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Specific Design Plan

SDP-0319/01

Application	General Data	
Project Name: Preserve at Piscataway, Bailey's Village Lots 1-26, Block F and Lots 10-23, Block D Location: Southeast side of the intersection of Floral Park Road and St. Mary's View Road. Applicant/Address: Bailey's Associates c/o Greenvest, L.C. 8614 Westwood Center Drive Vienna, VA 22189	Date Accepted:	09/05/08
	Planning Board Action Limit:	N/A
	Plan Acreage:	23.16
	Zone:	L-A-C and R-L
	Dwelling Units:	40
	Gross Floor Area:	N/A
	Planning Area:	84
	Tier:	Developing
	Council District:	09
	Municipality:	N/A
200-Scale Base Map:	218SE03	

Purpose of Application	Notice Dates	
At the applicant's request, this case was continued from Planning Board hearing date of April 23, 2009 to June 4, 2009, to allow the applicant to propose revisions to the conditions. One model of townhouse architecture for use on 40 townhouse lots in Bailey's Village.	Informational Mailing:	04/29/08
	Acceptance Mailing:	08/11/08
	Sign Posting Deadline:	03/24/09

Staff Recommendation		Staff Reviewer: Chris Lindsay	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0319/01
Preserve at Piscataway, Bailey's Village
Lots 1–26, Block F and Lots 10–23, Block D

Urban Design staff has reviewed the specific design 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 specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance for the Local Activity Center (L-A-C) and Residential Low Development (R-L) Zones.
- b. Comprehensive Design Plan CDP-9306 and subsequent revisions.
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. Referral comments.

FINDINGS

Based upon the analysis of the subject application, Urban Design staff recommends the following findings:

1. **Request:** This application proposes one model of townhouse architecture for use on 40 townhouse lots in Bailey's Village.
2. **Proposed Housing Model:** The proposed townhouse model is the Livingston, a townhouse model of NVR Homes. The house has a base finished floor area of 1,666 square feet and a total finished floor area including all options of 2,069 square feet. (It should be noted that the expanded floor area results from an optional loft which the Urban Design Section recommends should not be allowed in the approved architecture for this project.) Each unit has a standard two-car rear-loaded garage on the ground floor level. As some of the approved townhouse lots are significantly sloped with the rears of the lots at a lower elevation than the fronts, the applicant has proposed both a walkout unit and a level unit.

3. **Location:** The Villages at Piscataway is located in Planning Area 84, south of Floral Park Road near its intersection with Piscataway Road. Bailey's Village is located in the northwestern portion of the Villages of Piscataway, south of the intersection of Floral Park Road and St. Mary's View Road.
4. **Surrounding Uses:** Bailey's Village is located southeast of the historic Piscataway Village, and northwest of Edelen Village, another of the Villages of Piscataway under construction. The historic Edelen House is located on the western side of Bailey's Village, approximately 230 feet from the closest townhouse lot.
5. **Previous Approvals:** On September 14, 1993, the Prince George's County District Council adopted CR-60-1993 approving the September 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B*. The sectional map amendment, in conjunction with Zoning Applications A-9869 and A-9870, rezoned 858.7 acres in the Residential-Agricultural (R-A) Zone to the R-L Zone and 19.98 acres to the L-A-C Zone. The rezoning was approved with 39 conditions and 11 considerations.

Comprehensive Design Plan CDP-9306 (Villages of Piscataway) was approved by the Planning Board on March 24, 1993. On November 18, 2004, the Planning Board approved a request for reconsideration of a condition relating to the development of the golf course, as stated in PGCPB Resolution No. 94-98.

On June 7, 2007, the Planning Board approved CDP-9306/01, a revision to increase the maximum permissible height of townhouses within the project to 40 feet. On October 9, 2008, the Planning Board approved an additional revision, CDP-9306/02, modifying the minimum required roof pitch in all of the villages except for Bailey's Village.

Specific design plans have been approved for all of the lots in the Villages of Piscataway. The layout for Bailey's Village was approved in Specific Design Plan SDP-0319, which was approved by the Planning Board on July 14, 2005. This plan approved lots for 56 new single-family detached houses and 49 townhouses, in addition to the lot for the existing historic house. Specific Design Plan SDP-0319/01 proposes townhouse architecture for use on 40 of the townhouse lots.

6. **Design Features:** Forty-nine townhouse lots have been approved for Bailey's Village, but the proposed townhouse architecture is only proposed for 40 of the lots, Lots 1–26 of Block F, located on the east side of St. Mary's View Road, and Lots 10–23 of Block D, located on the west side of Bailey's Pond Road. The other nine townhouse lots face north onto Floral Park Road and are required by approved SDP-0319 to undergo a special architectural review.

Bailey's Village is laid out around a landscaped central village green including benches and tables. The townhouses face towards the village green across St. Mary's View Road and Bailey's Pond Road. All of the townhouses are rear loaded, with private alleys running behind the houses. The lots in Block F are sloped so that the rears of the lots and the rear alley are at a lower elevation than the fronts, placing the garages in a lower walkout situation. The lots in Block D are level. As a result, the front elevations in Block F will be two stories tall, while the front elevations in Block D will be three stories tall.

The proposed architecture features a mix of siding and brick front elevations, with standard shutters and lintels on the front and side windows.

7. **L-A-C and R-L Zones:** The densities in the L-A-C and R-L Zones are determined according to the public benefit features provided with the development, which in the case of Bailey's Village include the village green and preservation of the Edelen House. To approve a specific design plan the Planning Board must make the following findings in accordance to Section 27-528(a) of the Zoning Ordinance:

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Conformance with the approved comprehensive design plan is discussed below and requires a number of conditions of approval related to the CDP architectural requirements. The site is in conformance with the requirements of the *Prince George's County Landscape Manual*, as discussed in Finding 9 below. The design guidelines and regulations for townhouses referenced in Sections 27-274(a)(1)(B) and (a)(11), and 27-433(d) of the Zoning Ordinance include the following standards that warrant discussion at this time:

Section 27-274(a)(1)(B):

The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

Section 27-274(a)(11) Townhouses and three-family dwellings.

- (A) **Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**

The compact design of Bailey's Village does not propose that internal tree preservation areas be provided, instead concentrating tree preservation around the edges of the Village and between the new houses and the historic Edelen House.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**

Although not a truly urban environment, the village layout of Bailey's Village is designed for rear-loaded townhouses, and the proposed units will all front on roadways as encouraged by this provision.

- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**

No recreational facilities are proposed directly behind the proposed townhouses. Village Green is located across the street from the fronts of a number of the townhouses. The intervening street and street trees will provide a certain minimal separation between the private houses and the public space, and it would not be desirable to create a greater separation. It is important that the fronts of the units should engage with the public space, which is mostly intended for passive recreation that should not be disruptive to the occupants of the houses.

A portion of the future golf course will be located to the east of the proposed townhouses along St. Mary's View Road, but will be buffered from the townhouses by the intervening wetland area.

- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**

The proposed townhouses feature some variation of architecture, including different front façade materials (brick or vinyl siding) and optional bay windows. However, the attached units clearly represent a standardized model of house. In accordance with the architectural requirements of CDP-9306, the Urban Design Section has recommended additional roof treatments for all of the lots and a unique sidewall treatment for one lot, which will introduce more variety of design into the development.

- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings**

such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

The rears of the townhouses will be buffered from public rights-of-way. The townhouses in Block D will back up to the rears of single-family lots, which will effectively screen them from the right-of-way, while the townhouses in Block F will back up to the adjacent wetlands area, which will buffer them from oblique views from Floral Park Road.

Section 27-433(d) Dwellings.

- (1) All dwellings shall be located on record lots shown on a record plat.**

All of the proposed dwellings will be located on record lots shown on a record plat.

- (2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.**

As approved by the Planning Board in SDP-0319, five of the townhouse groups contain seven attached units and one contains five attached units.

- (3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.**

As approved in SDP-0319, all of the townhouses are proposed to be 20 feet wide.

- (4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.**

The townhouses have a base finished floor area of 1,666 square feet.

- (5) **Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

The basic side elevation of the proposed townhouses features three windows, arranged in a vertical line that is not centered with the middle of the wall. These windows utilize decorative lintels and shutters, but do not create an attractive endwall elevation because a large part of the endwall is featureless. The off-center placement of the standard windows is problematic because it prevents the endwall from having a symmetrical composition.

The proposed endwall elevation also includes two optional windows located to the rear of the standard windows, which does not improve the symmetry of the composition. Moreover, the optional windows are located at different heights from the standard windows. The standard windows are placed on a stairway at the height of the middle of the stair flights between floors rather than the height of the floors themselves.

The Urban Design Section recommends that the basic and unsymmetrical endwalls proposed with this application are not adequate to meet the high standards of architecture in Bailey's Village. In order to create a balanced composition, the endwall elevations should be revised by removing the three standard windows and replacing them with four new standard windows, arranged symmetrically two each in vertical lines at the front and rear rooms of the house. The new windows should include the decorative lintels and shutters utilized by the proposed windows.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary façade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

The side foundation wall is visible in the side elevation of the walkout-style unit, and is proposed by the applicant to be a poured concrete. The Urban Design Section recommends that the concrete should be stamped and painted to provide a more decorative appearance.

- (7) **A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

The Urban Design Section recommends approval of Condition 1(d) to address this requirement.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The plan is not part of a regional urban community.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

The proposed development will be adequately served within a reasonable period of time by public facilities, as was established in the approval of SDP-0319. Approval of proposed townhouse architecture will have no effect on the Planning Board's previous finding in this regard.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties; and**

Adequate provision has been made for draining surface water, as was established in the approval of SDP-0319. Approval of proposed townhouse architecture will have no effect on the Planning Board's previous finding in this regard.

- (4) The plan is in conformance with an approved Tree Conservation Plan.**

The plan is in conformance with approved Type II Tree Conservation Plan TCPH/1/05. No changes to the TCPH are proposed with this revision.

8. **Comprehensive Design Plan CDP-9306:** This CDP was approved for the 878.68-acre area of the Villages of Piscataway with 37 conditions of approval. Two revisions were approved in 2007 and 2008, increasing the maximum height for townhouses to 40 feet and reducing the minimum roof pitch except in Bailey's Village. The conditions of the original CDP still apply to the subject application except as modified by the two revisions. Two conditions of approval are relevant to the review of architecture. The detailed requirements for architecture are contained within Condition 1(b) and 1(g) of PGCPB Resolution No. 94-98(C)(A):

- 1. Prior to signature approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:**

- b. The following architectural standards for civic and institutional buildings, for structures in Bailey Village, and for all residential and commercial structures surrounding village greens shall be added to the text:**

- (1) All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have façades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.**

None of the townhouse lots affected by this SDP adjoin or face onto Piscataway Road or Floral Park Road.

- (2) **All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village not covered by (1) above shall have façades constructed of the natural materials mentioned in (1) above, or may have façades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.**

All of the proposed townhouses are in Bailey's Village, and thus are subject to the above condition.

The applicant proposes that the façades of townhouses proposed in this revision would utilize a mix of brick and vinyl siding (Restoration Series or equal). The applicant submitted a memorandum with the SDP, stating that:

“Vinyl siding on front elevations will include the following architectural details depending on the particular elevation: pilasters on each side of front door, various pediments above doors, dentil molding at soffit, shutters, various headpieces with keystones above windows, reverse gables and bay windows.”

Some of the details referenced by the applicant (shutters, headpieces above windows, and door pediments and pilasters) are included on the standard front elevations, while reverse gables, bay windows, and dentil molding are optional features that may be added.

The proposed package of architectural details is generally attractive and the overall effect is positive. However, the Urban Design Section does not find that the level of detailing and visual interest provided will meet the requirements of the condition to exceed detailing of other houses in the villages. The intent of the condition is not merely to mandate good design required in the villages as a whole, but to provide for especially well-designed buildings in Bailey's Village.

In order to utilize the optional features to justify the use of vinyl siding as provided for in this condition, the features must be made standard features of the architecture. It may not be appropriate for each house in an attached stick to utilize a bay window, but all of the houses should utilize the decorative dentil moulding. The Urban Design Section recommends that the roofs of the houses should receive additional

detailing beyond the small optional reverse gables shown on the plans. Other options should be provided with the homes, such as a larger reverse gable or decorative dormer windows. Each house's front roof should utilize a small gable, a large gable, or a pair of dormer windows, and each row of attached houses should include at least two different roof treatments. Further, all of the lots should provide brick lead walks.

- (3) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.**

The end units of the two sticks facing onto the Village Green, Lot 7 of block F and Lot 23 of Block D, are also located at the intersection of two streets. Per this condition, at least one of these two lots must feature a special architectural detail treatment that distinguishes it from adjacent houses.

Of these two lots, Lot 7 is in a more prominent location because it is at the intersection of two public roads, whereas Lot 23 is located at the intersection of St. Mary's View and the private street leading to a rear alley. Therefore, the Urban Design Section recommends that the house on Lot 7 should include a special treatment such as a front and side wraparound porch or a side bay window as provided for in the condition.

- (4) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.**

The application was referred to the Historic Preservation Section for review in accordance with this condition, and found to be compatible with the historic village.

- (5) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.**
- (6) Significant architectural elements such as cupolas, towers, bays etc., shall be provided on the façades of buildings which act as focal points to terminate vistas in conformance with Sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.**

The proposed townhouses are not designated as focal points terminating vistas.

- c. **The following standard shall be added to the text:**

No typical residential-style decks constructed of pressure-treated pine or other wood left to weather naturally shall be attached to a house, if the deck would be visible from the street, the golf course or any other public space. (This restriction does not apply to Danville Estates.)

Open decks shall only be permitted on rears of units.

Any deck visible from the street, the golf course, or any other public space shall be stained or painted to complement the color of the house.

Any deck visible from these areas shall incorporate design features and details which are evocative of traditional town architecture.

Any deck built above ground level shall have the undercroft screened from view by decorative lattice or other screening of similar durability and visual interest, if the undercroft is four feet or less in height.

The townhouses include standard wood decks overhanging the rear driveways. They may be visible from the future golf course and will clearly be visible from the rear alleys, which are considered to be private streets. The applicant proposes that these decks will be stained to complement the color of the house. The decks are built above ground level but are cantilevered above the driveways and do not have undercrofts that require screening.

- d. **No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village or where visible from public streets, parkland or the golf course. Chain-link fences generally used to enclose recreation facilities shall be black vinyl-coated. All fences shall be painted or stained.**

Fences are not proposed in this application.

- e. **The following standard shall be added to the text: All detached residential lots 50 feet wide or less at the street line shall be provided with one of the following: (1) an alley (if allowed by the Subtitle 24, Subdivisions, and other applicable provisions of the County Code) providing access to a garage (one- or two-car, detached or attached) to prevent garage doors from becoming an overly dominant element of the streetscape; or (2) a one-car garage accessed from the front street, with the front edge of the garage set back a minimum of 10 feet from the most recessed front façade plane of the house.**
- f. **The provision of alleys with access to detached garages shall be encouraged (if allowed by Subtitle 24, Subdivisions, and other applicable provisions of the County Code) for single-family attached**

units. If alleys are allowed, the use of front-loaded garage townhouse units shall be prohibited on the main spine roads, the village greens, and in Bailey Village. If alleys are not allowed, the use of front-loaded garages shall be prohibited on the village greens and within Bailey Village.

Rear alleys are approved on the SDP for this project, and the proposed architecture is for rear-loaded townhouses in conformance with this condition.

- g. The following revisions shall be incorporated into the Architectural Guidelines Section of the CDP text:**
- h. Residential Architectural Guidelines for the Villages and Danville Estates**

(The following are revisions to various Sections on pp. 33–37 of the CDP text.)

ARCHITECTURAL ELEMENTS

- **Façade Modulation/Articulation: Façade Modulation/Articulation shall reference the historic scale, façades and details in the historic architecture of the region. Architectural details or elements such as reverse gables, offsets, front, rear and side porches, both screened and unscreened, sunrooms, bay windows, and multiple wall planes should be combined and utilized to provide architectural character within the community.**

The proposed architecture makes use of reverse gables and bay windows, with slight offsets of the attached houses to provide multiple wall planes.

- **Front and side façades of any one building on a corner lot shall be made of the same materials, similarly detailed. Corner lots are those at the intersection of streets with alleys, the golf course and parkland.**

Corner lots include lots 1, 7, 8, and 26 of Block F and lots 10 and 23 of Block D. All of these lots should feature full brick fronts and sides in order to meet this condition.

- **Gables atop brick façade walls shall be finished in brick, wood, stucco or a dryvit type material.**

The proposed elevations show gables atop brick façade walls finished with matching brick.

ARCHITECTURAL MATERIALS

Building walls may be built of:

- 1. Smooth cut cedar shingles (4"-6" exposed to the weather)**
- 2. Wood Clapboard (4"-6" inches exposed to the weather)**
- 3. Wood beaded siding (7" exposed to the weather)**

4. **Wood board and batten siding**
5. **Masonite superside hardboard siding, or equal, with smooth or textured pine finish, (not more than 7" exposed to the weather)**
6. **Brick in a horizontal running band pattern with no more than "raked joints**
7. **Fieldstone set in an uncoursed ledgerstone pattern.**
8. **Dryvit or equal**
9. **Restoration Series vinyl siding, or equal (4"-6" exposed to the weather)**
10. **Alcoa Aluminum siding, or equal (4"-6" exposed to the weather)**

The building walls are proposed to be finished with brick and vinyl siding (Restoration Series or equal).

- **Rooflines: Roofs shall be simple and symmetrically pitched (except in the case of a true salt box). The roof pitch on the main structure shall be between 8:12 and 14:12. Intermixing of gable and hipped roofs is required to promote a visually exciting and animated streetscape. Roofs shall overhang a gable end a minimum of 8 feet; however, larger overhangs shall be provided on larger houses in the development. Skylights, solar panels, vent stacks, and other roof protrusions shall not be placed on a roof facing a street nor shall they be visually obtrusive from nearby streets.**

The basic roofline of the Livingston model is simple and symmetrical, with an 8:12 roof pitch. However, an optional loft is available that alters the rear roofline, creating an asymmetrical arrangement, with the majority of the rear roof having a much flatter 2.5:12 roof pitch in contrast with the 8:12 front roof. This loft is not in conformance with the above requirement and should be removed from the plans.

A note should be added to the elevations to demonstrate that the roofs will overhang the gable ends.

- **Roofs may be built of cedar shakes, standing seam, slate, copper, artificial slate or asphalt composition shingle in black, dark brown, dark grey or grey/green colors.**

The proposed roofs are composed of asphalt shingles in dark grey or black colors.

ARCHITECTURAL MATERIAL DETAIL

(item numbers below refer to Sections on page 35 of CDP text).

3. **Retaining walls shall be brick or stone in all yards which face a street or public area (excluding the golf course, except the area near the clubhouse). All other retaining walls not within view of a public area may be built of brick, stone, new timbers or finished concrete modular units.**
5. **Chimney enclosures which protrude from a façade shall be brick, stone or stucco.**

- 6. A consistent vocabulary of window types shall be used for each house or building. For the most part, windows will be square or vertical in proportion. No more than one semi-circular, circular, octagonal, or hexagonal shall be used in any one façade. Bay windows on façades which face a street shall not be permitted on the second floor.**

The front elevations of the houses utilize a consistent vocabulary of windows, with regularly sized and proportioned rectangular windows. Some of the front elevations also utilize semi-circular ocular windows, but no more than one per house is utilized. However, the front elevations of the level-elevation model (which is three stories in height) includes bay windows on the second floors of units, which should be removed from the architecture and replaced with standard windows consistent with the other windows on that floor. If desired by the applicant, the plans may be revised to provide these bay windows on the ground floor elevations as provided on the walkout models.

- 9. House foundation walls may be built of brick, fieldstone, parged block, or painted brick-form poured concrete. House foundation walls built of parged block, or painted brick-form poured concrete that are within public view from a street, or within view of the golf clubhouse, may be exposed up to two feet above the ground.**

The foundation wall of the townhouses, visible on the side elevation in the walkout condition, is a poured concrete material. The plans should be revised to utilize a painted brick-form or stamped concrete material to meet this requirement.

PORCHES

- **Location—Porches may be located on the front, side and rear of units.**
- **Scale and Style—Porches should be of a scale and style that is compatible with the house. All sitting porches shall be functional and be a minimum of six feet deep. The undercroft of porches shall be skirted with wood or vinyl lattice.**
- **Material—Porches shall be made of wood, concrete faced on three sides with stone or brick or be a combination of brick or stone piers and wood.**
- **Color—Porches should utilize simple color schemes which are compatible with the colors of the house.**

Porches are not proposed for these units.

GARAGES AND OUTBUILDINGS

- **All single-family detached lots shall have garages. Garage doors shall not exceed nine feet in width if accessed from a street or 18 feet if accessed from an alley. Garage openings onto an alley shall be provided with a light fixture and a photo cell.**

The garage doors are accessed from an alley and do not exceed 18 feet in width. A note should be added to the plans providing for a light fixture and photocell to be provided with the garages.

PATIOS, FENCES, WALLS AND WALKS

- **Fences may be built of wood pickets, wood lattice, wood board, steel or wrought iron. The use of chain-link fencing on any lots other than those with community recreational facilities shall be prohibited. Fences shall be constructed so that the right side faces outward. All terminal posts in fences (corners, openings, ends, etc.) shall be more substantial in height and width than typical posts.**
- **All fences shall be painted or stained when facing streets, the golf course, parks or other public open spaces. Fences built of steel or wrought iron shall be painted black. No board on board or stockade type fences, or unpainted fences built of pressure treated or other wood left to weather naturally shall be permitted.**
- **Fences along streets on neighboring lots are encouraged to be of different designs.**

Fences are not proposed in this application.

- **Patios on single-family detached lots may only be located in side and rear yards not facing a public street.**
- **The use of hedges to define lot lines shall be encouraged.**
- **Lead walks shall be brick when connecting to a public brick sidewalk. Other walks and paths (other than those on park land or golf cart paths which may be asphalt) shall be brick, stone or concrete.**

The lead walks for the proposed townhouses lead to a standard sidewalk and could therefore, be constructed with concrete, but the Urban Design Section recommends that brick walks should be utilized to improve the overall appearance of the lots.

- 28. The design of Bailey Village should be compatible with the height, scale, building mass, directional expression, roof shapes, building materials and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.**

The architectural plans were referred to the Historic Preservation Section and found to be compatible with the historic character of Piscataway.

9. ***Prince George's County Landscape Manual:*** The site is subject to Section 4.1 of *the Prince George's County Landscape Manual*, which provides for planting to be provided in residential development. The 40 townhouse lots require 1.5 shade trees and one ornamental or evergreen tree per lot to be provided either on the lots themselves or in common shared open space. The plan shows enough plantings to meet this requirement. However, a landscape schedule should be added to the plans to demonstrate this.
10. **Historic Preservation Referral:** In a memorandum dated September 12, 2008, the Historic Preservation Section stated that the architecture submitted with the subject application meets the intent and the requirements of Condition 1(b)(3)(4)(6) and Condition 28 of CDP-9306 with

regard to compatibility of new construction with the character of the historic Village of Piscataway.

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 Specific Design Plan SDP-0319/01 subject to the following conditions:

1. Prior to signature approval of the specific design plan, the applicant shall revise the plans as follows:
 - a. Correct the house outlines on the SDP and landscape plan for Lots 10–23 in Block D to show the outline of the Livingston unit.
 - b. Add brick front and side tracking tables to the plans.
 - c. The plans shall indicate that full brick façades shall be provided for the front and side elevations of the houses on Lots 1, 7, 8, and 26 of Block F and Lots 10 and 23 of Block D.
 - d. At least 60 percent of the houses within each stick of attached units shall utilize a full brick front.
 - e. Label the lead walks to be constructed with brick pavers.
 - f. Add a landscape schedule to demonstrate conformance with Section 4.1 of the Landscape Manual.
2. Prior to signature approval of the specific design plan, the following changes shall be made on the architectural elevations:
 - a. The optional loft shall be removed from the plans and shall not be offered as an option.
 - b. The bay windows shown on the second floor of front elevations shall be replaced with standard windows. The bay windows may be moved to the ground floor.
 - c. Label the concrete wall on the side elevation of the walkout-style model to be stamped painted concrete.
 - d. Label the rear decks to be constructed of stained wood that complements the house color.
 - e. Indicate that roofs on the side elevations shall overhang the gable ends by eight inches.
 - f. The proposed standard endwall elevation shall be revised to remove the three windows and replace them with four new standard windows, arranged symmetrically in two vertical lines at the front and rear rooms of the house. The new windows should utilize decorative lintels and shutters.

- g. Due to its prominent location at a street intersection opposite the village green, a special architectural treatment, such as side bay windows or a front-and-side wraparound porch, shall be shown for the house on Lot 7, Block D.
- h. Each townhouse shall provide a front roof treatment consisting of a small reverse gable, a large reverse gable, or a pair of dormer windows. Each stick of townhouses shall include at least two of these treatments.