

Case No.: DSP-10044-01
Naylor Station

Applicant: JBG Associates, L.L.C.

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article (“LU”), Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George’s County Code (2015 Ed., as amended) (“PGCC”), we have jurisdiction to issue the final decision in this Detailed Site Plan Application Number 10044-01, (“DSP-10044-01”).¹ Planning Board’s Resolution No. 16-58 (“PGCPB No. 16-58”) approving Applicant’s request to redevelop an existing shopping center site with Phase 1 of a mixed-use development consisting of 598,400 square feet of office and 12,800 square feet of retail uses, which is a revision to the original DSP that proposed 1,150,000 square feet of office space and an associated seven-story parking garage, as well as 12,000 feet of retail use, is hereby **AFFIRMED**.¹

As the basis for this final decision, and as expressly authorized by Titles 22 and 25 of the Land Use Article of the Annotated Code of Maryland and Subtitle 27 of the Prince George’s County Code, we hereby adopt the findings and conclusions set forth within PGCPB No. 16-58 and APPROVE Type 2 Tree Conservation Plan (“TCP2-005-11-01”), and further APPROVE DSP-10044-01, subject to the following conditions:

¹ See also *Cnty. Council of Prince George’s Cnty. v. Zimmer Dev. Co.*, 444 Md. 490, 569, 120 A.3d 677, 725 (2015) (The District Council is expressly authorized to review a final decision of the county planning board to approve or disapprove a detailed site plan and the District Council’s review results in a final decision).

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) as follows or provide the specified documentation:
 - a. Obtain approval of a revision to the Natural Resources Inventory (NRI).
 - b. The liber and folio of the recorded woodland conservation easement shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at LiberFolio. Revisions to this TCP2 may require a revision to the recorded easement.”
 - c. Revise the plans to identify the location of all pedestrian signals required at the signalized intersections along the subject site’s frontage of Branch Avenue (MD 5). Provide a detail indicating the type of signal to be used, subject to modification by the Maryland State Highway Administration (SHA).
 - d. Provide a plan note that indicates conformance with construction activity dust control requirement as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - e. Provide a plan note that indicates the applicant’s intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.
 - f. Provide a general note referencing PPS 4-11001 with the PGCPB Resolution No. 11-54.
 - g. Increase the line weight of proposed Parcels 1 through 8 on Sheet 3 to more clearly delineate the parcel boundaries.
 - h. Clearly show and label all site amenities, such as benches, paving, and trash receptacles.
 - i. Provide the height, dimensions and setbacks of all proposed buildings and structures.
 - j. Revise the parking garage to replace some of the horizontal tension cable rail system with a solid material, such as the concrete panels, to be

reviewed and approved by the Urban Design Section as the designee of the Planning Board.

- k. Revise the southern and eastern elevations of the northernmost retail building to add visual interest through the use of architectural treatments, to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - l. Provide an additional 12 shade trees between the Branch Avenue right-of-way line and the office building.
 - m. Enhance the landscape treatment of the area of the subject property adjacent to Suitland Parkway through the addition of evergreen trees and shrubs, to ensure greater at-grade screening of the property from the parkway.
 - n. Revise the landscape plan to fully meet all requirements of all sections of the 2010 *Prince George's County Landscape Manual*, or obtain approval of an Alternative Compliance for all deficiencies.
2. Prior to issuance of any sign permit for the retail building, the applicant shall obtain approval of the proposed building-mounted signage by the Urban Design Section as the designee of the Planning Board.
 3. The pedestrian crosswalks on all streets at the three proposed signalized intersections along Branch Avenue (MD 5), between the Curtis Drive intersection and the Naylor Road Metro Station access road shall be included in the SHA access permit application. ADA-accessible ramps and curb cuts shall be included. The design of the crosswalks may be modified by SHA as part of its approval of the access permit.

ORDERED this 19th day of July, 2016, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 9-0

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

By: _____
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council