

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2008 Legislative Session

Resolution No. CR-17-2008
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Dernoga, Exum and Dean
Co-Sponsors _____
Date of Introduction April 8, 2008

RESOLUTION

1 A RESOLUTION concerning

2 The Capitol Heights Transit District Development Plan (TDDP) and Transit District Overlay
3 Zoning (TDOZ) Map Amendment

4 For the purpose of proposing amendments to the Capitol Heights Transit District Development Plan and
5 Transit District Overlay Zoning Map Amendment and directing that a public hearing be held to receive
6 testimony on the proposed amendments.

7 WHEREAS, in accordance with Section 27-548.02 of the Zoning Ordinance, it is the
8 purpose of the *Preliminary Capitol Heights Transit District Development Plan and Proposed*
9 *Transit District Overlay Zoning Map Amendment* to ensure that the development of land in the
10 vicinity of Metro stations maximizes transit ridership; promotes coordinated and integrated
11 development; serves the economic and social goals of the area; and takes advantage of the
12 unique development opportunities which mass transit provides; and

13 WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital
14 Park and Planning Commission, in conjunction with the Prince George's County Council sitting
15 as the District Council, pursuant to Section 27-213.04 of the Zoning Ordinance of Prince
16 George's County, held a duly advertised public hearing on the *Preliminary Capitol Heights*
17 *Transit District Development Plan and Proposed Transit District Overlay Zoning Map*
18 *Amendment* on October 9, 2007; and

19 WHEREAS, on December 6, 2007, the Planning Board held a public work session to
20 examine the transcript analysis of testimony presented at the October 9, 2007 joint public hearing
21 on the *Preliminary Capitol Heights Transit District Development Plan and Proposed Transit*
22 *District Overlay Zoning Map Amendment* and additional exhibits admitted to the record of the

1 public hearing by the Planning Board; and

2 WHEREAS, on December 6, 2007, the Planning Board adopted Resolution No. 07-219
3 (PGCPB No. 07-219) to recommend approval of the Capitol Heights Transit District Overlay
4 Zoning Map Amendment; and

5 WHEREAS, the District Council held a work session on March 25, 2008, to consider public
6 hearing testimony and the recommendations of the Planning Board and decided to propose
7 amendments to the *Adopted Capitol Heights Transit District Development Plan and Endorsed*
8 *Transit District Overlay Zoning Map Amendment* and to hold a second public hearing to allow
9 public comment; and

10 WHEREAS, it is the intent of the District Council to include among the proposed
11 amendments all zoning changes and revisions to development standards that were not advertised
12 fore citizen comments at the October 9, 2007, joint public hearing, any further revisions directed
13 by the Council and updated to include references to exhibits that were added to the record after
14 the close of the public hearing record.

15 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
16 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
17 Regional District in Prince George's County, Maryland, that at the forthcoming public hearing,
18 testimony shall be accepted concerning the following amendments proposed by the District
19 Council:

20 **PROPOSED AMENDMENTS TO THE ADOPTED CAPITOL HEIGHTS TRANSIT**
21 **DISTRICT DEVELOPMENT PLAN AND ENDORSED TRANSIT DISTRICT**
22 **OVERLAY ZONING MAP AMENDMENT**

23 **AMENDMENT 1:**

24 Add the following new paragraph after the last paragraph under the heading **Open Space** on
25 page 25:

26 The plan recommends a four-part strategy to help clean up the Watts Branch Stream Valley
27 within the TDOZ:

- 28 1. Close coordination between the Prince George's County Police Department (PGCPD) and
29 the Prince George's County Department of Environmental Resources (DER) to strictly enforce
30 anti-pollution and anti-littering statutes within the stream valley, including stiffened fines for
31 violators.

1 2. County assistance primarily through the Prince George’s County Department of Public
 2 Works and Transportation (DPW&T) to aid the Town of Capitol Heights in addressing street
 3 maintenance and drainage issues within the town limits.

4 3. Development standards and stormwater management requirements that mandate reduced
 5 flows of stormwater run-off into local storm sewers. The Development Standards and
 6 Guidelines contained in this plan are intended to encourage environmentally sensitive building
 7 and site design approaches that will help achieve this objective. DPW&T could assist by
 8 requiring stormwater management plans to reduce stormwater runoff from development sites in
 9 order to gain approval.

10 4. Formation of an alliance between DER, the Town of Capitol Heights, and one or more
 11 nonprofit environmental remediation organizations that specialize in restoring damaged and
 12 neglected streambeds. This partnership would carry out the actual cleaning up and restoration of
 13 the Watts Branch streambed. The Maryland Department of the Environment (MDE) and the
 14 State Highway Administration (SHA) might also play a role in this effort by providing state
 15 resources to help finance or provide material support for this project. Nonprofit organizations
 16 that could help leverage community support of the alliance include the Anacostia Watershed
 17 Society, Clean Water Action, and the Maryland Chapter of The Sierra Club. The local business
 18 community and area residents could also be recruited to help clean up and protect the streambed
 19 through special community events such as an “Adopt A Stream” campaign and special
 20 streambed cleanup days.

21
 22 **AMENDMENT 2:**

23 **Existing Zone: C-O and R-55 Proposed Zone: M-X-T**

24 **CAPITOL HEIGHTS METRO STATION**

25 According to the State Tax Office, when Metro purchased the property between 1975 & 1985,
 26 they vacated the existing subdivided lots but did not identify the new property. There are only
 27 three tax accounts that still exist for the triangle bounded by East Capitol Street, Davey Street
 28 and the District of Columbia line:

29 2092211, Unsworthville , Block 3, P/O Lots 1, 2, 69-74; 0.3659 AC.

30 2112829, Unsworthville, Block 3, P/O Lots 3-7, 65-68; 0.223 AC.

31 2112837, Unsworthville, Block 1, P/O Lots 5-7; 0.063 AC.

1 For a total of 0.6519 ac. The size of the total property is approximately 6.151014 ac.

2
3 **AMENDMENT 3:**

4 Amend Proposed Zoning Change 8 by changing the proposed zoning classification from R-18C
5 to R-T and eliminating properties that are already R-T zoned as follows:

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/SE Number	Date	Pending ZAP	200' Scale Index Maps
8	<u>C-A to R-T</u> <u>C-M to R-T</u> <u>R-55 to R-T</u> Total	0.2 ac. 1.10 ac. 7.64 ac. 8.94 ac.	SMA	1986		201SE05
<p><u>Use and Location:</u> 41 buildings at 6111, 6113, 6115, 6134, 6138, 6140, 6154, 6160, 6164, 6168 Central Avenue; 403-405, 408-410, 412 Ventura Avenue; 5803, 5805, 5807, 5809 Crown Street; 5802-5804, 5806, 5807, 5809, 5811 Burgundy Street; 5-9, 15, 17, 19, 21, 23, 25, 29 Park Drive (TM 066B4, Tolson Heights Subdivision, Block 6, lots 59-71, Block 7 Lots 35-66; TM 073A1, Palmer Heights Subdivision, p/o Lot 13; TM 073B1, John B Morrison's Resubdivision of Lot 4, Lots 4A-4D; Palmer Subdivision of Good Luck, p/o Lot 3; Maryland Park Subdivision, Block 2, Lots 2, 4, 6, 8, 22-31, Block 3, Lots 2, 4, 6, 15, 16, 24-27; Maryland Park Fowler's Addition Subdivision, Block 1, Lots 1-18, Block 3, Lots 1-7)</p>						
<p><u>Discussion:</u> Rezoning from the C-A, C-M, and R-55 Zones to the R-T Zone will permit the redevelopment of these properties with townhome uses that are an appropriate buffer between lower-density single-family residential uses and higher-density commercial and mixed uses.</p>						

6
7 **AMENDMENT 4:**

8 Amend Proposed Zoning Change 12 by changing the proposed zoning classification from R-18C
9 to R-T as follows:

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/SE Number	Date	Pending ZAP	200' Scale Index Maps
12	<u>I-1 to R-T</u> <u>C-S-C to R-T</u> Total	0.39 ac. 8.12 ac. 8.51 ac.	SMA	1986		201SE05
<p><u>Use and Location:</u> 28 detached residential buildings at 5761, 5763 Southern Avenue; 14, 17, 18, 23-27, 31, 35, 36, 39, 41 Akin Avenue; 8, 10-12, 18, 19, 21, 24, 26-28 Bayou</p>						

Avenue; 22-26 Chamber Avenue (TM 72F1, Capitol Heights Subdivision, Block 12, Lots 1-33, 56-84; Block 13, Lots 1-34, 55-76; Block 14, Lots 5-28, 50-66)

Discussion: Rezoning from the I-1 and C-S-C Zones to the R-T Zone will permit the redevelopment of these properties with townhome uses that are an appropriate buffer between lower-density single-family residential uses and higher-density residential uses on the other side of Southern Avenue inside the District of Columbia.

1
2 **AMENDMENT 5:**

3 Revise “Part Four: Development Standards and Guidelines”, to include language that further
4 insures the highest quality of development and construction through out the TDDP area, with a
5 special emphasis on the Metro Station Core Character Area. The revised chapter would read as
6 follows:

7 **PART FOUR: DEVELOPMENT STANDARDS AND GUIDELINES**

8 **General TDDP Standards and Guidelines**

9 The development standards and guidelines for the Capitol Heights TDOZ are organized into four
10 main categories: (1) Building Envelope and Site, (2) Open Space and Streetscape, (3) Parking
11 Facilities and (4) Architectural. Each category is divided into related subcategories that begin
12 with an intent statement, followed by the related standards and guidelines. Corresponding
13 illustrations are provided to demonstrate the intent of the standards.

14 Two types of standards are contained in this section: regulatory and performance. The regulatory
15 standards are quantitative and modify existing regulations generally contained in the Zoning
16 Ordinance and Landscape Manual. These standards define the character of new development and
17 redevelopment for the Capitol Heights TDOZ. The performance standards support the regulatory
18 standards and establish a consistent design framework for quality site and building construction
19 within the TDOZ.

20 Modification of the TDOZ standards is permitted through the process described in Section
21 27-548.08(c)(2) of the Zoning Ordinance:

22 “The applicant may ask the Planning Board to apply development standards which differ from
23 mandatory requirements in the TDDP, unless the plan provides otherwise. The Board may
24 amend any mandatory requirements except building height restrictions and parking standards,
25 requirements which may be amended by the District Council under procedures in Part 10A,
26 Division 1. The Board may amend parking provisions concerning the dimensions, layout, or
27 design of parking spaces or parking lots.

1 “In approving the Transit District Site Plan, the Planning Board shall find that the mandatory
 2 requirements, as amended, will benefit the proposed development and the Transit District and
 3 will not substantially impair implementation of the Transit District Development Plan, and the
 4 Board shall then find that the site plan meets all mandatory requirements which apply.”

5 There are three types of amendments that require District Council action: (1) changes to the
 6 TDOZ boundary, (2) changes to the underlying zones and the list of prohibited uses, and (3)
 7 changes to any other specifically designated standard. These amendments may be in the form of
 8 a detailed site plan.

9 The development standards are distinguished from their related guidelines by the use of the terms
 10 “shall,” “must,” “may only,” and “may not” as set forth in Section 27-108.01(19) of the Zoning
 11 Ordinance. These terms mark the development standards as mandatory requirements. The
 12 development guidelines are characterized by the use of the terms “may” and “should.” The
 13 guidelines are discretionary. They are strongly recommended, however, as aids to reinforce the
 14 development vision that the standards are intended to help implement. The Capitol Heights
 15 TDDP development standards and guidelines apply to the entire TDOZ with the following
 16 exceptions:

- 17 1. The Building Envelope and Site Standards and Guidelines are arranged by character area.
- 18 2. Other standards and guidelines that are specific to building type or location are noted in bold
 19 text.

20 Unless stated otherwise, these design standards and guidelines replace the standards and
 21 regulations contained in the Landscape Manual and the Zoning Ordinance of Prince George’s
 22 County.

23 **1. General Building Envelope and Site Standards and Guidelines**

24 **Intent**

25 To ensure the development of appropriate building forms that reinforce safe and attractive streets
 26 and ensure consistent siting of buildings close to the right-of-way, within an attached row or
 27 block of mixed-use, multifamily or commercial buildings, to create a comforting sense of
 28 enclosure that defines public space and contributes to a pedestrian-friendly environment.

29 **Standards**

30 (1) Building Siting:

31 Each developer, applicant, and applicant’s heirs, successors and/or assignees shall be responsible

1 for siting buildings according to the Capitol Heights TDDP requirements and shall be obligated
2 to meet these requirements as part of any application for detailed site plan (DSP) and
3 building/grading permits. No building or grading permits shall be issued without a DSP that
4 conforms to all building envelope and site standards in the TDDP.

5 (2) Alleys:

6 Alley construction within the rear setback shall be required for commercial and multifamily
7 residential building lots and off-street parking facilities unless an alley already exists or the
8 development site is “landlocked” by surrounding properties that are not part of the proposed
9 redevelopment.

10 (3) Dedicated Right-Of-Way for Alleys:

11 Where an alley does not exist and is not constructed at the time of development, the developer
12 shall dedicate the alley right-of-way within the rear setback to the county. Pending construction
13 of the alley, the developer or owner shall maintain the dedicated right-of-way by, at a minimum:

14 (a) Sodding and providing routine landscape maintenance to the area.

15 (b) Keeping the area clear of debris, litter, stored materials, and vehicles.

16 (4) Building Entries:

17 The primary entrance to a building shall be clearly visible from the street and shall front the
18 street. Buildings facing public plazas or squares shall have their primary entrances facing the
19 public space. Buildings on corner lots where streets of different rank intersect shall have their
20 primary entrances on the more heavily traveled street.

21 (5) Treatment of Building Facades on Arterial Streets:

22 Building facades facing East Capitol Street Extended shall be the primary entry façade or shall
23 be of comparable quality in terms of architecture, materials and detailing.

24 (6) Utility Connections and Service Areas:

25 Utility boxes, meters and service areas such as trash enclosures shall not be visible from the
26 street. If these features must be placed near the public street or other public space, they shall be
27 screened from direct view.

28 (7) Applicability of Character Areas Boundaries:

29 Building projects that straddle character areas shall comply with the requirements for building
30 placement, parking and landscape of the most restrictive character area, where necessary, to
31 provide reasonable compatibility with adjacent development.

1 (8) Visual Surveillance:

2 Mixed-use, commercial and multifamily buildings that face streets or other public space shall be
3 designed to allow visual surveillance of the open space by building occupants.

4 (9) ADA-Compliant Street Intersection Curb Cuts

5 Street intersections shall have curb cuts for wheelchair/American with Disabilities Act (ADA)
6 access on all corners. Sidewalk obstructions such as utility poles and streetlights are prohibited at
7 these locations.

8
9 **Guidelines**

10 a. Uses that include nonpedestrian or auto-oriented uses, including garage entries, service
11 bays or similar functions, should orient those functions away from primary street frontage,
12 wherever possible, placing active, populated functions toward the street.

13 b. Buildings should be designed with an understanding of their role in achieving the
14 overall planning goals of the TDDP, such as providing edges or enclosure to streets and open
15 space, creating linkages and gateways, reinforcing pedestrian connections, as well as terminating
16 or framing views.

17 c. Consideration should be given to adjoining sites [and] allowing buildings to share
18 access, amenities and relationships of form that will create a stronger overall identity for the
19 TDDP area.

20 d. [Mixed-use, commercial and multifamily buildings that face on open space should
21 provide windows, doors, plazas and so forth to encourage pedestrian activity and provide visual
22 surveillance of the open space.] Multi-family and nonresidential buildings should face the street
23 and be located along a consistent build-to line to create a continuous street wall. The street wall
24 should clearly define the urban space in front of it. In selected locations within commercial and
25 mixed-use areas, the street wall should sit far enough back from the street curb to permit
26 amenities such as café seating, street furniture, and a variety of street-side activities.

27 [e. Street intersections should have curb cuts for wheelchair/American with Disabilities
28 Act (ADA) access on all corners. Sidewalk obstructions such as utility poles and streetlights
29 should be avoided at these locations.]

30

31

2. Character Areas

Intent

(See Map 4: Capitol Heights TDOZ Character Area)

To ensure the development of special urban places that enhance the overall visual character and distinctive sense of place that Capitol Heights has retained as an incorporated town.

2.1. Metro Station Core Character Area

(See Map 5: Metro Station Core Locator)

Intent

To create a compact, high-density, and pedestrian-friendly mixed-use center around the Metro Station entrance, of the highest architectural quality.

Standards

(1) Buildings shall be between [4] 6 and 14 stories in height. Buildings within 500 feet of the Metro station entrance shall be a minimum of 8 stories in height.

(2) Building heights shall decrease, or step down, to three stories or less when the side or rear of a commercial or multifamily building is adjacent to existing single family homes. Development that is separated from single-family residential areas by a street or other public space 30 or more feet in width shall be exempt from this requirement.

[(2)](3) Buildings on the arterial, East Capitol Street Extended (MD 214), shall sit [no more than] along the established build-to-line measured 20 feet from the edge of the curb. Buildings on other collector streets in the character area shall sit [no more than] along the established build-to-line measured 12 feet from the edge of the curb.

[(3)](4) Buildings shall cover no less than 60 percent of their lot and shall occupy at least 75 percent of their street frontage.

[(4)](5) Off-street parking shall be in parking structures.

[(5)](6) No more than one curb cut for parking or service access shall be allowed on any block face.

[(6)](7) Parking facilities shall be screened from the street with either ground-floor “liner” commercial retail/office uses plus upper-floor facades that mirror the architecture of adjacent buildings, or full-height “liner” commercial/residential uses.

[(7)](8) Loading docks and other service areas shall be architecturally integrated into the overall design of their development and screened by solid walls, fences or solid metal doors of adequate

1 height to provide complete screening from normal eye level, within applicable zoning
2 allowances, on all sides where access is not needed.

3 (9) Mixed-use and nonresidential buildings with public street or civic space frontages shall
4 reserve at least 50% of their ground-floor frontage for retail uses.

5 (10) Parking facilities and outdoor service areas must be well lit, and their lighting must be
6 designed to minimize glare impacts on adjacent residential uses.

7 (11) Switch boxes and utility meters must be located out of view from the public street. All
8 utilities and their connections must be underground.

9 (12) Leadership in Energy and Environmental Design (LEED) certification shall be required for
10 all new construction or renovated buildings over 10,000 square feet.

11 (13) To mitigate the urban “heat island” effect, the rooftops of all new construction or renovated
12 buildings over 10,000 square feet shall be treated in one of the following ways:

13 (a) covered with roofing materials having a Solar Reflectance Index (SRI) equal to or
14 greater than the values in the table below for a minimum of 75 percent of the roof surface,

15 (b) covered with a vegetated roof for a minimum of 50 percent of the roof area, or

16 (c) covered with a combination of high albedo and vegetated roof surfaces that, in
17 combination, meet the following criteria:

18 $(\text{Area of SRI Roof} / 0.75) + (\text{Area of vegetated roof} / 0.5) \geq \text{Total Roof Area}$

<u>Roof Type</u>	<u>Slope</u>	<u>SRI</u>
<u>Low-Sloped Roof</u>	<u>≤ 2:12</u>	<u>78</u>
<u>Steep-Sloped Roof</u>	<u>> 2:12</u>	<u>29</u>

19
20 Free-standing parking garages and roofs with installed solar thermal or photovoltaic systems
21 shall be exempt from this requirement.

22 (14) Public plazas and other civic spaces shall be designed to be safe, sunny and attractive, with:

23 (1) No “dead,” poorly-lit, or hidden areas

24 (2) Maximum feasible southern exposure

25 (3) Use of at least two of the following options as decorative amenities: Vegetation
26 planters, special pavement treatments, public art, or street furnishings.

1 **Guidelines**

2 a. Off-street parking should be located under or behind the uses that they serve.

3 b. Access to off-street parking should be from the side or rear of the lot.

4 c. [Parking facilities should be well lit, especially at entrances, on elevators and stair landings,
5 and on vehicle ramps.] Building facades should form a [nearly] continuous street wall [along] on
6 block faces [along East Capitol Street Extended and Capitol Heights Boulevard].

7 [e.]d. [Building facades should form a continuous street wall along block faces] All loading
8 docks and other service areas should be located to the side or rear of their development and
9 accessed from the side or rear as appropriate.

10 [f.]e. [Outdoor service areas should be brightly lit at night.] Buildings should share service
11 areas to the greatest extent possible.

12 [g.] f. [Buildings should share service areas to the greatest extent possible]

13 [h. Switch boxes and utility meters should be located out of view from the public street. All
14 utilities and their connections should be underground wherever feasible]

15 [i.] g. [Public plazas and other civic spaces should be designed to be safe, sunny and attractive.

16 (1) No “dead,” poorly-lit, or hidden areas

17 (2) Maximum feasible southern exposure

18 (3) Vegetation planters, special pavement treatments, public art, and street
19 furnishings should be considered] Developers of mixed-use residential and nonresidential
20 projects should include green building features such as green roofs, renewable energy systems,
21 and energy conservation features in their developments to reduce environmental impacts and
22 utility service costs. They should also seek LEED certification as a potential marketing tool for
23 their projects.

24 [l.] h. Public streets and spaces should be well lit at night; public plazas and civic spaces
25 should have pedestrian-scale streetlights installed for pedestrian safety and to reinforce the Metro
26 station core’s distinct physical character after dark.

27 [m.] i. Signal-controlled street intersections should be designed for traffic calming in order to
28 make them safer for pedestrians. Consideration should be given to such devices as specially
29 marked crosswalks, signage, median pedestrian refuges (on East Capitol Street Extended), traffic
30 signal phasing, timed pedestrian signals with countdown displays, and curb extensions or
31 bumpouts.

1 **2.2. Metro Station Edge Character Area**

2 (See Map 6: Metro Station Edge Locator)

3 **Intent**

4 To create a compact, medium-density and pedestrian-friendly buffer or transition zone between
5 the Metro station core character area and lower-density residential and mixed-use areas.

6 **Standards**

7 (1) Buildings shall be between three and eight stories in height. Buildings along Maryland Park
8 Drive (east of East Capitol Street Extended) and Capitol Heights Boulevard shall be a maximum
9 of five stories in height.

10 (2) Buildings on East Capitol Street Extended (MD 214) shall sit [no more than] along the
11 established build-to-line measured 20 feet from the edge of the curb. Buildings on collector
12 streets in the character area shall sit [no more than] along the established build-to-line measured
13 12 feet from the edge of the curb. Buildings on local streets shall sit between 10 and 15 feet from
14 the edge of the curb.

15 (3) Building heights shall decrease, or step down, to three stories or less when the side or rear
16 of a commercial or multifamily building is adjacent to existing single-family homes.

17 Development that is separated from single-family residential areas by a street or other public
18 space 30 or more feet in width shall be exempt from this requirement.

19 [(3)](4) Buildings shall cover no less than 60 percent of their lot and shall occupy at least 75
20 percent of their street frontage.

21 [(4)](5) Off-street parking shall be in parking structures.

22 [(5)](6) Parking facilities shall be screened from the street with either ground-floor “liner”
23 commercial retail/office uses plus upper-floor facades that mirror the architecture of adjacent
24 buildings, or full-height “liner” commercial/residential uses [or decorative façade treatments].

25 [(6)](7) Loading docks and other service areas shall be architecturally integrated into the
26 overall design of their development and screened by solid walls, fences or solid metal doors of
27 adequate height to provide complete screening from normal eye level, within applicable zoning
28 allowances, on all sides where access is not needed.

29 (8) Mixed-use and nonresidential buildings with public street or civic space frontages shall
30 reserve at least 50% of their ground-floor frontage for retail uses.

31 (9) Parking facilities and outdoor service areas must be well lit, and their lighting must be

1 designed to minimize glare impacts on adjacent residential uses.

2 (10) To mitigate the urban “heat island” effect, the rooftops of all new construction or renovated
3 buildings over 10,000 square feet shall be treated in one of the following ways:

4 (a) covered with roofing materials having a Solar Reflectance Index (SRI) equal to or
5 greater than the values in the table below for a minimum of 75 percent of the roof surface.

6 (b) covered with a vegetated roof for a minimum of 50 percent of the roof area, or

7 (c) covered with a combination of high albedo and vegetated roof surfaces that, in
8 combination, meet the following criteria:

9 $(\text{Area of SRI Roof} / 0.75) + (\text{Area of vegetated roof} / 0.5) \geq \text{Total Roof Area}$

<u>Roof Type</u>	<u>Slope</u>	<u>SRI</u>
<u>Low-Sloped Roof</u>	<u>≤ 2:12</u>	<u>78</u>
<u>Steep-Sloped Roof</u>	<u>≥ 2:12</u>	<u>29</u>

10
11 Free-standing parking garages and roofs with installed solar thermal or photovoltaic systems
12 shall be exempt from this requirement.

13 (11) Public plazas and other civic spaces shall be designed to be safe, sunny and attractive, with:

14 (1) No “dead,” poorly-lit, or hidden areas

15 (2) Maximum feasible southern exposure

16 (3) Use of at least two of the following options as decorative amenities: Vegetation
17 planters, special pavement treatments, public art, or street furnishings

18
19 **Guidelines**

- 20 a. Off-street parking should be located under or behind the uses that they serve.
- 21 b. Access to off-street parking should be from the side or rear of the lot.
- 22 c. Parking facilities should be well lit, especially at entrances, on elevator and stair landings,
23 and on vehicle ramps.
- 24 d. Building facades should form a [nearly] continuous street wall on block faces along East
25 Capitol Street Extended and Capitol Heights Boulevard.
- 26 e. Buildings should share service areas to the greatest extent possible.
- 27 f. Switch boxes and utility meters should be located out of view from the public street. All
28 utilities and their connections should be underground wherever feasible.

1 [g. Outdoor service areas should be well lit at night; lighting should be designed to minimize
2 glare impacts on adjacent residential uses]

3 g. Public plazas and other civic spaces should be designed to be safe, sunny and attractive.

4 (1) No “dead,” poorly-lit, or hidden areas

5 (2) Maximum feasible southern exposure

6 [(3) Vegetation planters, special pavement treatments, public art, and street
7 furnishings should be integrated into the overall design of public places.]

8 h. Vegetation planters, special pavement treatments, public art, and street furnishings shall be
9 considered.

10 i. Buildings with public street or civic space frontages should provide ground-floor retail uses
11 within those frontages.

12 j. Developers of mixed-use residential and nonresidential projects should include LEED
13 features such as green roofs, renewable energy systems, and energy conservation features in their
14 developments to reduce environmental impacts and utility service costs. They should also seek
15 green building certification as a potential marketing tool for their projects.

16 k. Public streets and spaces should be well lit at night; public plazas and civic spaces should
17 have pedestrian-scale streetlights installed for pedestrian safety and to reinforce the Metro station
18 core’s distinct physical character after dark.

19 l. Signal-controlled street intersections should be designed for traffic calming in order to
20 make them safer for pedestrians. Consideration should be given to such devices as specially
21 marked crosswalks, signage, median pedestrian refuges (on East Capitol Street Extended), traffic
22 signal phasing, timed pedestrian signals with countdown displays, and curb extensions or
23 bumpouts.

24 **2.3. Main Street Character Area**

25 (See Map 7: Main Street Locator)

26 **Intent**

27 To create a revitalized and enhanced moderate density, mixed-use main street along Old Central
28 Avenue.

29 **Standards**

30 (1) Buildings shall be between three and five stories in height.

31 (2) Buildings on Old Central Avenue (MD 332) shall sit [no more than] along the established

1 build-to-line measured 12 feet from the edge of the curb. Buildings on local streets shall sit
2 between 10 and 15 feet from the edge of the curb.

3 (3) Buildings shall cover between 60 percent and 80 percent of their lot and shall occupy at
4 least 70 percent of their street frontage.

5 (4) Buildings without rear parking shall have rear yards no less than ten feet deep.

6 (5) Off-street parking facilities, surface and structures, must be placed behind their on-site uses.

7 (6) Service areas shall be placed behind their on-site uses, screened from public view, and well
8 lit at night.

9 (7) Mixed-use and nonresidential buildings with public street or civic space frontages shall
10 reserve at least 50% of their ground-floor frontage for retail uses.

11 (8) Parking facilities and outdoor service areas must be well lit, and their lighting must be
12 designed to minimize glare impacts on adjacent residential uses.

13 (9) To mitigate the urban “heat island” effect, the rooftops of all new construction or renovated
14 buildings over 10,000 square feet shall be treated in one of the following ways:

15 (a) covered with roofing materials having a Solar Reflectance Index (SRI) equal to or
16 greater than the values in the table below for a minimum of 75 percent of the roof surface,

17 (b) covered with a vegetated roof for a minimum of 50 percent of the roof area, or

18 (c) covered with a combination of high albedo and vegetated roof surfaces that, in
19 combination, meet the following criteria:

20 $(\text{Area of SRI Roof} / 0.75) + (\text{Area of vegetated roof} / 0.5) \geq \text{Total Roof Area}$

<u>Roof Type</u>	<u>Slope</u>	<u>SRI</u>
<u>Low-Sloped Roof</u>	<u>≤ 2:12</u>	<u>78</u>
<u>Steep-Sloped Roof</u>	<u>≥ 2:12</u>	<u>29</u>

21
22 Free-standing parking garages and roofs with installed solar thermal or photovoltaic systems
23 shall be exempt from this requirement.

24 (10) Public plazas and other civic spaces shall be designed to be safe, sunny and attractive, with:

25 (1) No “dead,” poorly-lit, or hidden areas

26 (2) Maximum feasible southern exposure

27 (3) Use of at least two of the following options as decorative amenities: Vegetation
28 planters, special pavement treatments, public art, or street furnishings

1 **Guidelines**

2 a. Off-street parking, surface or in structures, should be accessed from the side or rear.

3 b. Building facades should form a definite street wall on block faces along Old Central
4 Avenue.

5 c. All loading docks and other service areas should be located to the side or rear of their
6 development and accessed from the side or rear as appropriate.

7 [d. Parking facilities and service areas should be well lit, especially at night. However, lighting
8 for these areas should be designed to minimize glare impacts on adjacent residential uses.]

9 [e. Public plazas and other civic spaces should be designed to be safe, sunny and attractive.

10 (1) No “dead,” poorly-lit, or hidden areas

11 (2) Maximum feasible southern exposure

12 (3) Vegetation planters, special pavement treatments, public art, and street furnishings
13 should be considered]

14 [f. Buildings with public street or civic space frontages should provide ground-floor retail
15 uses.]

16 d. Developers of mixed-use residential and nonresidential projects should be encouraged to
17 include green building features such as green roofs, renewable energy systems, and energy
18 conservation features in their developments to reduce environmental impacts and utility service
19 costs. They should also be encouraged to seek LEED certification as a potential marketing tool
20 for their projects.

21 [h.] e. Public streets and spaces should be well lit at night; pedestrian-scale streetlights should
22 be installed along Capitol Heights Boulevard for safety and to emphasize its role as a
23 pedestrian/vehicular linkage between the Metro station core and main street character areas.

24 [i.] f. Signal-controlled street intersections should be designed for traffic calming in order to
25 make them safer for pedestrians. Consideration should be given to such devices as specially
26 marked crosswalks, signage, traffic signal phasing, timed pedestrian signals with countdown
27 displays, and curb extensions or bumpouts.

28 **2.4. Medium-Density Residential Edge Character Area**

29 (See Map 8: Medium Density Residential Edge Locator)

30 **Intent**

31 To create attractive, medium-density residential enclaves that provide a variety of housing

options and a buffer between single-family detached residential areas and commercial/mixed-use areas.

Standards

- (1) Buildings shall be between four and six stories in height.
- (2) Buildings shall sit between 10- and 15-feet from the edge of the curb.
- (3) Buildings shall cover between 60 percent and 80 percent of their lot and shall occupy at least 65 percent of their street frontage.

(4) Buildings shall have side yards with a combined minimum width of 17 feet. No side yard shall be less than four feet wide. Buildings without rear parking shall have rear yards no less than ten feet deep.

(5) Off-street parking facilities, surface and structures, shall be placed behind their on-site uses.

(6) Service areas shall be placed behind their on-site uses, screened from public view, and well lit at night.

(7) All loading docks and other service areas must be located to the side or rear of their development and accessed from the side or rear as appropriate.

(8) Parking facilities and outdoor service areas must be well lit, and their lighting should be designed to minimize glare impacts on adjacent residential uses.

(9) Mixed-use and nonresidential buildings with public street or civic space frontages shall reserve at least 25% of their ground-floor frontage for retail uses.

(10) To mitigate the urban “heat island” effect, the rooftops of all new construction or renovated buildings over 10,000 square feet shall be treated in one of the following ways:

(a) covered with roofing materials having a Solar Reflectance Index (SRI) equal to or greater than the values in the table below for a minimum of 75 percent of the roof surface,

(b) covered with a vegetated roof for a minimum of 50 percent of the roof area, or

(c) covered with a combination of high albedo and vegetated roof surfaces that, in combination, meet the following criteria:

$(\text{Area of SRI Roof} / 0.75) + (\text{Area of vegetated roof} / 0.5) \geq \text{Total Roof Area}$

<u>Roof Type</u>	<u>Slope</u>	<u>SRI</u>
<u>Low-Sloped Roof</u>	<u>≤ 2:12</u>	<u>78</u>
<u>Steep-Sloped Roof</u>	<u>≥ 2:12</u>	<u>29</u>

1 Free-standing parking garages and roofs with installed solar thermal or photovoltaic
 2 systems shall be exempt from this requirement.

3 **Guidelines**

4 [a. All off-street parking, surface or in structures, should be accessed from the side or rear.]

5 [b.] a. Building facades should form a definite street wall on block faces along Old Central
 6 Avenue, East Capitol Street Extended, and Southern Avenue.

7 [c.] b. New residential development near Southern Avenue should be designed to take
 8 advantage of the area's steep slopes and potentially scenic views while minimizing stormwater
 9 runoff.

10 [d. All loading docks and other service areas should be located to the side or rear of their
 11 development and accessed from the side or rear as appropriate.]

12 [e. Parking facilities and service areas should be well lit, especially at night. However, lighting
 13 for these areas should be designed to minimize glare impacts on adjacent residential uses.]

14 [f. Public plazas and other civic spaces should be designed to be safe, sunny and attractive.

15 (1) No "dead," poorly-lit, or hidden areas

16 (2) Maximum feasible southern exposure

17 (3) Vegetation planters, special pavement treatments, public art, and street furnishings
 18 should be considered]

19 c. Nonresidential buildings with public street or civic space frontages should provide ground-
 20 floor retail uses within those frontages.

21 [g.] d. Developers of mixed-use residential and nonresidential projects should include [LEED]
 22 green building features such as green roofs, renewable energy systems, and energy conservation
 23 features in their developments to reduce environmental impacts and utility service costs. They
 24 should also seek LEED certification as a potential marketing tool for their projects.

25 [h.] e. Public streets and spaces should be well lit at night; pedestrian-scale streetlights should
 26 be installed along Old Central Avenue for safety and to emphasize its role as Capitol Heights'
 27 main street and circulation corridor.

28 [i.] f. Signal-controlled street intersections should be designed for traffic calming in order to
 29 make them safer for pedestrians. Consideration should be given to such devices as specially
 30 marked crosswalks, signage, traffic signal phasing, timed pedestrian signals with countdown
 31 displays, and curb extensions or bumpouts.

2.5 Urban Neighborhood—Single-Family Detached Character Area

(See Map 9: Urban Neighborhood—Single-Family Detached Locator)

Intent

To create attractive, moderate-density, pedestrian-friendly, urban single-family neighborhoods with convenient access to local services and public transit.

Standards

- (1) Buildings shall be between two and 2½ stories in height. No building shall exceed 35 feet in height.
- (2) Buildings shall sit between 10- and 15-feet from the edge of the curb.
- (3) Buildings shall cover between 35 percent and 70 percent of their lot and shall occupy at least 35 percent of their street frontage.
- (4) Buildings shall have side yards with a combined minimum width of 17 feet. No side yard shall be less than four feet wide. Buildings shall have rear yards no less than 25 feet deep.
- (5) Parking access must be from the rear where an alley is present; otherwise, parking access shall be from the street.
- (6) Parking garages, carports and pads shall sit no closer to the street than the front façade of the residence that they serve. They shall be designed to accommodate no more than 2 four-wheeled vehicles parked side by side.
- (7) Sidewalks shall be continuous and a minimum width of six feet. sidewalk features such as utility poles and streetlights shall be placed so as not to impede pedestrian travel in either direction.

Guidelines

- a. Public streets should be well lit at night.
- b. Sidewalks should be continuous and of a width sufficient to allow comfortable pedestrian travel in both directions. Sidewalk obstructions such as utility poles and streetlights should be minimized.
- c. Street intersections should have curb cuts for wheelchair/ADA access on all corners. Sidewalk obstructions such as utility poles and streetlights should be avoided at these locations.
- d. New homes should be designed to encourage “eyes on the street” to help deter crime while still providing sufficient privacy for residents.
- e. Development sites should be graded and landscaped to minimize stormwater runoff and

1 conserve mature trees on-site wherever practical.

2 f. Signal-controlled street intersections should be designed for traffic calming in order to
3 make them safer for pedestrians. Consideration should be given to such devices as specially
4 marked crosswalks, signage, traffic signal phasing, timed pedestrian signals with countdown
5 displays, and curb extensions or bumpouts.

6 g. Public parks should be cleaned up and/or enhanced for public safety and to encourage
7 greater use by nearby residents during the day.

8 **2.6. Suburban Neighborhood—Single-Family Detached Character Area**

9 (See Map 10: Suburban Neighborhood—Single-Family Detached Character Area Map)

10 **Intent**

11 To create an attractive, low-density, single-family neighborhood whose design takes advantage
12 of nearby environmental features, including the area’s rolling topography and the Watts Branch
13 stream valley

14 **Standards**

15 (1) Buildings shall be between one and 2½ stories in height. No building shall exceed 35 feet in
16 height.

17 (2) Buildings shall sit between 25 and 28 feet from the edge of the curb.

18 (3) Buildings shall cover no more than 25 percent of their lot and shall occupy at least 30
19 percent of their street frontage.

20 (4) Buildings shall have side yards with a combined minimum width of 17 feet. No side yard
21 shall be less than eight feet wide. Buildings shall have rear yards no less than 25 feet deep.

22 (5) Parking access shall be from the rear where an alley is present; otherwise, parking access
23 shall be from the street.

24 (6) Parking garages, carports and pads shall sit no closer to the street than the front façade of
25 the residence that they serve. They shall be designed to accommodate no more than 2 four-
26 wheeled vehicles parked side by side.

27 (7) Sidewalks shall be continuous and a minimum width of six feet. Sidewalk features such as
28 utility poles and streetlights shall be placed so as not to impede pedestrian travel in either
29 direction.

30

31

1 **Guidelines**

- 2 a. New residences should be designed to fit in with and enhance the adjacent natural
3 environment, particularly the Watts Branch stream valley.
- 4 b. Public streets should be well lit at night.
- 5 c. Sidewalks should be continuous and of a width sufficient to allow comfortable pedestrian
6 travel in both directions. Sidewalk obstructions such as utility poles and streetlights should be
7 minimized.
- 8 d. Street intersections should have curb cuts for wheelchair/ADA access on all corners.
9 Sidewalk obstructions such as utility poles and streetlights should be avoided at these locations.
- 10 e. Environmentally sensitive stormwater management features such as continuous street tree
11 boxes, bioswales, and porous pavements should be considered for inclusion in new or upgraded
12 residential streets within the suburban neighborhood character area to help minimize stormwater
13 runoff and avoid the street drainage issues that have affected residential areas elsewhere in
14 Capitol Heights.
- 15 f. New homes should be designed to encourage “eyes on the street” to help deter crime while
16 still providing sufficient privacy for residents.

17 **3. General Open Space Standards and Guidelines**

18 **3.1. General Standards**

19 **Intent**

20 To promote the creation of open space amenities that fit in with and enhance the overall visual
21 and physical character *of the built environment (buildings and streets)*.

22 **Standards**

23 (1) Landscape Plan Submission: Landscape plans, which address all land areas of a lot which are
24 not covered by buildings, streets or paved areas, shall be prepared and submitted with the
25 detailed site plan (DSP). Such plans will define landscape construction, seeding and planting
26 materials, and irrigation methods.

27 (2) Plant List: A plant list shall be included on the landscape plan and shall specify the plant
28 species (botanical and common name), size/caliper, spacing, quantity, construction details (for
29 trees, shrubs, evergreens and street trees), and method of irrigation and illumination. These
30 plants should be native or adapted species to the greatest extent possible, in keeping with *Native*
31 *Plants Of Prince George’s County (1997-1998)*.

1 (3) Crime Prevention Through Environmental Design (CPTED) Standards: Landscape plants
 2 provided as buffers and screening shall not endanger pedestrians by creating blind spots or
 3 hiding places. All landscape improvements shall be in accordance with CPTED guidelines for
 4 public safety. (See Appendix C.)

5 **Guidelines**

- 6 a. Landscaping should serve as an amenity, screen or buffer to enhance the appearance of
 7 structures or uses such as parking lots or large blank walls, or to increase the attractiveness of
 8 common open spaces.
- 9 b. Landscaping should visually frame occupied buildings.
- 10 c. The landscaping character of adjacent lots should be coordinated.
- 11 d. Landscaping should be used to mitigate areas of large, unbroken building mass and screen
 12 walls.
- 13 e. Existing healthy trees should be preserved to the greatest extent practicable. Existing
 14 damaged, decayed or deceased trees should be removed and replaced to protect remaining trees
 15 and replaced.
- 16 f. Landscape and streetscape amenities, including plantings, lawns, fencing and furniture
 17 should be used to create clear borders and define controlled, or defensible, spaces to allow
 18 people to distinguish public from private spaces.
- 19 g. The height and placement of landscape and streetscape amenities should not interfere with
 20 natural surveillance.

21 **3.2. Ground Cover**

22 **Intent**

23 To ensure healthy and attractive ground cover that is visually and functional to preserve soil and
 24 improve stormwater quality at development sites.

25 **Standards**

- 26 (1) Sod: All turf grass areas and disturbed areas not proposed for construction shall be sodded at
 27 the time of development. Seeding, sprigs or sod plugs shall be prohibited. Sod specifications
 28 shall be provided on the landscape plan.
- 29 (2) Groundcover: Groundcover specifications including name, species, quantity and spacing shall
 30 be provided on the landscape plan. Groundcover shall be planted at a minimum spacing of four
 31 inches on center.

1 (3) Mulch: Mulch shall be shredded hardwood mulch that is brown in color and shall be
 2 specified as a minimum four inch depth on landscape plans. Red cedar mulch or rubber mulch
 3 shall be prohibited.

4 (4) Unplanted Mulch Beds: Unplanted mulch beds shall not exceed ten square feet in area; large
 5 mulch beds shall be prohibited.

6 (5) Irrigation: All sod and groundcover areas shall include an automated irrigation system to
 7 maintain the health and vigor of the sod and groundcover.

8 **Guidelines**

9 Groundcover may be used in place of turf grass to provide visual variety and support stormwater
 10 control features in site landscapes.

11 **3.3. Open Spaces**

12 **Intent**

13 To ensure safe, attractive and accessible open spaces that provide recreational opportunities and
 14 support for outdoor public events.

15 To integrate and utilize landscape design to enhance open spaces and ensure that they function
 16 effectively as special places, whether public or private.

17 **Standards**

18 (1) Open Space Elements: At the time of preliminary plan of subdivision and detailed site plan
 19 (DSP), the Department of Parks and Recreation shall review the DSP for compliance with park
 20 and plaza size, location, active and passive recreation amenities, park furniture (benches, trash
 21 receptacles, picnic tables, bollards), amenities (examples: artwork, fountains, chess tables), play
 22 equipment, artwork, lighting, and irrigation. The DSP shall include all locations, quantities, and
 23 details for benches, trash receptacles, lighting fixtures, bollards, picnic tables,
 24 recreational/children's play equipment, and artwork.

25 (2) Parks and Plazas CPTED Standards: Parks and plazas shall be designed in accordance with
 26 CPTED standards for landscaping and lighting to provide pedestrian safety and security. A note
 27 indicating compliance with this standard shall be placed in the general notes section of the DSP.

28 (3) Open Space Landscape: Landscape beds for parks, plazas and other open spaces shall have
 29 a minimum soil depth of two feet for groundcovers and three feet for shrubs, and a note
 30 indicating compliance with this standard shall be included **in the general notes on the DSP.**

31 (4) Open Space Shade Trees: Parks, plazas and other open spaces shall have at least one shade

1 tree per 1,000 square feet of open space area.

2 (5) Irrigation: All open space landscaping shall have an automated irrigation system, and a
3 note stating compliance with this standard shall be included in the general notes section on the
4 DSP.

5 (6) Open Spaces—ADA Accessibility: All open spaces shall be barrier-free and accessible to
6 persons with disabilities, the elderly, people with strollers, and vendors with pushcarts. Open
7 spaces shall meet ADA requirements for parks and recreation spaces.

8 (7) Open Space Lighting: Parks, plazas and other open spaces shall be illuminated to a
9 minimum 1.25 foot-candles and a maximum of 2.0 foot-candles in accordance with ADA
10 requirements for parks and recreation spaces.

11 (8) Open Space Seating: Open spaces shall provide 60 linear feet of seating per acre with a
12 minimum of 30 linear feet regardless of park or plaza size. Outdoor seating associated with cafes
13 shall not count toward this seating requirement. For the benefit of persons with disabilities, a
14 minimum of five percent of the required seating shall have backs.

15 (9) Open Space Trash Receptacles: Open spaces shall provide one trash receptacle for each
16 bench seating area. Trash receptacle detail, quantity and locations and shall be delineated on the
17 DSP. A note identifying the party/parties responsible for emptying and maintaining the trash
18 receptacles must be included in the general notes of the DSP.

19 (10) Open Space Service Areas: Loading and service areas within parks and plazas shall be
20 screened from public view with appropriate landscaping and opaque walls designed to fit in with
21 the surrounding open space environment.

22 (11) Open Space Emergency Accessibility: Open spaces shall be free of vehicular traffic and
23 shall provide breakaway or retractable bollards along all adjoining roadways to protect
24 pedestrians and provide emergency vehicle access. Bollard type(s) and locations shall be
25 delineated on the detailed site plan (DSP) and shall conform to TDDP development standards. A
26 note indicating compliance with this standard shall be placed in the general notes of the DSP.

27 **Guidelines**

28 a. Open space should be used to enhance the value and amenity of surrounding development.

29 b. Open space should bind various projects into cohesive interrelated districts wherever
30 possible.

31 c. Open spaces should provide a variety of seating options, including benches, seating steps,

1 planters, seat walls, table seating, picnic tables, and grassy seating areas.

2 d. Public works of art should be an integral part of the design of all public parks and plazas.

3 Drawings and illustrations shall be provided to M-NCPPC staff for review and comment.

4 e. Paved surfaces should provide a coordinated, distinctive special paving pattern to provide
5 interest to the public art area.

6 f. There should be clear sight lines through the park or plaza and clear views of surrounding
7 areas. Avoid features that block sightlines and major access points.

8 **3.4. Plazas**

9 **Intent**

10 To create safe and visually attractive plazas that enhance adjacent buildings and help create a
11 sense of place

12 **Standards**

13 (1) Plaza Height: The height/level of the plaza shall not be more than three feet above or three
14 feet below the curb level of the nearest adjoining street in order to promote pedestrian visibility
15 and security.

16 (2) Plaza Size: Plaza spaces shall be no less than 40 feet across nor more than 300 feet across
17 (Source: Watson, Platus, and Shibley. Time Saver Standards for Urban Design. McGraw Hill:
18 2003)

19 (3) Parking Structures Near Plazas: Parking structures that abut plazas shall not be allowed
20 unless the parking structure contains ground floor retail or has landscape screening facing, and
21 integrated with, the design of the plaza.

22 (4) Plaza Shade Trees: Plaza shade trees shall be a minimum size of 3½–4-inch caliper at the
23 time of installation. Trees shall be planted in at least 700 cubic feet of soil per tree with a depth
24 of soil 3 to 4 feet. Trees shall be planted either with gratings flush to grade or in a planting bed
25 with a continuous area of at least 75 square feet exclusive of bounding wall.

26 (5) Plaza Electrical Outlets: The plaza shall be equipped with 115- and 220-volt outlets
27 appropriate for use in terraced or paved areas that are designed to accommodate outdoor artistic
28 performances. All electrical outlets shall be three-prong grounded with weatherproof protective
29 covers to meet United Laboratories safety requirements.

30 (6) Plaza Amenities: Public plazas shall be designed to support a variety of pedestrian activities.
31 Plazas that include transit bus stops or Metrorail station entrances shall incorporate these features

1 into their design to support convenient and safe public transit access.

2 (7) Plazas in Commercial Areas: Plazas in commercial areas shall front adjacent retail uses. A
3 minimum 75 percent of the ground-floor building frontage facing a commercial-area plaza shall
4 consist of retail uses.

5 **Guidelines**

6 a. Plazas should be durable, safe and inviting spaces that can function as outdoor “living rooms”
7 for the tenants of, and visitors to, nearby buildings.

8 b. Plazas should provide amenities that support a variety of activities and functions. These may
9 include:

- 10 (1) Entertainment
- 11 (2) Bus/transit waiting area
- 12 (3) Pedestrian links between buildings
- 13 (4) Café seating
- 14 (5) Seating walls
- 15 (6) Fountains
- 16 (7) Passive recreation areas
- 17 (8) Cultural performances

18 c. A plaza should be designed to fit in with and enhance the architectural appearance of adjacent
19 buildings, using such measures as compatible paving materials and structural features that echo
20 the design of prominent nearby buildings.

21 d. A minimum plaza width to building height ratio of 2:1 should be incorporated into the design
22 of any plaza to eliminate claustrophobic and unsafe pedestrian spaces.

23 **3.5. General Squares and Greens Guidelines and Standards**

24 **Intent**

25 To ensure attractive, safe and healthy public squares and greens that can serve as places of rest
26 and relaxation as well as support outdoor public events.

27 **Standards**

28 (1) Submission of Landscaping Plan Documents: Landscape plan documents shall be required
29 for all proposed public squares and civic greens. Drawings and illustrations shall be provided to
30

1 M-NCPPC staff for review and comment per the submission requirements of the Capitol Heights
2 TDDP.

3 (2) Irrigation and Maintenance of Landscaping: Landscape materials provided in a square or
4 civic green shall be irrigated with an automated irrigation system. Landscaping areas shall
5 receive regular maintenance to remove dead and diseased plants, prune healthy plants, and treat
6 planted areas for pests and disease.

7 (3) Selection of Landscaping Plant Materials: A variety of evergreen, ornamental and flowering
8 landscape material shall be provided for visual variety and attractiveness in accordance with the
9 Landscape Manual. Plants should be native or adapted to the county's biological habitats. All
10 plant material shall conform to CPTED standards.

11 (4) Approval of Public Works of Art: Drawings and illustrations of proposed public works of art
12 shall be submitted to M-NCPPC staff for review and comment. Prior approval by DPW&T,
13 municipal public works agency, or WMATA (where applicable) for the installation of public
14 works of art shall be required.

15 **Guidelines**

- 16 a. Public works of art should be considered an integral part of the design for all public plazas.
17 [Drawings and illustrations shall be provided to M-NCPPC staff for review and comment.]
18 b. Paved surfaces should provide a coordinated, distinctive special paving pattern to provide
19 interest to the public art area.

20 **3.6. Squares**

21 **Intent**

22 To create visually interesting and attractive squares that serve, along with the buildings and
23 streets that border them, to create a distinct sense of place.

24 To create easily accessible public spaces large enough to host neighborhood or community
25 outdoor public events.

26 **Standards**

27 (1) Minimum Design and Performance Requirements for Squares: Surface treatment and
28 materials (within the area back-of-curb to back-of-curb excluding any civic building, public art
29 or monument footprint) shall provide a minimum of 30 percent permeable surface area (turf,
30 groundcover, soil or mulch). The remaining area shall be paved surface.

31 (2) Parking Structures near Squares: Parking structures that abut squares shall not be allowed

1 unless the parking structure contains ground floor retail or has landscape screening facing, and
2 visually integrated with, the square.

3 (3) Lighting of Public Square Areas: Lighting of public art, paved areas and landscaping shall
4 conform to CPTED standards. Lighting details and specifications shall be provided on the
5 landscape plan. Lighting levels shall be specified according to the TDDP requirements.

6 **Guidelines**

7 a. A square should be surrounded or enclosed by buildings, even if streets separate those
8 buildings from the square. This relationship of buildings to space helps to create a sense of
9 enclosure; i.e., the square becomes an outdoor “living room” for the surrounding uses.

10 b. Squares should be located near clustered destination uses, such as civic centers or shopping
11 districts, which can generate constant foot traffic into and through these public spaces.

12 c. Squares should be located at major public transit stops to be easily accessible for those who
13 cannot drive or do not have access to an automobile.

14 [(4)]d. A square should be designed for easy surveillance from any point within it. This
15 reinforces the perceived feeling of public safety in line with CPTED guidelines.

16 **3.7. Greens**

17 **Intent**

18 To ensure the creation of attractive civic greens designed to provide a sense of place and
19 encourage passive and active recreation by residents and visitors.

20 **Standards**

21 (1) Minimum Design and Performance Requirements for Civic Greens: Surface treatment and
22 materials (within the area back-of-curb to back-of-curb excluding any civic building, public art
23 or monument footprint) shall provide a minimum 60 percent permeable surface area (turf,
24 groundcover, soil or mulch). The remaining area shall be paved surface.

25 (2) Lighting of Public Greens: Lighting of public art, paved areas and landscaping shall conform
26 to CPTED standards. Lighting details and specifications shall be provided on the landscape plan.
27 Lighting levels shall be specified according to the TDDP requirements.

28 **Guidelines**

29 a. Greens should be designed to function like manicured grassy meadows that invite visitors
30 to sit, recline, people-watch, or engage in active sports.

31 b. [Squares] Greens should be located at major public transit stops to be easily accessible for

1 those who cannot drive or do not have access to an automobile.

2 c. A [square] green should be designed for easy surveillance from any point within it. This
3 reinforces the perceived feeling of public safety in line with CPTED guidelines.

4 **3.8. Parks**

5 **Intent**

6 To ensure the creation of attractive public parks that feature natural environments and/or
7 recreational facilities that support both active and passive recreation.

8 **Standards**

9 (1) Minimum Design and Performance Requirements for Parks: Parks shall preserve natural
10 areas as primary environmental features. Paved surfaces shall be kept to the minimum required
11 to provide access, required parking, service areas, and team sports that require a paved surface;
12 e.g., basketball and tennis. New parks that are to become part of the M-NCPPC green
13 infrastructure system shall be coordinated with the Department of Parks and Recreation during
14 their planning, design and construction phases.

15 (2) Community and Recreational Centers: The location of these facilities shall be determined by
16 M-NCPPC based on the recommendations of the applicable master plan (Landover or Suitland-
17 District Heights).

18 (3) Lighting of Parks: Lighting of public art, paved areas and landscaping shall conform to
19 CPTED standards. Lighting details and specifications shall be provided on the landscape plan.
20 Lighting levels shall be specified according to the TDDP requirements. Lighting in public parks
21 shall be designed to minimize glare in natural areas and nearby residential communities.

22 **Guidelines**

23 a. Large parks should include well-kept grassy areas that invite visitors to sit, recline, people-
24 watch, or engage in active sports. Nature trails, activity centers, and playgrounds should be
25 considered for smaller parks.

26 b. Parks should be integrated into the Prince George's County green infrastructure system so
27 that they can help preserve natural habitats and local wildlife.

28 c. Parks should be designed for easy surveillance of recreation facilities, playing fields, other
29 open areas, and nature trails. This reinforces the perceived feeling of public safety in line with
30 CPTED guidelines.

31

4. Streetscapes

4.1. General Standards

Intent

To create consistent and inviting streetscapes along residential, commercial and mixed-use streets and a distinctive visual character throughout the TDDP area.

Standards

(1) Streetscape Elements as Part of Site Plan Submissions: Streetscape elements of street trees, street furniture, landscaping and planters, decorative paving, sculpture/artwork, and bus shelters shall be provided on the streetscape plan. All streetscape elements shall include information of location, spacing, quantity, construction details, and method of illumination and shall be required for all streets in accordance with the Capitol Heights TDDP conceptual site plan streetscape sections and public realm elements.

(2) Advertisements and Signage in Public Spaces: New development should include a clear system of wayfinding to and from transit and new developments. Advertisements and signage shall be prohibited on [shelters] all streetscape elements with the exception of bus shelter advertisements approved by the appropriate public transit authority (WMATA or The BUS). The posting of transit service-related information within the public right-of-way shall be subject to the approval of DPW&T and the appropriate municipality.

(3) Permitted Streetscape Elements: Permitted streetscape elements shall include:

(a) Street trees (located in tree grates along urban streets and planting beds along residential streets)

(b) Street furniture (benches, trash receptacles, lighting, and bus/light-rail shelters; prior approval from DPW&T, WMATA, SHA, and/or the applicable municipal public works agency shall be required)

(c) Landscaping and planters

(d) Decorative paving

(e) Sculpture/artwork (prior approval from DPW&T, WMATA, SHA, and/or the applicable municipal public works agency shall be required)

(4) Consistency of Design Elements: Streetscape elements such as paving, street furniture, and street trees shall be consistent within a development project and shall be consistent along the street wall. Samples of proposed paving materials should be submitted with the detailed site plan

1 for review and approval by

2 M-NCPPC staff, DPW&T, and, where applicable, municipal public works officials.

3 (5) Streetlights: Streetlights shall be installed on both sides of streets along the street tree
4 alignment line and, unless otherwise designated in the TDDP, at no more than 60-foot intervals
5 measured parallel to the street. At the time of development, the developer shall be responsible
6 only for the installation of streetlights on the side of the street that is being developed.

7 **4.2. Trees and Landscaping**

8 **Intent**

9 To enhance the visual “green” connection between the built and natural environments within
10 neighborhoods and extend this identity to commercial and mixed-use areas.

11 **Standards**

12 (1) Street Trees: Street trees shall be planted along Capitol Heights Boulevard, East Capitol
13 Street, Old Central and Southern Avenues according to the streetscape sections.

14 (2) Street Tree Planting Specifications: Street trees shall be a minimum 4–4½-inch caliper in
15 size, located 30 feet on center, planted in tree grates (minimum four 6 feet by 6 feet in size),
16 limbed up to 6 feet above finished grade, shall provide a minimum 700 cubic feet of CU
17 structural soil or continuous tree bed underneath the sidewalk pavement system, and provide a
18 positive drainage system to promote the health and vigor of the root system. Where necessary,
19 allowances may be made in the spacing of trees to accommodate fire hydrants, utility vaults, and
20 other existing infrastructure elements.

21 **Guidelines**

- 22 a. Street trees and other plantings should be selected for attractiveness, drought resistance, and
23 resistance to infestations and disease.
- 24 b. An automated irrigation system should be provided in the tree beds to promote the health of
25 the trees.
- 26 c. Street tree species should be large, broad spreading, open-canopy trees at maturity.
- 27 d. Street tree planting areas should be separated from the curb edge to allow for vehicle
28 overhanging and/or door openings and to help avoid accidental damage to street plantings.

29 **4.3. Sidewalks**

30 **Intent**

31 To ensure a continuous network of sidewalks and crosswalks to provide safe and convenient

1 access between uses and to public transit.

2 **Standards**

3 (1) Sidewalks: All sidewalks designated in the TDDP shall be constructed according to the
4 streetscape requirements listed in this section and shall meet the sidewalk width(s) delineated in
5 the TDDP streetscape sections. Sidewalks not designated in the TDDP shall be at least six-feet
6 wide and shall meet county specifications.

7 (2) Permitted Materials: Brick, precast pavers, concrete, Belgium block, or granite pavers.

8 Samples of proposed paving materials shall be submitted with the detailed site plan for review
9 and approval by

10 M-NCPPC staff.

11 (3) Sidewalk Requirements: Sidewalks are required for all street frontages along which occupied
12 structures (commercial, residential *or mixed-use*) occur.

13 **Guidelines**

14 a. All sidewalks and primary walkways should be constructed using special decorative paving
15 materials, such as brick, concrete, precast pavers, Belgium block, or granite pavers.

16 b. Wherever possible, wide sidewalks should be used in higher-density commercial and
17 mixed-use areas to allow for amenities such as café seating, comfortable pedestrian pathways,
18 and street furniture.

19 [(3)]c. Private sidewalks and walkways should be provided to connect street sidewalks to
20 primary commercial and residential building entries, public transportation, public open spaces,
21 and parking areas by the most direct route practicable. On-site pedestrian walks should not be
22 substituted for required public sidewalks.

23 [(4)]d. Adjoining developments should minimize auto/pedestrian conflicts and maximize
24 convenient access between buildings.

25 **4.4. Pedestrian and Bicycle Linkages**

26 **Intent**

27 To develop walkable neighborhoods with contiguous linkages that support pedestrian and
28 bicycle use, residential sociability, and commercial activity.

29 **Standards**

30 (1) ADA: All sidewalks shall be constructed to meet ADA federal standards to comply with
31 accessible design.

1 (2) Primacy of Sidewalks Over Vehicular Curb Cuts: Vehicular entrances shall permit safe and
 2 clear pedestrian crossings. Sidewalk material(s) shall continue across driveway entrances at the
 3 same grade as the sidewalk on both sides of the curb cut.

4 **Guidelines**

- 5 a. Vehicular entry points should be minimized along all streets within the TDOZ and
 6 generally limited to situations where side or rear access to a property is not feasible.
- 7 b. Curb cuts and entry points should be designed to visually indicate that pedestrians on the
 8 sidewalks have clear priority over turning vehicles. The sidewalk should not “disappear”
 9 underneath curb cuts and vehicular entries.
- 10 c. The width of entrance drives should be visually minimized, where appropriate, by the
 11 provision of planted median of at least six feet in width separating incoming and outgoing traffic,
 12 especially if two or more lanes are provided in each direction.

13 **4.5. Bikeways**

14 **Intent**

15 To provide safe and convenient on- and off-street linkages to residences, businesses and public
 16 facilities for pedestrians and bicyclists.

17 **Standards**

18 (1) Materials: All bikeways (on- and off-street) and bicycle parking areas shall be coordinated
 19 with the DPW&T and/or SHA as appropriate. (See TDDP circulation plan shown on Map 12 and
 20 the streetscape sections.)

21 (2) Configurations and Techniques: Bikeway access along streets shall be located in accordance
 22 with the TDDP circulation plan. Bikeway access shall incorporate all of the following design
 23 criteria:

24 (a) On-Street Bikeway Access (Class III)

- 25 i. Vertical clearance for bike access shall be at least six feet.
- 26 ii. Bike lane shall be at least six feet wide.
- 27 iii. Identification consisting of mounted signage, lane stripes, and the international bike
 28 symbol shall be painted along the on-street pathway in accordance with county
 29 and/or state bikeway requirements.

30 (b) Off-Street Bikeway Access (Class I)

- 31 i. Vertical clearance for bike path shall be at least ten feet.

- 1 ii. Horizontal clearance for bike path shall be at least six feet.
- 2 iii. The bikeway shall be surfaced with asphalt, concrete, gravel or wood chip material as
- 3 approved by M-NCPPC, with a compacted subgrade.
- 4 iv. Non-skid boardwalks shall be provided where the bike path must cross bodies of
- 5 water or wetlands.
- 6 v. A paved trail head area of at least 100 square feet shall be provided at each point
- 7 where a bikeway intersects a public sidewalk or street curb. A trail map sign shall
- 8 be mounted at each trail head.

9 **Guidelines**

- 10 a. Bikeways should be designed for easy access from nearby uses and public streets.
- 11 b. Bikeways should be designed for safety. Overhead and trailside obstacles should be
- 12 trimmed back or removed, and off-street bikeways should be designed to allow
- 13 convenient surveillance from nearby buildings and public spaces.

14 **4.6. Crosswalks, Curb Extensions and Medians**

15 **Intent**

16 To create a safe, attractive and continuous pedestrian environment along all streets and at all

17 street intersections within the TDOZ.

18 **Standards**

19 (1) Crosswalk Locations/Dimensions: Crosswalks shall be provided at all street intersections and

20 shall be located within two feet of the intersecting streets to promote pedestrian visibility. The

21 crosswalk dimensions shall be a minimum 8-foot-wide crosswalk on collector streets and 14-

22 foot-wide on arterial streets with a 2-foot-wide concrete band on both sides of the crosswalk to

23 promote high visibility, pedestrian safety, and contrast from the roadway pavement. In addition,

24 a two-foot-wide vehicle stop bar shall be provided a minimum ten-foot distance from the

25 crosswalk area and shall be painted with a white reflective paint for high visibility to encourage

26 motorists not to enter the crosswalk area upon stopping at traffic lights.

27 (2) Curb Extension for DSP Submittal: Each developer, applicant, and applicant's heirs,

28 successors and/or assignees shall be responsible for providing curb extensions at signal-

29 controlled and other street intersections adjacent to or within the development site as deemed

30 appropriate by the SHA or DPW&T. Curb extensions shall be included on the streetscape plan

31 and shall be submitted as part of any application for DSP and building/grading permits. No

1 building or grading permits shall be issued without a DSP that conforms to all curb extension
2 standards in the TDDP.

3 (3) Curb Radii: Curb return radii on all intersections shall be 15-feet.

4 (4) Medians: A continuous wide median shall be provided along streets as specified on the
5 streetscape sections of the TDDP to offer pedestrians refuge and protection from vehicle turning
6 movements. All medians shall be landscaped with trees, shrubs and groundcover. Large expanses
7 of concrete, lawn area and mulch are prohibited.

8 (See Streetscape Sections in Building Envelope and Site Standards.)

9 (5) Crosswalks for DSP Submittal: Each developer, applicant, and applicant's heirs, successors
10 and/or assignees shall be responsible for crosswalk improvements along the entire length of the
11 property frontage where street intersections occur. Crosswalks shall be included on the
12 streetscape plan, shall be submitted as part of any application for DSP and building/grading
13 permits, and shall be in accordance with all crosswalk standards and dimensions of the TDDP.

14 No building or grading permits shall be issued without a DSP that conforms to all crosswalk
15 standards in the TDDP.

16 (6) Crosswalk with Median Refuge for DSP Submittal: Each developer, applicant, and
17 applicant's heirs, successors and/or assignees shall be responsible for pedestrian crosswalks with
18 median refuge improvements along applicable streets bordering all property frontages as
19 specified in the TDDP. Crosswalks shall be dimensioned as specified in the crosswalk
20 dimensions stated in this section for "Crosswalks, Curb Extensions and Medians."

21 **Guidelines**

22 a. Street intersections should use curb bumpouts or short-radius curves to slow down right-
23 turning vehicles and minimize the possibility that they will strike pedestrians in the crosswalks.
24 Wide-radius right-turn curbs encourage vehicles to make their turns at speeds that are hazardous
25 to pedestrians and bicyclists.

26 b. Where street widths permit it, medians at intersections should be wide enough to provide
27 refuge for pedestrians who are unable to complete their crossing of the street before the
28 pedestrian or traffic signal changes or oncoming traffic arrives.

29 **4.7. Buffers and Screening**

30 **Intent**

31 To provide an attractive, positive image of the TDOZ built environment by screening unsightly

1 views and providing adequate buffers between incompatible uses.

2 **Standards**

3 (1) Permitted Screening Materials: Appropriate materials for a buffer include continuous solid,
4 opaque fences and masonry walls. In all areas, except for the Metro Station Core, evergreen plan
5 material may be used in combination with metal picket-type/rail fencing. Plant materials shall be
6 of an appropriate species, size and quantity to immediately provide an effective, year-round
7 buffer.

8 (2) Prohibited Screening Materials: Chain-link fencing (of any type), corrugated metal,
9 corrugated fiberglass, sheet metal or wire mesh shall not be used as a screening material. The use
10 of barbed/razor wire is not permitted.

11 (3) Minimum Buffer Requirements: The minimum buffer yard requirements (landscape yard) for
12 incompatible uses in the Landscape Manual (Section 4.7) shall be reduced by 50 percent. The
13 plant units required per 100 percent of the property line or right-of-way shall also be reduced by
14 50 percent. Alternative compliance shall not be required for these reductions.

15 (4) Screening of Residential Areas from Nonresidential Areas: A six-foot-high, opaque masonry
16 wall or other opaque screening treatment shall be provided in conjunction with the reduced width
17 of the buffer yard between office/retail/commercial uses and residential uses.

18 (5) Exemption of Mixed-Use Development from Buffer Yard Requirement: Buffer yards shall
19 not be required between any uses with a property of mixed-use development in the Metro core,
20 Metro edge, or main street character areas.

21 (6) Public Safety Considerations in Placement of Screening and Landscape Elements: The
22 placement of walls, fences and plantings shall not create blind spots or hiding places.

23 **Guidelines**

- 24 a. The buffer yard requirements within the development district may be reduced to facilitate a
25 compact form of development compatible with the urban character of the TDOZ.
- 26 b. The use of wrought iron fencing should be limited to avoid an institutional or prison-like
27 appearance, which might give a visitor observer the impression that the public space is
28 unsafe.
- 29 c. Walls and fences should be used to define boundaries, provide access control, and also
30 distinguish private and public areas.

31

1 d. Materials selected for buffers should be of high quality and enhance the character of the
2 built environment.

3 **4.8. Lighting of Public Streets and Spaces**

4 **Intent**

5 To provide the optimum level of lighting of public spaces for public safety while minimizing
6 adverse environmental impacts such as glare and light pollution reduce glare and sky glow on the
7 surrounding neighborhoods; provide adequate lighting; shield lamp brightness; and improve
8 motorist/pedestrian visibility within the built environment.

9 Standards

10 (1) General Street Lighting: Standard “cobra head” design streetlights shall be installed along
11 East Capitol Extended, Old Central Avenue, and Southern Avenue in accordance with county or
12 state design and installation requirements, whichever *is appropriate*.

13 (2) Pedestrian Streetlights: All pedestrian streetlights shall be a minimum height of 14-feet and a
14 maximum of 16-feet. Maximum spacing for streetlights shall be 60-feet on center. Pedestrian
15 street lighting shall be provided along sidewalks and in all public spaces in locations deemed
16 appropriate by DPW&T and/or SHA.

17 (3) Permitted and Prohibited Streetlight Types: The following is a list of permitted and
18 prohibited streetlight types.

19 (a) Permitted:

20 High-Pressure Sodium (HPS)

21 (b) Prohibited:

22 i. Incandescent

23 ii. Metal Halide (MH)

24 iii. Mercury Vapor (MV)

25 iv. Halogen

26 v. Fluorescent

27 vi. Floodlights (i.e., no up-lighting for exterior of buildings)

28 A note referencing compliance with this standard shall be placed in the general notes of the DSP
29 and building permit.

30 (4) Security CPTED Lighting: Security lighting shall be provided to illuminate landscaping,
31 parks and special features and shall be in accordance with CPTED standards. (See Appendix C.)

1 (5) Minimum Lighting Levels: Minimum public/private space light levels shall be:

2 (a) 2.0 foot-candles for walkways

3 (b) 0.5 foot-candles for trails

4 (c) 1.25 foot-candles for all other outdoor areas

5 (6) Maximum Lighting Levels: Maximum public/private space lighting levels shall not exceed:

6 (a) 2.0 foot-candles for walkways

7 (b) 1.25 foot-candles for trails

8 (c) 1.5 foot-candles for all other outdoor areas

9 **5. General Parking Facilities Standards and Guidelines**

10 **Intent**

11 To provide on-street parking and off-street surface/structured parking facilities that enhance
12 pedestrian/motorist safety.

13 **Standards**

14 (1) Ratios for Uses: Off-street parking shall be provided for all new development within the
15 Capitol Heights TDOZ in accordance with the standards provided in “Table 3: Maximum
16 Parking Ratios for Land Uses Within the Capitol Heights TDOZ.”

17 (2) Accessibility: All on-street parking and off-street surface/structured parking facilities shall
18 comply with ADA standards and shall be accessible and barrier-free. Off-street parking areas
19 shall not exceed two percent cross slopes in any direction for accessible parking spaces in
20 accordance with ADA standards. On-street parking areas shall not exceed three percent
21 maximum cross slope. Parking areas shall be accessed via ramps from adjoining walkways.

22 (3) Pedestrian Access to Off-Street Parking:

23 (a) Surface Parking

24 i. Pedestrian walkways through parking areas shall be prohibited.

25 ii. Perimeter walkways along the edge of parking areas shall not exceed two percent
26 cross slope and shall be illuminated at exactly 2.0 foot-candles for ADA accessibility
27 compliance.

28 (b) Parking Structures:

29 i. Parking structures shall provide pedestrian access to surrounding main buildings
30 and shall provide safe (exactly 2.0 foot-candle illumination), direct (maximum distance of 100-
31 feet), accessible (maximum 2 percent slopes), barrier-free (no steps) pathways.

1 (4) Construction: Construction of on-street parking and off-street surface/structured parking
 2 facilities shall be completed for any approved development before the issuance of use and
 3 occupancy permits for the first building.

4 (5) Parking Landscaping: Landscaping shall be provided for surface parking and parking
 5 structures as follows:

6 (a) On-Street Parking:

7 i. Landscaping shall be provided adjacent on-street parking areas per the Capitol
 8 Heights TDDP streetscape standards

9 ii. Tree pit areas shall be a minimum of six-feet-wide and six-feet-deep. Tree grates
 10 shall be a minimum of four-feet-wide and four-feet-deep. Tree pit areas and tree grates shall
 11 place the center of the tree a minimum of 2.5-feet from the face of curb for protection from open
 12 car doors

13 (b) Off-Street Surface Parking:

14 i. Parking perimeters shall screen views of cars from the public realm with both a
 15 three-foot high solid masonry wall and evergreen shrub landscaping.

16 ii. Evergreen shrubs shall be planted at the rate of three shrubs per every 10 linear
 17 feet of perimeter parking area.

18 iii. Landscaped parking islands shall be provided as a break in parking areas for
 19 every 20 cars, dimensioned at a minimum of 10-feet in width and minimum 20-feet in length,
 20 planted with a 2½-inch caliper shade tree, and shall provide ground cover or shrubs within the
 21 island.

22 iv. Landscaped parking islands located adjacent to ADA accessible parking spaces
 23 shall provide a 2½-inch caliper tree and a mulch surface ground for accessible access.

24 v. Tree pit beds shall be provided at a minimum of five-feet in width and five feet in
 25 depth, with the center of the tree planted a minimum of 2.5-feet from the face of curb for
 26 protection from open car doors.

27 (c) Off-Street Parking Structures:

28 i. Landscaping shall be provided along parking structure foundation facades that front the
 29 public realm.

30 ii. Landscaping shall be provided at the rate of one tree (2½-inch caliper) and three shrubs
 31 (24-inch height) per 10 linear feet of parking façade.

1 (6) Parking Lighting: Lighting shall be provided for surface parking and parking structures as
 2 follows:

3 (a) On-Street Parking and Off-Street Surface Parking:

- 4 i. Full cut-off lighting.
- 5 ii. Pedestrian light fixtures similar or equal to those shown in the Capitol Heights
 6 TDDP CSP.
- 7 iii. Streetlights shall be a minimum 14-feet and maximum 16-feet in height for on-
 8 street parking areas and shall be a maximum of 20-feet in height for off-street surface parking
 9 areas.
- 10 iv. Illumination shall be a minimum 1.25 foot-candles and a maximum 2.0 foot-
 11 candles.

12 (b) Off-Street Parking Structure:

- 13 i. Full cut-off lighting for exterior facades.
- 14 ii. Illumination shall be a minimum 2.0 foot-candles at entrances/exits and a
 15 maximum 5.0 foot-candles.

16 **6. On-Street Parking**

17 **Intent**

18 To encourage the use of on-street parking to alleviate high demand and provide a buffer between
 19 pedestrians and traffic as a part of ‘complete streets.’ To regulate the design and location of on-
 20 street parking to provide convenient access to adjoining uses without compromising
 21 pedestrian/motorist safety and the quality of the streetscape environment.

22 **Standards**

23 (1) Materials: On-street parking areas shall be coordinated with the DPW&T and/or SHA as
 24 appropriate. On-street parking shall be permitted during off-peak hours on state and county
 25 roadways subject to the prior approval of DPW&T and/or SHA as appropriate.

26 (2) Siting: On-street parking shall be located in accordance with the Capitol Heights TDDP
 27 streetscape sections and shall not exceed the maximum parking permitted by the Capitol Heights
 28 TDDP development program and parking summary.

29 See Map 13: Illustrative TDOZ Parking Plan.

30 (See Open Space and Streetscapes in Part Four, Sections 3 and 4 for streetscape section
 31 specifications.)

7. Off-Street Parking

Intent

To regulate the location, siting and design of off-street parking to provide convenient access to adjoining uses without compromising pedestrian/motorist safety and the quality of the built environment within the Capitol Heights TDOZ.

Standard

(1) Materials: Construction materials for parking garages shall be selected according to the following list of permitted and prohibited materials.

(a) Permitted:

- i. Brick and tile masonry.
- ii. Native stone (or synthetic equivalent)
- iii. Precast masonry (for trim and cornice elements only)
- iv. Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only)
- v. Metal (for beams, lintels, trim elements and ornamentation only)

(b) Prohibited:

- i. Stucco/EIFS (cementitious finish)
- ii. Split-faced block
- iii. Concrete (except for parking deck surface)
- iv. Concrete masonry units
- v. Faux wood grain
- vi. Wood lap siding (horizontal configuration), smooth or rough-sawn finish
- vii. Hardie-Plank equivalent or better siding

(2) Siting and Access: Off-street parking facilities (surface lots and parking structures) shall be located in accordance with Map 13. Surface parking areas shall be placed under or behind their on-site uses, depending on the character neighborhood area in which they are located. (See “General Building Envelope and Site[s] Standards and Guidelines.”) No more than one curb cut and parking facility entrance will be permitted along any single commercial or mixed-use block face.

(3) Uses Within Parking Structures Along Street Frontages: Retail uses shall be provided on the ground floor of any parking structure with street frontage within commercial or mixed-use

1 blocks as identified in the Capitol Heights TDDP. Retail spaces on the ground floor shall have
2 display windows, canopies/awnings, and recessed entrance doors to screen the parking
3 structure's ground floor from public view. Parking structures on corner lots shall provide ground-
4 floor retail uses within the parking structure along both the front and side streets.

5 (4) Façade Treatments for Parking Structures: Parking structure facades that are visible from the
6 street or other public place shall consist of high quality material such as brick, brick with
7 concrete banding, brick with glass block banding, or other material as specified in the permitted
8 materials list above. The appearance of the facades that are visible from any public street or
9 space shall mimic the architecture of the adjacent buildings. Parking structures on corner lots
10 shall provide street-frontage quality architectural facades along both the front and side streets.

11 (5) Parking Structure Fenestration: Parking structure openings shall provide a minimum of 75
12 percent transparency to provide visibility for pedestrian safety. Ground-floor building façade
13 fenestration shall be 75 percent of each building façade along its street frontage. [Blank and
14 windowless walls shall not exceed 25 percent of any street frontage.]

15 (6) Parking Structure Height: Structured parking shall be between two and five stories in height,
16 depending on the character area in which the facility is located (see "General Building Envelope
17 and Sites"). Parking garages shall not exceed the height of the surrounding buildings.

18 (7) Siting of Parking Structures With Street Frontage: All parking structures with street frontage
19 shall be located fronted at on the build-to-lines which shall be sited at the sidewalk edge to create
20 a continuous street wall with liner retail uses (see standard 2 above). Each developer, applicant,
21 and the applicant's heirs, successors and/or assigns shall be responsible for parking structure
22 improvements as delineated in the Capitol Heights TDDP.

23 (8) Parking Structure Entrances and Exits (Single-Family Residential): Parking structure
24 entrances and exits within single-family residential areas shall not be more than 80 square feet in
25 area, and there shall not be more than two single-width garage doors or one double-width garage
26 door per unit. All townhouse and live/work unit garages shall be tuck-under.

27 (9) Parking Structure Entrances and Exits (Multifamily/Nonresidential): Parking structure
28 entrances and exits within multifamily residential or nonresidential areas shall not exceed 16-foot
29 clear height and 24-foot clear width and shall not be sited within 60-feet of the block corner.
30 Only one parking access and curb cut shall be permitted along any commercial block face.

31 (10) Parking Structure Stairwells: Parking structure stairwells shall provide uplighting with a

1 minimum of 2.0 foot-candles and a maximum of 5.0 foot-candles. Glass facades shall be
 2 provided for high visibility and openness to enhance pedestrian safety. Steps shall provide open
 3 riser construction to increase visibility for pedestrian security.

4 (11) Parking Structure Elevators: Parking structure elevators shall be lighted to a minimum of
 5 5.0 foot-candles at the entrance to the elevator car door in accordance with ADA Standards.
 6 Elevator landings shall be constructed with glass walls to provide an open view to provide
 7 pedestrian safety and enhanced visibility.

8 **Guidelines**

- 9 a. All parking structure exteriors should be architecturally designed to integrate and be
 10 compatible with adjacent building facades.
 11 b. Parking garages should not visually dominate the block where they are visible from the
 12 street or other public space.

13 **8. Shared Parking**

14 **Intent**

15 To ensure the efficient use of structured parking facilities that serve more than one use while
 16 maintaining overall restrictions on off-street parking capacity that support the creation of a
 17 pedestrian- and transit-friendly built environment within the TDOZ.

18 **Standards**

19 (1) Shared Parking: To facilitate shared parking within the TDOZ, Section 27-570, Multiple
 20 Uses, and Section 27-572, Joint Use of a Parking Lot, shall be waived. The maximum parking
 21 requirements stated in Table 3 are waived for shared parking areas in structures (there is no
 22 maximum number of parking spaces for shared parking garages).

23 See Table 3: Maximum Parking Ratios for Land Uses.)

24 (2) Single Ownership: For any property under one ownership and used for two or more uses, the
 25 number of parking spaces shall be computed by multiplying the maximum amount of parking
 26 required for each land use, as stated under Table 3 by the appropriate percentage as shown in the
 27 shared parking requirements by time period (Table 4). The number of parking spaces required
 28 for the development is then determined by adding the results for each column. The column
 29 totaling the highest number of parking spaces becomes the maximum off-street parking
 30 requirement.

31 (3) Multiple Ownership: The off-street parking requirements for two or more uses with different

1 ownership may be satisfied by providing a joint parking facility and the maximum parking
 2 requirements may be reduced in accordance with the procedure outlined above for shared
 3 parking for single ownership.

4 (4) Certification of Shared Parking Arrangement: Where shared parking is utilized, the applicant
 5 shall provide details of the development's proposed uses and required parking along with a letter
 6 from the parking lot manager certifying that the lot has the capacity to accommodate all parking
 7 needs and that the parking owner has entered into an agreement to share the number of spaces
 8 required. See Table 4.

9 **9. Bikeways and Bicycle Parking**

10 **Intent**

11 To ensure the construction of bicycle parking facilities that provide convenient access to
 12 adjoining uses without compromising pedestrian/bicyclist safety and the quality of the
 13 streetscape environment.

14 **Standards**

15 (1) Materials: All bikeways (on- and off-street) and bicycle parking areas shall be coordinated
 16 with DPW&T and/or SHA as appropriate.

17 (2) Bikeway Classification: Bikeway Bicycle access along streets shall be located in accordance
 18 with the TDDP circulation plan. Bikeway access shall incorporate all of the following design
 19 criteria:

20 (a) On-Street Bikeway Bicycle Access (Class III)

- 21 i. Vertical clearance for bike paths shall be a minimum of ten-feet.
- 22 ii. Horizontal clearance for bike access shall be a minimum of six-feet.
- 23 iii. Bike lanes shall be at least six-feet-wide.
- 24 iv. Identification consisting of mounted signage, striped lane, and bike symbol shall
 25 be painted along the on-street pathway in accordance with state and/or county specifications.

26 (b) Off-Street Bikeway Access (Class I)

- 27 i. Vertical clearance for bike paths shall be a minimum of ten-feet.
- 28 ii. Horizontal clearance for bike path shall be a minimum of six-feet.
- 29 iii. Surface shall be asphalt, concrete, gravel or wood chip material as approved by
 30 M-NCPPC, with a compacted subgrade.
- 31 iv. Nonskid boardwalks shall be provided if wetland construction is necessary for

1 bike path. A Minimum of 100 square feet of trailhead area at intersections with sidewalks (a trail
2 map sign shall be provided at each such location).

3 (3) Bicycle Space Required Number: The minimum number of required bicycle parking spaces
4 shall be one bicycle space for every 20 off-street vehicular parking spaces. Single-family
5 dwelling units shall be exempt from all bicycle parking requirements.

6 (4) Bicycle Space Dimensions: Bicycle spaces shall be a minimum of six-feet-long and 2.5-feet-
7 wide, and shall provide an overhead minimum clearance of seven-feet in covered spaces. A
8 minimum five-foot-wide clear aisle shall be provided between each row of bicycle parking
9 spaces.

10 (5) Bicycle Parking Locations: Bicycle parking shall be located proportionally at each public
11 entrance within a development.

12 (a) Parking Structures: Required bicycle parking within a structure shall be located in main
13 entrances or near elevators.

14 (b) On-Site: Bicycle parking not located within a parking structure shall be located on-site
15 within 50-feet of main building entrances. Bicycle parking shall not obstruct walkways.

16 (c) Right-of-Way: Bicycle parking may be located in the public right-of-way with the approval
17 of SHA, DPW&T, and the Town of Capitol Heights.

18 (d) Building: Bicycle parking located within a building shall be easily accessible for bicyclists.

19 **10. Building Form and Scale Standards and Guidelines**

20 **10.1. Building Organization and Orientation**

21 **Intent**

22 To encourage high quality, pedestrian-oriented, enduring building forms that promote a sense of
23 character consistent with the vision for the Capitol Heights TDOZ.

24 **Standards**

25 (1) Visual Emphasis on Ground Floor: Buildings shall emphasize the first-story and primary
26 entrances with pedestrian-scaled architectural features and a basic three-part organizational
27 structure for buildings where the ground level, upper story or stories, and roof are clearly
28 identifiable. Add diagram.

29 (2) Orientation of Buildings to Street: Buildings shall face the street. The facades of
30 nonresidential buildings on corner lots shall “turn the corner” to face both streets.

31

1 **Guidelines**

2 a. [Parking structures should be visually compatible with the architecture of the main
3 building] Nonresidential and multifamily buildings should line the [main] primary street in a
4 continuous line.

5 [b. Nonresidential and multifamily buildings should line the main street in a continuous line.]

6 **10.2. Building Form and Human Scale**

7 **Intent**

8 To encourage building forms that respond to the human scale and provide visual interest and
9 orientation in a way that reinforces and gives definition to streets and other public spaces.

10 **Standards**

11 (1) Building Design In Support of Streetscape and Open Space Character: Buildings shall
12 reinforce the pedestrian character of the street and developed open spaces by using one or more
13 of the following techniques:

14 (a) Providing shifts in massing, variations in height, profile and roof form, while maintaining the
15 formal relationship of building placement to the public street frontage.

16 (b) Minimizing long walls of a single height or in a single plane, to improve the pedestrian
17 experience.

18 (c) Varying floor heights to follow natural grade changes if significant variation is present.

19 (2) Building Frontages as Storefronts: Facades on retail frontages shall be detailed as storefronts.
20 No less than 70 percent of ground floor retail frontage shall be glazed with clear glass.

21 (3) Maximum Awning Overhang Into Public Right-Of-Way: Awnings may not project more than
22 three-feet beyond the build-to-line into the public right-of-way, nor provide less than eight-feet
23 of vertical clearance above the sidewalk.

24 **Guidelines**

25 a. The design of awnings, including the material color, should fit the architectural style and
26 character of the building. Large buildings with several storefronts should have compatible,
27 though not necessarily identical, awnings. Awnings, if present, should be the same general style,
28 material and proportion, although they may employ different but complementary colors and
29 patterns.

30 b. Buildings should be designed to address site and context design issues in a way that
31 visually enhances the surrounding built environment. Effective techniques for doing this include

1 providing edges or enclosure to streets and open space, creating linkages, or terminating views.

2 c. Building facades that face public streets should incorporate a large amount of transparent
3 glazing at all occupied levels.

4 d. New residential development near Southern Avenue should be designed to take advantage
5 of the area's steep slopes and potential scenic views while minimizing stormwater runoff.

6 **10.3. Visual Treatment of Large-Scale Building Forms**

7 **Intent**

8 To encourage varied building forms and profiles within large structures or building groups to
9 visually break up the mass.

10 **Standards**

11 (1) Treatment of Long Building Facades: All building facades visible from a primary street
12 shall be articulated (visually broken up) through a creative and varied use of massing,
13 fenestration, materials, color, multiple entrances, windows, landscaping, and detail changes to
14 appear as multiple buildings, while maintaining their orientation to the public street.

15 (2) Buildings must be designed to provide human scale, interest and variety. The following
16 techniques may be used to meet this objective:

17 (1) Variation in the building form through the use of recessed or projecting bays.

18 (2) Expression of architectural or structural modules and detail.

19 (3) Diversity of window size, shape or patterns that may relate to interior functions.

20 (4) Windows recessed behind the primary wall plane.

21 (5) Emphasis of building entries through projecting or recessed forms, detail color or material.

22 (6) Variations of material, material modules, visible joints and details, surface relief, color, and
23 texture to break up large building forms and wall surfaces. Appropriate detailing features include
24 sills, headers, belt courses, reveals, pilasters, window bays, and similar features.

25 **10.4. Functional Relationship of Multifamily Residential Buildings to Surrounding Public**

26 **Spaces**

27 **Intent**

28 To ensure that the form and scale of new multifamily and single-family residential architecture
29 reinforces the desired character of streets and open space within the Capitol Heights TDOZ.

30 **Standards**

31 (1) Safety-Conscious Residential Building Design: Residential buildings shall be designed with

1 window placement to facilitate effective visual surveillance of all adjacent public areas.

2 (2) Taller Buildings and Solar Access: Multifamily residential and nonresidential buildings
 3 shall be sited to minimize the casting of solar shadows over adjacent single-family dwellings and
 4 outdoor public spaces such as plazas and civic greens.

5 (3) Safety-Conscious Residential Building Design: Residential buildings shall be designed to
 6 facilitate effective visual surveillance of all attached private areas and adjacent public areas.

7 (4) All multifamily buildings should provide a balcony for each dwelling unit above the ground
 8 floor to articulate the building façade and to increase natural surveillance of the surrounding
 9 area.

10 (5) The massing, materials and details of a garage or carport must be visually integrated into
 11 the building form of the residence to which it is attached.

12 (6) Garage doors shall be visually deemphasized by breaking them up into smaller doors (one-
 13 car bays or carriage style doors), incorporating the doors into the architectural character of the
 14 primary structure, placing other architectural features such as porches, window bays, and upper
 15 floors forward of the garage, deeply recessing front garage entries, or orienting the garage to the
 16 side or rear.

17 **Guidelines**

18 a. Residential buildings should be designed to provide visual interest, variety and
 19 compatibility with the human scale.

20 b. [All multifamily buildings should provide a balcony for each dwelling unit above the
 21 ground floor to articulate the building façade and to increase natural surveillance of the
 22 surrounding area.] Ground-floor residential units that adjoin a public street or open space should
 23 have direct street or public space access.

24 [d.]c. Visibility of public spaces from within residences should promote a sense of personal
 25 and community safety. The more active spaces within the residences should be placed next to the
 26 public streets and open spaces and be connected visually by closely spaced door and window
 27 openings.

28 [e.]d. New residences should be designed to complement and enhance the adjacent natural
 29 environment, especially the Watts Branch Creek stream valley/riparian area.

30 [f.]e. Whenever possible, public plazas and civic squares should be located on the south side
 31 of nearby tall buildings to maximize wintertime solar exposure and keep these spaces from

1 becoming shadowed, dead and cold during the winter months.

2 **11. Building Façade Treatments**

3 **11.1. General Standards and Guidelines**

4 **Intent**

5 To mandate the use of materials and architectural details which are appropriate to a building's
6 use, location and surrounding context, and which are environmentally friendly and sustainable.

7 **Standards**

8 (1) Permitted Building Façade Materials: Street-facing building facades shall be faced with
9 quality materials such as brick, stone, [wood,] or masonry[, or stucco].

10 (2) Prohibited Building Façade Materials: Tilt-up concrete panels, smooth-faced concrete
11 masonry panels, mirrored glass [or other highly reflective material], stucco, wood, EIFS,
12 concrete masonry units, imitation or synthetic stone or brick veneers, and prefabricated metal
13 panels shall not be permitted.

14 (3) Transparency in Expression of Material Properties: All building materials shall visually
15 express their specific properties. For example, stronger and heavier materials shall be placed
16 beneath weaker, lighter materials.

17 (4) Universal Compliance of [Franchise Outlet Design] Building Facades with TDDP
18 Architectural Standards: The exterior facades and signage of all mixed-use and non-residential
19 buildings must comply with the TDDP architectural standards. Trademark franchise outlets shall
20 not be permitted except as ancillary retail uses housed in larger commercial or mixed-use
21 commercial buildings. In addition, their exterior facades and signage must comply with the
22 TDDP architectural standards.

23 (5) Building Frontages as Storefronts: Facades on retail frontages shall be detailed as
24 storefronts. No less than 70 percent of ground floor retail frontage shall be glazed with clear
25 glass.

26 (6) Parking Structure Designed as Part of a Main Building: A parking structure designed as part
27 of a main building must be integrated with that building in architectural design and materials
28 utilized.

29 (7) Architectural components shall not appear to be stuck onto the building façade; instead,
30 they shall appear as integral elements of the building.

31

1 **Guidelines**

2 a. [Architectural components should not appear to be stuck onto the building façade; instead,
3 they should appear as integral elements of the building.] The highest level of architectural detail
4 should occur adjacent to areas of pedestrian activity.

5 b. [Imitation or synthetic stone or brick veneers should be avoided.] Mixed-use residential and
6 nonresidential buildings should include green building features such as green roofs, renewable
7 energy systems, and energy conservation features in their developments to reduce environmental
8 impacts and resource costs. Developers are encouraged to seek LEED certification as a potential
9 marketing tool for their projects.

10 [c. The highest level of architectural detail should occur adjacent to areas of pedestrian
11 activity.

12 d. Mixed-use residential and nonresidential buildings should include [LEED] green building
13 features such as green roofs, renewable energy systems, and energy conservation features in their
14 developments to reduce environmental impacts and resource costs. Developers are encouraged
15 to seek LEED certification as a potential marketing tool for their projects.]

16 **11.2. Building Fenestration (Design of Window and Door Openings)**

17 **Intent**

18 To encourage building forms that use windows and doors to provide visual interest and enhance
19 the pedestrian's experience of the adjoining street or open space.

20 **Standards**

21 (1) Windows and Doors as Generators of Visual Interest: Ground floor retail areas shall have
22 storefront windows along all sidewalks to create visual interest for pedestrians.

23 (2) Direct Street Access for Retail Uses: All individual retail uses shall have visible and direct
24 street access and shall be recessed or framed by a sheltering element such as an overhang,
25 arcade, portico, awning or other element.

26 (3) Required Style of Window Treatments In Facades: Building facades shall feature individually
27 "punched" windows instead of horizontal "ribbon" or "band" type windows.

28 [See Illustrations of Preferred and Unacceptable Window Treatments below.]

29 (4) Prohibition of Featureless Building Walls: Large, blank building walls shall not face public
30 areas such as streets, parking lots or pedestrian spaces (see "Treatment of Long and Featureless
31 Building Facades," above).

1 **Guidelines**

- 2 a. Glass curtain walls or other continuous floor-to-ceiling windows should be avoided.
- 3 b. The size and type of windows and doors should be appropriate to the scale, proportion and
4 rhythm of a building's appearance for its intended use and location.

5 **11.3. Signage**

6 **Intent**

7 To create a positive image with attractive and well-maintained signs within the Capitol Heights
8 TDOZ that enhances and contributes to the architectural character of the buildings ease of
9 movement within the development district and the architectural interest of the buildings in it.

10 **Standards**

- 11 (1) **Basic Building Sign Design Requirements:** Building signs shall be constructed of quality
12 materials, such as metal. Signs shall be simply designed, contain only essential information, and
13 shall serve to identify the name, business type, company logo, and street address of the business
14 establishment.
- 15 (2) **Building Sign Placement and Design:** The placement of the sign shall be integrated into the
16 overall architectural design of the building. The materials, colors, type, style and size of a sign
17 shall be coordinated with the other architectural features of the building.
- 18 (3) **Prohibition of Temporary Building Signs:** Temporary signs attached to the building façade
19 or signs with changeable copy shall not be permitted.
- 20 (4) **Signs for Multi-tenant Buildings:** Signs for multi-tenant buildings shall be coordinated in
21 terms of design, placement, size, materials and color.
- 22 (5) **Required Building Sign Clearances:** Building signs shall not project more than three-feet
23 into the public right-of-way and shall allow a minimum vertical clearance of ten-feet.
- 24 (6) **Size Restriction on Building Signs in Windows:** Window signs shall not occupy more than
25 25 percent of the window in which they are mounted.
- 26 (7) **Prohibition of Animated Building Signs:** Flashing or blinking signs shall not be permitted.
- 27 (8) **Prohibition of External Carnival-Style Decorative Devices:** Pennants, pinwheels and similar
28 carnival-type devices attached to or strung between buildings and other site features shall not be
29 permitted.
- 30 (9) Prohibition of Back-Lit Signs: Signs must be externally lit and designed to illuminate the
31 sign face only. Box signs are prohibited.

1 **Guidelines**

2 a. [Signs should be externally lit and designed to illuminate the sign face only. Box signs
3 should be avoided.] Window signs should not obscure the interior view of a business/retail
4 establishment.

5 **12. Security-Conscious Building Design**

6 **12.1. General Security-Conscious Design Standards and Guidelines**

7 **Intent**

8 To balance building security with attractive building design to avoid the unsafely designed
9 streets of declining neighborhood commercial districts.

10 **Standards**

11 (1) Restrictions on Replacement of Existing Windows: Existing windows shall not be blocked
12 in or replaced with smaller windows. Replacement windows shall match the existing window in
13 design, materials and size as closely as possible.

14 (2) Prohibition of Exterior Security Features on Windows and Doors: Exterior security or
15 burglar bars on windows and doors shall not be permitted. Roll-up security doors shall not be
16 permitted.

17 (3) Alternate means of building security including safety glass, lighting, and electronic
18 surveillance shall be considered in place of security bars and roll-up doors over ground-floor
19 windows and doors.

20 (4). Security screens and doors must be attractive and complement the buildings on which they
21 are installed.

22 **12.2. Lighting**

23 **Intent**

24 To incorporate lighting as a distinctive and character-defining element that enhances public
25 safety and minimizes light pollution in the Capitol Heights TDOZ.

26 **Standards**

27 (1) Building Lighting as a Required Architectural Feature: Lighting shall be part of the overall
28 architectural design of all buildings within the TDOZ.

29 (2) CPTED Considerations in the Design of Building Lighting: Lighting shall provide adequate
30 safety and visibility around building entrances and perimeters. Exterior lighting fixtures shall be
31 designed and placed to avoid blind spots, minimize glare, and eliminate shadows.

1 (3) Control of Glare from High-Intensity Building Lighting Fixtures: High-intensity light fixtures
2 on the exterior of a building shall direct glare away from nearby residential areas through the use
3 of downward facing cut-off lights.

4 (4). Outdoor service areas must be well lit.

5 **Guidelines**

6 a. In residential areas and mixed-used developments that include residential uses, signage
7 should be located and illuminated to avoid glare into nearby residential areas.

8 b. All parking structures and surface parking lots should be well lit, especially at entrances, in
9 stairwells, and on vehicle ramps.

10 Insert the following footnotes under all photographs and illustrations in this chapter: “Graphics
11 are not regulatory, but intended to illustrate codes”

12 BE IT FURTHER RESOLVED that, pursuant to Section 27-213.05 of the Zoning
13 Ordinance, a public hearing shall be scheduled to receive testimony on these proposed
14 amendments, and a copy of this Resolution shall be transmitted to the Prince Georges’ County
15 Planning Board, to request that its comments be submitted to the Council prior to action on the
16 amendments.

17 BE IT FURTHER RESOLVED that the District Council, after holding a duly advertised
18 public hearing on the proposed amendments, may reconsider each amendment, and may approve
19 the Adopted Capitol Heights Transit District Development Plan and Endorsed Transit District
20 Overlay Zoning Map Amendment with all, any one or more, a portion, or none of the proposed
21 amendments.

22 BE IT FURTHER RESOLVED that text of the Executive Summary of Proposed Text and
23 Zoning Map Changes to the Adopted Capitol Heights Transit District Development Plan and
24 Endorsed Transit District Overlay Zoning Map Amendment, set forth in Attachment A to this
25 Resolution, be and the same is hereby incorporated by reference.

Adopted this 8th day of April, 2008.

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: _____
Samuel H. Dean
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

**Executive Summary
Proposed Text and Zoning Map Changes
to the Adopted Capitol Heights Transit District Development Plan
And Endorsed Transit District Overlay Zoning Map Amendment**

Purpose of Proposed Amendments

The proposed text changes contained in the District Council amendments are intended to mandate quality mixed-use development in the vicinity of the Capitol Heights Metro station. The text changes are linked to a proposed amendment to the endorsed Transit District Overlay Zoning Map Amendment (TDOZMA) to rezone the Metro station site to permit mixed-use development.

Summary Description of Proposed Amendments

The recommended text changes and the new zoning map change serve to strengthen the development standards in a number of significant ways. The following table outlines these changes and locates the relevant text within the resolution package.

Proposed Change	Page/Line Location
Add a new four-point program that names potential lead and supporting actors (county and state public agencies, Town of Capitol Heights, business community, local residents, and non-profit environmental groups) and recommends activities to restore and protect the Watts Branch stream valley while focusing public attention on the need to clean up and protect this important community amenity and green infrastructure element.	Page 2, line 26 to page 3, line 20
Rezone Capitol Heights Metro station site from C-O (Commercial Office) and R-55 (One Family Detached Residential) Zones to M-X-T (Mixed Use-Transportation Oriented Zone) to permit mixed-use transit-oriented development.	Page 3, lines 23 to page 4, line 1
Amend Proposed Zoning Change 8 by changing the proposed zoning classification from R-18C to R-T to permit townhouse development; also, remove properties that are already zoned R-T from this proposed amendment.	Page 4, lines 3 - 6
Amend Proposed Zoning Change 12 by changing the proposed zoning classification from R-18C to R-T to permit townhouse development.	Page 4, line 8 to Page 5, line 1
Add a new standard requiring mixed-use, commercial, and multifamily buildings facing streets or other public space to be designed to allow visual surveillance of the public space by building occupants.	Page 8, lines 1 - 3

Proposed Change	Page/Line Location
Add a new guideline recommending that street intersections have curb cuts that conform to Americans with Disabilities Act (ADA) accessibility requirements and that sidewalk obstructions such as utility poles and streetlights be avoided (Public space design standards are regulated by DPW&T).	Page 8, lines 4 - 7
Add a new standard recommending that building heights for commercial or multifamily buildings adjacent to single-family residences step down to three stories or less unless separated by a public space 30 or more feet wide.	Page 9, lines 14 - 17 Page 12, lines 15 - 18
Revise standards to clarify the requirement to have buildings fronting public streets conform to established build-to-lines and form a continuous street wall.	Page 9, line 18 - 21 Page 12, lines 10 - 14 Page 14, line 31 to page 15, line 2
Add a new standard requiring parking garages and outdoor service areas to be well lit, with lighting designed to minimize glare impacts on adjacent residential areas.	Page 10, lines 5 - 6 Page 12, line 31 to page 13, line 1 Page 15, lines 11 - 12 Page 17, lines 16 - 17
Add a new standard requiring that switch boxes and utility meters be located out of the view from public streets and that all newly installed utilities be underground.	Page 10, lines 7 - 8
Add a new standard requiring LEED (Leadership in Energy and Environmental Design) certification for all new development or renovations over 10,000 sq. ft.	Page 10, lines 9 - 10
Add a new standard requiring that new or renovated building over 10,000 sq. ft. have roofs covered with reflective paint, green roof systems, or solar energy collectors (thermal or photovoltaic) to reduce summer heat gain and/or stormwater runoff.	Page 10, lines 11 - 19 Page 13, lines 2 - 10 Page 15, lines 13 - 21 Page 17, lines 20 - 28

Proposed Change	Page/Line Location
Add a new standard requiring that all loading docks and service areas be located to the side or rear of their development and accessed from the side or rear as appropriate.	Page 17, lines 14 - 15
Add a new standard requiring that sidewalks in the Urban Neighborhood and Suburban Neighborhood Character Areas be a minimum of 6 feet wide with utility poles and streetlights placed so as not to impede pedestrian traffic in either direction.	Page 19, lines 19 - 21 Page 20, lines 27 – 29
Revise standard to require that plants in a proposed landscaping plan conform to the approved list of native or adapted species contained in <i>Native Plants of Prince George's County</i> (1997-1998).	Page 21, lines 29 - 31
Add a new standard requiring approval of proposed public works of art by the appropriate public space agency or public transit provider.	Page 27, lines 11 - 13
Revise standard to exempt bus shelter advertisements approved by public transit providers from a general prohibition of commercial advertisements and signage on all streetscape elements.	Page 30, lines 15 - 16
Add a new standard for parking structures that requires the façade treatment to mirror the architecture of adjacent buildings	Page 42, lines 8 - 9
Add a new standard requiring all residential buildings to be designed to facilitate visual surveillance of attached private areas and adjacent public areas.	Page 48, lines 5 - 6
Add a new standard requiring that all multifamily residential buildings provide an outdoor balcony for each unit to facilitate visual surveillance of the surrounding area.	Page 48, lines 7 – 9
Add a new standard requiring that attached garages and carports be visually integrated into the architecture of the residences to which they are attached.	Page 48, lines 10 - 11
Add a new standard requiring garage doors to be visually deemphasized through any of several listed architectural design approaches.	Page 48, lines 12 - 16
Revise standard to eliminate wood and stucco as permitted building façade materials.	Page 49, lines 8 - 9
Revise standard to add wood, stucco, EIFS, concrete masonry, and imitation/ synthetic stone or brick veneers to the list of prohibited building façade materials.	Page 49, lines 11 - 12

Proposed Change	Page/Line Location
Revise standard to require compliance of all building facades, including trademark franchise outlets to comply with TDDP architectural standards.	Page 49, lines 17 - 19
Add a new standard requiring building retail frontages to be detailed as storefronts.	Page 49, lines 23 - 25
Add a new standard requiring attached parking structures to be integrated with the design of the main building.	Page 49, lines 26 - 28
<p>Add a new standard requiring that building façade elements be designed to appear as integral parts of the façade rather than looking “stuck on.”</p> <p>Mixed-Use residential and non-residential buildings should include green building features and energy conservation features in their developments to reduce environmental impacts and costs. LEED certification should be encouraged as a potential marketing tool.</p>	<p>Page 49, lines 29 – 30</p> <p>Page 50, lines 5 - 7</p>
Add a new standard prohibiting back-lit and box signs.	Page 51, lines 30 - 31