

December 4, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Specific Design Plan, SDP-9804/01
The Preserve (previously known as the Greens of Piscataway)

The Urban Design staff has met with the applicant and provides the revised recommendation for the Planning Board's consideration.

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 SDP-9804/01 and TCPII/98/99-01 subject to the following conditions:

1. The initial half-section of Piscataway Road extended (otherwise known as A-54, the relocation of MD 223 through the subject property) shall be open to traffic between Livingston Road and existing MD 223 to Floral Park Road prior to the issuance of the 200th residential building permit within the subject property.
2. The applicant, his heirs, successors and/or assignees shall provide for the continuous occupancy of the Edelen House (the "Property.") Applicant shall work with the Historic Preservation staff to ascertain methods of informing prospective purchasers and tenants of the availability of the property.
3. The applicant, his heirs, successors and/or assignees shall provide the Historic Preservation staff with evidence of items a. through e. below, which may include copies of contracts, work orders, completion orders, and receipts.
 - a. Maintenance of exterior security lighting and a fire/burglar alarm system equipped with motion detectors and window and door sensors.
 - b. Maintenance of "No Trespassing" signs at the street and around the environmental setting at locations determined by the Historic Preservation staff and the applicant.

- c. Provide an up-dated inspection report by a qualified professional of the current condition of the Property (inclusive of the roof, walls, chimneys, windows, doors and foundations of the main house and all significant outbuildings and structures within the environmental setting). The report shall include recommendations for repair if needed in order to preserve the integrity of the physical features.
- d. Provide routine maintenance of utilities inclusive of heating, plumbing, and electrical systems.
- e. The applicant shall provide evidence of maintenance fire insurance on the house.

The applicant, his heirs, successors and/or assignees shall continue to provide this information (which shall be included in a report to be provided to the Historic Preservation staff every six months beginning on or before July 30, 2002) until the historic site is restored or adaptively reused.

- 4. Prior to the issuance of building permits in Glassford Village North, Lots 1-14, Block M, the applicant shall submit a revision to the SDP to address the following:
 - a. The architectural plans and elevations for new construction in Glassford Village North (adjacent to the historic village of Piscataway) shall reflect neo-traditional concepts and shall be reviewed and approved by the Historic Preservation Commission.
 - b. The final landscape plans and planting schemes for Glassford Village North shall reflect neo-traditional concepts and shall be reviewed and approved by the Historic Preservation Commission.
 - c. Subject to the approval of the Department of Public Works and Transportation (DPW&T), the public rights-of-way in Glassford Village North shall be planted in a naturalized manner compatible with the character of the historic village.
 - d. The new section of Piscataway Road shall be screened from the adjacent historic village with traditional plant materials and hedgerows compatible with the character of the historic village.
 - e. Subject to the approval of the Department of Environmental Resources (DER), the proposed landscape plans for stormwater management facilities within the historic village shall be revised to include more indigenous and native plant material for this historic rural setting. The plant selections shall be revised and more appropriate species selected. Wetland-type plant material shall be planted around the entirety of pond edges. Plantings shall be arranged in clusters with more plants located at the water's edge to more appropriately reflect the village's historically agricultural setting.
 - f. A final detailed plan, including the content and character of the commemorative and interpretive features located on Parcel A, Block M, shall be approved by the Historic Preservation Commission.
- 5. Prior to the release of the 129th building permit for Glassford Villages, the developer shall provide evidence of good faith efforts made to locate a suitable organization or individual to take responsibility for the Edelen House Historic Site and any plans to find a suitable steward for the

property. The developer shall also provide the Historic Preservation Commission with evidence of the current structural integrity and physical condition of the property with cost estimates for significant repair items identified.

6. Prior to the issuance of each residential building permit, the applicant, his heirs, successors and/or assignees shall provide evidence of contribution of \$400.00 to the Piscataway Preservation Grant and Loan Fund.
7. The language of the purposes clause of the Articles of Incorporation of the Piscataway Preservation Corporation (part c, page 2) shall be revised to more effectively prioritize the use of grant and loan funds for improvements to existing historic structures within the historic village of Piscataway. Revised language shall read as follows:
 - (c) Included among the charitable purposes for which the Corporation is organized, as qualified and limited by subparagraphs (a) and (b) of the Article THIRD are the following: administration of funds received for the purposes of beginning the restoration and preservation of the historic village of Piscataway. The funds shall be utilized in a variety of ways, including, but not limited to the construction of public improvements along Floral Park Road and throughout historic Piscataway; however, significant consideration shall be given in the administration of the fund to preserving historic structures and priority shall be given to the provision of low-cost loans and small grants for the preservation of historic buildings within the village.
8. As appropriate, the Articles of Incorporation and/or By-laws of the Piscataway Preservation Corporation shall be revised to more specifically reference the boundaries of the historic village of Piscataway in a manner consistent with prior Planning Board approvals. Specifically, the historic village of Piscataway shall be defined to include (1) all those properties with frontage on Floral Park Road between Piscataway Road and Livingston Road; and (2) the St. Mary's Church Historic Site on Piscataway Road, and to exclude the Edelen House Historic Site, which is part of the subject application.
9. The applicant shall demonstrate that the Piscataway Preservation Corporation has received approval of provisional nonprofit 501(c)(3) status from the Internal Revenue Service, if relevant.
10. Prior to signature approval of the Plan, the following modifications shall be made:
 - a. At least 50 percent of the single-family detached units in the village that are 65 feet or less in width at the street line shall have a fence in the front yard. (This condition does not apply to Glassford Village North.) At least one-third of the model lots shall include this feature.
 - b. The specifications and details for the fence in the front yards shall be agreed upon by the applicant and staff and shown on the plans.
11. Prior to the issuance of the first building permit, the applicant shall demonstrate approval of the paving plans by the DPW&T and the street trees within the right-of-way shall be in general conformance to the Master Plan of Street Trees, particularly in regard to size (2 ½- to 3-inch caliper) and spacing (approximately 35 feet on center).
12. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall pay a school fee of \$470.00 per dwelling unit to Prince George's County, which shall be placed in an account to relieve overcrowding at Henry Ferguson Elementary School. Prior to the issuance

of building permits, the applicant, his heirs, successors and/or assignees shall pay a school fee of \$310.00 per dwelling unit to Prince George's County, which shall be placed in an account to relieve overcrowding at Gwynn Park High School.

13. Prior to certification of the Specific Design Plan, the Type II Tree Conservation Plan shall be revised to:
 - a. Remove woodland conservation areas from lots less than 20,000 square feet in area.
 - b. Calculate all woodlands on lots less than 20,000 square feet in area as "cleared."
 - c. Revise the tracking chart to account for a. and b.
 - d. Revise the tracking chart to include TCPII/99/98 and TCPII/100/98.
 - e. Revise the Preservation Notes to state which trees are to receive the stress reduction methods provided.
 - f. Use the revision boxes on each plan sheet to describe revisions were made, when, and by whom.
14. Prior to certification of the Specific Design Plan, all slopes exceeding 15 percent shall be identified and located on the plan.
15. The following note shall be placed prominently on all grading and sediment control plans:

"A geotechnical engineer must be present on the site to monitor roadway construction, excavated footings, and grading activities for compliance with the recommendations contained on sheet 21 of 21 of the Specific Design Plan."
16. The applicant, his heirs, 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, Tree Conservation Plan, Landscape Plan, and plans for recreational facilities.
17. The applicant shall receive a joint Federal/State Wetland Permit for wetland and/or wetland buffer disturbance prior to issuance of grading permits for areas of wetland impact.
18. Prior to the issuance of a building permit for a residential unit on Lot 9, Block H a revision to the Specific Design Plan shall be reviewed and approved by the Planning Board or its designee. The revised plan shall indicate an alternative parking compound within 500 feet of the tennis complex with a walkway providing access to the complex. A legal arrangement shall ensure permanent availability and shall be recorded in land records. A minimum 30-foot-wide landscape buffer, comparable to the requirements of Section 4.7 of the *Landscape Manual*, shall be provided between the single-family detached home and the tennis courts. Fencing around Lot 9, Block H will be required.
19. Prior to the certificate of approval, notes shall be added to indicate that all units on village lots shall be set back no more than 20 feet. Porches are allowed to encroach into the front yard.

20. The applicant, his heirs and/or successors shall demonstrate, by means of a tracking charts, that a minimum of 25 percent of the units on all of the lots shall have front porches and that 50 percent of the village lots shall have front yard fences.
21. Units on village green specialty lots shall front on the village green. All other corner lots shall front on the most heavily traveled street.
22. All village green specialty lots shall have garage access from the secondary street and not fronting on the village green.