

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 13, 2006, regarding Detailed Site Plan DSP-06004 for Renaissance Square, the Planning Board finds:

1. **Request:** The subject application is for approval of a 44-unit artists' housing project and a 456-square-foot display gallery in the M-U-I (Mixed-Use-Infill) Zone and Development District Overlay (DDO) Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-U-I/DDOZ	M-U-I/DDOZ
Use(s)	Office (unused)	Residential (Multifamily)
Acreage	1.69	1.69
Number of units	-	44
Of which 1 BR units	-	40
2 BR units		4
Building square footage/GFA	6,450 (existing office)	456 (Gallery)

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	45	45
Of which standard parking spaces (9.5' x 19.0')	-	3
Compact spaces (8.0' x 22')	-	6
Handicapped spaces (16.0' x 19.0')	2	1

Notes:

- a. The subject application includes only residential use of a future larger mixed-use project. This is the minimum required parking for the proposed 44 units plus a small art gallery. See Finding 7 for a detailed discussion on parking requirements.
- b. Loading space is not required for multifamily residential use with fewer than 100 dwelling units.
- c. A condition of approval has been proposed to require the applicant to provide two parking spaces for the physically handicapped, of which one should be van accessible.

3. **Location:** The subject property is located in the southwest quadrant of the intersection of Jefferson Street and Baltimore Avenue (US 1), on the south side of Jefferson Street, approximately 450 feet west of its intersection with Baltimore Avenue, in Planning Area 68 and Council District 2.
4. **Surroundings and Use:** The site is currently developed with an existing unused office building surrounded with surface parking lots. The subject site is bounded to the north by the right-of-way of Jefferson Street and to the south by a 25-foot-wide public alley. Further across Jefferson Street to the north are developed properties in the R-10 (Multifamily High Density Residential) Zone and across the alley to the south are developed properties in the C-O (Commercial Office) Zone. To the west of the site are developed properties in the R-55 Zone, of which Hyattsville Elementary School is immediately adjacent to the subject site. To the east of the site are developed properties in the C-O Zone and C-S-C Zone, including an existing church.
5. **Previous Approvals:** The subject site was originally zoned C-M and is currently developed with an unused office building. The site has an approved Preliminary Plan of Subdivision 4-86182 (PGCPB Resolution No. 86-476), which was as recorded as a final plat, NLP 130-93, on December 29, 1986. The 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* rezoned the site from the C-M to the M-U-I Zone and further designated this property in the Town Center (TC) Character Area. The 2004 sector plan also superimposes a Development District Overlay Zone (DDOZ) on the existing M-U-I Zone for the subject property. The site also has a stormwater management concept approval 2884-2006-00.
6. **Design Features:** The proposed 44-unit artists' housing project will be located in the northwest corner of a roughly rectangular site fronting Jefferson Street on the north side and a 25-foot-wide public alley on the south side. The site will be accessed from a 25-foot-wide ingress/egress and utility easement off Jefferson Street. The access road is parallel to the north/south-oriented building and ends in an internal parking lot located in the southwest part of the site.

The 44 units are in one L-shaped building with the short leg fronting Jefferson Street. A sidewalk has been provided along both the site's Jefferson Street frontage and the access road to the parking lot. The sidewalk provides multiple entrance points to the building from both the street and the access road. The flat roof building is designed in vertical modules and is accented with towers at corners. The east elevation shows a four-story fenestration pattern and the west elevation shows a three-story pattern. The elevations are designed in a three-part composition with various finishing materials for the base, middle and top. Except for the corner towers with a decorative cornice, the rest of the roof treatment is very simple. The elevations also show a combination of various finishing building materials such as cast stone veneer, split-face CMU, stucco cementitious siding, and standing seam metal.

The locations of an entrance sign and a building-mounted sign have been included in this application. The building-mounted sign is shown on the east elevation facing the internal driveway. The entrance sign is combined with a retaining wall located in the middle of the site's frontage along Jefferson Street. However, no sign face area calculation has been provided with either sign. A condition of

approval has been proposed in the recommendation section of this report to require the application to provide the sign face information pursuant to Sections 27-613(c).

COMPLIANCE WITH EVALUATION CRITERIA

7. **The Approved 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (PGCPB No. 04-199 and CR-78-2004):** The approved sector plan defines long-range land use and development policies, detailed zoning changes, design standards, and a Development District Overlay Zone (DDOZ) for the Prince George's County Gateway Arts District. The land use concept of the sector plan divides the arts district into seven areas for the purpose of examining issues and opportunities and formulating recommendations and superimposes a Development District Overlay Zone on the existing M-U-I Zone for the site. The plan also prescribes specific development district design standards, goals and land use characteristics for each area. The subject site is located within the town center area of the Gateway Arts District.

Town center character area development standards emphasize the creation of a pedestrian-oriented streetscape that will welcome residents and visitors, establish a build-to line to ensure a common street wall that creates a comfortable sense of enclosure, and minimize total parking requirements while encouraging shared parking. In particular, residential uses above first floor retail or commercial uses, and middle-to-high end housing with structured parking as demonstrated in this proposal are desired in the town centers to infuse the areas with new residents who can enliven the streets and support commercial retail.

The development district standards are organized into three categories: Site design; building design; and public space. In the building design section, under the architecture subtitle, the DDOZ standards call for developing high-quality, pedestrian-oriented commercial and residential structures compatible with the scale of adjacent neighborhoods and town centers through the use of texture, color, and massing. The standards also intend to retain the historic character of buildings and restore original building details, and when possible, allow for unique compositions and details in new buildings while ensuring compatibility with existing neighborhoods. Standard 12 prescribes specific requirements for building elevations facing a public street as follows:

12. **New buildings should be faced on any façade fronting a public street with quality materials such as brick, stone, wood, masonry, or stucco compatible with the character of the surrounding neighborhoods.**

Comment: The site is bounded to the north by the right-of-way of Jefferson Street and to the south by a public alley. The specific location makes all four elevations of the building highly visible. The proposed elevations described in Finding 6 above are reasonably attractive, but do not measure up to the higher DDOZ standards. Additional design details such as the use of window and door casings, special lintel treatments, façade detailing, unique cornices, banding or awnings, and a touch of the arts such as incorporating art pieces, wall murals or relief should be explored to be applied in the elevation design to improve the visual quality at the street level,

especially along Jefferson Street. A condition of approval has been proposed in the recommendation section of this report to require the applicant to add more architecture details and arts elements on the elevations.

Section 27-548.25 (b) requires that the Planning Board find that the site plan meets applicable development district standards. The detailed site plan meets most of the standards with the exception of several development district standards for which the applicant has requested an amendment. In order to allow the plan to deviate from the development district standards, the Planning Board must find that the alternative development district standards will benefit the development and the development district and will not substantially impair implementation of the sector plan.

The applicant has submitted a statement of justification that provides detailed explanation of how the proposed artists' housing project conforms to each development district standard. The amendments that the applicant has requested are discussed below.

SITE DESIGN

Building and Streetscape Siting (Table 1, page 135)

Buildings	Minimum build-to line	Allowable variation
Along US 1, 34th Street and 38th Street	20	±4
Along all other streets	15	+5
Residential uses	As Above	+15
Institutional uses	As Above	+40

Comment: The applicant has requested an amendment to the build-to-line standards. The intent of the development standards for a "build-to" line rather than a setback is to create a consistent street wall and a pleasant, inviting streetscape along commercial and mixed-use streets and a coherent visual appearance along neighborhood residential streets.

The approved 2004 sector plan established a development standard of 15 feet from the face of the curb with an allowable variation of 5-plus feet for the subject property (see Table 1, page 135, Approved Sector Plan). The applicant proposes a minimum build-to line of 11.6 feet from the ultimate right-of-way on Jefferson Street, and the proposed minimum build-to line from the face of the existing curb is 29.4 feet due to a required ten-foot public utility easement (PUE) located behind the ultimate ROW. The proposed building is sited behind this line as required by the Prince George's County Department of Public Works and Transportation. Since all development will observe the ten-foot PUE line along the public right-of-way, the Urban Design Section believes that the amendment will not impair the integrity of the sector plan and meets the intent of the development standards to create a coherent visual appearance along neighborhood residential streets.

Building and Streetscape Siting (page 137)

9. Building sidewalks should abut the sidewalks of adjacent buildings.

Comment: The applicant has requested an amendment to this standard. The property to the east of the proposed development is the site of the Ebenezer Covenant Church, which fronts on US 1 and has parking in the rear, which adjoins the subject site. The property to the west of the proposed development is the site of the Hyattsville Elementary School, which also has no building immediately adjacent to the subject site. It is not possible for the subject application to fulfill this standard. The Urban Design Section believes that the amendment will not impair the integrity of the sector plan and meets the intent of the development standards to create a coherent visual appearance along neighborhood residential streets.

Access and Circulation (page 138)

2. Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas.

Comment: The site plan shows a four-foot-wide sidewalk along the internal driveway that leads to dwelling entrances and parking. The applicant, in a letter dated June 21, 2006 (Kuo to Mayor Gardiner, the City of Hyattsville), explained that another four-foot-wide sidewalk will be added at the other side of the internal driveway at the time the leftover part of the site is developed. By an e-mail dated June 23, 2006, Mayor Gardiner expressed the city's satisfaction with this project. Staff agrees with the city's conclusion that 2 four-foot-wide sidewalks, one on each side of the drive, will be a satisfactory substitute for the normally required five-foot-wide sidewalk.

Parking and loading (page 139)

2. Parking for a residential or live/work use shall be a minimum of 1.0 on-site space per unit. Additional spaces up to a maximum of 3.5 spaces per unit may only be provided in an on-site parking structure.

Comment: The applicant shows a required parking space number greater than the minimum required in the justification statement and, thus, requests an amendment to this standard. As discussed previously, this application includes only a portion of a future larger mixed-use project. The proposal is specifically for 44 dwelling units and a 456-square-foot art gallery. Pursuant to the above minimum parking standard, a total of 45 spaces is needed. The DSP has provided 45 on-site surface parking spaces, which meets the above minimum standard. However, the site is yet to be fully developed for all of the proposed uses ultimately envisioned for the site. A complete review for full compliance with the DDOZ's parking standards is critical to ensure smooth functioning of the site. Any additional parking spaces beyond 45 shall be provided in a structured parking garage. A condition of approval has been proposed in the recommendation section to require the applicant to submit a complete parking schedule for the entire site at the time of any future DSP for the site.

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the M-U-I Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in general conformance with the requirements of Section 27-546.17 of the Zoning Ordinance, which governs uses in the M-U-I Zone. The proposed artists' residential project is a permitted use in the M-U-I Zone.
 - b. Section 27-546.19, Site Plans for Mixed Uses, requires that:
 - (c) **A detailed site plan may not be approved unless the owner shows:**
 - (1) **The site plan meets all approval requirements in Part 3, Division 9;**
 - (2) **All proposed uses meet applicable development standards approved with the Master Plan, Sector Plan, Transit District Development Plan, or other applicable plan;**

Comment: The site plan meets all site design guidelines and Development District Standards of the *Approved 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* and the standards of the Development District Overlay Zone (DDOZ) except for those discussed in the above Finding 7.

- (3) **Proposed uses on the property will be compatible with one another;**

Comment: The subject application contains only the residential component of a larger mixed-use project, which is also expected to include a full-service YMCA. The proposed uses on the site are compatible with one another. However, since the ultimate mix of uses proposed on the site will be oriented as horizontal mixed-use, certain issues such as parking and on-site circulation should be reviewed comprehensively when all components are presented to ensure complete compatibility across all uses on the site.

- (4) **Proposed uses will be compatible with existing or approved future development on adjacent properties and an applicable Transit or Development District; and**

Comment: The proposed use will be compatible with existing or approved future development on adjacent properties and the *Approved 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* in a way that the proposed uses are the permitted use in the sector plan and in the M-U-I Zone. The proposed development is what has been envisioned in the sector plan.

(5) Compatibility standards and practices set forth below will be followed, or the owner will show why they should not be applied:

(A) Proposed buildings should be compatible in size, height, and massing to buildings on adjacent properties;

Comment: This application is a redevelopment of an existing depressed property. The subject site is adjacent to an elementary school to the west and a church site to the east. The proposed building complies with the required building height (below the maximum five story) of the sector plan and is compatible in size, height, and massing to buildings on adjacent properties.

(B) Primary facades and entries should face adjacent streets or public walkways and be connected by on-site walkways, so pedestrians may avoid crossing parking lots; and

Comment: The proposed building has a shorter side fronting on Jefferson Street and a longer side fronting on the internal driveway. A sidewalk has been shown along both the frontage of Jefferson Street and the internal driveway that leads to entries to the building so that pedestrians can avoid crossing parking lots.

(C) Site design should minimize glare, light, and other visual intrusions into and impacts on yards, open areas, and building facades on adjacent properties;

Comment: The proposed primary use in this application is artists' housing, which will not have glare, light, and other visual intrusions into and impacts on yards, open areas, and building facades on adjacent properties.

(D) Building materials and color should be similar to materials and color on adjacent properties and in the surrounding neighborhoods, or building design should incorporate scaling, architectural detailing, or similar techniques to enhance compatibility.

Comment: The proposed building uses current building materials such as cast stone veneer, split-face CMU, stucco cementitious siding and standing seam metal, and it employs various colors on the elevations. The proposed multi-story building will be an improvement to the existing built environment. Certain architectural detailing has been incorporated into the

elevation design to enhance compatibility. However, the Development District Overlay Zone Standards prescribe higher architectural standards for elevations that are oriented toward a public street. The Urban Design Section believes that additional architectural details should be added to the north elevation, which is fronting Jefferson Street, and to the east elevation, which is the main elevation of the building and is completely visible from Jefferson Street. A condition of approval has been proposed in the recommendation section of this report.

- (E) Outdoor storage areas and mechanical equipment should be located and screened to minimize visibility from adjacent properties and public streets;**

Comment: No outdoor storage areas and mechanical equipment are included in this DSP.

- (F) Signs should conform to applicable development district standards or to those in Part 12, unless the owner shows that its proposed signage program meets goals and objectives in applicable plans; and**

Comment: One entrance sign and a building-mounted sign have been proposed in this application. But the site plan does not provide sign face area calculations. A condition of approval has been proposed in the recommendation section of this report to require the sign face area information prior to certificate approval.

- (G) The owner or operator should minimize adverse impacts on adjacent properties and the surrounding neighborhood by appropriate setting of:**

- (i) Hours of operation or deliveries;**
- (ii) Location of activities with potential adverse impacts;**
- (iii) Location and use of trash receptacles;**
- (iv) Location of loading and delivery spaces;**
- (v) Light intensity and hours of illumination; and**
- (vi) Location and use of outdoor vending machines.**

(CB-10-2001; CB-42-2003)

Comment: The proposed uses in this application are in general compliance with the above standards. As discussed previously, this application contains only the residential part of a larger mixed-use project; the site's complete conformance with the above standards will be reviewed when the other components of the project are proposed.

9. **Preliminary Plan of Subdivision 4-86182 and Final Plat NLP130@93:** Preliminary Plan 4-86182 for two parcels was approved by the Planning Board on December 4, 1986. The proposed development in the subject application is on Parcel A. Preliminary Plan 4-86182 was record as Final Plat NLP130 @93. Two conditions attached to the approval of 4-86182 are applicable to the review of this DSP as follows:

1. **A note shall be placed on the Final Plat which references an agreement to provide street dedication upon demand as described in the City of Hyattsville letter of November 10, 1986. The dedication upon demand will be for an area of 30 feet from centerline to line up with other Board of Education property;**
2. **The Final Plat shall depict cross access easements to allow parking and free vehicular movement cross the two properties.**

Comment: Pursuant to the review by the Subdivision Section (Nordan to Zhang, May 12, 2006), the above note has been placed on and the access easement has been depicted on Final Plat NLP 130@93. Except for bearings and distances, the subject DSP application is consistent with the approved Preliminary Plan of Subdivision 4-86182 as recorded as Final Plat NLP 130@93.

10. **Landscape Manual:** The application is exempt from the *Landscape Manual* in accordance with the exclusion provision on Page 133 of the *Approved 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*, which states as follows:

The development district standards replace all those contained in the Zoning Ordinance and Landscape Manual except (1) where noted for parking provision, (2) properties zoned R-80 except with respect to accessory buildings containing an artist studio, (3) where noted for home occupation signage, an (4) where noted for signage size.

Comment: The proposed development is not subject to Sections 4.1, Residential Requirements, and 4.3, Parking Lot Requirements, and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*, which would otherwise be applicable to this application.

The Development District Overlay Zone Landscaping Standards of the Site Design Section prescribes five standards, of which four are applicable to the subject site (in the town center area) as follows:

1. **Existing trees should be preserved.**
2. **Shade trees with a minimum of 2 ½- to 3-inch caliper shall be provided at the rate of one shade tree per every 5,000 square feet of the gross site area (exclusive of street dedications). Existing trees and street trees to be planted within the abutting right-of-way may be counted toward meeting this standard.**

Comment: The landscape plan does not provide any information regarding the above standards. A condition of approval has been proposed in the recommendation section of this report to require the applicant to provide the needed information prior to certificate approval of this DSP.

3. **Parking lots shall be planted with a minimum of one shade tree per every ten spaces in the provided corners, bump-outs, or islands.**

Comment: The landscape plan has 45 parking spaces and provides eight shade trees. The subject application complies with this standard.

4. **The property owner should install hose bibs on the outside of new buildings in locations appropriate for watering street trees and landscaping and cleaning sidewalks where this does not interfere with entrance embellishments.**

Comment: According to the information provided by the applicant, the 44 artists' housing units will be rental units. The ultimate owner of this project will be responsible for conforming to this standard. This standard should be enforced at time of building permit. A condition of approval has been proposed to ensure that hose bibs will be provided on the appropriate locations at time of building permit.

11. **Woodland Conservation Ordinance:** This property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance because there is less than 10,000 square feet of existing woodland on site and there is no previously approved tree conservation plan for this site. A standard exemption for the site was approved on February 24, 2006, and will be valid through February 24, 2008.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. In a memorandum dated May 11, 2006, the Community Planning Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and is in conformance with the mixed-use-infill land use recommendations for the town center character area of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*. In the Planning Issues section, the community planner also discussed the applicable design standards of the Development District Overlay Zone that is superimposed on the existing M-U-I Zone of the subject site and concluded that the proposed use meets the development standards of

the town center character area.

The community planner also discussed the parking issue for the future development on the site that, per the planner's understanding, should be provided through a parking structure. Additional parking spaces will be provided in future when the leftover site is developed.

Comment: The subject site is approximately 1.69 acres in size and is designated in the town center area pursuant to the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* for mixed-use development. The development proposed in the subject application is the residential component of the overall mixed-use development scheme, which is composed of an artists' housing component and a full service YMCA. The parking provided meets the minimum DDOZ parking standard for 44 housing units and a small art gallery for arts display. The parking requirements will be fully reviewed when the other component is proposed for review. See the above Finding 7 for a detailed discussion on parking for this site.

- b. In a memorandum dated May 12, 2006, the Subdivision Section staff noted that the bearings and distances on the detailed site plan do not match the recorded plat. There is a plat note that indicates that the site is subject to a declaration of easements and agreement to dedicate as recorded in Liber 6504 at folio 718. A condition of approval has been proposed in the recommendation section to require the applicant to submit a copy of the aforementioned agreement to be reviewed by the Urban Design Section prior to certificate approval of this DSP.
- c. The Transportation Planning Section, in a memorandum dated June 6, 2006, indicated that the submitted detailed site plan is acceptable and consistent with prior underlying approved plans.

In a separate memorandum from the Transportation Planning Section dated June 9, 2006, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan recommendations for this site. The trails planner supports the retention of an existing standard sidewalk as well as the internal sidewalk connections shown on the site plan.

- d. The Permit Section, in a memorandum dated May 16, 2006, provided seven comments and questions regarding the application's compliance with the Zoning Ordinance, the *Landscape Manual*, and the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*.

Comment: The applicant revised the site plan to address all the concerns and issues raised by the permit reviewer.

- e. The Environmental Planning Section, in a memorandum dated May 24, 2006, indicated

that additional information is needed in order to have a complete review of this DSP. However, at the end of the memorandum, the environmental planner noted that no further action is needed with regard to both forest strand delineation and woodland requirements because the site is exempt from the Woodland Conservation Ordinance.

Comment: The additional information identified in the memorandum regarding low-impact development, tree canopy coverage calculation, and impervious surface is required by the design standards of the Development District Overlay Zone of the sector plan. At the time the staff report was written, the applicant had submitted the required information, but the review comments of the Environmental Planning Section were not yet available. The comments, if any, will be presented at the public hearing for this case.

- f. The Department of Environmental Resources (DER) in a letter dated June 20, 2006, indicated that the future development to this parcel will require a new concept plan.
- g. The City of Hyattsville, in a letter dated June 19, 2006 (Mayor Gardiner to Mr. Parker, Chairman of Prince George's County Planning Board), supported the project and identified five issues including parking, sidewalk width, art amenity, the design of the main entrance, the existing retaining wall, and the amenity at the bus stop along Jefferson Street.

Comment: In a letter dated June 21, 2006 (Kuo to Mayor Gardiner), the applicant provided a point-by-point response to the city's concerns listed above. In a subsequent telephone conference with Mayor Gardiner, the applicant, and the Urban Design reviewer, Mayor Gardiner explained the city's stand on each issue and expressed satisfaction with the applicant's responses. In a follow up e-mail (Mayor Gardiner to Zhang, dated June 23, 2006), the city provided further clarification on the issues.

- h. The Redevelopment Authority, Prince George's County, in a memorandum dated May 22, 2006, noted that the Redevelopment Authority does not have any comments/objections to the proposed development.
 - i. The Department of Public Works and Transportation (DPW&T), in a memorandum dated May 25, 2006, indicated that this project does not impact any county-maintained roadways because Jefferson Street is within the City of Hyattsville and Baltimore Avenue (US 1) is a state-maintained roadway.
13. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan

DSP-06004, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Revise the parking calculations and the site plan to provide two parking spaces for the physically handicapped; one space shall be van accessible.
 - b. Provide the agreement regarding street dedication pursuant to the final plat as recorded in Liber 6504 at Folio 718.
 - c. Revise the landscape plan to provide information regarding existing trees pursuant to Landscaping Standards 1 and 2.
 - d. Revise the bearings and distances on the DSP to be consistent with the recorded plat.
 - e. Revise the elevations to provide more architectural design and art elements on the elevations and/or along the site frontage to be reviewed by the Urban Design Section.
 - f. Provide sign face area calculation pursuant to Section 27-613 (c) along with the location of the entrance sign on the site plan.
2. At the time of detailed site plan review for any future construction on the subject site, the applicant shall:
 - a. Provide a comprehensive parking schedule and on site circulation scheme to be reviewed and approved by the Planning Board. Any additional parking spaces beyond the 45 spaces (as included in DSP-06004) shall be provided in a structured parking garage.
 - b. Explore additional tree planting locations including on the top level of the parking garage, if any, on adjacent properties along the rights-of-way of adjacent streets so that every effort is made to attain 26 percent tree cover on and/or adjacent to the site.
3. At time of issuance of building permit, the architectural plans submitted for the subject property shall be reviewed to ensure that hose bibs have been provided outside of the building in appropriate locations for watering street trees, landscaping and cleaning sidewalks.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Vaughns, seconded by Commissioner Clark, with Commissioners Vaughns, Clark, Eley and Parker voting in favor of the motion, and with Commissioner Squire temporarily absent at its regular meeting held on Thursday, July 13, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of July 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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