

Case No.: DSP-17038
Carillon Prince George's County
Phase I (formerly Boulevard at the
Capital Centre)

Applicant: Retail Properties of America, Inc.

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article and Section 27-290 of the Prince George's County Code, the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 17038 ("DSP-17038"). As the basis for this final decision, the District Council adopts the findings and conclusions set forth by the Planning Board in Resolution No. 18-70 ("PGCPB No. 18-70").

PGCPB No. 18-70 recommending approval of DSP-17038, a request for approval of Phase 1 of a mixed-use development that consists of 350 multifamily dwelling units, approximately 353,500 square feet of retail/commercial, office, hotel, and entertainment uses in the southwest quadrant of the intersection of Medical Center Drive (formerly Arena Drive) and Lottsford Road, in Councilmanic District 6, is hereby AFFIRMED as follows:

A. APPROVED the alternative development district standards for:

1. **Urban Design Criteria: Block Length and Block Perimeter (page 133)**—To allow block length for limited areas, as shown on the detailed site plan, to be greater than 450 feet, and the perimeter of the entire block not to be longer than 1,350 feet.
2. **Urban Design Criteria: Building Heights (page 141)**—To allow building heights varying from one to eight stories.
3. **Street Design Criteria: Street Furnishings (page 151)**—To allow exterior grade wood to be used as a street furnishing material, in complement to the required metal.

4. **Architectural Design Criteria: Fenestration (page 159)**—To allow the upper floor of the theater/retail building on Parcel 3 to not provide any glazing.
5. **Architectural Design Criteria: Storefronts (page 160-161)**—To allow future storefronts designed by the tenants to include three alternatives related to design and material, as discussed under Finding 7.
6. **Architectural Design Criteria: Building Materials and Elements-Exterior Walls (page 162)**—To allow cementitious siding and panels to be used on some building elevations six feet above the ground floor as expressed in Condition No. 1b.
7. **Architectural Design Criteria: Building Materials and Elements-Windows (page 163)**—To allow residential buildings to use quality vinyl windows.
8. **Parking Design Criteria: Surface Parking Lots and Structured Parking Garages (page 165)**—To allow the development to utilize some existing surface parking lots and not screen all parking from public views as an interim parking arrangement prior to full build-out.
9. **Parking Design Criteria: Parking Space Requirements by Use (page 166)**—To allow provision of 97 more parking spaces than the maximum allowed for this phase.
10. **Signage Design Criteria: General Provision (page 170)**—To allow up to three rooftop signs inward oriented to the Central Green (Parcel B).
11. **Signage Design Criteria: Wayfinding Signs (page 171)**—To allow this development to have its own wayfinding signs that are different from those of the signs of the hospital, and to allow directional signs projecting over the public streetscape to be mounted no less than 8 feet above the sidewalk and no less than 14 feet above any road, driveway, or alley.
12. **Signage Design Criteria: Pedestrian Wayfinding Signs (page 172)**—To allow pedestrian directional/directory sign to be 8 feet tall by 4 feet wide, or 32 square feet per side.
13. **Signage Design Criteria: Building-Mounted Signs-Awnings and Awning Signs (page 173)**—To allow the awnings in limited areas, to be mounted with no less than 8 feet of clearance above the sidewalk, and the distance between the awning and the street curb line to be not less than 10 feet.
14. **Signage Design Criteria: Building-Mounted Signs-Marquees Signs (page 173)**—To allow the marquees signs in limited areas to be mounted with no less than 8 feet of clearance above the sidewalk, and the distance between marquees signs and the street curb line to be not less than 13 feet.

15. **Signage Design Criteria: Free-standing and Monumental Signs- Illumination (page 173-174)**—To allow the reuse of the existing freestanding sign for the “BLVD at The CAP CTR” to convert it into an LED sign (should be externally lit from the front or backlit (halo-lit)) with a full-spectrum light source. Internal lighting is permitted for individual letters or numbers, such as for “channel letter” signage (panelized box lighting fixtures are prohibited)). In any case, the sign shall not exceed 45 feet in height and 775 square feet in sign face area.
 16. **Signage Design Criteria: Prohibited Sign Types and Materials (page 174)**—To allow exposed lamps, as lamps are sometimes visible for signs emulating historic marquees or canopy-mounted signs. To allow temporary signs attached to building façades to advertise new construction, space for lease, or events, on a temporary basis only.
- B. DISAPPROVED the alternative development district standards for:
1. **Signage Design Criteria: Building-Mounted Signs-Projecting Signs (page 172)**—To allow blade and under-canopy signs to be mounted no less than six feet, eight inches of clearance above the sidewalk.
- C. APPROVED Detailed Site Plan DSP-17038 and Type 2 Tree Conservation Plan TCP2-014-2015-01 for Boulevard at the Capital Centre, Phase I, subject to the following conditions:
1. Prior to certification of this detailed site plan (DSP), the applicant shall:
 - a. Obtain signature approval of Preliminary Plan of Subdivision 4-17023.
 - b. Provide a note on the architectural elevation plans stating that cementitious panels can be used but must be at least six feet above the finished ground floor for any elevations shown on Applicant’s Exhibit 2.
 - c. Revise the plans to be consistent in referencing the number of parcels included in this DSP.
 - d. Delineate and label the 65 dBA Ldn unmitigated noise contour from the abutting roadways (not including Harry S Truman Drive) and a 300-foot lot depth on all relevant sheets of the plans.
 - e. Provide site plan notes as follows:

“Lighting fixtures, mounted above 20 feet on buildings, within parking lots or on street poles, used in this development are full cut-off luminaires.”

“During the grading/construction phases, this project shall conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the grading/construction phases, this project shall conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”

“Access easements are authorized pursuant to Section 24-128(b)(9) of the Subdivision Regulations. Access to Medical Center Drive is limited to one vehicular driveway and access to Harry S Truman Drive is limited to five vehicular driveway locations.”

“The big screen on the theater building facing the central green shall be used for entertainment and electronic message center functions serving the project and such other uses allowed by the Zoning Ordinance or the DDO.”

- f. Revise the schedule for Section 4.1 to note the correct parcel number.
- g. Revise the landscape schedule of Section 4.9 to correctly note the percentage of the native plants provided for each plant category.
- h. Revise the landscape plan and the corresponding landscape schedule to change the Section 4.3 reference to Section 4.2.
- i. Revise the landscape plan and the corresponding landscape schedule to provide the required number of shade trees, in accordance with the requirements of Section 4.10 of the 2010 *Prince George’s County Landscape Manual* or other alternative in keeping with the intent of the Largo Sector Plan.
- j.a. Revise the Type 2 tree conservation plan (TCP2), as follows:
 - (1) Provide the current M–NCPPC approval block on each page with an additional column for the “Purpose of Revision.”
 - (2) Correct the woodland conservation worksheet, line 8, with the correct TCP2 number, TCP2-014-2015-01.
 - (3) Correct General Note 1 using DSP-17038.
 - (4) Remove Tree Preservation Note j. Woodland preservation is not being provided on this site.

- (5) Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
 - j.b. Update the plan sheet to include distances on all property lines, provide bearings on perimeter property lines, provide dimensions of all structures, and distances to property lines.
 - k. Mark and label the locations of the bicycle racks.
 - l. Provide a detail of the crosswalks that is consistent with Development District Overlay (D-D-O) Zone street design standards for crosswalks.
 - m. Identify suitable alternative locations for the two off-site bus shelters shown on the bicycle and pedestrian impact statement exhibit, to be approved by the Prince George's County Department of Permitting, Inspections and Enforcement and the Prince George's County Department of Public Works and Transportation.
 - n. Provide specific recreational facilities information and a blow-up site layout of the courtyard area within the multifamily building, located on Parcel 5, to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - o. Revise Parcel B, consistent with the preliminary plan of subdivision, and label it as to be conveyed to the business owners association, prior to building permits.
 - p. Work with the Prince George's County Department of Permitting, Inspections and Enforcement and the Prince George's County Department of Public Works and Transportation to finalize the improvements shown on the bicycle and pedestrian impact statement (BPIS) exhibit, consistent with Section 24-124.01 of the Subdivision Regulations. The BPIS exhibit shall be modified, as needed, to reflect the recommendations of the operating agencies.
2. At the time of approval of building permits, the applicant shall provide an updated tracking table on the site plan that provides a summary of all previously released and pending building permits, as well as the peak trips associated with those permits.
 3. Prior to approval of the use and occupancy permit for the building, which includes residential dwellings, the recreational facilities and amenities associated with the multifamily building complex on Parcel 5 shall be complete.
 4. Prior to certification of the detailed site plan (DSP), the applicant shall show mitigation of noise levels to 65dBA Ldn for the dog park on Parcels 5 and 7 or shall

provide a note that the dog park is an interim condition that shall be mitigated or relocated in Phase II, at the time of DSP to comply with 65 dBA Ldn or less.

ORDERED this 23rd day of October, 2018, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0.

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: _____
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council