August 28, 2001

MEMORANDUM

TO: Prince George•s County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Revision to Specific Design Plan, SDP-9702, Villages at Campus Way, to Add Five Architectural Models

The Urban Design staff has reviewed the Specific Design 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

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

a. The requirements of the *Zoning Ordinance*.
b. The requirements of the *Prince George•s County Woodland Conservation Ordinance.*
c. The requirements of the *Landscape Manual*.
d. Conditions of Specific Design Plan SDP-9702
e. The Architectural Feature Requirements of Special Taxing District (per CR-37-1996)

FINDINGS

Based upon the evaluation and analysis of the subject Specific Design Plan, the Urban Design Review staff recommends the following findings:

1. Request: The subject application, SDP-9702/01, is for the approval of a revision to a previously approved Specific Design Plan, SDP-9702, Villages at Campus Way, by adding five architectural models●the Augusta, Baldwin, Cambridge, Essex and Georgetown.

2. Location: The site is located in Planning Area 73, Council District 5. More specifically, it is situated 1,000 feet northeast of the intersection of Lottsford Road and proposed Campus Way North.

3. Previous Approvals: The subject site has a previously approved Preliminary Plat of Subdivision 4-93044, Comprehensive Design Plan CDP-9303, and Specific Design Plan SDP-9702. The site also has an approved Type I Tree Conservation Plan (TCPI/27/93), Type II Tree Conservation Plan (TCP II/69/97), and Stormwater Management Concept Plans CSD #s 938012130, 948000690 and 948000680. On July 10, 2001, by County Resolution CR-30-2000, the Prince George's County Council expanded the existing Special Taxing District, Woodview Village District, which was created by County Resolution CR-37-1996 in 1996, to cover the subject site.

4. Site Development Data

Zone	**R-S**
Gross Site Area	**67.44 acres**
Proposed Use	**Single Family Detached Housing**
Number of Lots Permitted	**162**
Number of Lots Proposed	**162**

5. Architectural Model Data

The proposed five architectural models are two-story, single-family detached houses and have standard two-car garages. The square footage and building height of each model are as follows:

Model	**Square Footage (Sq. Ft.)**	**Building Height (Ft.)**
Augusta	2,672.0	25.0
Baldwin	2,910.0	27.0
Cambridge	2,223.0	25.0
Essex	2,909.0	25.0
Georgetown	3,184.0	25.0

Comment: The proposed model sizes in square footage have been compared with the projects in the region where the subject application is located, as defined by The Meyers Group, as Central: Greater Bowie/Woodmore, Prince George's County, Maryland, (see attached Exhibit A for geographic location) in three construction periods: first quarter 2001, fourth quarter 2000, and fourth quarter 1999. An analysis of 84 single-family, detached housing projects and 704 architectural models indicates that the average housing size in the identified region has increased from 2,590 square feet in fourth quarter 1999, to 2,696 square feet in fourth quarter 2000, to 2,753 square feet in first quarter 2001. The sizes of the five proposed architecture models, except for the Cambridge Model, are all above or close to the regional averages in the three different construction periods. Even the smallest model, the Cambridge, is less than 20 percent below the means of the gross floor area in the three different periods. The following table shows the differences of each proposed model in square footage compared with the average model sizes in the past three years in the region.

Model	Square Footage (Sq. Ft.)	Comparing with 1st Quarter 2001 Mean (of 23 Projects and 209 Models) %	Comparing with 4th Quarter 2000 Mean (of 30 Projects and 250 Models) %	Comparing with 4th Quarter 1999 Mean (of 31 Projects and 245 Models) %
Augusta	2,672.00	-2.94	-0.89	+3.17
Baldwin	2,910.00	+5.70	+7.94	+12.36
Cambridge	2,223.00	-19.25	-17.54	-14.17
Essex	2,909.00	+5.67	+7.90	+12.32
Georgetown	3,184.00	+15.66	+18.10	+22.93

Compared with the projects in the region, the sizes of the proposed five architecture models in terms of square footage are acceptable.

6. Architecture Design Features: The proposed five architectural models in general are greatly inspired by the Colonial, especially Georgian and Adam styles, which were two of the dominant American architectural forms from 1700-1820. The designs of the five proposed models employ some common features of the Colonial style, such as a symmetrical front with accentuated front door, five-bay main building, windows aligned horizontally and vertically in symmetrical rows, usually five-ranked at the upper level, and a central door and two windows on either side at the lower level on the front facade. Based on this general formality, each model varies in the treatment of architectural details by employing vocabularies not only from different colonial housing variations but also from other American housing styles such as Greek Revival and Colonial Revival. The facade design of each model is a stylistic mixture that makes use of architectural details of different inspirations. The following text discusses the design features of each model by focusing on the facade with reference to roof pattern, entrance, fenestration, decoration, exterior wall, and other architectural features.

The Augusta

The Submission: This model has three front elevations and two rear and side elevations.

The Elevation Features: Front Elevation B distinguishes itself by its hipped roof and cross gable on the top of the entrance and mansard garage roof with optional pedimented dormers. The extended garage roof matches the garage in volume to the main building. Multipaned double-hung sash windows with sill dominate the elevation. The lower level openings look more harmonious in design by repeating use of precast keystone lintel in the same style. The entrance surround consists of decorative keystone door crown, fluted pilasters, paneled door with transom and sidelights. The exterior wall finishes are brick veneer and decorative precast concrete panels, which are the simplified swags in inset panels.

Front Elevation H has a composite roof consisting of hipped and gabled roof segments. Three front facing gable roofs dominate the entire elevation. Double-hung sash windows with or without keystones and paneled door compose the opening pattern of this elevation. There are also a bay window with seam metal roof, fixed gable windows with decorative louver and shutters on this elevation. The entrance portion of the facade is finished with

artificial stone veneer. The facade beneath the entrance gable is extended slightly forward for emphasis as a pavilion. The rest of the front exterior wall is protected by brick veneer.

Front Elevation J has most of the typical English Colonial Housing facade features with a focus on a pedimented entrance. This elevation has a symmetric three-unit elevation composition, normal-pitched main building roof and steep-pitched garage roof, decorative fasciae and friezes, shuttered windows with decorative crowns, six-panel Colonial doors with transom, optional gable wall chimney, decorative corner trims and paneled garage doors with keystone door heads. Elevation J also has the protruding entry porch supported by two Doric columns with capitals and bases, a typical Adam-style entrance with blind fanlight, artificial stone veneer and paneled shutter windows.

Rear elevations are divided into two groups mainly by the roof pattern, i.e, hipped and gabled roofs. Cross gable, Palladian window, single, paired or triple sash windows, casement windows, patio door, optional chimney, decorative trim, fascia and frieze are the common elements on all rear elevations.

The Baldwin

The Submission: This model has three front elevations, five side and rear elevations.

The Elevation Features: The three front elevations of the Baldwin Model match specifically to the three front elevations of the Augusta Model. Front Elevation B and J are quite close to Front Elevation J in the Augusta Model. All the entrance doors are paneled with rectangular transoms and side lights. They are different in entrance treatment, window decoration and siding.

Elevation B changes all the lintels to either brick jack arches with keystones or brick soldier arches with or without keystones. Elevation B does not have the decorative pilasters but uses brick veneer to protect its exterior wall. Front Elevation J applies decorative crowns to all windows. This elevation has also a prominent porch treatment supported by two twin columns. Above the columns are frieze, cornice and balcony. Exterior walls are finished with brick veneer.

Front Elevation H is a variant of Front Elevation H of the Augusta Model. A linear lintel has been changed to segmental arch and reversed U-shaped head with keystone. The hipped roof, quoin, arched window head, and arched fanlight above the entrance door render this elevation a strong Italianate flavor. The entire facade has a brick veneer finishing.

The rear and side elevations are featured with sash and casement windows either with or without transom, standing alone or grouped into two or three. The decorative fasciae and friezes are also kept on the rear and side elevations. Each rear and side elevation has more than two architectural features. Other architectural details such as Palladian window, stone veneer watertable and quoin are also found in the designs of optional elevations.

The Cambridge

The Submission: This model has four front elevations and six rear and side elevations.

The Elevation Features**:** Front Elevation B has a more prominent entrance surround, which is quite similar to that of the Front Elevation H in the August Model. Even though the cross gable on Elevation B is small, its undisturbed gable wall protruding forward for emphasis as an entrance pavilion highlights the entrance feature on this facade.

Front Elevation J has the same treatment as that of the Front Elevation J of the Augusta Model except for the door pediment. The pediment form of Front Elevation J in the Cambridge is a complete triangle with decorative crown molding and dentil molding.

Elevations F and F2 are almost the same as Front Elevation B of the Augusta Model in design. Among the few differences: Elevation F and F2 have a different entrance surround compared with that of the Augusta Model, Elevation F has an arched pediment, and F2 has an optional porch with twin columns supporting a balcony. Meanwhile, both elevations feature the quoins and side-gabled garage roofs which make them visually different from Elevation B of the Augusta Model.

The rear and side elevation of this model have hipped and gabled roofs. The rest of the design elements are quite similar to those of the Baldwin Model.

The Essex

The Submission: This model has three front elevations, four rear and side elevations and one optional wedge bay elevation. Three front elevations have a cross gable either on the main building block or on the garage roof.

The Elevation Features: Front Elevation B is quite close in design treatment to that of the Cambridge Model. In Front Elevation B, a cross gable on the top of the entrance is closed by trims and forms a triangular pediment on the gable end with a decorative elliptical louver. The same decorative panel and brick veneer of Elevation B of the Augusta Model is repeated here. The keystone door head is replaced by a broken acorn pediment.

Front Elevation H is once again the minor variant from the Front Elevation H of the Augusta Model. The former bay windows and two double-hung sash windows at the lower level are replaced by two triple sash windows with arched keystone lintels. Other differences are the gable windows and the scale of the cross gable on the main building. Compared with that of the Augusta Model, the gable windows here are simplified and the gable height is increased to the ridge of the hipped roof on Front Elevation H of the Essex Model.

The main building of Front Elevation J is the same as that of the Augusta Model. The only difference exists in the treatment of the garage facade. In Front Elevation J of the Essex Model, a cross gable with discontinuous trims and gable window is introduced to replace optional dormers. The same paneled doors are kept but the keystone heads are taken over by decorative crowns. An optional chimney is proposed on both the gable walls.
Rear elevations of this model are close to those of the Cambridge Model. But the triple windows are replaced by the paired windows. One rear elevation has a cross gable between

the garage and main building. A decorative trim band leaves the gable end open.

The Georgetown

The Submission: This model has four elevations**,** four rear elevations and one optional family room rear elevation. The four front elevations can be classified into three types in terms of the applications of various architectural vocabularies. The rear elevations are quite similar in design treatment.

The Elevation Features: The first type of the front elevations (Elevation B and G) emphasize the entrance design. The two elevations have a centered cross gable with fixed circular louver decorated with trim and keystone, paneled shutter windows with head and keystone, brick veneer, and optional dormer. The two elevations differ only in the design of the entrance. Elevation G has an entry porch by using two Doric columns supporting a balcony with balustrade. The entrance door is a paneled door with transom and sidelights. The upper level portion of the entrance is an inverted U-shaped window with architrave trim and keystone which has a strong Italianate flavor. By comparison, the entrance design of Elevation B is quite simplified.

Elevation H is the most decorative facade among the four proposals and is full of elaborate details. It has a composite roof pattern consisting of fiberglass shingles with hipped, side-gabled, and three cross-gabled roof segments. The entrance gable stands out with the arched door surround and forms the focus point of the facade. The other two gables are decorated with small gable windows featuring paneled shutter and linear lintels with concrete keystones. The lower level fenestration consists of one bay window with seam metal roof and one paired double-hung sash window with keystone on a linear lintel. Both the entrance door and garage door are embellished with precast arch lintels with keystones, too. The protruding entrance section is finished with artificial stone veneer while other parts have brick veneer. Corner quoins outline both garage and main building corners.

Elevation J is the second type of elevation which is more in keeping with the English Colonial style with a design focusing on the entrance. The design of the entrance is inspired by the Greek Revival style and features a pedimented entry porch. Two Doric round columns with base and lighting fixtures support the unbroken-triangle pediment. Within the entry porch is the paneled door with transom. This model also proposes optional dormers on both the roofs of the main building and garage. Once again, fasciae, friezes, and corner trims are used as decorative elements. The windows at the lower level of this elevation have window heads with decorative crowns. The garage doors of this elevation have a door head with keystone.

Rear elevations are almost identical. Architectural details such as cross gable, multi-paned double-hung sash windows either grouped in two, three or standing alone, casement window, optional gable wall and eave wall chimney as well as composite windows. Vinyl siding exterior wall meets the roof with details such as fascias and friezes. Side elevations are less attractive because they feature fewer architectural elements. Optional family room rear elevations propose different fenestration styles and optional chimney.

The five architectural models provide acceptable elevation design alternatives and vary in detail treatments in a reasonable way. The side elevations of the five models have also the

required number of architectural features that justify the approval of the proposed five architectural models.

7. The Entrance Signage Designs: Three gateway schemes consisting of entrance signage and landscape design have been proposed for the subject Specific Design Plan. The major gateway is located at the intersection of Lottsford Road and Campus Way North. The other two gateways are located at the intersections of Campus Way North and Dunrobin Drive and Byward Boulevard respectively.

   The design concept for the gateways is to create a strong point of arrival with a clearly defined entrance area by employing various landscape architectural elements. The entrance designs feature a heavy landscaped and symmetric layout consisting of shade trees, ornamental trees, evergreen trees, shrubs, potted seasonal flowers, concrete pavers, brick columns and iron fences with a focus on the brick sign monument. Except for the above features, two fountains with jets are also proposed for the major gateway at the intersection of Lottsford Road and Campus Way North.

   In general, the gateways are rich in architectural details, such as brick pier with cast stone pier cap and cast stone sign panel. The plant treatments around the entrance areas, which show a good combination of shape, color and texture of various plants, will contribute to the attractiveness of the community. The entrance designs are attractive and should be inviting to residents and visitors alike.

8. The subject revision to the Specific Design Plan SDP-9702 is in general conformance with the *Zoning Ordinance*, the *Landscape Manual* and the *Prince George's County Woodland Conservation Ordinance* because the revision only proposes to add five architectural models to the approved plan without altering any attached conditions.

9. Specific Design Plan SDP-9702: Condition 7 attached to the approval of Specific Design Plan SDP-9702 requires that the approval of the specific architectural unit types should be subject to the following findings:

   7. The following conditions shall apply to architecture submitted as part of any future Specific Design Plan:

   a. All units with a side elevation that is adjacent to and facing Campus Way North, Byward Boulevard, or Dunrobin Drive shall have on that elevation at least three (3) architectural features in a reasonably balanced composition.

   b. The following conditions shall apply to the rear of any unit placed on Lots 1 and 2, Block C, Lots 1 and 2 , Block D and Lots 1-5, Block E:

   (1) The rear yard shall be completely fenced and a gate shall be provided for access to each back yard. The fence shall not be chain link, stockade, or standard board-on-board, but shall be sight-tight and shall be more attractive than standard board-on-board.

(2) No standard decks left to weather naturally shall be allowed on these units. Painted decks shall be allowed.

(3) The rears of these units shall be as attractive as the fronts:

(a) Fenestration shall be orderly and clearly organized

(b) If shutters are used on the front, they shall be similarly employed on the rear.

(c) If brick is used on the front, some brick shall be employed on the sides and rear.

(d) If cross gables, dormers, or bays are used on the front, they shall also be employed in the rear.

(4) If a chimney option is selected, the chimney shall be brick.

Comment: The subject revision to the previously approved Specific Design Plan SDP-9702 is to introduce five architectural models into the Specific Design Plan. No specific architecture was proposed at the time of SDP-9702 approval. The current submission is mandated by the approval of SDP-9702. It consists of five types of unit with alternative designs of elevations as discussed in Finding 6. This revision, however, does not specifically indicate where each architectural model will be located. Thus it is difficult to apply some parts of Condition 7 attached with the approval of Specific Design Plan SDP-9702 to the review of this Specific Design Plan revision. Therefore, Condition 7 will be carried forward as conditions in the Recommendation section below except for the condition concerning the use of brick.

The subject site is within a Special Taxing District known as the "Woodview Village District" which was originally created pursuant to CR-37-1996, adopted by the County Council of Prince George's County, Maryland, on July 23, 1996 and approved by the County Executive of Prince George's County, Maryland, on August 6, 1996. On July 20, 2000, the Prince George's County Council expanded the Woodview Village District to include the subject subdivision. Per the requirements concerning architectural features for single-family detached homes in the Special Taxing District, the architecture should have brick or other masonry (i.e., stone) equivalent to 100 percent of the total front facades where structurally feasible. The applicant has expressed willingness to comply with this requirement.

10. The Special Taxing District created in 1996 by Prince George's County Resolution CR-37-1996 prescribed the following architectural feature requirements concerning the approval of single-family detached homes:

1. Minimum Square Footage (finished living space only) 2,000 SF.

2. Brick Requirements Brick or other masonry (i.e., stone) equivalent to 100% of the total front facades will be installed.

3. **Any exterior fireplace chimneys shall be masonry and shall not be applied to the minimum brick requirement above.**

4. **Entrance Stairs—Sides of exterior entrance stairs above grade shall be clad with brick veneer.**

5. **Roof Pitches—All roof pitches shall be a minimum of 8/12.**

6. **Architectural Requirements—All homes shall include a garage. All roofs shall be constructed using architectural grade or dimensional shingle.**

7. **Landscape Requirements—Plantings in excess of the county *Landscape Manual* requirements shall be installed with a minimum of ten foundation plantings and additional side yard landscaping on all corner lots.**

Comment: The proposed five architecture models are in compliance with the above requirements when they have the stated features, such as minimum square footage and roof pitch.

11. Per Section 27-528, the Planning Board should make the following four required findings in order to approve a Specific Design Plan:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the *Landscape Manual*, and for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d);

(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties; and

(4) The plan is in conformance with an approved Tree Conservation Plan.

Comment: The subject Specific Design Plan SDP-9702/01 is for architecture only and proposes no new development beyond what was approved in SDP-9702. All required findings and conditions of SDP-9702 as stated in PGCPB No. 97-235 are still in full force and effect and apply equally to SDP-9702/01.

RECOMMENDATION

Based upon the foregoing analysis of this report, the Urban Design staff recommends that the Planning Board

adopt the findings of this report and APPROVE the Specific Design Plan, SDP-9702/01, subject to the following conditions:

1. All units with a side elevation that is adjacent to and facing Campus Way North, Byward Boulevard, or Dunrobin Drive shall have on that elevation at least three (3) architectural features in a reasonably balanced composition. These units are on Lots 6-19, Block A, Lots 5-9, Block B, Lots 1, 7-9, 27 and 28, Block C, Lots 1-7 and 13-22, Block D, Lots 33-41, 52,53, and 72-74, Block E. If the front elevations of those units have the shuttered windows, the side and rear elevations shall have shutters on all windows wherever it is possible. A note to this effect shall be placed on all affected sheets of the Detailed Site Plan.

2. The following conditions shall apply to the rear of any unit placed on Lots 1 and 2, Block C, Lots 1 and 2 , Block D and Lots 1-5, Block E:

   (1) The rear yard shall be completely fenced and a gate shall be provided for access to each back yard. The fence shall not be chain link, stockade, or standard board-on-board, but shall be sight-tight and shall be more attractive than standard board-on-board.

   (2) No standard decks left to weather naturally shall be allowed on these units. Painted decks shall be allowed.

3. For units on Lots 18 and 19, Block A, Lots 1-4, 7 and 8, Block C, Lots 1-6, 21 and 22, Block D as well as Lots 1-5, Block E, if shutters are used on the front elevations, they shall be similarly employed on the rear and side elevations. If cross gables, dormers, or bays are used on the front elevations, they shall also be employed on the rear elevations. A note to this effect shall be placed on all affected sheets of the Detailed Site Plan.

4. No two units located next to or across the street from each other may have identical front elevations. A minimum of two standard architectural features such as, but not limited to, doors, windows or chimneys, shall be provided on all side elevations.

5. The developer, his heir, successors and/or assigns, shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the Specific Design Plan, Landscape Plan, and plans for recreational facilities.