

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator
Elizabeth Whitmore, Senior Planner

SUBJECT: Prince George's Plaza Shopping Center
Prince George's Plaza Transit District Overlay Zone (TDOZ)
Detailed Site Plan SP-99044
Secondary Amendment TS-99044A

The Urban Design staff has revised the staff recommendation for the Detailed Site Plan and requested Secondary Amendments for the subject property as follows:

REVISED RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommend APPROVE SP-99044, APPROVE TCP II/100/00, APPROVE Secondary Amendments for S8, S17, S30, S33, and DENY Secondary Amendments for S23, S64 and S65, subject to the following conditions:

1. Prior to signature approval of the Detailed Site Plan, any changes to the plans required by the Primary Amendment TP-00001 shall be fulfilled.
2. Construction of the Phase III streetscape as indicated on Staff Exhibit A shall be complete prior to January 1, 2003, or prior to issuance of the certificate of occupancy by the Department of Environmental Resources for any proposed new anchor or new pad site, whichever comes first. If construction of the Phase III streetscape is not complete prior to January 1, 2003, no grading, building or use and occupancy permits, including use and

occupancy permits for new tenants, shall be released [for any uses] on the entire site as of that date.

3. Phase I shall be expanded as indicated on staff Exhibit A to include the linear plaza, the plaza at the entrance to the pedestrian bridge, and the East West Highway streetscape. All site improvements within Phase I shall be completed before the certificate of occupancy for the Outback Steakhouse is issued by the Department of Environmental Resources.
4. Construction of all site improvements for Phase II shall be completed prior to issuance of the certificate of occupancy for the anchor store by DER.
5. Prior to certificate of approval the plans shall be revised to indicate the following:
 - a. The sidewalk located in the streetscape along East West Highway shall be a minimum of 11 feet wide.
 - b. The streetscape/pedestrian zone shall be shown along the entire frontage of East West Highway. The design of the streetscape and associated plazas shall consider all of the issues discussed in the finding discussing S8 under the comments of the Urban Design Section.
 - c. [The streetscape shall include a three-foot-high metal fence along East West Highway. The landscape plan shall be revised to include ornamental trees and a combination of ornamental grasses and hardy flowering perennials around the fence.]
 - d. A three-foot-high brick wall shall be provided along the parking compound along the entire length of the East West Highway frontage. The detail shall be modified to replace the concrete masonry block with brick.
 - e. Additional plantings shall be provided along the linear plaza to create an interesting and aesthetically pleasing walkway. The plans shall provide seasonal interest by providing plant species with a variety of seasonal interest aspects such as spring and/or summer flowering trees, fall color, and shade.
 - f. Crosswalk shall be provided on the major pedestrian routes within the parking compound as shown in Figure 31 of the text.

- g. The plans shall be revised to provide an irrigation system to maintain the plant material in the plaza area adjacent to the pedestrian bridge and along the linear plaza.
- [h. The bus stop area on Belcrest Road shall be revised to provide a 24-inch high raised planter bed with seating around the center planter island. If a ledge is used it shall be wide enough to provide a seating element within the plaza.]
- h. The details and specifications of the bus shelters on Belcrest Road shall be reviewed and approved by the Transportation Planning Section and the Urban Design Section.
- i. Plans shall be revised to show a raised pedestrian [zone] crossing, a minimum of 11 feet wide, across the right-in-only driveway from East West Highway.
- j. Plans shall be revised to show only one bus pull-off area accommodating three or more buses along Belcrest Road, per the WMATA and DPW&T standards. The bus pull-off area along East West Highway shall be eliminated.
- k. Pedestrian post-top lighting fixtures shall be clearly delineated on the plans and shall be placed approximately 60 feet on center along East West Highway and 45 feet on center along the linear plaza.
- l. The pedestrian crosswalks shown in Figure 31 shall be shown on the plans including the crosswalk across East West Highway. This crosswalk shall be implemented in Phase III of the development.
- m. The plans shall be revised to conform to Section 4.3(a) and [b](c) of the *Landscape Manual* for Phases I and II.
- n. The Detailed Site Plan shall specify that all tree pits within the plazas shall be connected with a continuous noncompacted soil volume under the sidewalk. Details of how this will be accomplished shall be included on the plans and shall be agreed upon by the Planning Board or its designee. The use of ■CU-Soil■ as a ■structural soil■ or other equal product for shade trees planted in tree pits is required.
- [p. The paving materials in the plazas shall be reviewed and approved by the Urban Design Section. The plazas and associated streetscape shall be drawn at 1"=10'. All shade trees within the streetscape and plaza areas shall be a minimum 3.- to 4-inch caliper and limbed up to a minimum of 6 feet above grade.]

- o. The large surface parking lot located in Phase I shall demonstrate conformance to *Landscape Manual* Section 4.3(c)(5).
- p. A photometric plan shall be submitted for Phases I and III to demonstrate that the plazas and parking areas and areas around the building are a minimum of 1.25 footcandles.
- q. The signage for the Outback Steakhouse shall be revised to indicate details and specifications compatible with the overall signage plan previously approved by the Planning Board.
- r. The plan shall indicate bicycle parking at 50 percent of the required rate [of 530] and the plans shall be modified to indicate the location of the spaces and the details and specifications.
- s. Appropriate details and the following note shall be added to the Detailed Site Plan and the Sediment Control Plan:
 - Prior to the final inspection and sign-off of permits by the Sediment/Stormwater or Building Inspector, any storm drain inlets associated with the development and all inlets on the subject subarea shall be stenciled with "Do Not Dump, Chesapeake Bay Drainage."
- t. A Woodland Conservation Worksheet shall be added to the plans, and the plan shall be certified as a TCPII/100/00. The following note shall be added under the worksheet:
 - S33 of the Prince George's Plaza TDDP requires the afforestation of at least 10 percent of the gross tract for all properties within the Prince George's Plaza Transit District currently exempt from the Woodland Conservation and Tree Preservation Ordinance. Afforestation shall occur on-site or within the Anacostia Watershed in Prince George's County to the extent possible, with priority given to riparian zones and nontidal wetlands, particularly within the Northwest Branch sub-watershed.
- u. The location of the off-site woodland conservation mitigation for TCPII/100/00 shall be identified. If the proposed location is outside the Anacostia watershed, documentation shall be provided to the Environmental Planning Section which indicates that off-site woodland conservation sites have been diligently pursued on private property in the Anacostia watershed for a minimum of three sites.

- v. The applicant shall submit a Phase II Noise Study for the construction proposed on ■Phase 1,● as shown on the Detailed Site Plan. The Noise Study shall be reviewed and approved by the Environmental Planning Section (as the successor to the Natural Resources Division) prior to certification of the Detailed Site Plan. The recommendations contained in the Phasea II Noise Study shall be shown on the Detailed Site Plan and architectural drawings prior to certification.
- 6. Prior to the issuance of grading permits, an approved TCP II and recorded easements for off-site mitigation shall be obtained.
- 7. Prior to the issuance of a building permit for Phase I, a performance bond, letter of credit or other suitable financial guarantee shall be submitted to the Development Review Division of M-NCPPC for the plaza area[s].
- 8. Prior to the issuance of a building permit for Phase II, a performance bond, letter of credit or other suitable financial guarantee shall be submitted to the Development Review Division of M-NCPPC for the plaza area[s].
- 9. Prior to the issuance of building permit for Phase II, architectural elevations shall be approved by the Planning Board or its designee.
- 10. Prior to signature approval of the architecture for the Outback Steakhouse, the following modifications shall be made:
 - a. The proposed cornice and dental molding shall be continued around the entire north and west facades. The proposed neon lighting shall wrap around the entire building.
 - b. The proposed water table shall be extended along the entire north facade.
 - c. The color of the shingles shall be revised from green to indicate either a black or gray color or combination of the black or gray if the existing slate roof is not preserved.
 - d. The site plan and architectural drawings shall be revised to indicate a six-foot-high brick screen wall similar in design and color to the water table feature on the main building.

- e. All utility doors shall be of a color to blend with the color of the siding.
- f. The signage information shall be provided to demonstrate conformance to the overall sign plan and shall include color and size specifications.