

Appendix 1: Asterisk 1

Property—Commons at Addison

Purpose—Exception to Subtitle 27A Standards

Background

Description of Impacted Properties

The subject property is located on Tax Map 73, in Grid C-1, and is known as Parcel A, proposed Parcel B (Parcel 87), and Lot 5. The property is approximately 2.98 acres. Parcel A is subject to Preliminary Plan 4-05068, approved by the Planning Board on February 9, 2006 (PGCPB Resolution No. 06-37). Parcel 87 is subject to Preliminary Plan 4-08019, approved by the Planning Board on September 4, 2008 (PGCPB No. 08-124). Lot 5 is not the subject of a preliminary plan of subdivision. The three distinct properties were brought together for a development plan in DSP-06001/01, approved by the Planning Board on April 8, 2010 (PGCPB Resolution No. 10-50).

Planning Considerations

The property has been the subject to multiple approvals. The conditions of these approvals are attached as appendices to this document.

These development approvals result from an extensive process of public hearing and development review. The approvals came after an open, public process and involved input from the Planning Board, the District Council and the community at large.

The approved design of the proposed buildings generally conform to the intent of the Regulating Plan and its goal of creating densely populated, mixed use center in close proximity to the Addison Road-Seat Pleasant Metro Station. Some elements of the design depart from the strict requirement of Subtitle 27A, such as proximity of the building to Addison Road and Central Avenue, the mix of uses on the property, the siting of the building, the design of the first floors.

The purpose of this asterisk is to allow the continued development of this property in accordance with the preliminary plan and detailed site plan approvals listed above. So long as the property owner moves forward with the development as approved, the Addison Road Metro Center Regulating Plan will accommodate this development.

Legal Authority

Section 27A-301 (a)(4) states “a Regulating Plan may identify specific characteristics assigned to a lot or building site and may identify additional regulations (and opportunities) for lots in specific locations, as well as exceptions to the Building Envelope Standards (BES) or other standards of this subtitle.”

Section 27A-303(a)(3)(O) identifies astericks as a component of a Regulating Plan that designates “Any parcel-specific treatment.”

APPENDICES



Note: The entire version of this abridged staff report can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Detailed Site Plan

DSP-06001-01

Application		General Data	
Project Name: Commons at Addison Road, Icon Property Location: Southwest quadrant of the intersection of Central Avenue (MD 214) and Addison Road, with frontage on Zelma Avenue Applicant/Address: Dawn Limited Partnership 4219 Dustin Road Burtonsville, MD 20866	Planning Board Hearing Date:	04/08/10	
	Staff Report Date:	03/25/10	
	Date Accepted:	01/21/10	
	Planning Board Action Limit:	Waived	
	Plan Acreage:	2.9791	
	Zone:	C-S-C/R-55	
	Dwelling Units:	171	
	Gross Floor Area:	22,696 sq. ft.	
	Planning Area:	75A	
	Tier:	Developed	
	Council District:	07	
	Election District	18	
Municipality:	N/A		
200-Scale Base Map:	201SE06		
Purpose of Application		Notice Dates	
Mixed-Use development with 171 dwelling units, 37,170 square feet of office, a 32,820-square-foot library, 15,890 square feet of retail, a freestanding parking structure and indoor pool building.		Informational Mailing:	01/15/09
		Acceptance Mailing:	01/19/10
		Sign Posting Deadline:	03/09/10
Staff Recommendation		Staff Reviewer: Jeanette Silor	
Approval	Approval with Conditions	Disapproval	Discussion
	X		

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-06001-01
 Commons at Addison Road

The Urban Design staff has reviewed the detailed site 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

The detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Preliminary Plans of Subdivision 4-05068 and 4-08019.
- b. The approved plans for Detailed Site Plan DSP-06001.
- c. The requirements of the October 2000 *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity*.
- d. The requirements of the Zoning Ordinance in the C-S-C (Commercial Shopping Center) Zone and the R-55 (One-Family Detached Residential) Zone.
- e. The requirements of the Development District Overlay Zone (DDOZ).
- f. The requirements of the *Prince George's County Landscape Manual*.
- g. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- h. Referral comments.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, if the Planning Board approves the subject Detailed Site Plan revision DSP-06001-01, Commons at Addison Road, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommends APPROVAL of the application as follows:

- A. Staff recommends APPROVAL of the following additional amendments to the development district standards set forth in the October 2000 *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity*:
 1. B3. Materials and Architectural Details, Standard G: to allow GFRP (Glass/Fiber/Reinforced/Plaster) cornice material to be used on the buildings.
 2. B4. Window and Door Openings, Standard A: to allow glass curtain walls associated with the retail within the main building and the natatorium building.
- B. Staff recommends APPROVAL of Detailed Site Plan DSP-06001-01, Commons at Addison Road, Icon Property, subject to the following conditions:
 1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Provide evidence from all affected utility companies that the encroachments into the public utility easements (PUE) shown on the plans are acceptable. If such verification cannot be provided, these encroachments shall be eliminated from the plans.
 - b. Provide details demonstrating that the proposed wall will completely screen the transformers from the right-of-way. If it is found that the transformers will not be adequately screened, the plans shall be revised to provide additional screening elements.
 - c. Revise the plans to replace the board-on-board fencing proposed along the southern property line with an enhanced fence featuring a composite material resembling natural wood with brick piers at all corners and at regular intervals not to exceed 35 feet, or every four eight-foot-sections of fence. The fence shall be equally attractive from both sides and shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.
 - d. Revise the plans to demonstrate conformance to Section 4.1 of *Prince George's County Landscape Manual*.
 - e. Revise the plans to reincorporate shade trees into the design of the plaza associated with the retail on the east side of the main building.
 - f. Provide evidence from Department of Public Works and Transportation (DPW&T) that the detailed site plan is consistent with the approved stormwater management concept plan.
 - g. Revise the plans to demonstrate conformance with S4. E. along the south property line adjacent to the existing single-family detached residence.
 - h. Revise the plans to provide a five-foot-wide grass planting strip between the sidewalk and curb along Central Avenue.
 - i. Revise the plans to provide loading spaces that are 33 feet long by 12 feet wide.
 - j. Provide a loading schedule on the site plan.
 - k. Provide a gate in the perimeter fence where the sidewalk or pedestrian path intersects with the sidewalk along Central Avenue (MD 214).
 - l. Provide Americans with Disabilities Act (ADA)-compliant curb cuts and ramps and a marked crosswalk where the trail intersects with the drive aisle.
 - m. Provide ADA-compliant curb cuts and ramps and a marked crosswalk across MD 332 in the vicinity of the Zelma Avenue intersection, unless modified by SHA.
 - n. Provide an eight-foot-wide sidewalk or path around the bioretention pond. This sidewalk or path will provide pedestrian access from Central Avenue (MD 214) (near the intersection with Addison Road) to the internal drive aisle and sidewalk leading to the building entrance.
 - o. Add the following note on the site plan:

“Pursuant to Section 24-111(c)(2) the current development proposed does not exceed 5,000 square feet of gross floor area. Any additional gross floor area which would result in a total GFA for this site of more than 5,000 square feet will require a preliminary plan of subdivision.”
 - p. Revise the plans to demonstrate conformance to Section 4.2 of the *Prince George's County Landscape Manual*. If the substitution of plant material is proposed pursuant to Section 4.2(a)(4) of the Landscape Manual, justification of the need for such substitution shall be submitted to the Urban Design Section for review as designee of the Planning Board.
 - q. Revise the plans to demonstrate conformance to S4.D of the Sector Plan where the parking lot is adjacent to Central Avenue.

- r. Revise the east elevation (Phase 1) to replace the EIFS with a high quality, durable, and attractive finish material, such as masonry-based panels, to be reviewed and approved by the Urban Design Section as designee of the Planning Board.
 - s. Revise the temporary portion of the east elevation (Phase 1) to provide two additional vertical columns of windows. The windows shall be organized in a balanced and rhythmic composition, the design of which shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.
 - t. Revise the freestanding signs so that they are no taller than 13 feet high.
 - u. Revise the Proposed Development table on the cover sheet so that it reflects the phasing demonstrated in the parking tabulation.
 - v. Revise the parking tabulation to accurately account for the required parking for the multi-family units.
 - w. Provide evidence that the proposed disturbances to WMATA-owned land have been approved by WMATA.
 - x. Revise the elevations so that the western portion of the building is no more than ten stories.
2. A final plat that consolidates the entirety of the land areas that comprise preliminary plans 405068 and 4-08019 shall be approved. The plat shall be filed in accordance with Preliminary Plan 4-08019 and incorporate Parcel A from Preliminary Plan 4-05068 in accordance with Section 24-108 of the Subdivision Regulations.
 3. A final plat for Lot 5 of Block B shall be approved with the following note:

“Development on Lot 5 of Block B is limited to a cumulative 5,000 square feet of gross floor area pursuant to Section 24-111(c). At such time that development should exceed this maximum, then a preliminary plan of subdivision shall be required.”
 4. The following notes shall be placed on the final plat for the area that comprises preliminary plans 4-05068 and 4-08019, prior to approval:

“This plat consists of the all the land area approved under preliminary plan 4-05068 and 4-08019 respectively.”

“The development of the underlying Parcel A and proposed Parcel B shall be in conformance with preliminary plans 4-05068 and 4-08019 respectively.”
 5. The application for the building permit for Parcel A shall contain a certification, to be submitted to The Maryland-National Capital Park and Planning Commission (MNCPPC), prepared by a professional engineer with competency in acoustical analysis using the certification template. The certification shall state that the interior noise levels have been reduced through the proposed building materials to 45 dBA Ldn or less.

6. Prior to the approval of any building permit, the applicant shall provide evidence of a contribution for the benefit of the Prince George’s County Memorial Library System, in the amount of \$57,138, for the development of the library on the subject property.
7. The applicant shall place underground all on-site utility lines and facilities, for utilities that serve the subject property and the proposed project. Utility lines and facilities off site need not be underground, but the applicant shall participate in an underground utilities fund at Central Avenue (MD 214) and Addison Road, if one is created, to study or implement the underground placement of utilities in this vicinity. Funding contributions by the applicant shall not exceed \$10,000.
8. All residential portions of the building shall be accessed only by an electronic security card system.
9. Construct the eight-foot-wide sidewalk along the subject’s entire frontage of Central Avenue (MD 214), unless modified by SHA. This sidewalk shall be separated from the curb by a five-foot-wide grass planting strip.
10. Construct the eight-foot-wide sidewalk along the subject site’s entire road frontage of Addison Road, unless modified by DPW&T.
11. Construct the five-foot-wide sidewalk along the subject site’s entire frontage of Zelma Avenue, unless modified by DPW&T. This sidewalk shall be separated from the curb by a five-foot-wide grass planting strip.
12. The applicant and the applicant’s heirs, successors and/or assignees shall submit three original Recreational Facilities Agreements (RFA) to DRD for construction of private recreational facilities, for approval prior to the submission of final plats. Upon approval by DRD, the RFA shall be recorded among the county Land Records.
13. The fitness center, aerobics room, business center, media center, lounge/billiards room, and indoor pool building (natatorium) shall be completed prior to the completion of the 123rd dwelling unit.
14. Conditions 4.m., 5, 6, 10.a., 10.f., 10.g., 10.i., 10.j., and 10.k. of the District Council’s Order of Approval for Detailed Site Plan DSP-06001 remain valid and are applicable to the subject application.

Appendix 2:

Glossary

Alley/Alley Access Easement: The public right-of-way or easement for vehicles and pedestrians within a block that provides access to the rear of buildings, vehicle parking (e.g., garages), utility meters, and recycling and garbage bins.

Architectural Standards: Parameters for materials, configurations, and techniques that govern a building’s exterior functional and decorative elements.

Block: Lots, alleys, and tracts circumscribed and not traversed by streets (except for pedestrian pathways). Blocks shall be measured at the frontage lot lines (in most cases this is the build-to line).

Buildable Area: The area of the lot that building(s) may occupy, which includes the area of the lot behind the build-to line as designated by the building envelope standard. The buildable area sets the limits of the building footprint now and in the future; any additions shall be within the specified buildable area.

Building Envelope Standards (BES): A set of standards that emphasize the frontage and provide the specific ranges within which development may occur by describing the building form in three dimensions, height and siting (or placement on the lot), delineating functional building elements that are either required (such as windows and doors) or allowed (such as balconies and covered sidewalks), and providing broad parameters for uses.

Build-to Line (BTL): A line or plane indicated on the regulating plan, defining the street frontage that extends vertically and generally parallel to the street, at which the building shall be placed. The façade shall be located on the build-to line—this is a requirement, not a permissive minimum. The minimum length and height of frontage that is required at the build-to line is shown on the appropriate building envelope standard.

Center, Community: The businesses in these designated urban centers are predominantly of a smaller scale. They complement and serve the surrounding neighborhoods. As described in the General Plan, these centers are concentrations of activities, services, and land uses that serve the immediate community. This may include mixed-use and higher intensity redevelopment in some communities. These centers should also be served by mass transit, including heavy rail, light rail, or bus service.

Center, Metropolitan: A large-scale, mixed-use area comprising multiple urban neighborhoods. As described in the General Plan, these centers have a high concentration of land uses and economic activities that attract employers, workers, and customers from other parts of the metropolitan Washington area. High-density residential development may also be located in these centers, which are a primary target for employment in the county and can effectively be served by mass transit such as heavy rail, light rail, and bus service.

Center, Regional: A moderately scaled, mixed-use area comprising one or more urban neighborhoods. As described in the General Plan, these centers are locations for regionally marketed commercial and retail centers, office, and employment areas. Educational and recreational complexes that primarily serve Prince George’s County and high-density residential development may also be possible. These centers should be served by mass transit, including heavy rail, light rail, or bus service.

Civic Land Use: Places of public assembly that provide ongoing life, safety, educational, recreational, and cultural services to the general public, as well as meeting areas for religious practice.

Civic Green or Square: A public open space. The term “square” is generally used to describe spaces that have more paved surface area. The term “civic green” is generally used to describe a formally configured small public lawn or park that is primarily unpaved. Civic greens or squares do not include active recreation structures such as ball fields and courts.

Civic Use Buildings: Those buildings that house strictly civic uses. The design of civic use buildings should be harmonious to the overall design and character of the urban center district.

Clear Walkway: An area within the sidewalk that must allow public passage and remain clear of obstructions. The clear walkway width is designated in the street type specifications.

Common Lot Lines: Lot lines shared by abutting private lots.

Corridor Node: A concentrated urban mixed-use location along a specified corridor, to be developed in a mixed-use, pedestrian-oriented form. As described in the General Plan, these areas contain a higher intensity of residential and nonresidential land uses than corridors and other areas within a General Plan Tier. The development at these nodes should be planned as transit-oriented.

Dooryard: The area within the street space between the façade of the building (generally the build-to line) and the clear walkway area of the sidewalk. Stoops; balconies; and for appropriate commerce uses, temporary displays, café seating, and other encroachments as specified by the Planning Director or designee may be placed within the dooryard area. The dooryard area is designated in the street type specifications.

Encroachment: An element of a building or structure that extends into a setback or yard area. Also includes an element that extends beyond the private property over an abutting right-of-way.

Façade (Building Face): The building elevation facing the street space or build-to line.

Front Yard: An open space required by certain building envelope standards extending across the entire width of the lot between the façade and the sidewalk. Where double frontage or corner lots exist, any required front yard shall be provided on both streets. This area is contiguous with the street and includes any front porch.

Functional Overlay: A functional overlay consists of maps, technical studies, and other data as required by the Planning Director or designee. They provide an inventory of existing resources, establish functional transportation and environmental networks, and are used to identify how each property contributes to the overall working of the urban center district.

Garden Wall: A masonry wall defining a property line or delineating a private area. A garden wall may satisfy a building envelope standard front yard fence requirement.

Illustrative Plan: The purpose is to illustrate the likely built results of the regulating plan by showing buildings on each lot and preliminary designs for streets or civic spaces in compliance with this subtitle and the proposed regulating plan. Where possible, renderings, models, or other visual material supporting the likely built results shall be included.

Minimum Employment Threshold: A threshold established in order to provide for or reserve space for a significant employment base in each urban center district as recommended by the General Plan. The threshold is expressed as a net lot area or demonstrated gross floor area of employment uses.

Natural Resource Inventory (NRI): A plan map and supporting documentation that provides all required information regarding the existing physical and environmental conditions on a site that is approved by the Planning Director or designee as described in the Environmental Technical Manual as approved and amended by the Planning Board from time to time.

Net Lot Area: The total contiguous area included within the lot lines of a lot excluding alleys, streets, and other public ways and land lying within a 100-year floodplain or other environmentally regulated area.

Parking Setback Line: A line or plane indicated on the regulating plan that extends vertically and is generally parallel to the build-to line. All parking shall be set back behind this line, except where it is below grade.

The parking setback line is located a minimum distance from the build-to line and parking may be placed anywhere within the lot behind this line, except where otherwise specified in this subtitle.

Private Open Area: The area within the buildable area and behind the parking setback line, accessible only to occupants of the particular building or site, and (primarily) open to the sky. Additional specifications for the open area may be included in each building envelope standard. Private open area shall not be built upon or parked or driven upon (except for emergency access).

Regulated Environmental Features: Regulated streams, nontidal wetlands, and their associated buffers.

Regulating Plan: The implementing plans for the development of urban centers and corridor nodes under Subtitle 27A. Regulating plans allocate the building envelope standards, public spaces, and street types within each urban neighborhood or center and provide specific information for the disposition of each building site and are the approved plan for the implementation of the county's General Plan within designated centers or corridor nodes. The regulating plan also shows how each site relates to adjacent street spaces, the overall urban neighborhood, and the surrounding neighborhoods.

Story (Story Height): That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. Story height parameters are as specified by the appropriate building envelope standard.

Street: A public or dedicated right-of-way at least 24feet in width; or a private road, right-of-way, or easement along which development is authorized pursuant to Subtitle 24; or a proposed street right-of-way or widening shown on the applicable General Plan, functional master plan, master plan, or sector plan, or in the current Capital Improvement Program or Maryland State Consolidated Transportation Program; or on a record plat. Streets shall be designated on the regulating plan and are intended to be open to public use regardless of ownership.

Street Frontage: That portion of the lot or building that is coincident with the build-to line as required by subtitle.

Street Light: A luminaire installed along the street tree alignment line, unless otherwise designated on the regulating plan. Lighting standards for street spaces and alleys should be developed to meet the minimum standards of the Illumination Engineering Society of North America (IESNA), with the design criteria giving equal weight to the lighting of the pedestrian areas and the automobile areas.

Street Tree: A tree required per Subtitle 27A that is of a proven hardy and drought-tolerant species and large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

Street Tree Alignment Line: A line along which street trees are to be planted and street lights and other such infrastructure are to be placed. The street tree alignment line falls within the tree lawn area identified in the street type specifications as "A." It is parallel with the street right-of-way. The street tree alignment line for center medians is their centerline.

Street Type Specifications: A set of specifications that define the overall width of the street and street space and the widths of all of the vehicular, pedestrian and bicycle-related amenities within these spaces.

Street Wall: A masonry wall that assists in the definition of the street space in the absence of a building. See the building envelope standards for height and gate specifications.

Tree Lawn: A continuous strip of soil area—typically covered with grass, other vegetation, bridging pavement, or sometimes porous pavers—located between the back of curb and the sidewalk and used for planting street trees and configured to foster healthy street tree root systems.

Urban Centers and Corridors: Those areas designated as centers and corridors in the Prince George's County General Plan for development as mixed-use, pedestrian-

and transit-oriented districts of moderate- to high-density and intensity. Urban centers comprise one or more urban neighborhoods. Corridor development is targeted to specified corridor nodes where mixed-use and transit-oriented development is most appropriate.

Urban Center District: Refers to the area encompassed by an urban center or corridor node designation. This term may be used interchangeably with "urban center zone."

Urban Neighborhood: A defined area of buildings around a framework of interconnected blocks, streets, squares or civic greens within a designated urban center. They are mixed-use neighborhoods of 20 to 100 acres bounded and physically defined by large-scale streets or regulated environmental features. Smaller urban neighborhoods may exist due to environmental constraints.

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