillover onto adjacent neighboring properties. The submitted photometric plan shows that there is adequate lighting for users on-site near the dwellings and walking paths. Staff recommends approval of the lighting, as proposed.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-T Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-441 of the Zoning Ordinance, which governs uses in the R-T Zone. The proposed two-family, semidetached dwelling units are a permitted use in the R-T Zone.
- b. Regulations in Section 27-442 of the Zoning Ordinance, concerning density, building height, allowable number of units, net lot area, lot coverage and green area, lot width, frontage, yards, site access, and other requirements of the R-T Zone are reflected on the site plan.
- c. The subject project also conforms to the requirements of Section 27-433(d) of the Zoning Ordinance, R-T Zone, as follows:

(1) All dwellings shall be located on record lots shown on a record plat.

All dwelling units are located on lots approved with PPS 4-14005 and will be recorded on a future plat.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally

sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

There are not more than six dwelling units in a stick, as these are two-family, semidetached dwelling units.

- (3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.**

The minimum width of all dwelling units is 20 feet.

- (4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.**

Townhouses, or one-family attached metropolitan dwellings, are not proposed. The subject DSP proposes two-family, semidetached dwelling units, and the minimum gross living space proposed is 1,955 square feet.

- (5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

All endwalls have a minimum of three features and all dwellings are highly visible. The front façade wraps around the side elevations uniting the architectural design and acknowledging the high visibility of each lot. A condition has been included in the Recommendation section of this report to ensure that all units are labeled as high visibility.

- (6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

A condition has been included in the Recommendation section of this report to include a note on the DSP, prior to certification, requiring the specified treatment of above-grade foundation walls.

- (7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one “front.”**

The subject application is proposing two-family, semidetached dwelling units, and all are proposed to have full front façades of brick or stone.

- (8) One-family attached metropolitan dwellings shall be designed with a single architecturally integrated “Front Wall.” A minimum of one hundred percent (100%) of the “Front Wall”, excluding garage door areas, windows, or doorways shall be constructed of high-quality materials such as brick or stone and contain other distinctive architectural features.**

One-family, attached metropolitan dwellings are not proposed, therefore this is not applicable.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, pedestrian access is provided into the site from the right-of-way, and each unit employs a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials.
- 8. Preliminary Plan of Subdivision 4-14005:** PPS 4-14005 was approved by the Planning Board on April 2, 2015 (PGCPB Resolution No. 15-28). The Planning Board approved the PPS with 23 conditions, of which the following are applicable to the review of this DSP and warrant discussion, as follows:
- 7. In accordance with Section 24-123 of the Subdivision Regulations, the applicant and the applicant’s heirs, successors and/or assignees shall provide the following unless modified by the Department of Permitting, Inspections and Enforcement (DPIE):**
- a. Provide standard sidewalks along both sides of all internal roads with the exception of one segment of Street C abutting the PMA.**
 - b. Provide a standard sidewalk along the subject site’s entire frontage of Highmount Lane.**
 - c. Provide a standard sidewalk along the subject site’s entire frontage of Suffolk Avenue.**
 - d. Provide striped crosswalks across the private drive lanes at the site’s ingress/egress points off Suffolk Avenue and Highmount Lane.**

The subject application demonstrates conformance with Condition 7. The subject DSP provides standard sidewalks along both sides of all internal roads, with the exception of one segment of Street C abutting the regulated environmental features. Sidewalks are also shown along the entire site frontage of Highmount Lane and Suffolk Avenue. The application provides striped crosswalks across private drive lanes at all ingress/egress points for pedestrian continuity and safety.

- 10. Total development within the subject property shall be limited to equivalent development which generates no more than 55 AM and 62 PM weekday peak-hour vehicle trips. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

This condition establishes an overall trip cap for the subject property of 55 AM and 62 PM peak-hour trips. The proposed 78 two-family, semidetached dwelling units would generate 55 AM and 62 PM peak-hour trips, which is within the overall trip cap.

- 11. Prior to approval of the detailed site plan, the applicant shall address the following:**

- a. Evidence of a waiver from DPIE from Section 23-139 for the driveways directly accessing Highmount Lane (Lots 1, 2, 19-22), if required.**

The plan has been revised to provide shared driveways for Lots 1, 2, and 19 through 22, which meet the access requirements for DPIE. Therefore, this condition has been met.

- b. The design of the gateway sign shall be located on Lot 22 (east of Street A).**

The gateway sign is shown on Lot 22, as required by this condition.

- 12. The applicant and the applicant's heirs, successors and/or assignees, shall construct a six-foot-wide asphalt trail connector from Street B to the existing trail system in Capitol Heights Neighborhood Park (M-NCPPC) to the north. A section of this trail connection will be located on a homeowner's association Parcel E, and the remaining portion will be constructed on parkland Parcel F, and the Capitol Heights Neighborhood Park. The asphalt Trail Connector shall be shown on Detailed Site Plan, with an exhibit showing the off-site public trail connection.**

The applicant is proposing a recreational trail, which starts within homeowners association (HOA) Parcel E and aligns with the M-NCPPC trail connector. The trail is illustrated on the DSP clearly delineating the off-site public trail connection.

13. **At the time of approval of the DSP, the applicant shall obtain approval from DPR of the Trail Construction Plan for the asphalt trail connector on Parcel F (M-NCPPC) and the Capitol Heights Neighborhood Park. The Trail Connector shall:**
- a. **Be designed and constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.**
 - b. **Be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed and approved by DPR prior to construction.**
 - c. **The location of the trail shall be staked in the field and approved by DRD prior to construction.**

The subject application provides a trail path plan and detail to assure dry passage. At the time of the writing of this report, the Prince George's County Department of Parks and Recreation (DPR) had not provided comments on whether or not the proposed trail connector demonstrates conformance to this condition of approval. Staff recommends that the trail plan be revised to add a sign at the end of the HOA portion of the trail to specify prohibited access to avoid public users entering the private residential community property. A condition has been included in the Recommendation section of this report requiring this sign to be added.

17. **Prior to approval of final plat, the applicant and the applicant's heirs, successors and/or assignees, shall submit to The M-NCPPC Department of Parks three (3) original Recreational Facilities Agreements (RFA) for construction of recreational trail facilities on park property. The RFA shall be approved prior to the approval of final plats. Upon approval the RFA shall be recorded among the County Land Records and noted on the final plat of subdivision. The RFA shall contain appropriate triggers for construction and bonding as determined at the time of DSP.**

The submitted plans did not include triggers for bonding or construction of the trail facilities; therefore, staff has included a condition in the Recommendation section of this report requiring certain triggers to be noted on the plan.

20. **A Type II Tree Conservation Plan shall be approved at the time of approval of the detailed site plan.**

A Type 2 tree conservation plan was submitted and is recommended for approval herein.

23. **At time of final plat approval, the applicant shall dedicate one-half of the additional right-of-way along Highmount Lane, to an ultimate right-of-way width of 60 feet, (30 feet from center line on the project side), as reflected on the approved preliminary plan of subdivision.**

This condition has been evaluated by the Subdivision and Zoning Section and the right-of-way dedication is reflected on the DSP.

9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual*. The landscape and lighting plan provided with the subject DSP contains the required schedules, demonstrating conformance to these requirements.
10. **2010 Prince George's County Woodland and Wildlife Habitat Conservation:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size, it contains more than 10,000 square feet of existing woodland, and is subject to a previous Tree Conservation Plan (TCP1-055-06-01).

The site contains a total of 5.34 acres of woodlands, but the submitted TCP2 shows a woodland conservation worksheet with 5.76 acres. All site statistics must be revised to match the approved natural resources inventory (NRI). Based on staff's calculations, the site has a woodland conservation threshold of 2.06 acres and proposes to clear 5.30 acres of net tract woodlands, 0.05 acre of 100-year floodplain woodlands, and 0.26 acre of off-site woodlands, for a woodland conservation requirement of 5.20 acres. Also, based on staff's calculations, the TCP2 proposes to meet the requirement with on-site preservation (0.46 acre), planting (0.54 acre), and off-site woodland conservation (4.20 acres). The woodland preservation area is located along the eastern boundary where wetlands, a stream, 100-year floodplain, and their associated buffers are present. The site contains 10 specimen trees and 5 of these trees were approved for removal with the PPS. Minor TCP2 revisions are required prior to certification, therefore, conditions have been included in the Recommendation section of this report.

11. **Prince eorge's County Tree Canopy Coverage Ordinance:** The site is subject to the Tree Canopy Coverage Ordinance. The ordinance requires, based on the R-T zoning of the site, that 15 percent of the site is to be covered in tree canopy. The overall site area measures 11.73 acres, requiring 1.76 acres, or 76,644 square feet, of the site to be covered in tree canopy. The site plan provides the appropriate schedule and satisfies the requirement by providing 1.00 acre of on-site woodland conservation and 0.86 acre of existing trees, for a total of 1.86 acres.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation Section**—In a memorandum dated July 25, 2019 (Stabler/Smith to Bush), incorporated herein by reference, the Historic Preservation Section stated that the probability of archaeological sites within the subject property is low. A Phase I archeological survey was conducted on the subject property in 2006. No archeological sites were identified, and no further work was recommended. This proposal will not impact any historic sites, resources, or known archeological sites.

- b. **Community Planning**—In a memorandum dated September 20, 2019 (Li to Bush), incorporated herein by reference, the Community Planning Division concluded that, pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
- c. **Transportation Planning**—In a memorandum dated September 10, 2019 (Thompson to Bush), incorporated herein by reference, the Transportation Planning Section offered a discussion of relative conditions of previous approvals and noted that access and circulation are deemed acceptable. The proposed plan is not within, or adjacent to, any master plan facilities. However, 60 feet of right-of-way along Highmount Lane and Suffolk Avenue was dedicated pursuant to the PPS. Staff concluded that, from the standpoint of transportation, the plan is acceptable and meets all applicable regulations.
- d. **Subdivision Review**—In a memorandum dated September 16, 2019 (Simon to Bush), incorporated herein by reference, the Subdivision Review Section offered comments relative to the approved PPS and record plat. The DSP was found to be in substantial conformance with these prior approvals, subject to technical conditions, which have been included in the Recommendation section of this report.
- e. **Trails**—In a memorandum dated September 18, 2019 (Shaffer to Bush), incorporated herein by reference, the Transportation Planning Section stated that the site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment*. Staff evaluated the subject application against PPS 4-14005, as discussed in Finding 8 above. Due to the steep slope, staff recommended that benches/rest areas be provided along the trail, per Americans with Disabilities Act guidance. The plans have been modified to include these rest areas. The trail connection was also evaluated and deemed acceptable, unless modified by DPR. Continuous sidewalks and on-road bicycle facilities should be included, to the extent feasible and practical. Staff concluded that the site plan is consistent with MPOT policies and prior approvals.
- f. **Environmental Planning**—In a memorandum dated September 23, 2019 (Schneider to Bush), incorporated herein by reference, the Environmental Planning Section concluded that NRI-041-06-R, submitted with this application, is valid through May 2020 and that the site contains regulated environmental features, woodlands, and ten specimen trees. Staff noted that a variance was granted with the PPS for removal of five of the ten specimen trees, specifically trees 1, 6, 7, 8, and 9.

Preservation of Regulated Environmental Features/Primary Management Area (PMA)

Staff also evaluated the preservation of regulated environmental features and PMA impacts. Staff's review focused on Impact Area 2 (formerly referred to as Impact Area 3), which has increased with this application more than was previously approved. The impacts that were previously approved were labeled as Impact Area 3 and included 1,520 square feet for impacts to wetland buffer, stream buffer, and 100-year floodplain. The current application has relabeled the impact as Impact Area 2 and has been expanded to 2,913 square feet for impacts to wetland buffer, stream buffer, waters, and 100-year floodplain; an increase of 1,393 square feet.

This impact has been expanded to include a proposed stormwater outfall. This added impact area will prevent soil erosion from occurring from the floodplain limits to the on-site stream system. Staff recommends approval of this impact.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, are the Adelphi-Holmdel complex, Christiana-Downer complex, Collington-Wist complex, Collington-Wist-Urban land complex, Elkton silt loam, and Sassafras-Urban land complex. According to available information, no Marlboro clay exists on-site; however, a Christiana complex is mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures. However, the location where possible Christiana soils are identified is currently steep slopes, which are proposed to be excavated to a flat surface for the rear half of two building units (41 and 42). This cutting of the steep slope soils at the bottom of the slope should stabilize the Christiana clay. There is a small portion of a long retaining wall located in this Christiana clay area. A geotechnical review and slope stability analysis was not requested with this application, but DPIE may require one, in conformance with Prince George's County Council Bill CB-94-2004, during the building permit review process.

Staff recommends approval of the DSP and TCP2, subject to technical conditions which have been included in the Recommendation section of this report.

- g. **Prince George's County Fire/EMS Department**—In a memorandum dated July 25, 2019 (Reilly to Bush), incorporated herein by reference, the Fire/EMS Department evaluated the subject application and surmised that all dwellings shall be served by a fire access road providing 22 feet of clear width. The Assistant Fire Chief also noted that all fire access roads shall be provided with width sufficient for a fire department vehicle with a 43-foot bumper swing to maneuver without encountering obstacles. An exhibit was requested of a non-articulating County Fire/EMS ladder truck and its ability to negotiate the proposed roads. The subject application shows successful navigation of proposed roads for fire truck access.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated July 24, 2019 (Giles to Bush), incorporated herein by reference, DPIE offered that the proposed development is consistent with SWM Concept Plan 13059-20014-02, dated May 19, 2019 and valid until May 19, 2022. Additional comments have been provided to the applicant and will be addressed through their separate permitting processes.
- i. **Prince George's County Department of Parks and Recreation (DPR)**—At the time of this writing, staff did not receive comments regarding the subject project from DPR.
- j. **Prince George's County Police Department**—At the time of this writing, staff did not receive comments regarding the subject project from the Police Department.

- k. **Prince George's County Health Department**—At the time of this writing, staff did not receive comments regarding the subject project from the Health Department.
- l. **Maryland State Highway Administration (SHA)**—At the time of this writing, staff did not receive comments regarding the subject project from SHA.
- m. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated July 19, 2019 (Watkins to Bush), incorporated herein by reference, WSSC offered numerous comments that have been provided to the applicant and will have to be addressed before sewer and water connection.
- n. **Verizon**—At the time of this writing, staff did not receive comments regarding the subject project from Verizon.
- o. **Potomac Electric Power Company (PEPCO)**—At the time of this writing, staff did not receive comments regarding the subject project from PEPCO.
- p. **Washington Metropolitan Area Transit Authority (WMATA)**—In a memorandum dated August 26, 2019 (Carrington to Bush), incorporated herein by reference, WMATA evaluated the applicant's proposal and noted that the site design inhibits walkability, lacks pedestrian connectivity, and access to transit, specifically that 72 of the 78 units will only be accessible via Highmount Lane. They noted that the site design layout is inconsistent with the County's vision of transit-supporting and pedestrian-oriented neighborhoods in the Developed Tier and with the existing Capitol Heights street grid. WMATA noted that the poorly connected street network impedes the transit agency's ability to provide quality levels of service, which results in increased operational costs, increased lag times, and less reliability, thereby making transit less competitive overall.

The proposed site design and street network are consistent with the PPS approved by the Planning Board in 2015. At that time, master plan recommendations were fully considered and the site constraints led to the proposed street grid, which was found acceptable. Again, due to the site constraints, including steep slopes, an accessible pedestrian connection from Street D to Suffolk Avenue was found not to be feasible.

- 13. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
- 14. As required by Section 27-285(b)(4), the regulated environmental features on the subject property have been preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the TCP submitted for review. The impacts approved are for the expansion of a proposed stormwater outfall.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-17036 and Type 2 Tree Conservation Plan TCP2-024-2019 for Valley View, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan or provide the specified documentation, as follows:
 - a. Revise the sign package to provide an entrance feature that enhances the aesthetics of the streetscape and creates a unique identity for the development. The gateway sign should include a mix of brick and/or masonry, as proposed on the front architectural elevations, year-round attractive landscaping at the base of the sign, be externally illuminated, and include a font style that relays visual interest.
 - b. Add a general note to indicate that all units are considered high visibility.
 - c. Add a general note requiring the specified treatment of above-grade foundation walls.
 - d. Correct the misspelling of “planning” in General Note 8 and “regular” in the parking call-out box.
 - e. Provide bearings and distances on all lot and parcel lines.
 - f. Correct the woodland conservation and existing tree numbers in the tree canopy coverage schedule to match the Type 2 tree conservation plan.
 - g. Add a sign at the end of the homeowners association portion of the trail to specify prohibited access, to avoid public users entering the private residential community property.
 - h. Provide a note on the plans that the recreational trail facilities shall be bonded prior to the first residential building permit and constructed and open for use prior to the 52nd residential building permit.
2. Prior to certification, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Add TCP2-024-2019 to the approval block.
 - b. Have the owner sign and date the property awareness block.
 - c. Revise the woodland conservation worksheet to show 5.34 as the net tract woodland area and revise requirement information (off-site).
 - d. Revise the woodland conservation worksheet to revise the “0.09” previous dedicated land to “0.00.” This area has not been dedicated at this time.
 - e. Replace “Reforastation” with “Reforestation” in the woodland reforestation table.

- f. Replace "4.89 acres" with "5.20 acres" in the TCP general site information table.
- g. Revise the specimen tree note to read "... Planning Board on February 4, 2015. The removal of five specimen trees, Section 25-122(b)(1)(G), ST-1, a 32-inch Box Elder; ST-6, a 32-inch Black Cherry; ST-7, a 69-inch Silver Maple; ST-8, a 30-inch Silver Maple; and ST-9, a 31-inch Silver Maple."
- h. Revise General Note 3 to replace "Department of Public Works and Transportation" or the "Department of the Environment" with "Department of Permitting, Inspections and Enforcement."
- i. Remove the woodland reforestation table, the woodland preservation table, the specimen tree table, the specimen tree note, and the TCP general site information table TCP-II from Sheet 2.
- j. Add a note that "All reforestation areas must be bush hogged, free of hanging vines and have an open planting area before reforestation planting occurs. This area should be reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement or M-NCPPC staff before mowing and planting takes place."
- k. Show the limit of disturbance on the plan view and legend.
- l. Revise the plan view and legend to use the standard symbols.
- m. Remove hatched shading in the 100-year floodplain and from the not counted tabulations.
- n. Revise all existing and proposed easements as being cleared.
- o. Revise the forest conservation sign in the legend and detail to a "preservation sign."
- p. Remove "Approximate" from the legend label for specimen tree save/remove and add a note below the specimen tree table to indicate that the trees have been survey located.
- q. Revise all site statistics to match the approved natural resources inventory.
- r. Add the following standard note below the TCP approval block:

"Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Liber ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement."
- s. Have the revised plan signed and dated by the qualified professional who prepared it.