

Case No.: CDP-9002/10

Applicant: Commons at Largo, L.P.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 09-86, approving with conditions a comprehensive design plan to eliminate certain conditions of approval of CDP-9002/04, and to allow construction of 989,560 square feet of office and ancillary retail space, and a 2,398-space parking structure, for a project referred to as Largo Town Center (One Largo Metro), described as 175.1 acres of land in the M-A-C Zone, located in the northwest quadrant of the intersection of Lottsford Road and Harry S Truman Drive, Largo, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions.

1. (a) All conditions of approval of CDP-9002/04 shall remain in full force and effect, except as specifically modified below, based on the specific findings set forth herein.  
(b) The conditions in this Order apply only to government users.
2. Prior to certification of the comprehensive design plan, the following revisions shall be made to the plans:

- a. Show Grand Boulevard on the plans.
  - b. Update density chart to reflect the reduced density available to Parcel 1A and 1B because of the reduction in green area from 55% to 35%. The density chart shall reflect the elimination of 34,046 sq. ft. awarded in CDP-9002/04 as a public benefit density increment for provision of green area in excess of the minimum 40%.
  - c. Provide an alternative conceptual landscape plan, which will apply to federal or other tenants with substantial security requirements not generally associated with non-governmental office buildings. The plan shall conceptually delineate treatments for the transitional area between the office buildings and the Metro station, and between the office buildings and the residential parcels across Lottsford Road. Landscaping should provide pedestrian-level interest and a transition between uses.
  - d. Conceptually illustrate a one-acre Metro Entry Plaza in the northern portion of Parcel 1-A. The proposed entry plaza should include an amenities package which may consist of, but not be limited to, seating areas, pedestrian paths, and varied high-quality paving and landscaping treatments, and should be designed as a vibrant, urban pedestrian space appropriate for a prominent location adjacent to a Metro station.
  - e. In addition to the Metro Entry Plaza, the plans shall conceptually illustrate a small pedestrian amenity space to be located near the intersection of Lottsford Road and Harry S Truman Drive. The design of this space may integrate the proposed security walls as amenities, if feasible, and shall provide landscaping.
3. The following design guidelines shall apply to Parcel 1-A and Parcel 1-B:
- a. Minimum green area: 35%
  - b. Minimum building setback to public streets (except for the 4 specific locations where reduced setbacks are approved by this CDP amendment): 40 ft.
  - c. Maximum Building Height 208 ft. for Parcel 1-A;  
142 ft. for Parcel 1-B.
4. The setback of any parking lot and/or parking structure adjacent to Lottsford Road shall be increased from a minimum of 15 feet to a minimum of 50 feet and shall include berming and extensive landscaping to buffer the view of the parking lot and parking structure from the street. There shall be no more than two entrances to the parking lot and parking structure from Lottsford Road.

5. The height of any future parking structure adjacent to Lottsford Road shall not exceed three stories, and the height of any future parking structure adjacent to Harry S Truman Drive shall not exceed six stories.
6. The comprehensive design plan shall be referred to the District Council for review and approval, after the Planning Board action.
7. The applicant, and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420 to DPW&T for the placement of Class III bikeway signage along Lottsford Road and Harry S Truman Drive. Payment shall be made prior to the issuance of the first building permit. Striping for designated bike lanes should be considered by DPW&T at the time of road resurfacing or improvement.
8. The specific design plan for Parcel 1-A shall include the following in accordance with DPW&T requirements:
  - a. An eight-foot-wide sidewalk shall be provided for pedestrians and bikers along the site's entire Grand Boulevard frontage, unless modified by DPW&T.
  - b. Existing art work in the sidewalk along the Lottsford Road frontage shall be preserved and incorporated into the new sidewalk, unless modified by DPW&T.
9. Conditions 2, 7 and 10 of CDP-9002/04, as stated in the Notice of the Final Decision of the District Council dated June 1, 1994, shall not apply.

Ordered this 21st day of July, 2009, by the following vote:

In Favor: Council Members Bland, Campos, Dean, Dernoga, Harrison,  
Knotts, Olson and Turner.

Opposed:

Abstained:

Absent: Council Member Exum.

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

By: \_\_\_\_\_  
Marilynn M. Bland, Chairperson

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Redis C. Floyd  
Clerk of the Council