



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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January 8, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division
Jill Kosack, Supervisor, Urban Design Section
Development Review Division

FROM: Jeremy Hurlbutt, Master Planner, Urban Design Section
Development Review Division

SUBJECT: **Item 8 - Detailed Site Plan DSP-19001 JSF Annapolis Road**
Planning Board Agenda January 9, 2020 – Staff's Exhibit 1

The following is staff's alternative recommendations to the Prince George's County Planning Board, in the event Detailed Site Plan DSP-19001 is approved, and to the District Council for its consideration during its mandatory review. Under those circumstances, the following would replace Section B of staff's recommendation on page 19 of the published staff report:

ALTERNATIVE RECOMMENDATION, PAGE 19

- B. APPROVE the applicant's requested amendment for:
1. Mixed-Use Transition, Parking and access management, Standard 5.b. (page 161):
To allow a reduction of 5 required parking spaces to allow only 12 parking spaces.
- C. DISAPPROVE the applicant's requested amendments for:
1. Mixed-Use Transition, Table 8.9, Mixed-Use Transition Area Bulk Table (page 158):
To allow a maximum 7-story building.
 2. Mixed-Use Transition, Table 8.9 Mixed-Use Transition Area Bulk Table (page 158):
To allow a minimum ground-floor height for building with non-residential uses or building on a corner lot of 10 feet.
 3. Mixed-Use Transition, Building design guidelines, Standards 3.a. and 3.b. (page 163):
To allow exterior insulating finishing system and other low-quality materials to be

the primary façade treatment and not be masked.

D. APPROVE Detailed Site Plan DSP-19001 and Type 2 Tree Conservation Plan TCP2-034-2019 for JSF Annapolis Road, including a departure from the required number of loading spaces, subject to the following conditions:

1. Prior to certification of the detailed site plan, the plans shall be revised, as follows:
 - a. Revise the architectural elevations for the proposed building to indicate the minimum ground-floor height for the building is 12 feet.
 - b. Show on the sign plans that red brick is the primary material of the freestanding sign's base.
 - c. Calculate the average height of the building in stories to show conformance with the Development District Overlay Zone height requirement.
 - d. A 3- to 4-foot-high brick or brick-faced wall, compatible with the proposed building architecture, shall be provided to screen the parking from the MD 450 right-of-way. A detail of the wall shall be provided.
 - e. Revise the site plan to provide a plaza in front of the building that will engage the pedestrian realm, and include at a minimum benches, decorative paving, enhanced landscaping, and a more prominent connection to the sidewalk within the MD 450 right-of-way.
 - f. Increase the amount of ground-floor glass on the east elevation, to strengthen the rhythm of the architecture at the sidewalk, by providing uniform storefront windows across the whole façade.
 - g. Minimize and mask the amount of exterior insulating finishing system on each building façade and replace and break up with materials with high-aesthetic character, such as brick, decorative masonry, decorative metals, and decorative wood.
 - h. Provide more windows and bays with consistent fenestration, on all of the upper levels of the building to break it up as viewed from a distance and provide a sense of engagement.
 - i. Provide additional landscaping along the north and south elevations to screen the building and break up the elevations.
 - j. Submit a bicycle pedestrian impact statement exhibit showing the location, limits, specifications, and details of off-site bus stop improvements meeting the requirements of Section 24-124.01 of the Subdivision Regulations.
 - k. Step the building back on the upper levels to reduce the canyon effect on MD 450 and step it down the slope on the east side to relate to the site grade and adjacent residential uses.

2. Prior to certification of the DSP, the TCP2 shall be revised, as follows:
 - a. The woodland conservation worksheet shall be revised to:
 - 1) Provide the correct name for the project.
 - 2) Calculate the correct requirement for the site.
 - 3) Indicate how the full requirement is being satisfied.
 - b. An Invasive Species Management Plan in the standard template format required by the Environmental Planning Section shall be included on the plan.
 - c. The location of root pruning associated with impacts to specimen tree ST-1 and 2 shall be clearly shown on the plan.
 - d. The graphic for steep slopes shall be removed from the plan and legend.
 - e. The graphic for the proposed tree line shall be removed from the plan and legend. The limit of disturbance shall be used to indicate the limits of clearing.
 - f. Conceptual stormwater methods and facilities shall be labeled on the plan.
 - g. The location of temporary tree protection device, to protect trees on adjacent sites, shall be completely shown.
 - h. A detail for the temporary tree protection device shall be provided on the plan.
 - i. A detail for tree protection construction signage shall be provided on the plan.
 - j. The following standard TCP2 notes shall be revised or included, as indicated below:
 - 1) Remove the second sentence from Note 1.
 - 2) In Note 3, indicate the pre-construction meeting shall be held with the Prince George's County Department of Permitting, Inspections and Enforcement.
 - 3) Add notes for "When off-site woodland conservation is proposed."
 - 4) Add note for "When invasive plant species are to be removed by the permittee."

- k. After all revisions are made, the revised plan shall be signed and dated by the qualified professional who prepared it, as defined by the Maryland Department of Natural Resources. A professional engineer is not qualified to sign the plan unless they are also credentialed by the state.