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Detailed Site Plan Penn Place II

DET-2024-020

REQUEST	STAFF RECOMMENDATION
Development of 54 multifamily dwelling units in 7 buildings, with an additional amenity building and associated infrastructure.	With the conditions recommended herein: <ul style="list-style-type: none"> • Approval of Detailed Site Plan DET-2024-020 • Approval of Type 2 Tree Conservation Plan TCP2-2025-0058

Location: On the southeast side of Penn Crossing Drive, at its intersection with Marlboro Pike.	
Gross Acreage:	4.91
Zone:	RMF-20
Dwelling Units:	54
Gross Floor Area:	N/A
Planning Area:	75A
Council District:	07
Municipality:	N/A
WSSC Grid	203SE05, 204SE05
Applicant/Address: Penn Place II Owner LLC 9183A Central Ave. Capital Heights, MD 20743	
Staff Reviewer: David Myerholtz Phone Number: 301-952-3411 Email: David.Myerholtz@ppd.mncppc.org	



Planning Board Date:	10/23/2025
Planning Board Action Limit:	11/10/2025
Staff Report Date:	10/08/2025
Date Accepted:	08/28/2025
Informational Mailing:	01/27/2025
Acceptance Mailing:	08/27/2025
Sign Posting Deadline:	09/23/2025

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

Table of Contents

I.	EVALUATION CRITERIA	3
II.	BACKGROUND	3
	A. Request	3
	B. Development Data Summary	4
	C. Location	4
	D. Surrounding Uses	4
	E. Previous Approvals.....	5
	F. Design Features	5
III.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.....	8
	A. Prince George’s County Zoning Ordinance.....	8
	B. Preliminary Plan of Subdivision PPS 4-22049	22
	C. Certificate of Adequacy ADQ-2022-042	24
	D. 2018 <i>Prince George’s County Landscape Manual</i>	25
	E. The Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	25
	F. The Prince George’s County Tree Canopy Coverage Ordinance.....	26
	G. Referral Comments	26
	H. Community feedback	27
IV.	RECOMMENDATION.....	28

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DET-2024-020
Type 2 Tree Conservation Plan TCP2-2025-0058
Penn Place II

The Urban Design staff have reviewed the subject application and present the following evaluations and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

I. EVALUATION CRITERIA

The subject property is within the Residential, Multifamily-20 (RMF-20) Zone. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. Staff have considered the following in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Preliminary Plan of Subdivision 4-22049;
- C. Certificate of Adequacy ADQ-2022-042;
- D. The 2018 *Prince George's County Landscape Manual*;
- E. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- F. The Prince George's County Tree Canopy Coverage Ordinance;
- G. Referral comments; and
- H. Community feedback.

II. BACKGROUND

- A. **Request:** The subject detailed site plan (DET) proposes development of 54 multifamily residential dwelling units in 7 buildings, with an additional amenity building and associated infrastructure.

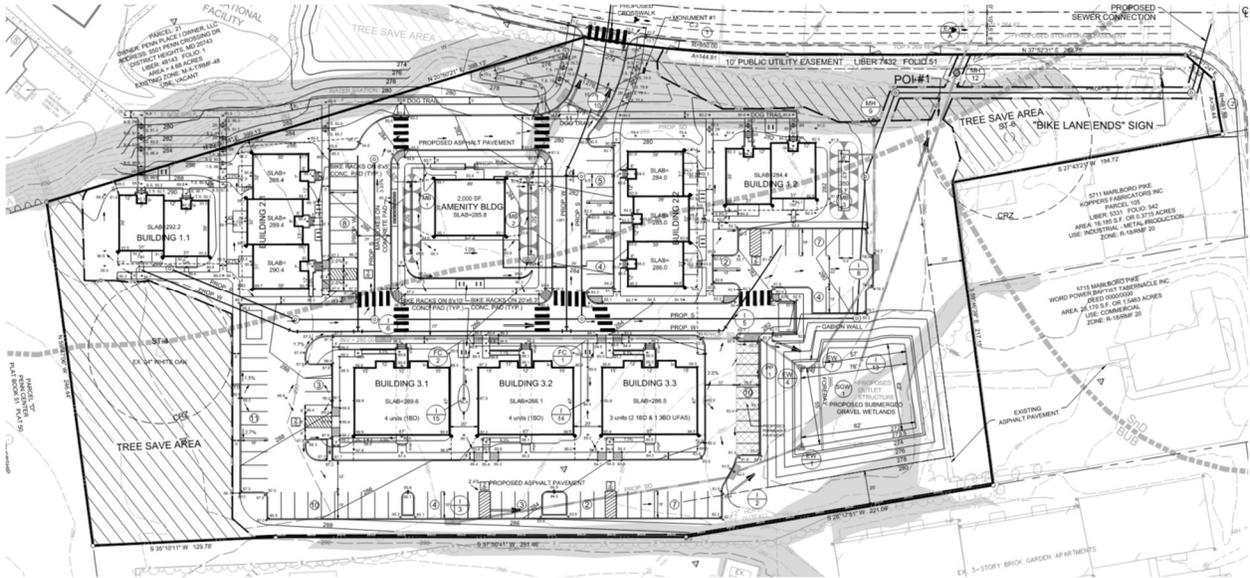


Figure 1: Site Plan

B. Development Data Summary: The proposed design includes a single development phase with 54 multifamily dwelling units plus an additional amenity building.

	EXISTING	EVALUATED
Zone(s)	RMF-20	RMF-20
Use	Vacant	Dwelling, Multifamily
Total Gross Acreage	4.91	4.91
Floodplain	0	0
Total Net Acreage	4.91	4.91
Dwelling Units	N/A	54

C. Location: On the southeast side of Penn Crossing Drive, at its intersection with Marlboro Pike.

D. Surrounding Uses: The subject property is surrounded by several properties in the Residential, Multifamily-20 (RMF-20), Residential, Multifamily-48 (RMF-48) and Commercial, General and Office (CGO) Zones. More specifically:

North— Immediately to the north is Marlboro Pike and beyond is vacant land in the Residential, Single-Family-65 (RSF-65) Zone.

South— South of the site is an existing shopping center in the CGO Zone.

East— Abutting the property to the east are institutional, commercial and multifamily uses the RMF-20 Zone

West— Abutting the property to the west is vacant land with an approved detailed site plan for Penn Place I (DSP-23003), Penn Crossing Drive, and beyond, multifamily housing, all in the RMF-48 Zone.

E. Previous Approvals: The property is subject to Preliminary Plan of Subdivision (PPS) 4-22049, which was approved by the Prince George’s County Planning Board on September 5, 2024 (PGCPB Resolution No. 2024-085), for one parcel for development of 58 multifamily dwelling units with 14 conditions. This property is also subject to an approved Certificate of Adequacy, ADQ-2022-042, which was approved on July 17, 2024, subject to three conditions. The ADQ is valid for 12 years from the date of its approval and subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George’s County Subdivision Regulations. The PPS also approved a Variance to Section 25-122(b)(1)(G) for the removal of four specimen trees.

F. Design Features

Architecture

The applicant proposes a mix of building materials and colors throughout the site’s eight buildings. The residential buildings will be three floors each and will have a full-brick first floor on all sides, and incorporate brick, siding, and Hardie panel as the primary building materials for floors two and three. Enhanced elevations have been provided for the high-visibility locations. Additional architectural features include Juliette balconies, cementitious trim, clear identification over main entrances, and varied roof lines. Several windows on all four sides of each building help to break up the massing and contribute to the overall design. The one-story amenity building’s design is consistent with the surrounding residential buildings, using brick, siding, and windows to create distinctive façades on all four sides.



Figure 2: Type 1 Building Architecture



Figure 3: Type 2 Building Architecture

Parking

Parking requirements are met (84 required, 90 provided including 3 guest parking spaces) as provided in the table below. 20 bicycle racks (40 parking spaces) are provided throughout the community, adjacent to each building.

Parking and Loading Data:

REQUIREMENTS - Per Section 27-3600	REQUIRED	PROVIDED
Dwelling, multifamily Inside the Capital Beltway 1.5 spaces per dwelling unit	81	87
Visitor Parking Spaces 1 Space per 20 Dwelling Units	3	3
Total Parking Spaces	84	90
On-site standard spaces (9.0 feet x 18 feet)	-	70
Compact Spaces (8.0 feet x 16.0 feet) May be up to one-half of the requirement		10
Handicap-accessible (8.0 feet x 18.0 feet)	7	10
Of which are Handicap van-accessible (8.0 feet x 19.0 feet)		10

Bicycle parking is provided throughout the site with 20 bike racks. These racks are located conveniently near main entrances to the multifamily buildings and the amenity building.

Signage

Three site directional signs are proposed near the center of the site, providing directions to each building. One permanent real estate identification sign is included at the entrance of the development, featuring the community’s name on a vinyl sign face that resembles wood planks.

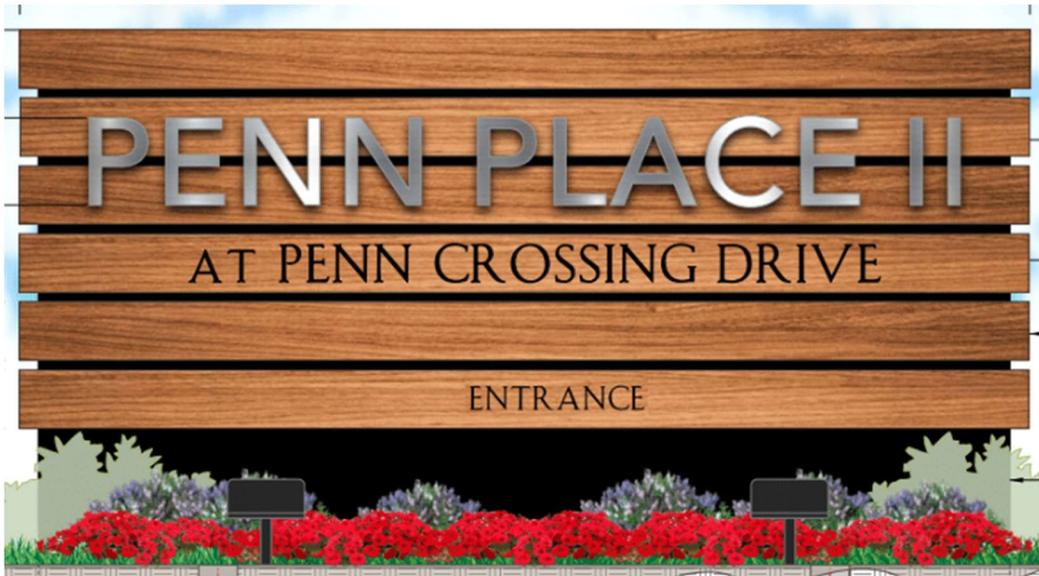


Figure 4: Permanent Real Estate Identification Sign

In addition, one canopy sign is proposed on the canopy of the amenity building, consisting of non-illuminated reverse channel letters that will be up-lit by an LED (light emitting diode) light track. This would be a second permanent real estate identification sign; however, multifamily developments are only permitted one such sign. A condition is included herein requiring the applicant to revise the sign package to conform to the requirements of Section 27-61506(1), Permanent Real Estate Identification Signs, of the Prince George’s County Zoning Ordinance.

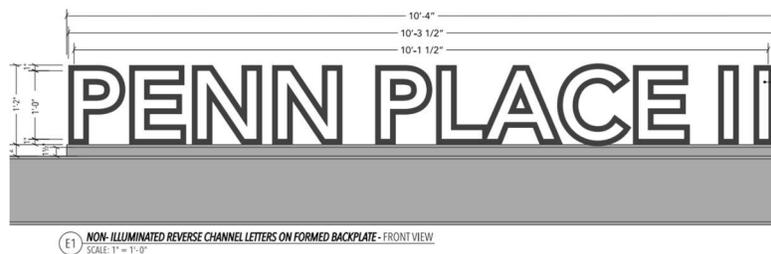


Figure 5: Canopy Sign

Lighting

Lighting is proposed along the street and alleys. Photometric plans and lighting details have been provided for the site showing full cut-off, LED fixtures.

Open Space and Recreation

Open space is provided primarily along the site’s boundaries, where environmental features are to be protected. A network of pedestrian infrastructure throughout the site provides access for enjoyment of the open space areas, a central active recreation area and to the amenity building. Amenities in the recreation area include outdoor lounging and gathering areas, grills, bike racks, benches, and dog waste stations. The amenity building includes meeting spaces, a kitchen, and a gym.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

A. **Prince George's County Zoning Ordinance:** The DET application has been reviewed for compliance with the requirements of the Zoning Ordinance.

1. **Section 27-3605(e) — Detailed Site Plan Decision Standards**

This DET meets the detailed site plan decision standards contained in Section 27-3605(e) of the Zoning Ordinance, as follows:

(1) The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;

As provided throughout this technical staff report, the DET meets the applicable standards or proposes reasonable alternatives to meet the intended purposes, without causing unreasonable costs.

(2) All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle;

As discussed in detail below in Finding III.B, this DET complies with the applicable conditions of approval for PPS 4-22049.

(3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;

This site contains regulated environmental features (REF) that are required to be preserved and/or restored to the fullest extent possible under Section 27-6808 the Zoning Ordinance. The REF include wetlands, wetland buffers, and steep slopes, which comprise the primary management area (PMA). With PPS 4-22049, the applicant proposed one impact to the PMA, identified as Impact 1, for the installation of a stormwater facility totaling 16,264 square feet (0.37 acre) of impact to replace the on-site wetland. The Planning Board approved PPS 4-22049, which included Impact 1 for the implementation of a submerged gravel wetland in place of the on-site wetland. With DET-2024-020, there are no impacts proposed to the PMA, as the PMA will be fully encumbered with the stormwater facility. The REF on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the Type 2 tree conservation plan (TCP2).

- (4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;**

The proposed development is not located in a planned development zone. Therefore, this criterion is not applicable.

- (5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;**

The DET is in conformance with the submitted tree conservation plan. Analysis of the tree conservation plan is included in Finding III.F below.

- (6) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge;**

The subject application is not a detailed site plan for infrastructure; therefore, this provision does not apply.

- (7) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:**

- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
- (B) When possible, there should be no parking or loading spaces located in the front yard; and**
- (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be.**

The proposed development does not include a place of worship; therefore, this criterion is not applicable.

- (8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.**

The proposed development does not alter, expand, or enlarge existing structures or uses; therefore, this criterion is not applicable.

2. Section 27-4202(h) — Residential, Multifamily-20 (RMF-20) Zone

The multifamily dwelling use is permitted in the RMF-20 Zone, subject to the applicable standards in Section 27-4202(h)(2), Intensity and Dimensional Standards, of the Zoning Ordinance.

	Required	Evaluated
Density, max. (du/ac of net lot area)	20 du/ac	11.82 du/ac
Net lot area	7,500 square feet	213,728 square feet
Lot width, min. (ft)	60 feet (80 feet on corner lots)	427 feet
Lot frontage (width) at front street line, min. (ft)	48 feet	427 feet
Lot coverage, max. (% of net lot area)	40 %	35.35%
Green area, min. (% of net lot area)	60 %	64.65%
Front yard depth, min. (ft)	15 feet	62.5 feet
Side yard depth, min. (ft)	8 feet (On corner lot, min. side yard depth alongside street = 15 ft)	10 feet
Rear yard depth, min. (ft)	20 feet	72.2 feet
Principal structure height, max. (ft)	50 feet (80 ft where net lot area ≥ 4 acres)	35 feet

3. Part 27-6 — Applicable Development Standards

a. Section 27-6202 Consistency with Plans

As discussed further herein, the proposal is consistent with the transportation goals, objectives, and actions in the 2009 *Approved Countywide Master Plan of Transportation* and the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (sector plan).

b. Section 27-6203 Multimodal Transportation Systems

As discussed further herein, the proposal provides access and circulation systems that accommodate multiple travel modes.

c. Section 27-6204 Circulation Plan or Site Plan Required

In conformance with this regulation, a circulation plan was included in the application and reviewed for conformance with the relevant sections, as discussed herein.

d. **Section 27-6206(b). Vehicular Accessway Classifications**

(1) Driveways

Driveways are accessways that function solely to provide direct and immediate vehicular access between an alley or street and the principal origin and destination points within an abutting development, or part of a large development. They generally handle low vehicular travel speeds and traffic volumes, but may handle higher vehicular traffic volumes within large commercial and mixed-use developments (e.g., driveways within mixed-use developments or shopping center parking areas). Driveways are generally not located in the public right-of-way for their principal length, or along building frontages in the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and are not considered streets.

Circulation within the site is provided by a driveway network that adheres to the above standard.

(3) Connectivity

The accessways defined in Sections 27-6206(b)(1) and 27-6206(b)(2) shall connect to public or private streets, which shall follow standards of design and construction as defined in the Prince George’s County Specifications and Standards for Roadways and Bridges and in Subtitle 23: Roads and Sidewalks, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction.

All proposed access is classified appropriately, and there are no alleys proposed. The development is served by one driveway entrance, connecting to a public street, Penn Crossing Drive.

Penn Crossing Drive is currently improved with sidewalks, and Marlboro Pike is currently improved with bicycle lanes and sidewalks. The site plan includes one vehicular access point along Penn Crossing Drive. Staff find access and circulation to be sufficient.

The site’s direct access is not proposed along an arterial, major collector, or collector street. The site proposes a two-way driveway entrance along Penn Crossing Drive. The proposed development is projected to generate less than 1,000 trips per day. The criteria have been met.

The development will be served by one full-movement access point along the lower classification roadway, Penn Crossing Drive, while no direct access is proposed along Marlboro Pike. Access to the site will also be subject to the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) approval at the time of permitting. A second access point is not required due to the development proposing 54 units. The requirements of Section 27-6206(b) are met with the subject proposal.

e. **Section 27-6207. Pedestrian Access and Circulation.**

(a) Required Pedestrian Access.

(1) General Pedestrian Access.

All new development subject to this Section shall be served by an internal pedestrian circulation system (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin and destination points within the development, as well as between the adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining transit stops, bus stops, public parks, greenways, schools, community centers, and shopping areas:

As discussed herein, sidewalks are provided where appropriate throughout this development, creating a circulation system that permits safe, convenient, efficient, and orderly movement of pedestrians within the site and to nearby amenities.

(2) Sidewalks Required

(A) All new development subject to this Section, except for development fronting a rural road, or single-family subdivisions where the density is 1 dwelling unit per 2 acres or less, shall install sidewalks on both sides of all streets having curb and gutter construction within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting County standards is already in place).

Sidewalks are included throughout the site, forming a pedestrian network that connects each residential building to site amenities and to the Penn Crossing Drive frontage. There is an existing sidewalk within the Penn Crossing Drive right-of-way (ROW) that spans the full length of the site. Per Section 27-6206(b)(1) of the Zoning Ordinance, the internal driveway through the site is not considered a street, and as such, this section does not apply. However, the pedestrian network within this site meets the intent of this section by providing sidewalks, where appropriate, for convenient and comfortable pedestrian circulation.

- (B) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development site within a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street.**

There is an existing sidewalk within the Penn Crossing Drive ROW that spans the full length of the site which will not be altered by this development. No additional ROW is required to be dedicated for this application.

- (C) The Planning Director may waive or modify the requirement for sidewalks where the applicant clearly demonstrates that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features, such as steep grades that do not allow connections to be made without stairs.**

The application has met the requirements of this section and there is no need for a waiver.

(b) Pedestrian Connectivity

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

- (1) The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).**
- (2) The Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross-access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees.**
- (3) Easements allowing cross-access to and from properties served by a pedestrian cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development.**

Pedestrian connectivity is currently proposed via a 5-foot-wide sidewalk and marked crosswalks along Penn Crossing Drive and within the site, and at building entrances for continuous connections.

Pedestrian cross access is provided to the planned adjacent residential development along the western and southern boundaries of the site. Further, the sidewalk within the Penn Crossing Drive ROW connects the site to properties to the north.

Along the eastern boundary of the site, the applicant has requested a waiver (pursuant to Section 27-6207(b)(2) of the Zoning Ordinance) of the requirement in

Section 27-6207(b)(1), to provide pedestrian walkway cross access between the developments, for cross access to the existing multifamily development along the eastern boundary. Any pedestrian connection would go directly into a parking lot and create a safety concern. Also, the adjoining multifamily development to the east is fenced and does not allow for a pedestrian connection. Thus, pedestrian cross access on-site to the east of the subject property is recommended to be waived.

f. **Section 27-6208. Bicycle Access and Circulation**

(a) **Required Bicycle Access**

(1) **Internal and Adjoining Bicycle Access**

All new development subject to this Section shall provide for internal bicycle circulation such that bicycle access to the development's primary use is safe, convenient and intuitive, specifically by providing the following, in coordination with the Department of Public Works and Transportation, State Highway Administration, or a municipality with jurisdiction over the streets.

The proposed development includes internal bicycle circulation that can be accommodated via access from Penn Crossing Drive onto the access driveway and throughout the development. Bicycle racks are identified on the Bike and Pedestrian Access plan sheets that can accommodate 40 bicycles, and are conveniently located near the entrances of each multifamily building. Staff recommend long-term bicycle parking in accordance with Section 27-6209(b)(3)(b) of the Zoning Ordinance, to protect bicycles from weather and debris, and to meet the intent of the ordinance.

(A) Bicycle parking facilities required by Section 27-6309, Bicycle Parking Standards, in areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions) for bicycle storage;

The applicant proposes 20 bicycle racks throughout the development, accommodating up to 40 bicycles. The bicycle racks will be installed on a paved surface and are in visible, well-lit areas, conveniently accessible and

adjacent to amenity areas and primary entrances to the residential buildings. However, staff recommend long-term bicycle parking in accordance with Section 27-6209(b)(3)(b), to protect bicycles from weather and debris, and to meet the intent of the ordinance.

- (B) Connections to any adjacent existing or planned (identified in the applicable Area Master Plan or Sector Plan, or in the Countywide Master Plan of Transportation) on-street or off-street bicycle facilities outside the development, or internal bicycle systems in adjacent developments;**

The access driveway will connect to the proposed bicycle lane along Penn Crossing Drive.

- (C) Connections to any designated or planned rail transit or bus stops and shelters (on-site or on an adjacent street); and**

There are no current or planned transit facilities on or adjacent to the site.

- (D) Connections to any recreational amenities internal to the development, such as open space.**

Open space access is provided for bicycles via the unnamed drive aisle and the bicycle lane along Penn Crossing Drive.

(2) Required Bikeway Network Improvements

- (A) All new development subject to this Section shall be required to install bike lanes, bike paths, or other bicycle improvements. Additional bikeway network improvements are encouraged where appropriate, such as within large development sites and to provide additional connections to nearby bicycle routes. The facilities shall be established in part, through an agreement and/or easements which include assurances for their maintenance.**

The DET submission includes a bicycle lane along Penn Crossing Drive, improving an existing and proposed bicycle lane network on nearby streets including Pennsylvania Avenue, Silver Hill Road, and Marlboro Pike.

- (B) The Planning Director may, for private streets or, when advised by the permitting agency, for public streets, waive or modify the requirement for bike lanes, bike paths, or other bicycle improvements where the applicant clearly demonstrates that the facilities are impractical or infeasible due to topographic conditions, natural features, or visual obstructions that create hazards.**

The application has met the requirements of this section and there is no need for a waiver.

- (C) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required bike path along the frontage, the applicant may install a bike path on the development site, within a public easement running parallel and nearby the public street. Such bicycle paths shall not be restricted from public use and shall allow physical passage at all times.**

ROW dedication is not necessary to accommodate the requirements of this section. Bicycle lanes will be provided in the public ROW.

(b) Bicycle Connectivity Between Developments

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

- (1) Any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to**

allow townhouse, multifamily, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).

- (2) The Planning Director may waive or modify the requirement for bicycle cross-access on determining that such cross-access is impractical or undesirable for typical bicyclists' use due to the presence of topographic conditions, natural features, or safety factors. Undesirable conditions shall be defined as those limiting mobility for bicycles as a form of transportation, such as steep grades, narrow connections bounded on both sides by walls or embankments, or limited visibility when straight-line connections are not achievable.**

The subject site and the adjacent planned residential sites are served via driveways of which bicycle facilities are not required. However, a bicycle lane is proposed along the frontage of Penn Crossing Drive, connecting the site to the adjacent properties. In addition, the site's internal sidewalks and trail connect to the abutting property to the southwest. Staff find that the intent of the bicycle cross-access has been met for the abutting properties to the north, south, and west.

Cross access to the existing multifamily development along the eastern boundary is challenging, and the applicant has requested a waiver (pursuant to Section 27-6208(b)(2)), of the requirement in Section 27-6208(b)(1), to provide bicycle cross access between the developments, for cross access to the existing multifamily development along the eastern boundary. Any bicycle connection between these developments would go directly into a parking lot and create a safety concern. Also, the adjoining multifamily development to the east is fenced and does not allow for a bicycle connection. Thus, bicycle cross access on-site to the east of the subject property is recommended to be waived.

g. Section 27-6300 — Off-Street Parking and Loading

As discussed in Finding 2 above, the DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including parking, loading, and bicycle parking requirements and standards. The visitor parking spaces have been provided at a rate of at least one visitor parking space for every 20 dwelling units, per Section 27-6305(g) of the Zoning Ordinance.

Section 27-6310 of the Zoning Ordinance provides requirements for loading areas. There is no loading space requirement for multifamily developments proposing less than 100 dwelling units. No loading spaces are required for this development.

h. Section 27-6400 — Open Space Set-Asides

Development subject to the standards in this section shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, of the Zoning Ordinance, based on the use classification.

The DET is in conformance with the applicable standards in Section 27-6400 of the Zoning Ordinance. Residential uses in a Residential Base Zone have a 20 percent open space set-aside requirement. The applicant provided an open space set-aside plan showing 49.7 percent of the site as open space being provided in preserved natural features, stormwater management (SWM) areas, passive recreation areas, and required landscaped areas.

Section 27-6404(a)(1) of the Zoning Ordinance states that no less than 15 percent of the total required minimum open space set-aside area within a residential development for this zone shall consist of active recreational areas. For this development, 6,412 square feet of active recreation area is required. The plans do not identify areas that consist of active recreation, but they do include areas that can be counted toward this requirement, including walking trails and a community clubhouse. A condition is included herein requiring the applicant to identify the areas and amenities that will demonstrate conformance to this requirement prior to certification of the DET.

i. Section 27-6500 — Landscaping

The DET is in conformance with the applicable standards in the 2018 *Prince George's County Landscape Manual* (Landscape Manual), including Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses, Section 4.8, Building Frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements.

j. Section 27-6600 — Fences and Walls

The DET is in conformance with the applicable standards in Section 27-6600 of the Zoning Ordinance, including fence and wall heights, locations, and appearance. An 8-foot-tall gabion wall is proposed to support the submerged gravel wetland at the northeast corner of the site for which a site detail was not submitted. A condition is included herein requiring submission of this site detail

that demonstrates conformance to Section 27-6609 prior to certification. New and existing fences are proposed along the northern property line of the site, where the site abuts existing commercial and institutional uses, however details for the fences are not included. A condition is included herein requiring submission of this site detail that demonstrates conformance to Section 27-6600, prior to certification.

k. **Section 27-6700 — Exterior Lighting**

The DET, which includes a photometric plan, is in conformance with the applicable standards in Section 27-6700 of the Zoning Ordinance, including maximum illumination measured in foot-candles at ground-level at the lot lines, and the use of full cut-off LED light fixtures.

l. **Section 27-6800 — Environmental Protection and Noise Controls**

Staff find the application is in conformance with the environmental regulations of Sections 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809, within Section 27-6800, Environmental Protection and Noise Control, of the Zoning Ordinance.

Based on the level of design information currently available, and the limits of disturbance shown on the TCP2, the REF on the subject property have been preserved and/or restored to the fullest extent possible. No additional PMA impacts, compared to the approved PPS, are proposed with this application.

m. **Section 27-6900 — Multifamily, Townhouse, and Three-Family Form and Design Standards**

The DET is in conformance with the applicable standards in Section 27-6900 of the Zoning Ordinance, including building orientation and configuration, building façade materials, and articulation, as shown on the architectural elevations and discussed in Finding 2 above. Specific notes demonstrating conformance to Section 27-6903 are discussed in the statement of justification (SOJ), however, these notes should be demonstrated on the plans, as conditioned herein. No off-street parking is located between the buildings and Penn Crossing Drive.

The buildings are oriented such that the primary façade does not face off-street parking areas, with the exception of Buildings 2.1 and 2.2, which are oriented toward the central amenity building. While these two buildings face parking areas, and beyond the amenity building, staff find that special attention has been paid to the overall layout of the site, to create a town square feel. Further, these buildings are subject to Section 4.8 of the Landscape Manual, and as

such have building frontage landscaping (which qualifies as open space per Section 27-6404(a)) betwixt the primary façade and the parking area.

n. **Section 27-61200 — Neighborhood Compatibility Standards**

The subject DET is across Penn Crossing Drive from single-family attached dwellings. As such the development is subject to the standards outlined in this section.

The DET is in conformance with the applicable standards in Section 27-61200 of the Zoning Ordinance, including building height and setbacks, orientation, design, transparency, and materials. The off-street parking is within the maximum allowable under this section and is located in conformance with the standards outlined in Section 27-61200(f). The refuse collection areas are located central to the site, set back more than 50 feet, and shall be screened from Penn Crossing Drive. These areas are out of view from the adjacent townhouses across Penn Crossing Drive in accordance with this section.

Lighting is included in this DET that does not exceed 0.5-foot candle at the lot line closest to the adjacent townhouses. Exterior lighting fixtures are 14 feet tall, which meets the requirements of this section. Signage included in this application conforms to the applicable standards within this section.

o. **Section 27-61500 — Signage**

As discussed in Finding 2, site directional signage, one residential gateway sign, and one canopy sign on the amenity building are included in this application. Directional signs are exempt from the standards of this section. The residential gateway sign needs to be identified as a permanent real estate sign under Section 27-61506(a). Only one such sign is permitted for multifamily development consisting of 100 or fewer dwelling units. As such, the canopy sign, which is located on top of the small canopy facing Penn Crossing Drive, should be removed. A condition is included herein requiring the applicant to revise the submitted sign package to conform with the standards for permanent real estate identification signs outlined in this section.

p. **Section 27-61600 — Green Building Standards**

The DET proposal is in compliance based on the required total 4 points and a provided 4.75 points. The following features are provided:

Meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards for lighting (0.75);

low flow toilet (0.5); low flow showers (0.5); low flow faucets (0.5); stated water heater efficiency of 0.82 or more (1.25). Air conditioner with stated efficiency greater than 16 seasonal energy efficiency ratio (SEER) is included as standard (1.25) – total is 4.75 points out of the 4 points required.

Based on the analysis herein, the proposed development represents a reasonable alternative for satisfying the applicable standards of Subtitle 27, including those in Parts 4 and 6 of the Zoning Ordinance, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

B. Preliminary Plan of Subdivision PPS 4-22049: The DET is subject to the conditions of approval of PPS 4-22049 and ADQ-2022-042. If the application is revised, as conditioned herein, the proposed development will comply with all the relevant conditions of approval. PPS 4-22049 was approved with 14 conditions. The conditions relevant to the review of this DET are listed below in **bold** text. Staff analysis of the project’s conformance to the conditions follows each one in plain text:

3. In accordance with Section 24-135(b) of the prior Prince George’s County Subdivision Regulations, the applicant and the applicant’s heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George’s County Park and Recreation Facilities Guidelines.

The subject DET includes adequate on-site recreational facilities including a plaza, trails, benches, and a 2,000-square-foot amenity building, which is in accordance with this condition. It should be further noted that the residents of this development will have access to the adjoining 10,000-square-foot outdoor recreation facility associated with DSP-23003, Penn Place 1.

Site details for the interior amenities associated with the amenities building were not included in this submission. A condition is included herein requiring submission of those site details and a further breakdown of the interior recreational facilities in the recreational facilities calculation chart.

Further, site details that contribute to recreational facilities including decorative concrete paving, planting beds, and concrete curbs are not included in the site details provided. A condition is included herein requiring submission of these details prior to certification of the DET.

4. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George’s County Planning Department, for adequacy and proper siting, in accordance with the Prince George’s County Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DSP). Timing for construction shall also be determined at the time of DSP.

The on-site recreational facilities are properly sited and deemed adequate. A note is included on the plans determining that the exterior recreational facilities will be constructed prior to the issuance of a use and occupancy permit for the second of the seven residential buildings. Staff find this timing is adequate.

The note further states that the on-site interior recreational amenities will be located in the "Amenities Building" which shall be completed prior to issuance of a use and occupancy permit for the building. Staff find this timing should be adjusted such that the amenities building and all recreational amenities therein, shall be completed prior to the issuance of a use and occupancy permit for the second residential building on this site. A condition is included herein requiring this revision.

7. Development of this site shall be in conformance with Stormwater Management Concept Plan 36919-2024-SDC, and any subsequent revisions.

Section 27-3605(c)(F)(x) of the Zoning Ordinance requires a SWM concept approval prior to acceptance of a DET. An approved SWM Concept Plan 36919-2024-SDC was submitted with the Subdivision Development Review Committee's (SDRC) response dated June 14, 2024; however, the associated approval letter was not provided. The approved plan indicates one submerged gravel wetland to provide stormwater retention and attenuation on-site before discharging into the public storm drain system. The applicant has redesigned the proposed submerged gravel wetland and DPIE determined that a revision to the SWM concept was required. The TCP2 is not in conformance with the approved SWM concept plan. A revised SWM concept plan approval from DPIE will be required prior to certification, as conditioned herein.

8. In conformance with the recommendations of the 2009 Approved Countywide Master Plan of Transportation and the 2009 Approved Marlboro Pike Sector Plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall show these improvements on the detailed site plan, prior to its acceptance:

- a. Shared-lane markings (sharrows) and a "Bicycles May Use Full Lane" signage assembly along the site's frontage of Penn Crossing Drive, unless modified by the operating agency with written correspondence.**
- b. A minimum 5-foot-wide sidewalk along both sides of all new internal driveways.**
- c. A minimum 5-foot-wide sidewalk, connecting the sidewalk along the site's frontage of Penn Crossing Drive to the building entrances.**

- d. **Standard crosswalks and associated Americans with Disabilities Act (ADA) curb ramps at all vehicular access points and to the building entrances.**
- e. **Short- and long-term bicycle parking spaces. Short-term bicycle racks (inverted-style or a similar model that provides two points of contact for a parked bicycle) shall be located no more than 50 feet from the building entrance.**

The above facilities have been identified on the plans.

- 13. **As part of the detailed site plan review, the applicant shall look for opportunities to reduce the amount of impervious surfaces. Measures that could be taken include removing extraneous drive aisles not adjacent to required parking, requesting a departure from the number of required parking spaces, utilizing structured parking, or proposing on street parking.**

Since this condition was approved at time of PPS, the applicant has revised the site layout to save one additional specimen tree and remove parking spaces. Further, the applicant is proposing 10 parking spaces with pervious paving adjacent to the submerged gravel wetland. All of these measures reduce impervious area as required by Condition 13 of the PPS.

- C. **Certificate of Adequacy ADQ-2022-042:** The property is the subject of ADQ-2022-042, which was approved by the Planning Director on July 17, 2024. This ADQ is valid for 12 years from the date of approval of the associated PPS 4-22049, subject to the additional expiration provisions of Section 24-4503(c) of the Subdivision Regulations. ADQ-2022-042 was approved with three conditions, two of which are relevant to the review of this DET and are listed below in **bold** text. Staff analysis of the project’s conformance to the conditions follow in plain text:

- 1. **Total development within the subject property shall be limited to uses which generate no more than 31 AM and 35 PM peak-hour vehicle trips**

The proposed development application does not exceed the established trip cap; therefore, this condition has been met.

- 2. **The applicant and the applicant’s heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George’s County Subdivision Regulations prior to acceptance of the detailed site plan submission.**

The applicant submitted a Bike and Pedestrian Access Plan for review. A review of this exhibit has been incorporated into the findings of this technical staff report.

- D. 2018 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses, Section 4.8, Building Frontage Requirements; and Section 4.9, Sustainable Landscaping Requirements. The submitted landscape plans show conformance to these requirements.
- E. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (2010 WCO) because the property had a TCP that was accepted for review on or before June 30, 2024, it is greater than 40,000 square feet in size, and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-2025-0058, was submitted with the DET application.

According to the worksheets shown on the TCP2 submitted, the site is 4.91 acres in the RMF-20 Zone. A total of 4.36 acres of existing woodlands are in the net tract. The site has a total woodland conservation threshold of 0.98 acre, or 20 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 2.15 acres based on the proposed clearing of 3.70 acres. The TCP2 shows this requirement will be met by providing 0.49 acre of on-site woodland preservation, 0.45 acre of afforestation, and 1.21 acres of off-site woodland conservation credits.

The TCP2 shows reforestation proposed around the SWM pond, to the northeast of Specimen Tree ST-6, along the frontage of Penn Crossing Drive, and connected to the tree save area from Penn Place I.

The design of the proposed submerged gravel wetlands on the TCP2 has changed from the approved SWM concept plan. The proposed reforestation located along the stormwater facility could be supported if DPIE approves the revised facility design. In addition, the TCP2 shows proposed reforestation within the bounds of the 15-foot setback for the stormdrain connection from the redesigned submerged gravel wetland. If the stormwater redesign is approved by DPIE, the applicant should seek to show the 0.07 acre of woodland retained-not credited in association with Specimen Tree ST-6. The preservation of this area allows the applicant to create one contiguous preservation area from the submerged gravel wetland to Marlboro Pike.

The proposed reforestation located around the stormwater facility does not meet the design criteria as established in Sections 25-122(b)(1)(I) and 25-122(b)(1)(K) of the County Code. The applicant shall revise these areas to meet the design requirements for reforestation or shall seek the use of landscaping credits to meet the 35-foot minimum. The proposed 0.11 acre of afforestation could be utilized in conjunction with 0.07 acre of woodland currently identified as "retained-not credited" around Specimen Tree ST-6. This area could be considered contiguous with the adjacent landscaping areas on-site. The utilization of these areas for woodland conservation credit is contingent upon approval of the revised SWM concept plan from DPIE. If these areas are not able to meet the design criteria in Section 25-122(b)(1) of County Code or are not supported by DPIE, the applicant

shall revise the TCP2 to show how the requirements will be met in conformance with the approved TCP1.

Technical revisions to the TCP2 are required and included in the conditions listed in the Recommendation section of the technical staff report.

- F. The Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned RMF-20 are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The subject site is 4.91 net acres and the required TCC is 0.98 acre. The site plan proposes sufficient TCC (1.05 acres) with woodland preservation and proposed landscape trees to exceed the minimum requirement. A technical correction is needed to accurately reflect the amount of square footage in landscape trees on the TCC schedule, which is conditioned herein.
- G. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized, as follows:
- 1. Community Planning**—In a memorandum dated September 19, 2025 (Klein to Myerholtz), the Community Planning Division indicated that master plan conformance is not required for this application, but provided an analysis of the project with applicable goals and strategies of the 2009 *Approved Marlboro Pike Sector Plan* (sector plan). This analysis concludes that the proposal is consistent with the relevant goals and strategies of the sector plan regarding safety, pedestrian amenities, streetscape enhancements, green infrastructure, water quality, stormwater management, and energy efficiency.
 - 2. Transportation Planning**—In a memorandum dated September 23, 2025 (Wilson to Myerholtz), the Transportation Planning Section provided a review of conditions attached to prior approvals and of the applicable Part 27-6 Development Standards, which are incorporated into the findings above. The Transportation Planning Section determined that the application is acceptable and meets the findings for pedestrian and bicycle transportation purposes.
 - 3. Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated September 20, 2025 (Thompson to Myerholtz), DPR noted that they do not have objections to approval of this DET.
 - 4. Environmental Planning**—In a memorandum dated September 19, 2025 (Kirchhof to Myerholtz), the Environmental Planning Section included a discussion of relevant previous conditions of approval, which have been incorporated into the findings and demonstrate conformance with applicable sections of the Zoning Ordinance and WCO, subject to conditions that have been included herein.

5. **Historic Preservation**—In a memorandum dated September 16, 2025 (Stabler, Smith, and Chisolm to Myerholtz), the Historic Preservation Section indicated that the subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.
 6. **Permit Review**—In a memorandum dated September 15, 2025 (Chaney to Myerholtz), the Permit Review Section noted technical issues on the plans which will require corrections, and are conditioned herein.
 7. **Prince George’s County Health Department**—In a memorandum dated September 4, 2025 (Adepoju to Myerholtz), the Health Department noted a sufficient number of market/grocery stores within 0.5 mile radius. During the demolition and construction phases, noise and dust should not be allowed to adversely impact activities on the adjacent properties. Such requirements shall be enforced by the permitting agency.
 8. **Prince George’s County Fire/EMS Department**—In a memorandum dated September 15, 2025 (Reilly to Myerholtz), the Fire/EMS Department indicated that fire lane markings and signage should be included in the DSP. Markings and signage will be required in accordance with Subtitle 11-277 of the County Code. A condition is included herein to provide fire lane markings and signage.
 9. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE had not offered comments on the subject application.
 10. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA had not offered comments on the subject application.
 11. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC had not offered comments on the subject application.
 12. **Prince George’s County Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this technical staff report, DPW&T had not offered comments on the subject application.
 13. **Prince George’s County Soil Conservation District (PGSCD)**—At the time of the writing of this technical staff report, PGSCD had not offered comments on the subject application.
- H. Community feedback:** At the time of the writing of this technical staff report, the Prince George’s County Planning Department had not received any written correspondence from the community regarding the subject application.

IV. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DET-2024-020, and Type 2 Tree Conservation Plan TCP2-2025-0058, for Penn Place II, subject to the following conditions:

1. Prior to certification of the detailed site plan (DET), the applicant and the applicant's heirs, successors, and/or assignees shall, revise the DET as follows:
 - a. Revise the note on the coversheet which states the construction timing for the recreational amenities to state that the amenities building shall be completed prior to the issuance of a use and occupancy permit for the second residential building on the site.
 - b. Revise the recreational facilities calculation chart to accurately itemize all recreational site details, including quantities and values of interior and exterior finishes and furnishings, appliances, and fitness equipment. Submit all site details for items counted toward the recreational facilities requirements subject to approval by the Urban Design Section as a designee of the Prince George's County Planning Board.
 - c. Identify areas on the plans to demonstrate conformance to the requirements for active recreation, pursuant to Section 27-6404 of the Prince George's County Zoning Ordinance.
 - d. The dimensions for parking spaces noted on the coversheet do not match the dimensions provided on subsequent plan sheets. Correct these to be consistent throughout the DET.
 - e. Provide the height of each building on the DET.
 - f. Identify the minimum 80-foot right-of-way along Marlboro Pike.
 - g. Delineate the width of the sidewalks along the property frontages of Penn Crossing Drive and Marlboro Pike.
 - h. Provide details of Americans with Disabilities Act-compliant curb ramps at all pedestrian crossings.
 - i. Include long-term bicycle parking in accordance with the Prince George's County Zoning Ordinance, Section 27-6209(b)(3)(b), to protect bicycles from weather and debris, and to meet the intent of the ordinance, subject to review by the Urban Design Section as a designee of the Prince George's County Planning Board.
 - j. Include fire lane markings and signage, the locations and details of which shall be pursuant to the specifications of the Prince George's County Fire Department.

- k. Revise the sign package to conform to the requirements of the Prince George's County Zoning Ordinance, Section 27-61506(1), Permanent Real Estate Identification Signs.
 - l. Remove the term residential gateway sign from all plans and ensure no such labeling is included throughout the submission, in accordance with Section 27-61505 of the Prince George's County Zoning Ordinance.
 - m. Add a note to the plans that identifies the specific elements of architecture that demonstrate conformance to Section 27-6903 of the Prince George's County Zoning Ordinance, as were discussed in the Statement of Justification.
2. Prior to certification of the detailed site plan (DET), the landscape plans shall be revised as follows:
- a. Revise the submerged gravel wetland detailed planting plan on Sheet L-1.04 to match the submerged gravel wetlands as shown on the DET.
 - b. Provide a detail for the gabion wall and existing and proposed fencing in conformance with Section 27-6600 of the Prince George's County Zoning Ordinance.
 - c. The Tree Canopy Coverage schedule identifies 1.09 acres of landscape trees, which is inaccurately reflected as 24,225 square feet. Correct these figures.
 - d. Add the project name, case number, and Type 2 tree conservation plan (TCP2) number to the Tree Canopy Coverage Schedule.
 - e. Identify which shade trees and planted areas are being counted toward the requirements of Section 4.8 of the 2018 *Prince George's County Landscape Manual*.
3. Prior to certification of the detailed site plan (DET), the Type 2 tree conservation plan (TCP2) shall be revised as follows, to meet all requirements of Subtitle 25:
- a. Correct the woodland conservation worksheet to identify the tree conservation plan number on line 6 as TCP2-2025-0058.
 - b. Correct the woodland conservation worksheet on line 7 to provide the project name.
 - c. This is the first TCP2 for the site; remove the history table from the TCP2. Provide a 2-inch by 2-inch space on the bottom right of each sheet of the TCP2 for the DARTS Environmental Planning Section approval block.
 - d. Remove the proposed reforestation located between the site access and public stormdrain connection along the site frontage with Penn Crossing Drive and replace it with landscape credits.

- e. Correct the woodland conservation area to include the 0.07-acre area located around Specimen Tree ST-6 as preservation.
 - f. Remove any proposed reforestation or preservation located within the 15-foot stormdrain setback.
 - g. Show the proposed sewer connection to Marlboro Pike in conformance with the site plan.
4. Prior to certification of the detailed site plan, the applicant shall submit the revised stormwater management (SWM) concept plan and associated approval letter for the record and revise the Type 2 tree conservation plan to reflect the approved revised SWM concept plan.

PENN PLACE II

Detailed Site Plan

TCP2-2025-0058

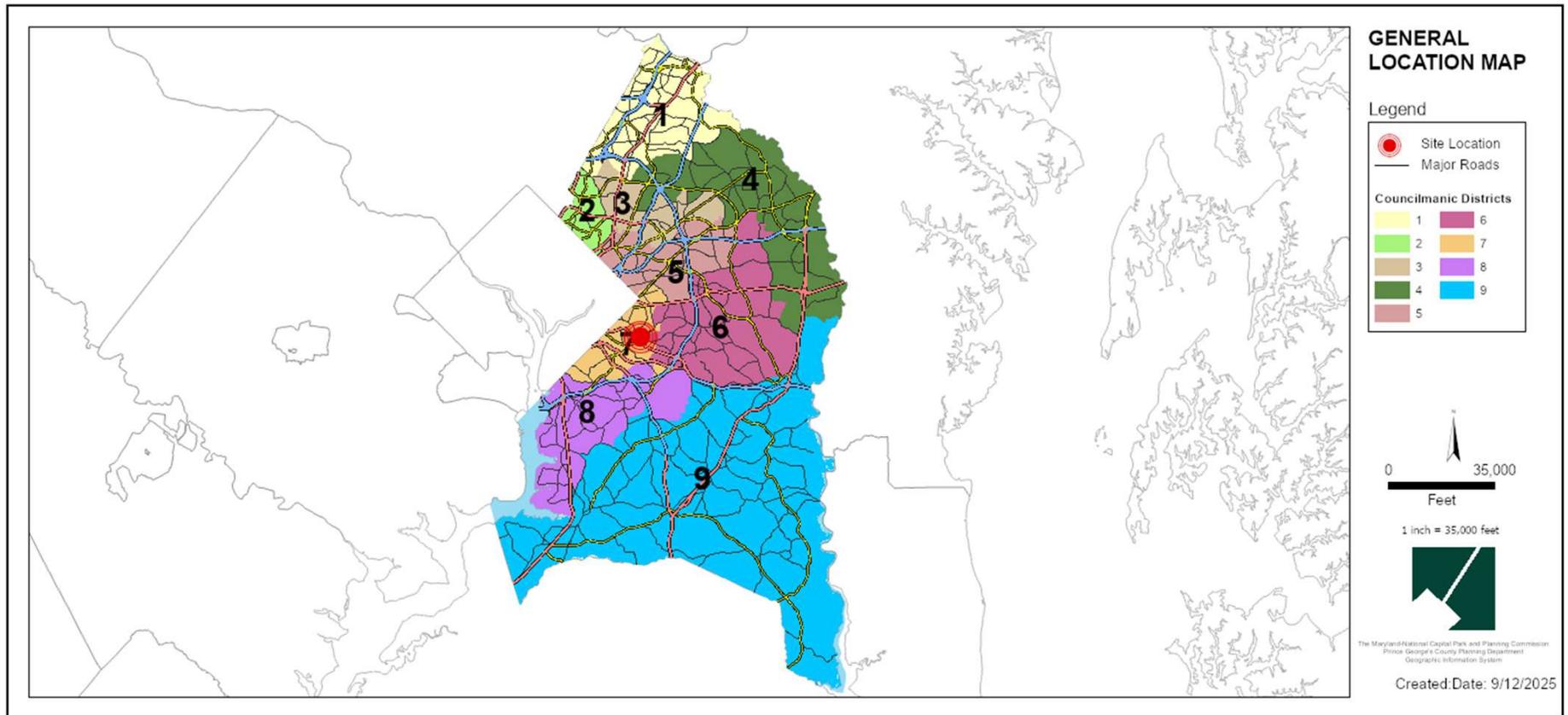
Staff Recommendation: APPROVAL with conditions



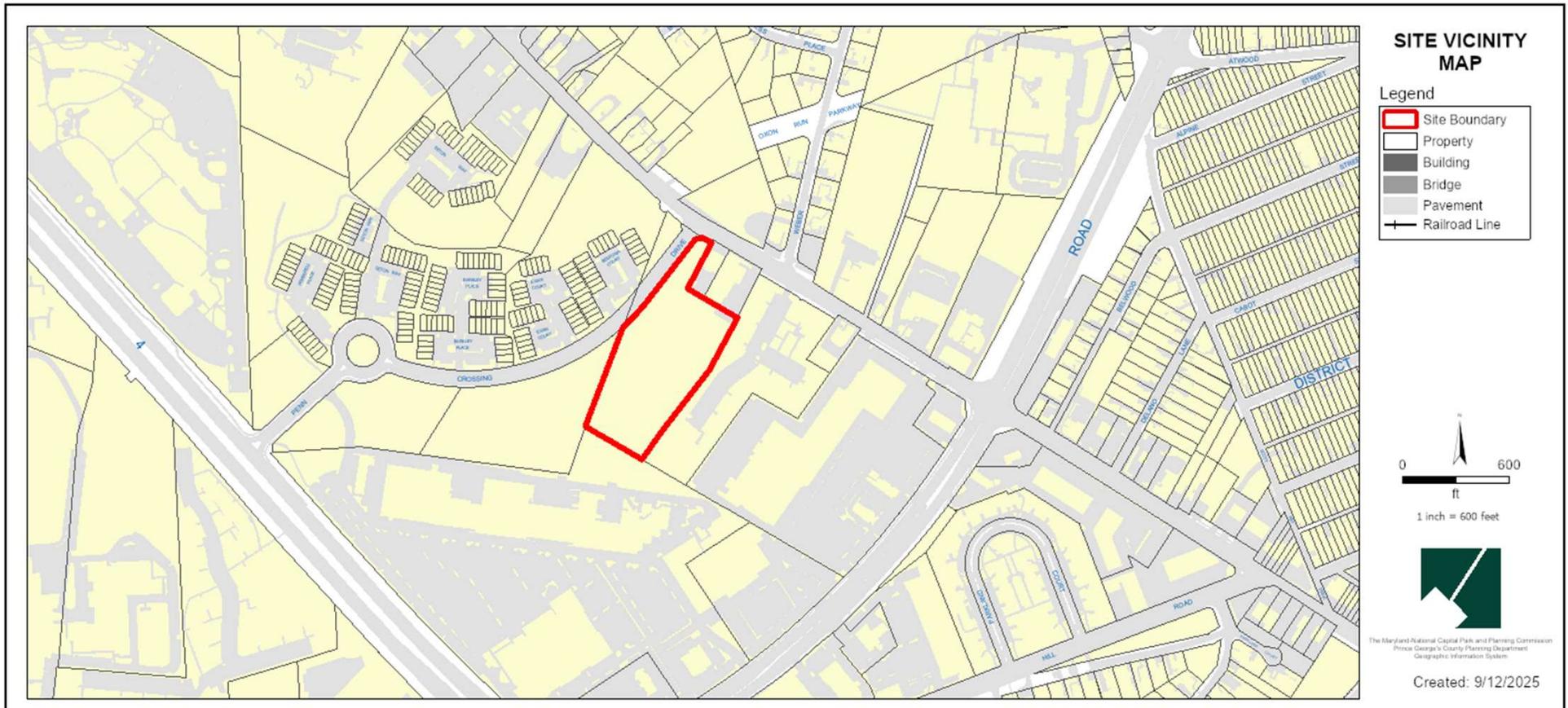
GENERAL LOCATION MAP

Council District: 07

Planning Area: 75A



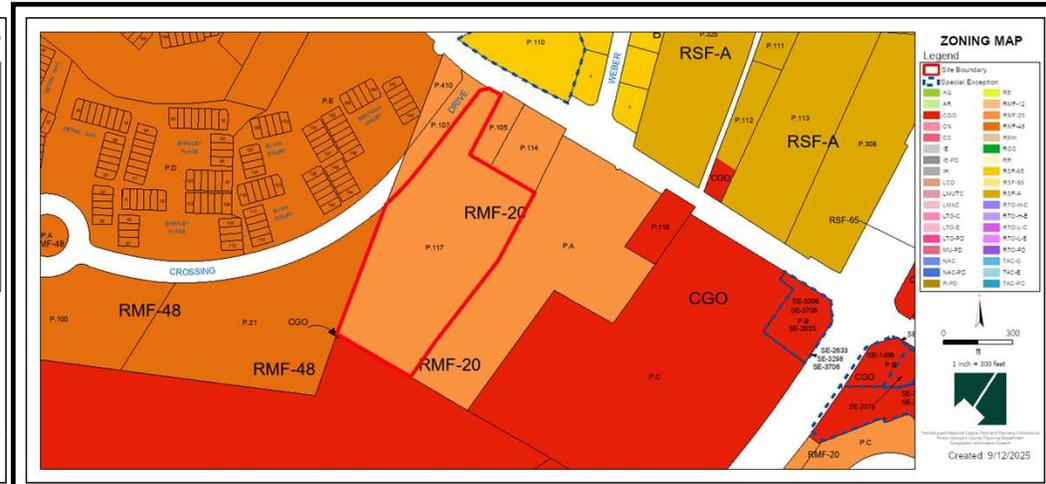
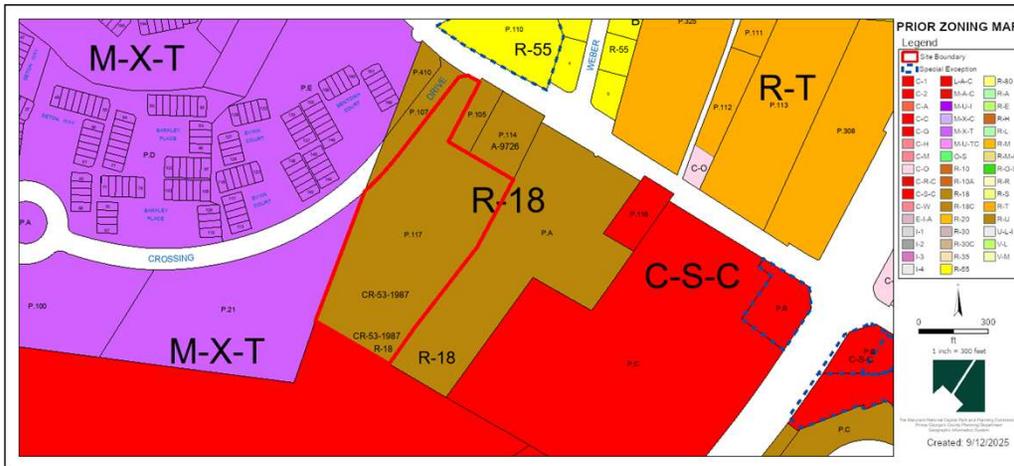
SITE VICINITY MAP



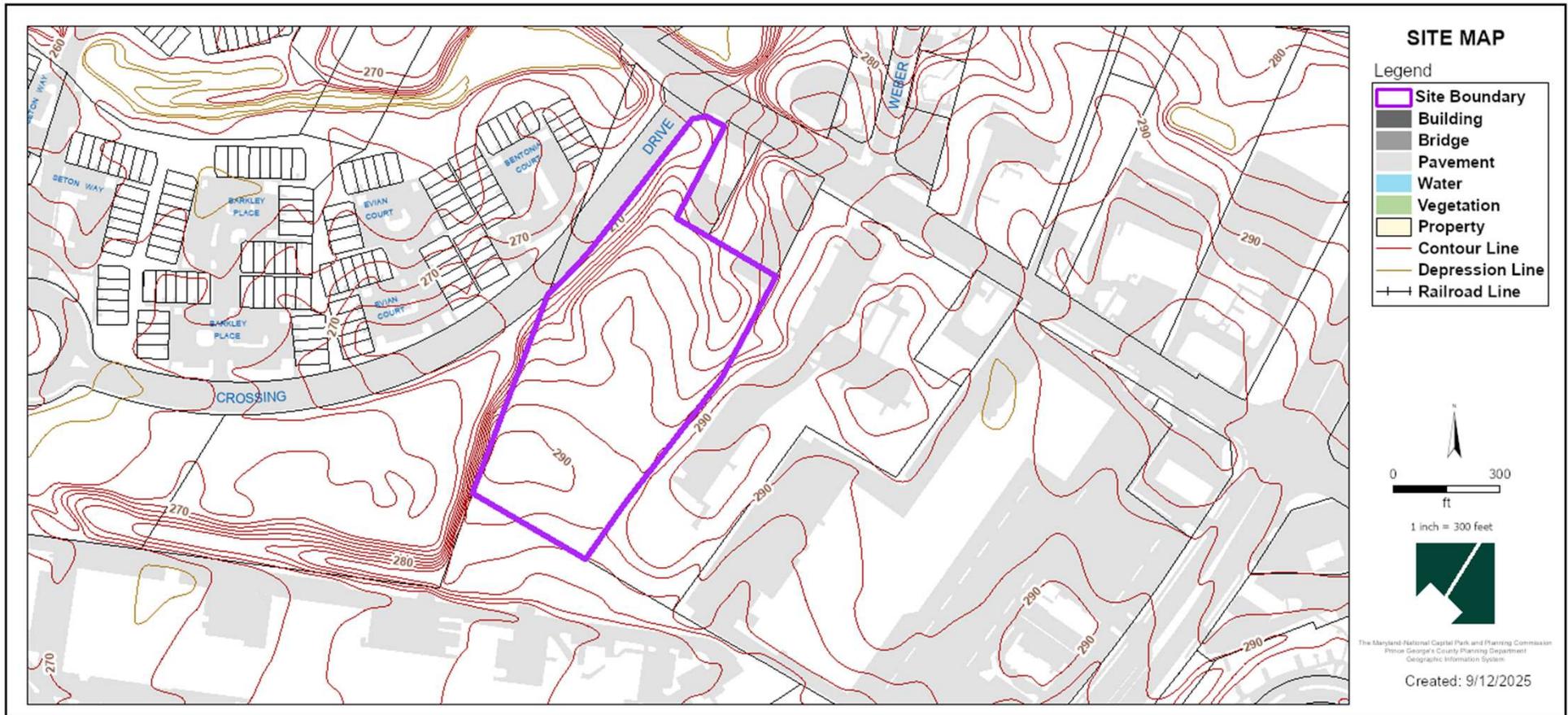
ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: R-18

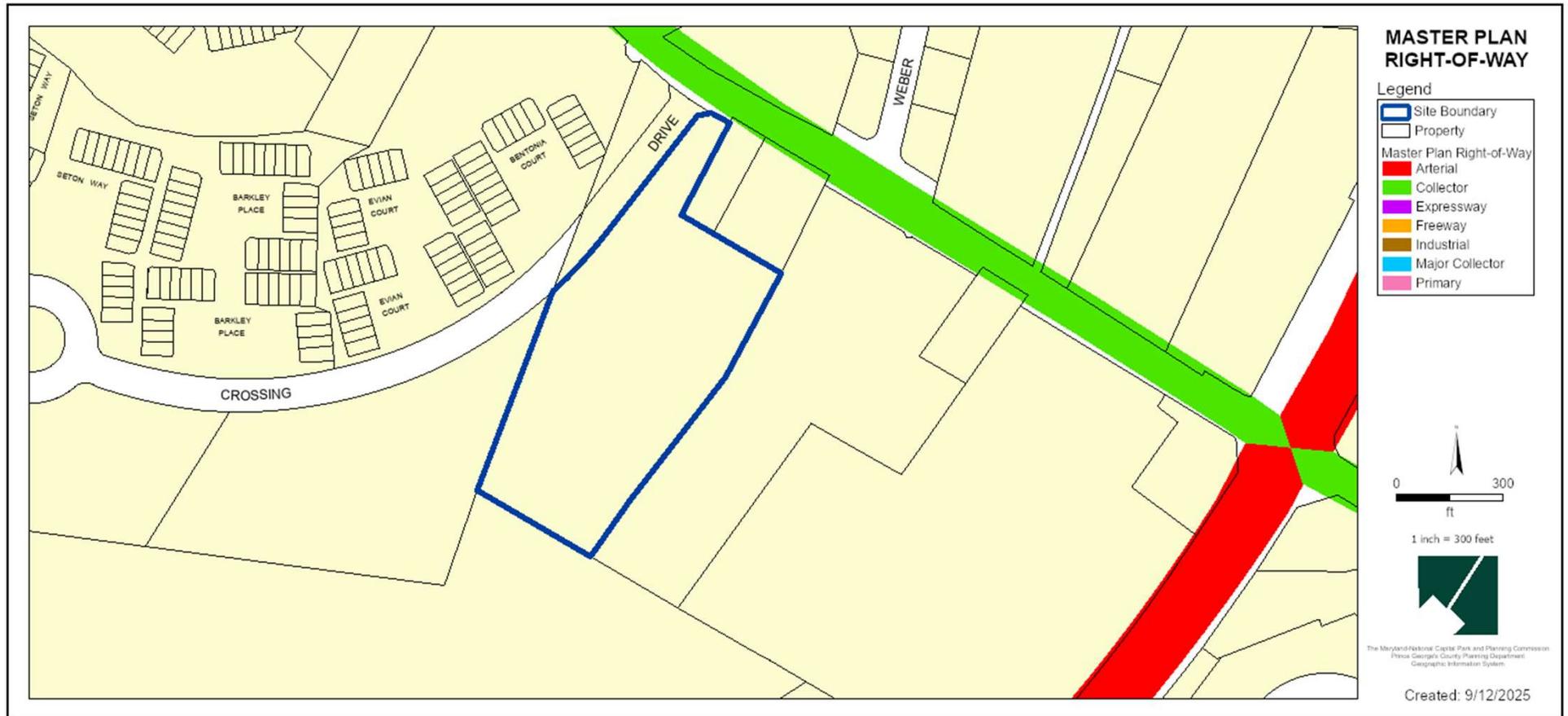
Current Zoning Map: RMF-20



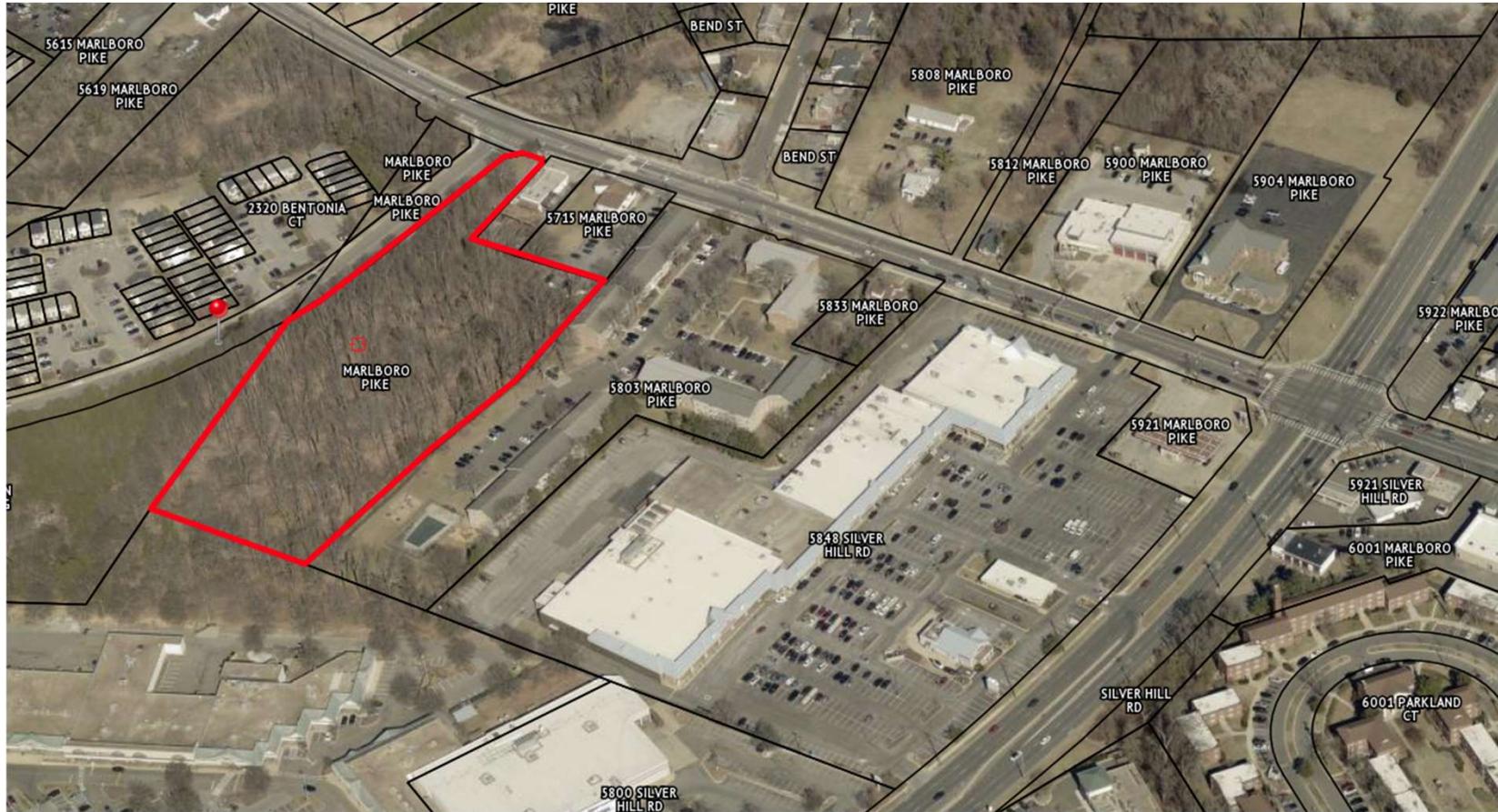
SITE TOPOGRAPHY MAP



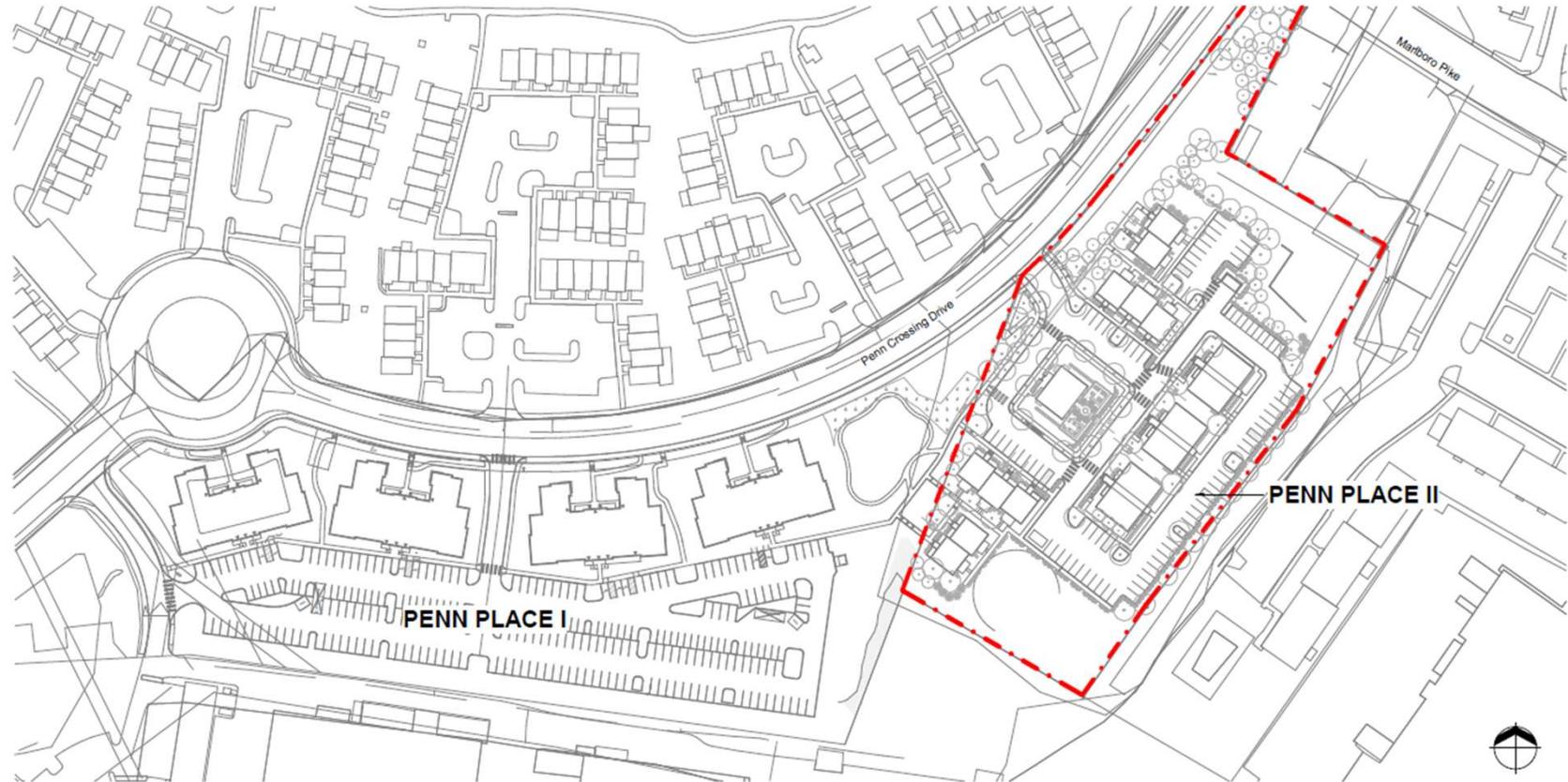
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

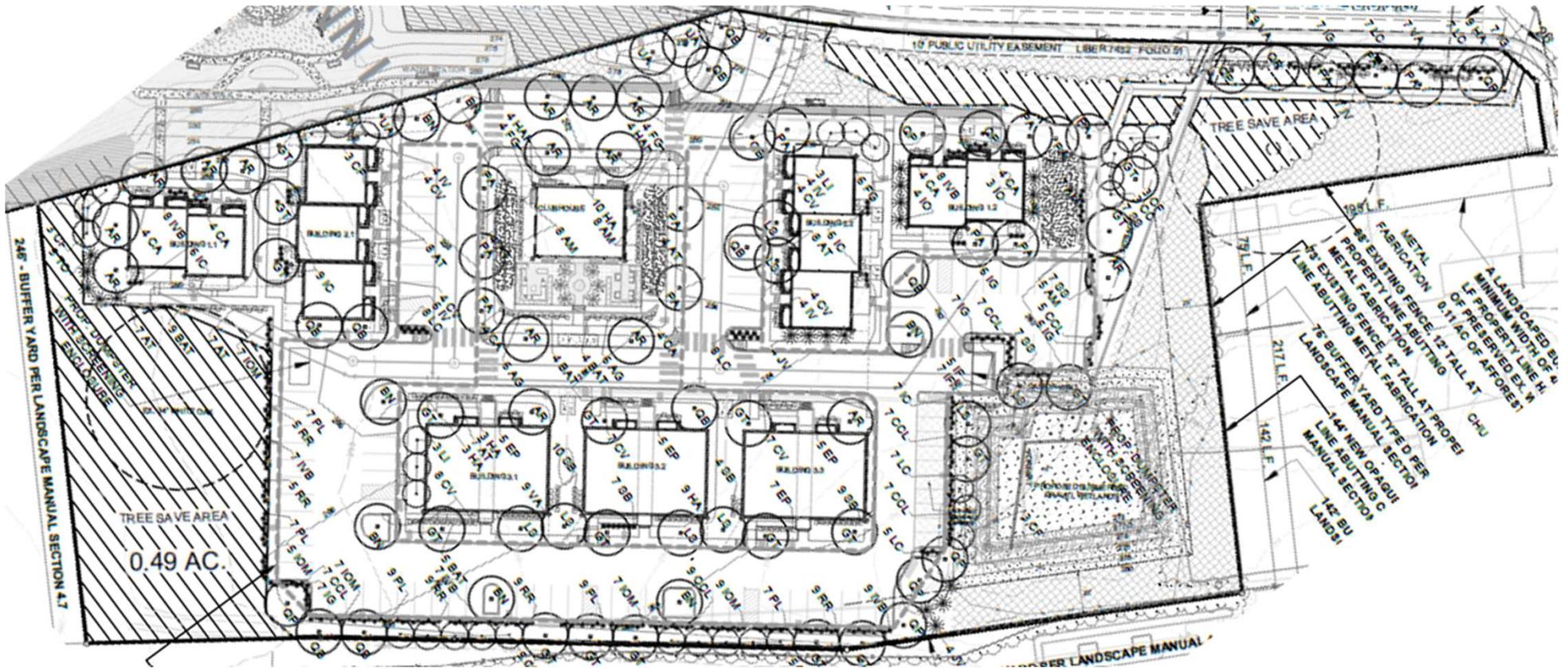


SITE PLAN WITH ADJACENT DEVELOPMENT

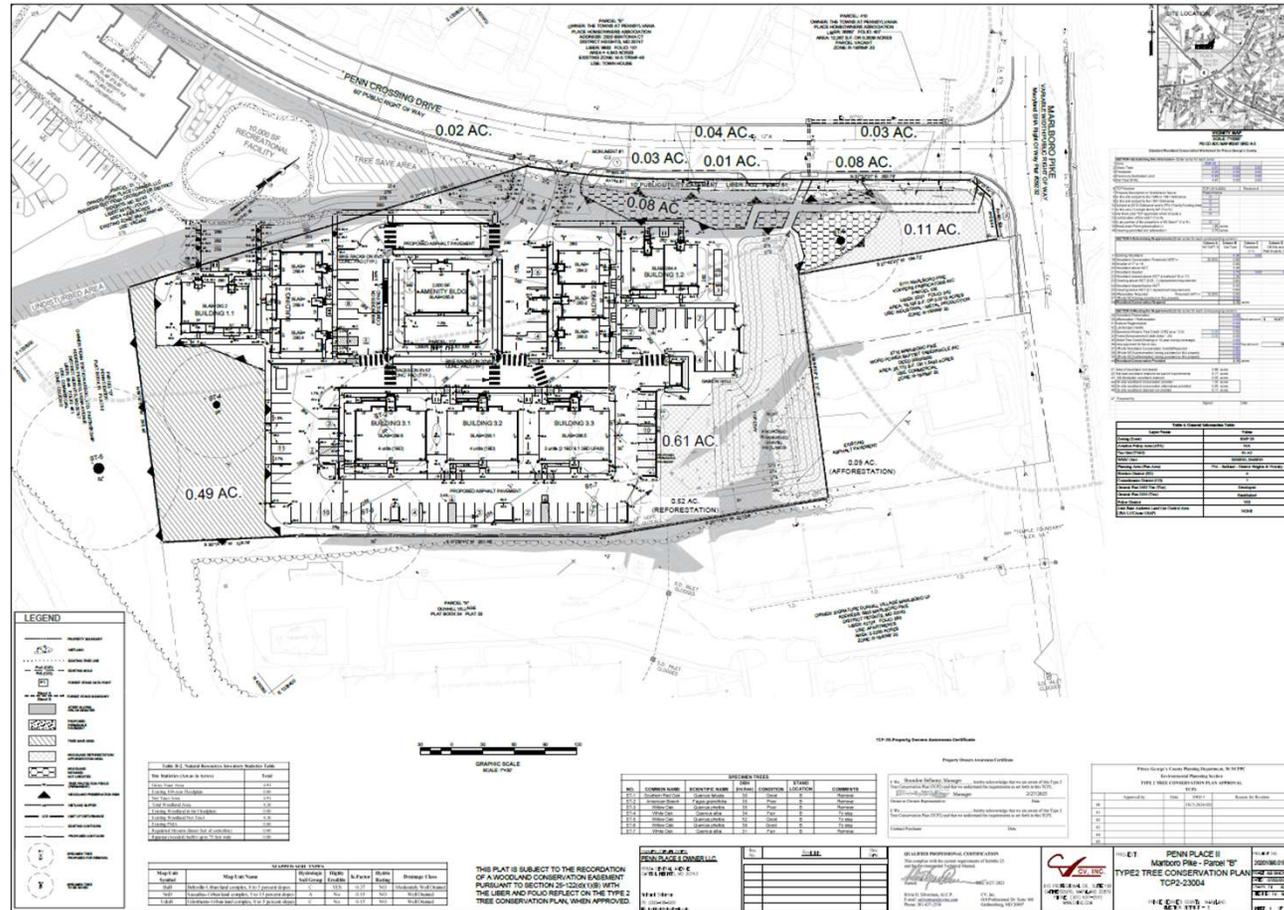


D1 SITE MASTER PLAN
1" = 80'-0"

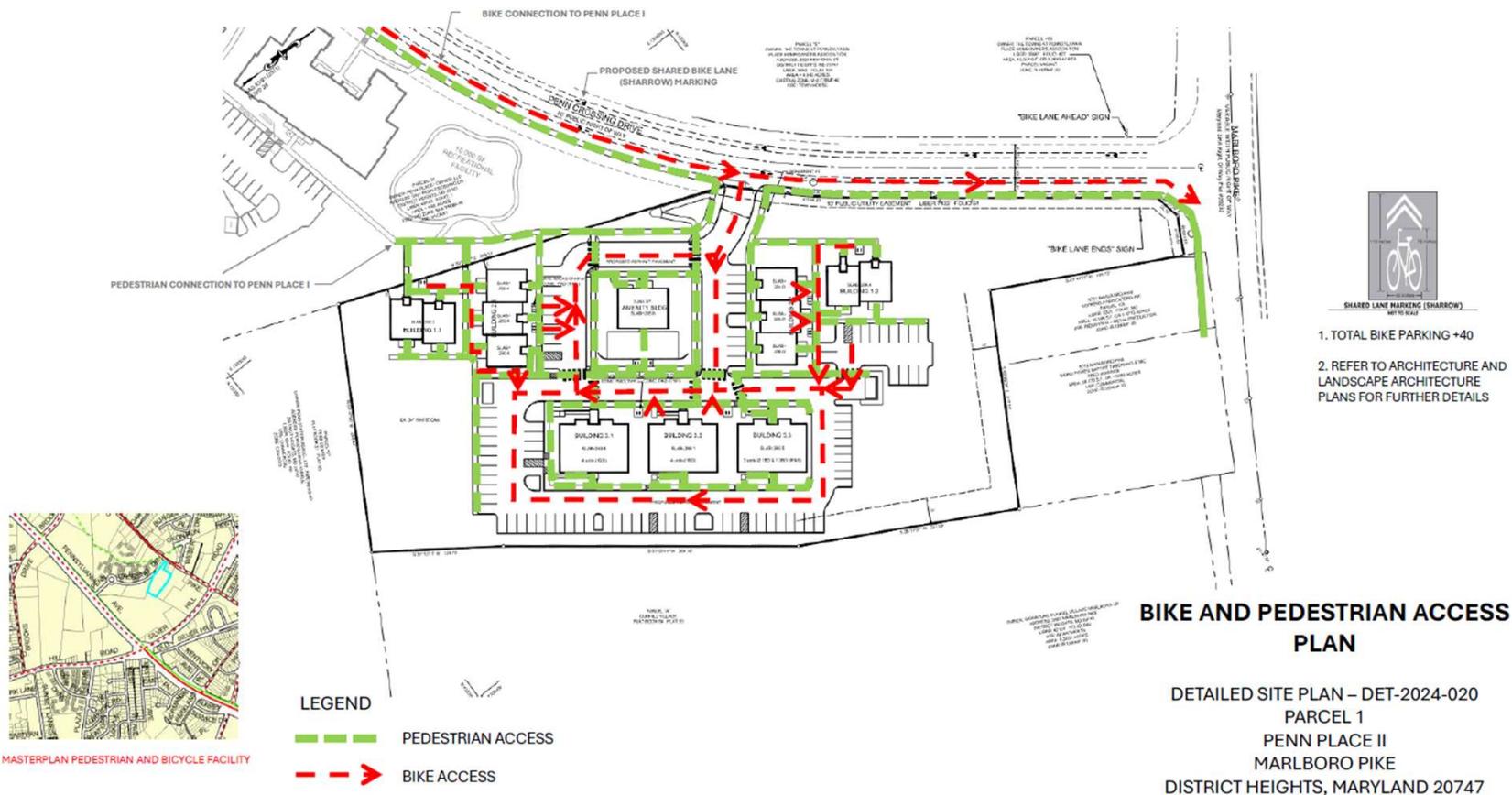
LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



BIKE AND PEDESTRIAN ACCESS PLAN



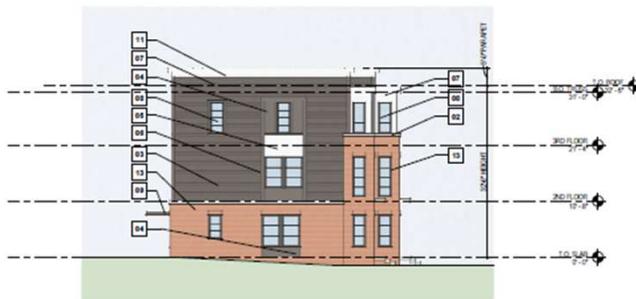
ELEVATIONS – RESIDENTIAL BUILDINGS



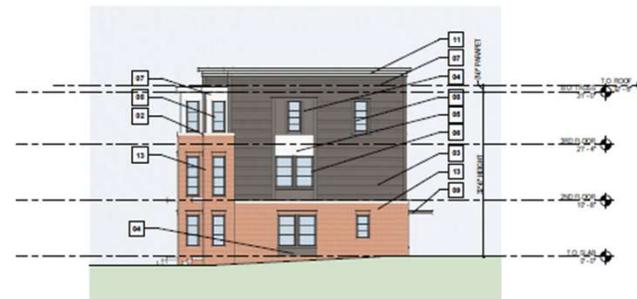
BUILDING 1 - FRONT ELEVATION
1/8" = 1'-0"



BUILDING 1 - BACK ELEVATION
1/8" = 1'-0"



BUILDING 1 - SIDE ELEVATION L
1/8" = 1'-0"



BUILDING 1 - SIDE ELEVATION R
1/8" = 1'-0"

ELEVATIONS - RESIDENTIAL BUILDINGS



BUILDING 3.3 - FRONT ELEVATION
1/8" = 1'-0"



BUILDING 3.3 - REAR ELEVATION
1/8" = 1'-0"



BUILDING 3.3 - SIDE ELEVATION L
1/8" = 1'-0"



BUILDING 3.3 - SIDE ELEVATION R
1/8" = 1'-0"

ELEVATIONS - RESIDENTIAL BUILDINGS



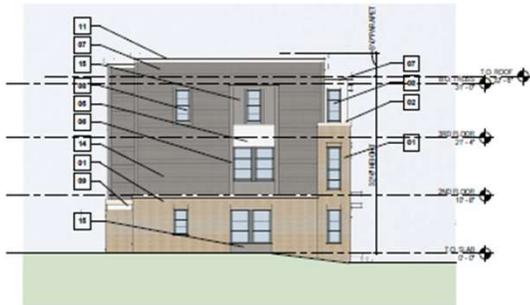
BUILDING 2 - FRONT ELEVATION

1/8" = 1'-0"



BUILDING 2 - BACK ELEVATION

1/8" = 1'-0"



BUILDING 2 - SIDE ELEVATION L

1/8" = 1'-0"



BUILDING 2 - SIDE ELEVATION R

1/8" = 1'-0"

ELEVATIONS – AMENITY BUILDING



F1 AMENITY - SOUTH ELEVATION
 1/8" = 1'-0"



C1 AMENITY - EAST ELEVATION
 1/8" = 1'-0"



D1 AMENITY - WEST ELEVATION
 1/8" = 1'-0"



A1 AMENITY - NORTH ELEVATION
 1/8" = 1'-0"

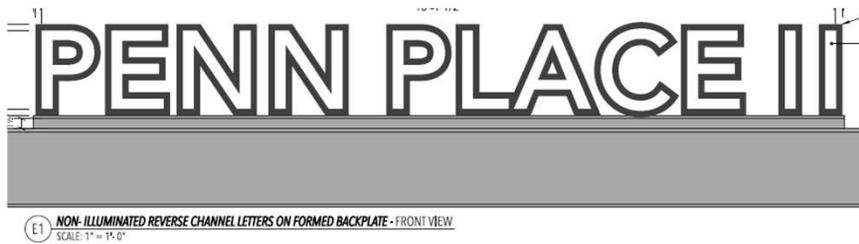
SITE RENDERING



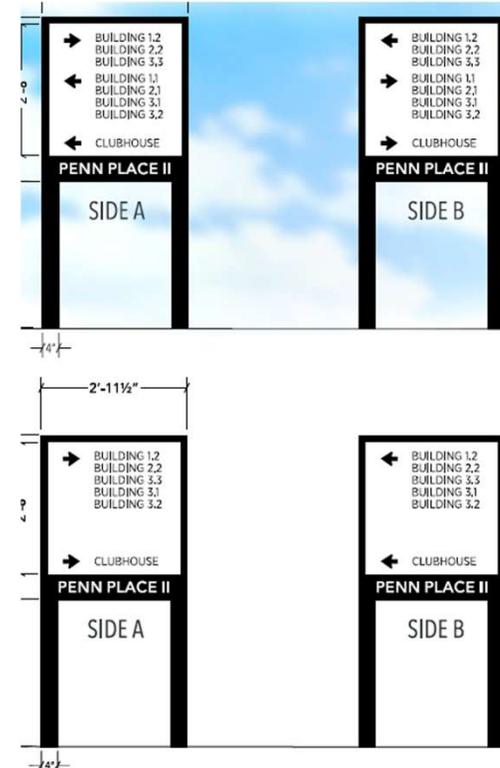
SIGNS



Residential Gateway Sign



Amenity Building Canopy Sign



Directional Signs

STAFF RECOMMENDATION

APPROVAL with conditions

- DET-2024-020
- TCP2-2025-0058

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/27/2025
- Acceptance Mailing: 08/27/2025

STATEMENT OF JUSTIFICATION

PENN PLACE

DETAILED SITE PLAN

DET-2024-020

MARCH 5, 2025

REVISED MAY 2, 2025

Applicants

Penn Place II Owner LLC
C/O The Velocity Companies
9183 A Central Ave
Capitol Heights, MD 20743

Attorney

Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
Contact: Thomas Haller
301-306-0033

Engineer

CV, Inc.
610 Professional Drive, Suite 108
Gaithersburg, MD 20879
301-637-2510
Contact: Michael Thomas

Architect

Torti Gallas + Partners
1923 Vermont Avenue, NW
Grimke School, 2nd Floor
| Washington, DC 20001
Stephanie Farrell, AIA
240-645-1258

TABLE OF CONTENTS

1.0	INTRODUCTION/OVERVIEW/ORIENTATION	1
2.0	ZONING HISTORY AND SUMMARY OF DEVELOPMENT PROPOSAL	3
3.0	CONFORMANCE WITH CONDITIONS OF ADQ-2022-042	9
4.0	CONFORMANCE WITH CONDITIONS OF 4-22049	10
5.0	CONFORMANCE WITH THE REQUIREMENTS OF THE RMF-20 ZONE	16
6.0	CONFORMANCE WITH THE REQUIREMENTS OF DEVELOPMENT STANDARDS CONTAINED IN THE ZONING ORDINANCE	20
7.0	CONFORMANCE WITH DSP CRITERIA	120
8.0	CONCLUSION	125

STATEMENT OF JUSTIFICATION
PENN PLACE
DETAILED SITE PLAN DET-2024-020

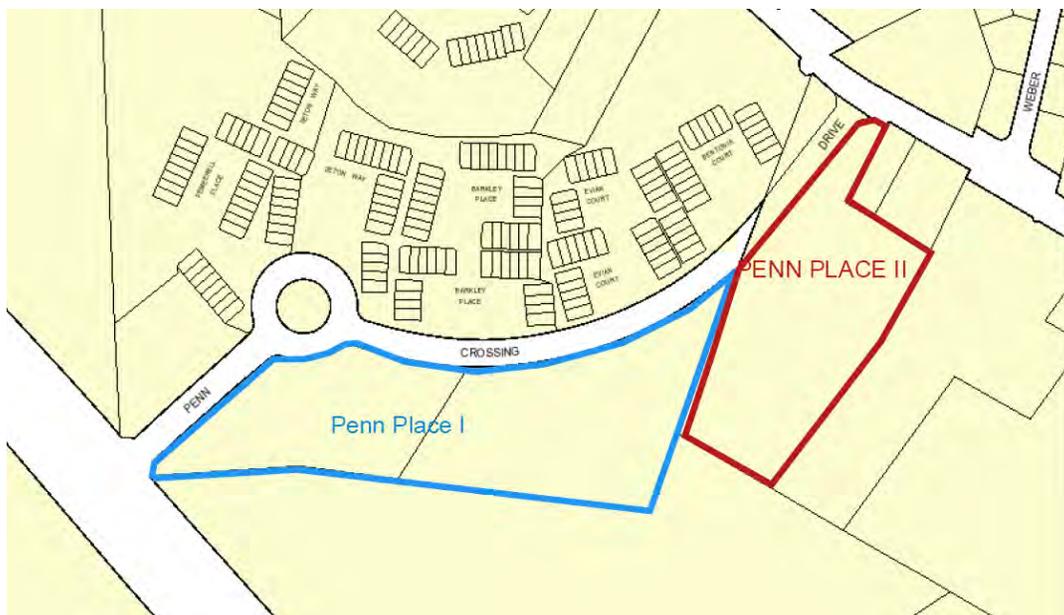
1.0 INTRODUCTION/OVERVIEW/ORIENTATION

Penn Place II Owner LLC (“Applicant”) files this Detailed Site Plan (“DET”) for approximately 4.907 acres of land located on the south side of Penn Crossing Drive in District Heights Maryland. Penn Crossing Drive extends from Pennsylvania Avenue (MD 4) and Marlboro Pike. The property which is the subject of this application consists of one parcel of land which is unplatted. This parcel is more particularly described as Parcel 117 on Tax Map 81, Grid A-2, which was conveyed to the Applicant by deed dated June 16, 2022 and recorded among the Land Records of Prince George’s County at Book 48358 Page 438 (the “Subject Property”).

The Applicant proposes to construct a multifamily development containing 54 multifamily dwelling units. The multifamily dwelling units contained within seven buildings, plus a community building. The Subject Property is zoned RMF-20.

As noted above, the Subject Property is located on the south side of Penn Crossing Drive. Across Penn Crossing Drive north of the Subject Property is the Towns at Pennsylvania Place townhome community, which was developed in the M-X-T Zone under the prior Zoning Ordinance and is now zoned RMF-48. While the Subject Property does have a small amount of frontage on Marlboro Pike to the north, this portion of the Subject Property is unusable. Intervening land between the Subject Property and Marlboro Pike includes a custom metal fabricator (Koppers Fabrication) and a church (Word Power Ministries, Inc.), both of which are

zoned RMF-20. Abutting the Subject Property to the south are the Penn Station Shopping Center and the Silver Hill Plaza Shopping Center, currently zoned CGO but previously zoned C-S-C. Abutting the Subject Property to the east is land in the RMF-20 zone (formerly R-18), which is improved with the Dunhill South Apartments. The western boundary of the Subject Property is adjacent to land owned by Penn Place I Owner LLC, an entity affiliated with the Applicant in this case. This property is zoned RMF-48 but is being developed in accordance with the prior M-X-T Zone. This property contains 7.54 acres and has been approved for 168 multifamily dwelling units and 767 square feet of commercial space pursuant to Conceptual Site Plan CSP-87128-02, Preliminary Plan of Subdivision 4-23003 and Detailed Site Plan DSP-23003. As will be described in greater detail below, these two projects are being developed in a coordinated manner. The orientation of the two developments can be seen on the image below.



While being developed in a coordinated manner, separate applications were required because the Penn Place I property is in a different zoning category and requires different approval

processes than the Penn Place II property. In addition, the Penn Place II property is being developed pursuant to the provisions of the current Zoning Ordinance.

2.0 ZONING HISTORY AND SUMMARY OF DEVELOPMENT PROPOSAL

As noted above, the Subject Property is zoned RMF-20. Prior to the adoption of the 1986 Master Plan and Sectional Map Amendment for Suitland-District Heights and Vicinity, the Subject Property was in the C-1 Zone. The Subject Property changed to the C-S-C Zone, where it remained until 2009. In 2009, the Subject Property was rezoned from the C-S-C zone to the R-18 Zone by the Marlboro Pike Sector Plan and SMA by Zoning Change No. B23. As noted in the discussion of this Zoning Change:

Rezoning from C-S-C to R-18 is consistent with the plan goals, policies and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.

The proposed development of 54 multifamily dwelling units is consistent with the desire to promote infill residential development to strengthen existing neighborhoods.

After the adoption of the new Zoning Ordinance in 2018, the County commenced the Countywide Sectional Map Amendment process to implement the new Zoning Categories. The Subject Property was placed in the RMF-20 Zone, which permits multifamily dwelling units at a density of 20 dwelling units per acre. The proposed development of 54 dwelling units achieves a density of 11 dwelling units per acre, well below the density permitted in the RMF-20 zone.

As noted above, the proposed development is to be constructed in conjunction with the abutting property to the west, as depicted on the plan below:

PENN PLACE I & II – SITE PLAN



The proposed development will be affordable housing. A total of seven residential buildings and one amenity building are proposed. The layout of these buildings can be seen on the site layout below:

PENN PLACE II – SITE PLAN



To accommodate site constraints, several building types are proposed, as noted below:

- Building 1.1: 3 stories, 6 two-bedroom units;
- Building 1.2: 3 stories, 6 two-bedroom units
- Building 2.1: 3 stories, 9 two-bedroom units
- Building 2.2: 3 stories, 9 two-bedroom units
- Building 3.1: 3 stories, 4 one bedroom & 4 3 bedroom units;
- Building 3.2: 3 stories, 4 one bedroom & 4 3 bedroom units;
- Building 3.3: 3 stories, 4 one bedroom & 4 3 bedroom units;

The layout of the buildings can be seen on the aerial rendering:



A rendering of the first building at the entrance to the development is below:



In sum, there are a total of 54 dwelling units, with 30 two-bedroom units, 12 one-bedroom units and 12 three-bedroom units. There will be one-, two- and three-bedroom units which meet the Uniform Accessibility Standards, and two of the two-bedroom units are designed for the hearing impaired.

During pre-application review, the Applicant was requested to provide some clarity as to how the proposed dwellings were multifamily dwellings and not three-family dwellings. Section 27-2500 defines a three-family dwelling as follows:

Dwelling, three-family: A building containing three dwelling units. Units may be located side by side in a horizontal configuration or stacked one above the other in a vertical configuration, sharing common vertical walls or horizontal floors and ceilings.

Section 27-2500 defines a multifamily dwelling as follows:

Dwelling, multifamily: A building containing four or more dwelling units. Units may be located side by side in a horizontal configuration or stacked one above the other in a vertical configuration, sharing common vertical walls or horizontal floors and ceilings.

Multifamily dwellings include what are commonly called apartments, or condominium units, but not townhouse dwellings.

First, there are no buildings with only three units. All buildings on the site will be permitted under IBC standards as whole, single buildings. In Building 1.1, all common vertical walls and horizontal floors between units are 1-hour partitions and all 6 units within the exterior walls are considered part of the same multifamily building. There is no fire wall to separate the structure into two different buildings. The definition for a multifamily dwelling does not require that all units within the structure be connected by a shared hallway.

It was also noted in pre-application comments that the architectural plans have a square marked "Opt.", but it was not clear what this referred to. These are rear patios provided for the units. They are labeled "Opt." because the Applicant may decide to not move forward with providing the patios. If they are provided, connections to the rear sidewalk will be maintained.

The multifamily buildings will include high-quality materials, including two brick tones (blonde and red), three tones of lap cementitious siding (Espresso, Aged Pewter and Arctic White), panel cementitious siding and elements of cast stone. Strategies will also be implemented to enhance the inherently sustainable nature of the site's location and promote a healthy, desirable, and comfortable lifestyle that will fully benefit the project's residents while minimizing the impact on the environment. As a medium density development built on an infill site, the project will rely on existing infrastructure and access to transit and services – all important smart growth features. In addition, the project will exceed normal performance in both water and energy usage. Water conserving plumbing fixtures, efficient lighting and Energy Star appliances will not only help the environment but will also greatly benefit the residents

with reduced utility costs and an enhanced quality and comfort of living. Bioretention areas will be provided to address surface storm water management and native plant selections will be utilized. A healthy environment for the buildings' residents will be created using safe, non-toxic materials and properly ventilating spaces to prevent exposure to mold and other contaminants. The project will also pursue other sustainable strategies such as access to open space, all electric buildings (non-carbon), recycling storage and others. While the number of parking spaces provided is sufficient to meet the needs of the residents, the number is reduced below that typically required in the R-18 Zone to encourage the use of public transportation, carpooling, bike use, etc. Light color roofing will also be provided to reduce the heat island effect and LED lighting will be provided throughout the development.

The amenity building is in the center of the Subject Property. The north elevation, which faces Penn Crossing Drive, can be seen in the image below:



A1 AMENITY - NORTH ELEVATION

1/8" = 1'-0"

The amenity center will include a multipurpose room, fitness equipment, and business center to enhance the living experience of the residents.

In addition to the amenity center, a playground is now approved to be constructed within the abutting Penn Place I development. The use of this area will be shared between the two projects. In addition, in meetings with the townhouse community across Penn Crossing Drive, they have expressed an interest in also having access to this playground. The owners of the project have agreed to allow the surrounding residents to have access to this facility as an amenity for the community.

3.0 ANALYSIS OF CONFORMANCE WITH THE CONDITIONS OF ADQ 2022-042

The Certificate of Adequacy for Penn Place 2 was approved by the Planning Director on July 17, 2024 subject to three conditions, each of which is addressed below:

- 1. Total development within the Preliminary Plan of Subdivision shall be limited to uses which generate no more than 31 AM and 35 PM peak-hour vehicle trips.**

COMMENT: The trip cap was based upon a total of 58 multifamily dwelling units. The Applicant agreed to save a specimen tree which resulted in the loss of four units. Only 54 units are proposed in the DET. Thus, the proposed development conforms to the trip cap established by Condition 1 of the ADQ.

- 2. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detailed site plan submission.**

COMMENT: A bicycle and pedestrian facilities plan is included with the DET.

- 3. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision**

Regulations (“Required Off-Site Facilities”), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency’s access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

- a. Remove existing pedestrian ramps and replace with Americans with Disabilities Act (ADA) compliant pedestrian ramps at the intersection of Penn Crossing Drive and Pemberell Place, as detailed in Appendix B2 of the applicant’s Bicycle, Pedestrian Impact Statement (BPIS) dated March 2024.

COMMENT: This condition will be addressed prior to the approval of the first building permit.

4.0 ANALYSIS OF CONFORMANCE WITH THE CONDITIONS OF PRELIMINARY PLAN OF SUBDIVISION 4-22049

The Preliminary Plan of Subdivision for Penn Place 2 was approved at the Planning Board hearing on September 5, 2024. The Preliminary Plan was approved pursuant to the provisions of the prior Zoning Ordinance. However, per Section 27-1704(f) of the Zoning Ordinance, “an applicant may elect at any stage of the development review process to have the proposed development, or any portion thereof, reviewed under this Ordinance.” It is further noted in 27-1704(f)(1) that “if the applicant desires to utilize an approval under the prior Zoning Ordinance and/or the prior Subdivision Regulations applicable to a single lot or parcel, any new application under this Ordinance shall conform with all prior applicable conditions of approval.” The prior Preliminary Plan of Subdivision was approved for a single parcel and the applicant desires to utilize that approval. Therefore, this application must conform to all prior applicable conditions of approval. An analysis of the prior conditions of approval is set forth below.

Preliminary Plan 4-23003 was approved subject to 14 conditions, each of which is addressed below:

1. **Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:**
 - a. **Revise General Note 25 to provide the approval date of the stormwater management concept plan.**
 - b. **Label the existing northernmost curb cut along Penn Crossing Drive to be removed.**
 - c. **Label the proposed easement adjacent to Penn Crossing Drive, covering the proposed storm drain structure and pipe.**

COMMENT: Each of these revisions were made with the signature approval of the PPS.

2. **Prior to approval, the final plat of subdivision shall include:**
 - a. **Dedication of a 10-foot-wide public utility easement along the abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision.**

COMMENT: The PUE will be shown on the final plat.

3. **In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County *Park and Recreation Facilities Guidelines*.**

COMMENT: On-site recreational facilities are provided. As noted above, a clubhouse is provided on site to serve the future residents, and the recreational facilities constructed in conjunction with Penn Place I will also be available for use by the residents.

4. **The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Prince George's County *Park and Recreation Facilities Guidelines*,**

with the review of the detailed site plan (DSP). Timing for construction shall also be determined at the time of DSP.

COMMENT: The recreational facilities will be reviewed in conjunction with this application.

5. **Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities agreement (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Book and page of the RFA shall be noted on the final plat, prior to plat recordation.**

COMMENT: The RFA will be submitted with the final plat.

6. **Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.**

COMMENT: The bond will be posted prior to building permit.

7. **Development of this site shall be in conformance with Stormwater Management Concept Plan 36919-2024-SDC, and any subsequent revisions.**

COMMENT: The proposed development conforms to the Site Development Concept Plan.

8. **In conformance with the recommendations of the 2009 *Approved Countywide Master Plan of Transportation* and the 2009 *Approved Marlboro Pike Sector Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall show these improvements on the detailed site plan, prior to its acceptance:**
 - a. **Shared-lane markings (sharrows) and a "Bicycles**

May Use Full Lane” signage assembly along the site’s frontage of Penn Crossing Drive, unless modified by the operating agency with written correspondence.

- b. A minimum 5-foot-wide sidewalk along both sides of all new internal driveways.**
- c. A minimum 5-foot-wide sidewalk, connecting the sidewalk along the site’s frontage of Penn Crossing Drive to the building entrances.**
- d. Standard crosswalks and associated Americans with Disabilities Act (ADA) curb ramps at all vehicular access points and to the building entrances.**
- e. Short- and long-term bicycle parking spaces. Short-term bicycle racks (inverted-style or a similar model that provides two points of contact for a parked bicycle) shall be located no more than 50 feet from the building entrance.**

COMMENT: All of these features have been depicted on the site plan submitted for review with this application.

- 9. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-013-2024). The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-013-2024 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of

CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

COMMENT: The proposed development will conform to the TCP 1.

10. **Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

COMMENT: This will be addressed at the time of final plat.

11. **Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised, as follows, to meet all requirements of Subtitle 25:**
 - a. **Correct the general tree conservation plan Note 1 to remove the "PP" from the plan number.**
 - b. **Specimen Trees ST-4 shall be shown as retained, and the limits of disturbance adjusted accordingly, unless modified at the time of Detailed Site Plan.**
 - c. **The location of specimen trees shall be consistent with the approved natural resources inventory (NRI) plan.**
 - d. **Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying with specificity the variance decision of the Prince George's County Planning Board:**

"NOTE: This plan is in accordance with the following variance(s) from the strict

requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25- 122(b)(1)(G): (Identify the specific trees to be removed).”

- e. **Correct the proposed woodland conservation area along the southern end of the site, to conform to the design requirements as established in Subtitle 25-122(b)(1).**
- f. **Add a woodland conservation area near the southwest property corner with Penn Crossing Drive, contiguous to the 0.14-acre woodland preservation area shown on TCP1-017-2022 for the Penn Place I development.**

COMMENT: Each of these revisions has been made to the TCP 1. Of note, the concept site layout has been modified to save ST-4 as required by the Planning Board.

- 12. **Prior to signature approval of the preliminary plan of subdivision, the approval letter associated with Stormwater Management Concept Plan 36919-2024-SDC shall be submitted.**

COMMENT: The Site Development Concept Plan approval letter has been obtained and a copy is included with the submission package.

- 13. **As part of the detailed site plan review, the applicant shall look for opportunities to reduce the amount of impervious surfaces. Measures that could be taken include removing extraneous drive aisles not adjacent to required parking, requesting a departure from the number of required parking spaces, utilizing structured parking, or proposing on street parking.**

COMMENT: The Applicant has taken several steps to reduce impervious area. First, the concept layout was revised to save ST-4, thereby reducing impervious area. Second, the Applicant has

elected to file this application under the provisions of the new Zoning Ordinance, which requires fewer parking spaces than the prior Zoning Ordinance. The reduction in the number of required parking spaces reduces impervious area. Finally, the Applicant is proposing 10 parking spaces with pervious paving adjacent to the submerged gravel wetland. All of these measures reduce impervious area as required by Condition 13 of the preliminary plan of subdivision.

14. **Prior to signature approval of the preliminary plan of subdivision, the natural resources inventory plan (NRI) shall be approved.**

COMMENT: NRI-133-2021-01 has been approved.

5.0 CONFORMANCE WITH THE REQUIREMENTS OF THE RMF-20 ZONE

The Zoning Ordinance contains regulations for each zoning category. These regulations outline the purpose of the zone and include Intensity and Dimensional Standards. For the RMF-20 zone, these provisions are found in Section 27-4202(h) of the Zoning Ordinance.

Section 27-4202(h)(1) sets forth the purposes of the RMF-20 Zone. The purposes are as follows:

- (A) **To provide suitable sites for high-density multifamily residential development;**

COMMENT: The 2009 Marlboro Pike Sector Plan recommends residential medium-high land use for the Subject Property. Residential medium-high land use encourages residential areas between 8 and 20 dwelling units per acre with a mix of dwelling unit types including apartments. With a proposed density of 11 dwelling units per acre, the proposed development conforms to the Sector Plan's land use recommendation. The proposed development will

introduce new, affordable rental housing close to public transit and commercial uses consistent with the RMF-20 Zone.

- (B) To provide for this type of development at locations recommended by an Area Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council;**

COMMENT: As noted above, the Sector Plan recommends this type of development, having transitioned the property from a commercial zoning category with the purpose of strengthening existing neighborhoods. The proposed development will be compatible with the Towns at Pennsylvania Place townhouse development across Penn Crossing Drive, which conforms to this purpose.

- (C) To support multifamily development at sites that are proximate to centers or are at appropriate locations along commercial corridors; and**

COMMENT: The 2009 Marlboro Pike Sector Plan was adopted to enhance the Marlboro Pike corridor and the Sector Plan encourages new residential development compatible with older neighborhoods. The proposed development is consistent with and implements the recommendations of the Sector Plan by providing new multifamily housing in this area, easily accessible to existing commercial. As part of this development, lighting, landscaping and sidewalks will be improved in accordance with DPIE standards to enhance the streetscape, pedestrian accessibility, connectivity and access to Marlboro Pike. These improvements will benefit the existing residential development on the north side of Penn Crossing Drive. As a result, the proposed development implements the vision of the Sector Plan. Finally, Plan Prince George's 2035 contains a goal of achieving 75% of new residential development in priority areas within the County, including the areas inside the Beltway where infrastructure to support

such development already exists. The proposed development is fully consistent with this goal and takes advantage of the infrastructure constructed almost 40 years ago to serve the Subject Property.

(D) To ensure compatibility with surrounding lands.

COMMENT: As noted above, the property to the south is being developed in conjunction with this development and the two affordable multifamily rental projects will share recreational facilities. The development across Penn Crossing Drive consists of townhouses. The lower scale units proposed in this development are architecturally compatible with the project across the street. The property to the east is also a multifamily rental community. Two commercial uses abut the property. The Penn Station Shopping Center has a wooded area abutting the Subject Property and the development is connected to the shopping center by a private driveway accessible from Penn Crossing Drive, promoting accessibility. There is a church and a non-conforming metal fabricator on the property to the north abutting Marlboro Pike. These small properties will not impact the compatibility of the proposed development.

Section 27-4202(h)(2) sets forth the Intensity and Dimensional Standards. As reflected on the Detailed Site Plan, and as addressed in greater detail below, the proposed development conforms with the Intensity and Dimensional Standards to the extent possible. For ease of reference, the applicable Intensity and Dimensional Standards are set forth below:

- **Density: maximum 20 dwelling units per acre.**

COMMENT: The proposed development is 11 dwelling units per acre, which conforms to this standard.

- **Net lot area, minimum: 7,500 square feet.**

COMMENT: The proposed development conforms to the minimum area requirements as it contains 4.9 acres.

- **Lot Width, Minimum: 60 feet.**

COMMENT: The Subject Property has 427 feet of frontage on Penn Crossing Drive, conforming to this standard.

- **Lot frontage at front street line: 48 feet.**

COMMENT: As stated above, the Subject Property has 427 feet of frontage on Penn Crossing Drive, conforming to this standard.

- **Lot Coverage: Minimum: No requirement; Maximum 40 percent of net lot area.**

COMMENT: The proposed lot coverage is 34 percent, which conforms to the maximum lot area requirement.

- **Green Area: Minimum 60%.**

COMMENT: The proposed green area is 66 percent, which conforms to the minimum green area requirement.

- **Front yard depth: 15 feet.**

COMMENT: The minimum front yard depth provided is 62.5 feet, which conforms to this standard.

- **Side yard width: Minimum 8 feet.**

COMMENT: The minimum side yard depth provided is 10 feet, which conforms to this standard.

- **Rear Yard depth: Minimum 20 feet.**

COMMENT: The minimum rear yard depth provided is 72.2 feet, which conforms to this standard.

- **Principal structure height: Maximum 50 feet.**

COMMENT: The maximum building height is 35 feet, which conforms to this standard.

- **Accessory Structure height: Maximum 15 feet.**

COMMENT: No accessory structures are proposed. This standard is not applicable.

6.0 CONFORMANCE WITH THE REQUIREMENTS OF DEVELOPMENT STANDARDS CONTAINED IN THE ZONING ORDINANCE

Detailed Development Standards are set forth in Part 27-6 of the Zoning Ordinance. Per Section 27-6101, these standards are applicable to all development projects in Prince George’s County.

PART 27-6: DEVELOPMENT STANDARDS

Set forth below are the applicable development standards. These development standards are reproduced from the Zoning Ordinance, with comments regarding the conformance of the proposed DET provided in **red**.

Sec. 27-6200 Roadway Access, Mobility, and Circulation

27-6206. Vehicular Access and Circulation

(1) Definition of Street Functional Classification

All public streets will be classified by the County according to the system of functional classification defined in the Approved Countywide Master Plan of Transportation (as may be amended from time to time) and shall be designed and constructed to the County’s adopted street design standards as authorized by Subtitle 23, Roads and Sidewalks, of the County Code. Within the Regional Transit Districts and Local Centers as designated by the General Plan (as may be amended from time to time), the Prince George’s County Urban Street Design Standards shall apply.

COMMENT: Noted

(2)Vehicular Accessway Classifications

As a basis for application of many of the vehicular access and circulation standards in this Section, proposed and existing vehicular accessways shall be classified in accordance with the following classifications, which reflect the accessway's relative functions in providing access to and from principal origin and destination points and accommodating travel mobility. These do not supersede or replace classifications used in the Prince George's County Specifications and Standards for Roadways and Bridges.

a.Driveways

Driveways are accessways that function solely to provide direct and immediate vehicular access between an alley or street and the principal origin and destination points within an abutting development, or part of a large development. They generally handle low vehicular travel speeds and traffic volumes, but may handle higher vehicular traffic volumes within large commercial and mixed-use developments (e.g., driveways within mixed-use developments or shopping center parking areas). Driveways are generally not located in the public right-of-way for their principal length, or along building frontages in the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and are not considered streets.

COMMENT: The proposed development is served by a single driveway which directly accesses Penn Crossing Drive.

b.Alleys

- i. Alleys make up a specialized classification of accessway that primarily functions to provide secondary vehicular access and/or service and delivery vehicle access between a street and the rear or sides of lots or buildings. Alleys may provide primary vehicular access for dwellings designed to have no driveway access from the fronting street, or access may be provided through a combination of an alley and a driveway from a fronting street. Alleys may not provide primary vehicular access for dwellings that do not have a fronting street unless such dwelling front instead on common open spaces such as a mews or courtyards.
- ii. Within the CN, NAC, LTO, RTO-L, RTO-H, LTO-PD, and RTO-PD zones, alleys shall comply with standards established in the Prince George's County Urban Street Design Standards. In all other areas of the County, alleys shall comply with the standards established in Subtitle 23: Roads and Sidewalks, and [Subtitle 24: Subdivision Regulations](#), of the County Code, and the Prince George's County Specifications and Standards for Roadways and Bridges.

COMMENT: No alleys are proposed

c.Connectivity

The accessways defined in Sections 27-6206(b)(1) and 27-6206(b)(2) shall connect to public or private streets, which shall follow standards of design and construction as defined in the Prince George's County Specifications and Standards for Roadways and Bridges and in Subtitle 23: Roads and Sidewalks, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction.

COMMENT: The driveway serving the development connects to a public street, Penn Crossing Drive, and will conform to all requirements of Subtitle 23, subject to approval by DPIE.

(3) Required Vehicular Access and Circulation

A new development shall be served by a system of vehicular accessways and internal circulation (including driveways, and alleys connecting from public or private streets, as well as any required fire lanes, parking lot drive aisles, and any circulation associated with parking, loading, or drive-through service windows) that are designed to accommodate appropriate circulation of firefighting and other emergency vehicles, public transit, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the development, as defined by the standards in Subtitle 23: Roads and Sidewalks.

COMMENT: The DET complies with this requirement. The proposed development will be accessed from Penn Crossing Drive. This access will adequately serve the project and accommodate public safety and service vehicles.

(4) Vehicular Access Management

a. Limitation on Direct Access Along Arterial, Major Collector, and Collector Streets

Proposed direct driveway access to a development's principal origin or destination points (including individual lots in a subdivision) may be provided directly from an arterial, major collector, or collector street only if:

- i. No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide;
- ii. Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial, major collector, or collector street, and no more than one additional two-way driveway or pair of one-way driveways per additional 200 feet of frontage; and
- iii. The development(s) served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or it is determined that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes, and the adjacent arterial, major collector, or collector street has sufficiently low travel speeds and traffic volumes, to allow safe driveway access while preserving the safety and efficiency of travel on the arterial, major collector, or collector street.

COMMENT: Not applicable. No access is proposed to an arterial, major collector or collector street.

b.Limitation on Direct Driveway Access along Other Streets

The following standards shall apply to vehicular access along a street other than an arterial, major collector, or collector street.

- i.For single-family detached dwellings, two-family dwellings, and three-family dwellings, one direct driveway access point is allowed if only the frontage of the lot abuts the street’s right-of-way. If the street is on a corner lot of two non-arterial, non-major collector, and/or non-collector streets and abuts the right-of-way of two intersecting streets, two direct driveway access points are allowed (one to each street).

COMMENT: Not applicable, as the development proposes multifamily dwellings.

- ii.For townhouse and multifamily dwellings, and for uses in the Public, Civic, and Institutional; Commercial; and Industrial Use Categories, the number of vehicular access points along a public street shall follow State, County, or municipal access standards, as applicable, to protect the function, safety, and efficiency of travel on the street and any associated bikeways and sidewalks.

COMMENT: One point of access is proposed, which will be constructed to the standards set forth in Subtitle 23 subject to DPIE approval. The shape of the Subject Property limits the ability to provide additional access, but the number of dwelling units (54) does not require a second access point.

- iii.Where a through lot or corner lot fronts on roadways of different classifications, direct driveway access to the lot shall be provided only from the lower-classified fronting street, to the maximum extent practicable.

COMMENT: The Subject Property fronts on Marlboro Pike (a collector roadway) and Penn Crossing Drive (a lower classification roadway). The sole driveway access is to the lower-classified fronting street.

c.Shared Driveways

- i.Driveway access shared between adjoining lots is encouraged and, in the case of County or State access spacing requirements that do not allow individual lot frontages to be served individually, may be required to limit direct vehicular access along streets.
- ii.Easements allowing cross-access to and from lands served by a shared driveway, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George’s County before issuance of a building permit for the development proposing the shared driveway access. Such easements shall clearly limit parking of each property owners’ vehicles to their side of the driveway, and stipulate that both owners shall share in the costs and responsibility of maintaining the driveway.

COMMENT: Not applicable, as no shared driveways are proposed due to the use of the abutting properties and the location of existing and proposed driveways serving those uses.

(5)Cross-Access

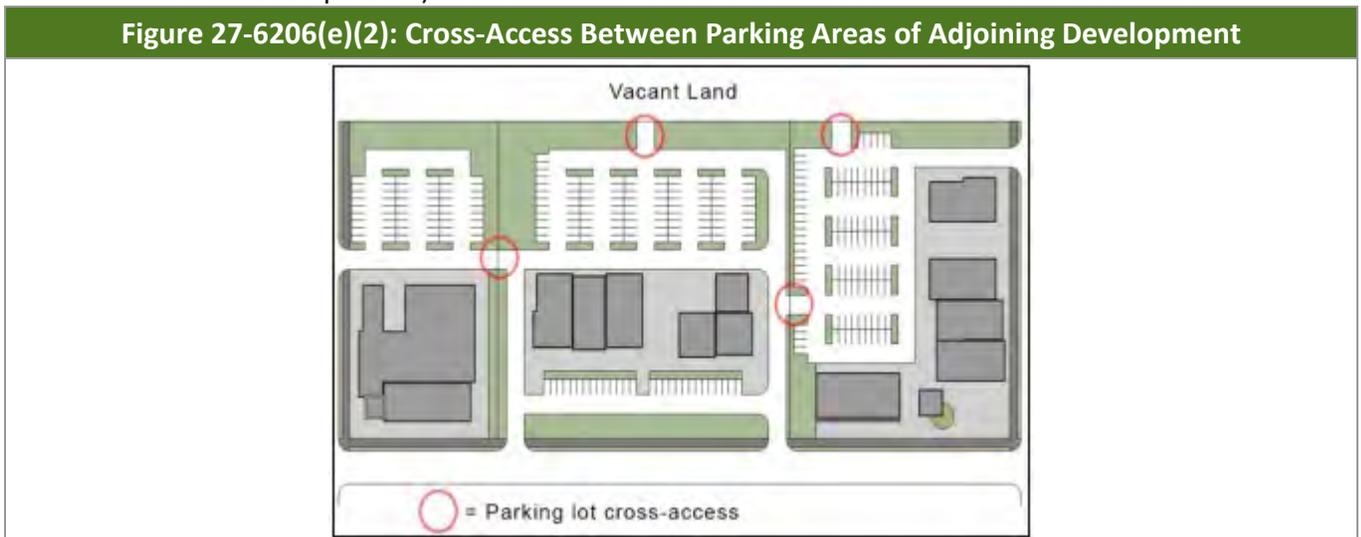
a.Purpose

The purpose of the following vehicular connectivity standards is to enhance safe and convenient mobility within and between neighborhoods and developments that helps integrate and connect neighborhoods, allow residents to conveniently visit neighbors and nearby activity centers without compromising the capacity of the County’s streets to accommodate through-traffic, improve opportunities for comprehensive and convenient transit service, enhance efficient provision of public services, and improve the speed and effectiveness with which emergency services and police and fire protection can be provided to County residents and lands.

b.Cross-Access Between Adjoining Developments

To encourage shared parking and minimize access points along streets, new development, other than industrial development, in the Transit-Oriented/Activity Center base and PD zones and Nonresidential base zones shall comply with the following standards:

- i.The internal vehicular circulation system shall be designed and constructed to provide vehicular cross-access between the development’s vehicular use areas and those on adjoining parcels containing a nonresidential or mixed-use development, or to the boundary of adjoining vacant land in a Transit-Oriented/Activity Center base or PD zone or a Nonresidential zone (see Figure 27-6206(e)(2): Cross-Access Between Parking Areas of Adjoining Developments).



- i.Cross-accessways shall provide for two-way vehicular traffic between the vehicular use areas on the adjoining lots through the use of a single driveway or drive aisle that is at least 22 feet wide or through two one-way driveways or aisles that are each at least 14 feet wide.

ii. The Planning Director or review body deciding a parent application may waive or modify the requirement for vehicular cross-access if the applicant clearly demonstrates that such cross-access is impractical or undesirable due to the presence of topographic conditions, natural features, or safety factors.

iii. Easements allowing cross-access to and from lands served by a vehicular cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded in the Land Records of Prince George's County before record plat or prior to the issuance of a building permit for the development.

COMMENT: Not applicable because the Subject Property is not in a Transit-Oriented/Activity Center base, PD zone or Nonresidential base zone.

1. Connectivity Standards for Single-Family (Attached and Detached) Residential Development

a. Minimum Connectivity Index Score Required

New single-family residential subdivisions processed with a preliminary plan of major subdivision shall achieve an internal street connectivity index score in accordance with Table 27-6206(f)(1): Minimum Street Connectivity Index.

Table 27-6206(f)(1): Minimum Street Connectivity Index	
Zone Where Development is Proposed	Minimum Connectivity Index Score
Located in Residential and Planned Development Zones	1.50
Located in Nonresidential and Transit-Oriented/Activity Center Zones	1.4

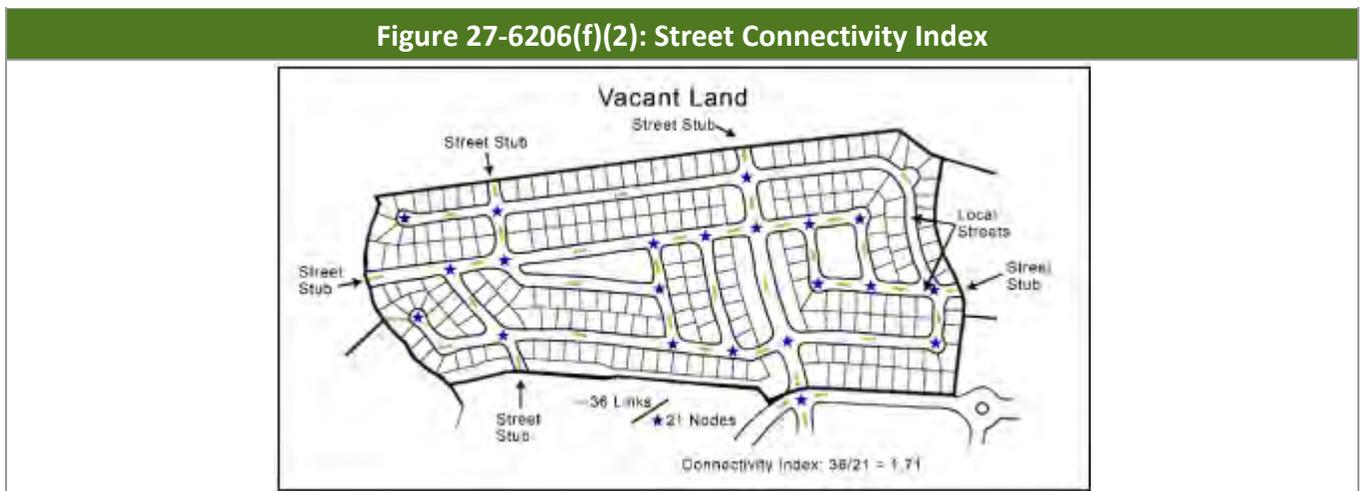
a. Connectivity Index Score Calculation

The connectivity index for a development is calculated by dividing its links by its nodes. Figure 27-6206(f)(2): Street Connectivity Index, provides an example of how to calculate the connectivity index.

Nodes exist at street intersections, including any intersections to access streets immediately adjacent to the development but outside of its site property, such as intersections that provide access to the development through an entry street or driveway; traffic circles/roundabouts; street intersections with alleys that serve as the only vehicular access to residential dwellings; trail intersections where two or more trails intersect; and cul-de-sac heads within the development.

Links are stretches of road that connect nodes, stub streets, and pedestrian connections pursuant to Section 27-6206(g) below. Any alley that serves as the only vehicular access to residential dwellings shall also count as a link. Other alleys do not count as links. For purposes of this Subsection, stub streets shall stub at the property line to count a link. Any stub street fully internal to the development and which does not touch the property line (and therefore will not constitute a future street connection) does not count as a link. Links external to the development that connect to nodes associated with the development shall be included in the index calculation, as shall all links attached to nodes providing access to the development.

In the diagram, there are 33 links and 18 nodes; therefore the connectivity index is 1.83 (33/18 = 1.83).



a. Reduction in Minimum Index Score

The minimum connectivity index score may be reduced by the Planning Director if the landowner/applicant demonstrates it is infeasible to achieve due to natural features, existing road configurations, or adjacent existing development patterns. In these instances, internal street design shall achieve as high a connectivity index score as reasonably practical, especially by providing stub-outs and other potential connections that may be made in the future, including through public infrastructure improvements.

COMMENT: Not applicable because the Subject Property is proposed for multifamily development.

(g) Pedestrian Connections

- (1)** A right-of-way (at least ten feet wide) shall be provided for pedestrian and bicycle access between a cul-de-sac head or street turnaround and the sidewalk system of the closest street or pedestrian path (as shown in Figure 27-6206(g): Pedestrian Connections), if the cul-de-sac head or street turnaround:

- (A) Is within a half-mile of significant pedestrian generators or destinations such as transit stops, schools, parks, public trails, greenways, employment centers, mixed use development, retail centers, or similar features; and
- (B) Can be connected to an existing or proposed sidewalk, trail, greenway or other type of pedestrian connection.

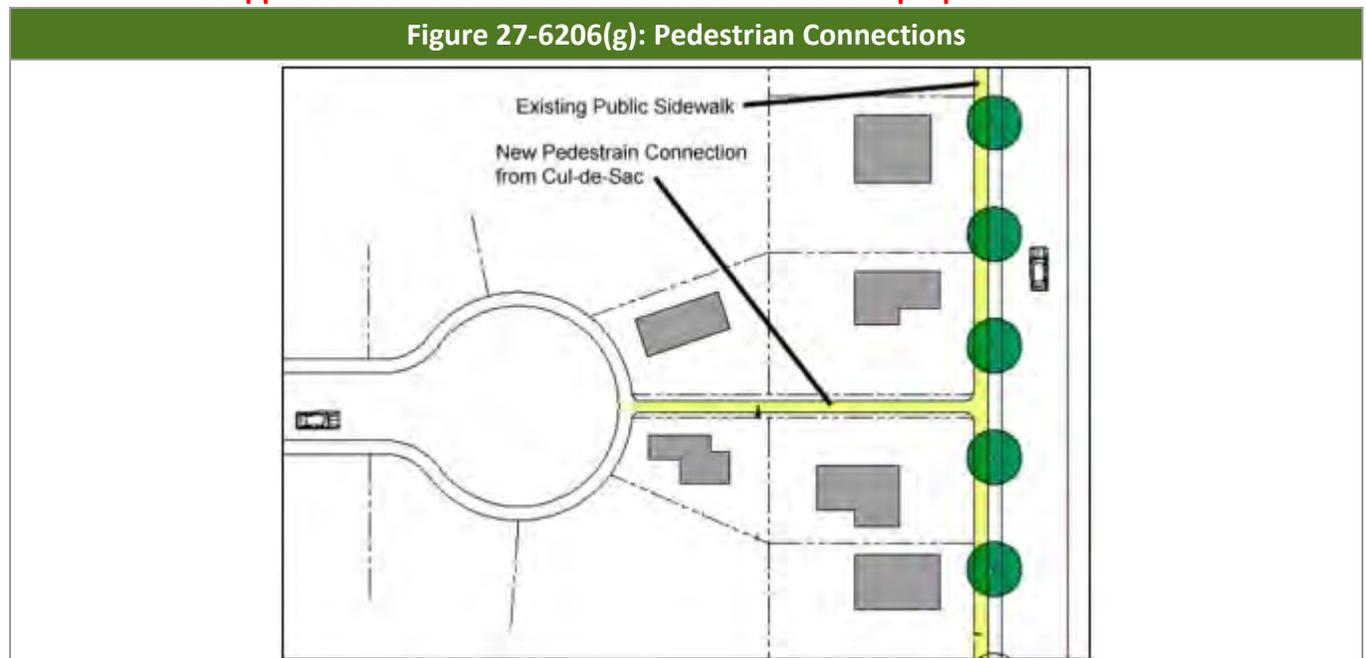
COMMENT: Not applicable as no cul-de-sac or street turnaround is proposed

- (2) Vacant adjacent land that could be developed in the foreseeable future with sidewalks, trails, greenways, or other types of pedestrian connections to which the pedestrian and bicycle access can be connected.

COMMENT: The abutting vacant land in common ownership is being connected through the on-site sidewalk system consistent with this requirement.

- (3) These pedestrian connections shall count as links for the purpose of calculating the connectivity index.
- (4) These pedestrian connections may require public use easements in accordance with [Subtitle 24: Subdivision Regulations](#) of the County Code.

COMMENT: Not applicable as no cul-de-sac or street turnaround is proposed



(h) External Street Connectivity

- (1) The arrangement of streets in a single-family residential subdivision shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and deemed appropriate for future development, or are developed and include opportunities for such connections.
- (2) Street rights-of-way shall be extended to or along adjoining property boundaries such that a street connection or stub street shall be provided for development

where practicable and feasible in each direction (north, south, east, and west) for development that abuts vacant lands.

- (3) At all locations where streets terminate with no street connection, but a future connection is planned or accommodated, a sign shall be installed with the words "FUTURE STREET CONNECTION" to inform landowners.
- (4) The final plat (see [Subtitle 24: Subdivision Regulations](#)) shall identify all stub streets and include a notation that all stub streets are intended for connection with future streets on adjoining undeveloped or underdeveloped lands.

COMMENT: Not applicable because no streets are proposed within the development.

(i) Continuation of Adjacent Streets

Proposed street layouts shall be coordinated with the existing street system in surrounding areas. Existing streets shall, to the maximum extent practicable, be extended to provide access to adjacent developments and subdivisions and to provide for additional points of ingress and egress.

COMMENT: Not applicable as no adjacent street extend to the boundary of the Subject Property.

(j) Traffic-Calming Measures for Private Streets

- (1) All traffic calming measures shall be coordinated with the applicable operating agency or municipality. Any traffic calming measures proposed in a County right-of-way shall require approval by the DPIE Director. Such approval shall also identify the responsible party for perpetual maintenance for any non-standard or non-conforming elements that may be proposed.
- (2) Street widths not in excess of basic design standards, short block lengths, on-street parking, controlled intersections, roundabouts, and other traffic-calming measures are encouraged on all local and subcollector streets that connect between two nodes in the connectivity index system, provided they do not interfere with emergency vehicle access.
- (3) Residential development shall employ measures to interrupt direct vehicle flow on linear street segments over 800 linear feet long, to the maximum extent practicable (see Figure 27-6206(j): Traffic Calming Measures). Such measures may include, but shall not be limited to:
 - (A) Stop signs at street intersections;

Figure 27-6206(j): Traffic-Calming Measures



- i. Mini-roundabouts at intersections;
 - ii. Curvilinear street segments to slow traffic and interrupt monotonous streetscapes;
 - iii. Traffic-diverting physical devices such as neckdowns, chicanes, and diverter islands;
 - iv. Roadway striping to limit vehicular cartway widths or accommodate bike lanes; and
 - v. Speed tables, raised intersections or elevated pedestrian street crossings.
- a. Any physical installations that narrow the roadway and extend curbs toward the street centerline, such as bulbouts and chicanes, are discouraged on streets less than 24 feet wide, but are encouraged on wider streets as a traffic calming device and to reduce crossing distance for pedestrians, where practicable.

COMMENT: Not applicable as no public or private streets are proposed within the Subject Property.

(k) Block Design

a. Block Length

Where blocks are used in the Transit-Oriented/Activity Center base and PD zones and the MU-PD Zone, block length shall be at least 200 feet, but no more than 800 feet. In all other zones block length shall be at least 200 feet, but no more than 1,000 feet in length. The Planning Director (or DPIE Director if any streets forming/abutting the block are public streets) may allow modifications from these block length standards on determining that:

- i. Environmental or topographic constraints exist;
- ii. The site has an irregular shape;
- iii. A longer block will reduce the number of railroad grade or water body crossings; or
- iv. Longer blocks will result in less traffic through residential subdivisions from adjoining businesses or areas.

COMMENT: Section 27-2500 defines “Block” as “The land lying within an area bounded on all sides by streets.” The Subject Property is located on the south side of Penn Crossing Drive, which extends from Marlboro Pike on the east to MD 4 on the west. The road is broken by a traffic circle on the western end. The “block” between the circle and Marlboro Pike is approximately 1,375 feet in length, which exceeds the 1,000 foot maximum. Two parcels occupy this road frontage, Penn Place 1 and the Subject Property. Although under affiliated ownership, it is not possible to break this road frontage into two blocks as defined by the Zoning Ordinance. If deemed necessary, the Applicant requests a modification to the block length standard. First the Subject Property and the Penn Place 1 site are irregularly shaped. Under the prior Zoning Ordinance, these properties were under two different categories. The Applicant inquired about the ability to modify the lot lines to allow a more conventional road frontage and was advised that this was not possible due to the different zoning categories. Further, there are environmental constraints which limit the ability to create two blocks from which both parcels can share access. As such, the two parcels are being developed without a shared roadway connection in two separate formal blocks, but will have pedestrian connections and will share recreational facilities. Due to these constraints, the Applicant requests a modification from the Planning Director from the block length standard.

b. Block Width

To the maximum extent practicable, the width of any block shall be sufficient to permit at least two lots across the depth of the block, exclusive of any alleys, watercourses, or other right-of-way located outside platted lots.

COMMENT: The Subject Property is being developed with multifamily buildings and the parcel is of sufficient width to accommodate the proposed development.

c. **Through-Block Access**

In the RSF-95, RSF-65, and RSF-A zones where a block face exceeds more than 800 feet, sidewalks or multi-use paths shall be provided through the block, perpendicular to the long block face to connect parallel sidewalks on either side of the block through the interior of the block.

COMMENT: Not applicable as the Subject Property is zoned RMF-20.

d. **General Accessway Layout and Design**

The vehicular access and circulation system of a development located on a site abutting an existing or planned transit route shall accommodate a transit stop and other associated facilities unless the Planning Director determines that transit facilities already exist to serve the needs of the development.

COMMENT: Not applicable as the Subject Property does not abut an existing or proposed transit route.

(I) **Driveway Layout and Design**

a. **Driveway Width**

All driveways serving development, except single-family detached dwellings, two-family dwellings, and three-family dwellings, shall comply with the following minimum width standards:

- i. One-way driveways shall be at least 11 feet wide, as measured between the edges of paving in a typical tangent section that does not include corner radii.
- ii. Two-way driveways shall be at least 22 feet wide, as measured between the edges of paving in a typical tangent section that does not include corner radii.

COMMENT: The DET complies as the two-way driveway proposed exceeds 22 feet in width.

b. **Dead-End Driveway Length**

Driveways that do not connect back to a street shall be no longer than 150 feet unless they include adequate provision for fire trucks to turn around, as approved by the Fire Chief.

COMMENT: The DET complies with this standard because the driveways that extend through the development provide adequate provision for fire trucks to turn around the site.

c. **Driveway Intersections**

Driveway intersections shall also comply with the following standards:

i. **Alignment**

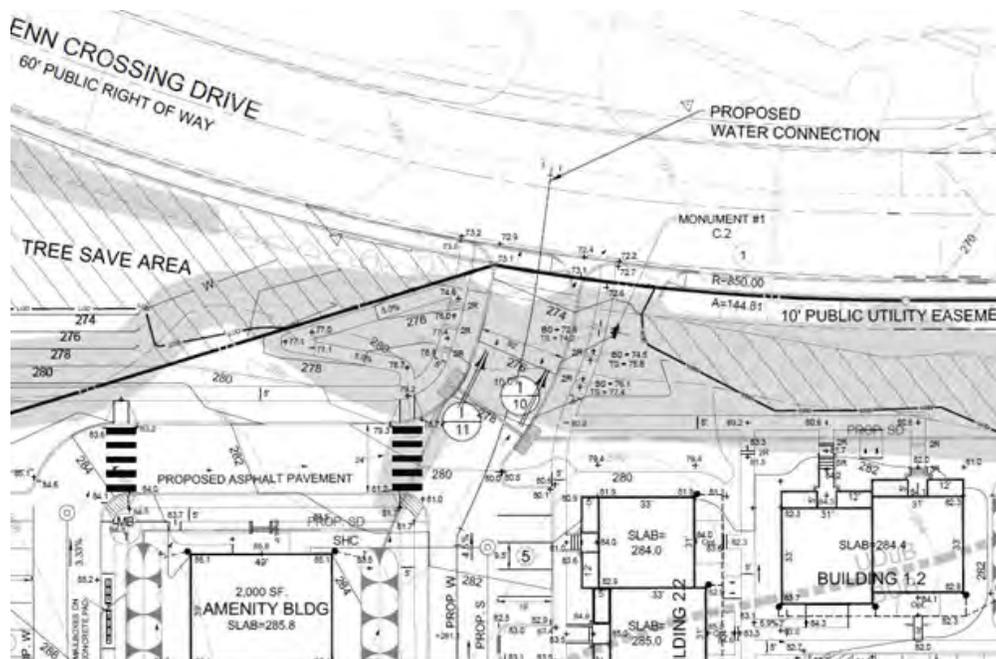
To the maximum extent practicable, driveway intersections along a street shall line up with existing or approved driveway, parking lot drive aisle, or roadway intersections on the opposite side of the street.

COMMENT: The DET complies as the driveway accessing the Subject Property aligns with the driveway accessing the townhouse development across the street, to the maximum extent possible given the odd shape of the properties.

i. Proximity to Adjoining Land

Except for shared driveways provided in accordance with Section 27-6206(d)(3), Shared Driveways, driveway intersections shall be spaced from an adjoining property line by at least two feet or such greater distance as is needed to avoid encroachment of the driveway radius onto the adjacent property or interference with safe use of a driveway on the adjoining property.

COMMENT: The adjoining property is irregularly shaped and comes to a point where the driveway accessing the Subject Property accesses Penn Crossing Drive. That property is also owned by an entity affiliated with the Applicant and is proposed for multifamily development. The Applicant is proposing pedestrian cross access between the two developments but is not able to provide cross vehicular access. To align the entrance to the Subject Property with the driveway across the street, the Applicant worked with DPIE, understanding that the driveway apron was very close to the abutting property. However, by aligning the driveway apron with the driveway across the street, the driveway is not two feet from the adjoining property line, as can be seen on the image below:



The requirement in subsection (a) related to the alignment directly conflicts with the provision in subsection (b) requiring a 2 feet setback. In this circumstance, given the shape of the adjoining property and the common ownership, aligning the entrances provides the greatest assurance of safety.

(C) Medians in Driveway Entrances

Medians may be incorporated at driveway entrances provided:

- (i) No signage is included within the median other than traffic signs and a single monument sign;
- (ii) Planted material within the median is limited to minor shade trees, shrubs, ground cover, and grass; and
- (iii) The minimum driveway width is maintained for each travel and turning lane.

COMMENT: Not applicable as no median is proposed in the driveway entrance.

(m) Vehicle Stacking Space

(1) For Drive-through and Related Uses

(A) Required Number of Stacking Spaces

In addition to meeting the off-street parking standards in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, uses with drive-through facilities and other auto-oriented uses where vehicles queue up to access a service facility shall provide at least the minimum number of stacking spaces established in Table 27-6206(m)(1)(A): Minimum Stacking Spaces for Drive-Through Facilities and Related Uses.

Table 27-6206(m)(1)(A): Minimum Stacking Spaces for Drive-Through Facilities and Related Uses		
Use or Activity (1)	Minimum Number of Stacking Spaces	Measured From
Bank or financial Institution, with drive-through service or with automated teller machine (ATM) as an accessory use	3 per lane	Teller window or teller machine
Gas station	1	Each end of the outermost gas pump island
Gated driveway (for any principal use)	3	Gate
Nursing or care home	3	Building entrance
Recycling collection center	3 per bay	Bay entrance
Personal Vehicle Repair and Maintenance, specifically with car wash and auto detailing, automatic	6 per bay	Bay entrance

Table 27-6206(m)(1)(A): Minimum Stacking Spaces for Drive-Through Facilities and Related Uses		
Use or Activity (1)	Minimum Number of Stacking Spaces	Measured From
Personal Vehicle Repair and Maintenance, specifically with car wash and auto detailing, self-service	2 per bay	Bay entrance
Consumer goods establishment, with drive-through service	4 per lane	Window
All personal service uses with drive-through service	4 per lane	Window
Personal Vehicle Repair and Maintenance, specifically with oil change/lubrication shop	3 per bay	Bay entrance
Restaurant, quick-service, with drive-through service (2)	6	Order box
School, private not located in the RTO-H, RTO-L, RTO-PD, LTO, LTO-PD, TAC, TAC-PD, NAC, or NAC-PD zones	6 spaces	Primary Building entrance, if this is the primary location for student pick-up/drop-off
	8 spaces	Designated student waiting area, if this is the primary location for student pick-up/drop-off
Other	Uses not specifically listed are determined by the Planning Director based on standards for comparable uses, or alternatively based on a parking demand study	
<p>NOTES:</p> <p>(1) See PART 27-5: Use Regulations.</p> <p>(2) Restaurants with drive-through service shall provide at least four additional stacking spaces between the order box and the pick-up window.</p>		

(B) Design and Layout

Required stacking spaces are subject to the following design and layout standards:

- (i) Stacking spaces shall be a minimum of 10 feet wide and 20 feet long;
- (ii) Stacking spaces shall not impede on-site or off-site vehicular traffic movements or movements into or out of off-street parking spaces;
- (iii) Stacking spaces shall not impede onsite or offsite bicycle or pedestrian traffic movements; and

- (iv) Stacking spaces shall be separated from other internal driveways by raised medians if the DPIE Director (for public streets) or Planning Director (for private streets) determine the medians to be necessary for traffic movement and safety.

(2) For Vehicular Parking Area (Parking Lot) Entrance Driveways

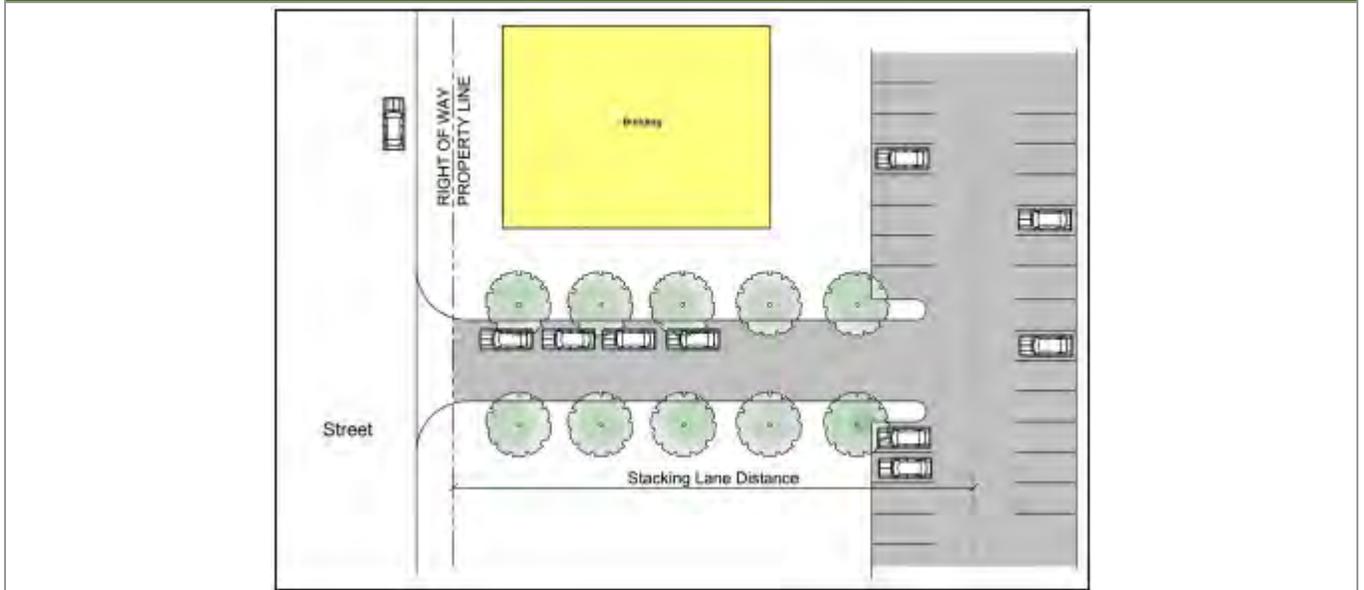
Nonresidential and mixed-use development (excluding industrial uses) shall provide stacking lanes between the edge of the street right-of-way and entrances into off-street parking areas in accordance with the minimum stacking lane distance established in Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway (see Figure 27-6206(m)(2).b: Measurement of Stacking Lane Distance for Vehicular Parking Area Entrance Driveway). In the event the number of parking spaces requires a stacking lane distance of 150 feet or greater, this requirement will supersede that of Section 27-6206(l)(2), Dead-End Driveway Length.

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	Minimum Stacking Lane Distance (ft) (2)
1 - 49	25
50 – 249	50
250 – 499	100
500 or more	100 + 15 ft for every additional 50 spaces beyond 500

NOTES:

- (1) Entrances into parking structures may be credited towards the stacking lane distance standard provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle.
- (2) Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.

Figure 27-6206(m)(2).b: Measurement of Stacking Lane Distance for Vehicular Parking Area Entrance Driveway



COMMENT: This provision is not applicable to the proposed development.

27-6207. Pedestrian Access and Circulation

(a) Required Pedestrian Access

(1) General Pedestrian Access

All new development subject to this Section shall be served by an internal pedestrian circulation system (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin and destination points within the development, as well as between the adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining transit stops, bus stops, public parks, greenways, schools, community centers, and shopping areas:

- (A) The primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions);
- (B) Off-street parking bays;
- (C) Any designated or planned transit stations or bus stops and shelters (on-site or on an adjacent street); and
- (D) Recreation facilities and other common use areas and amenities.

COMMENT: An internal pedestrian circulation network is proposed within the site which allows for efficient and orderly movement within the development, to the public street and

to the proposed multifamily development on the abutting property. A private driveway accesses the adjoining Penn Station Shopping Center through the abutting development and will provide safe and convenient pedestrian access.

(2) Sidewalks Required

- (A)** All new development subject to this Section, except for development fronting a rural road, or single-family subdivisions where the density is 1 dwelling unit per 2 acres or less, shall install sidewalks on both sides of all streets having curb and gutter construction within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting County standards is already in place).
- (B)** Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development site within a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street.
- (C)** The Planning Director may waive or modify the requirement for sidewalks where the applicant clearly demonstrates that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features, such as steep grades that do not allow connections to be made without stairs.

COMMENT: Sidewalks are proposed along the street frontage and throughout the proposed development. A sidewalk connection is also provided to each multifamily building from the parking lot as well as to the Penn Place 1 development.

(b) Pedestrian Connectivity

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

- (1)** The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).
- (2)** The Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross-access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions

or parking space locations that create traffic hazards, or the existence of mature or protected trees.

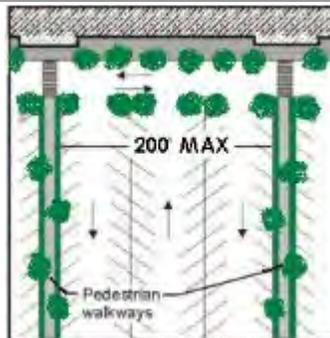
- (3) Easements allowing cross-access to and from properties served by a pedestrian cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development.

(4) Pedestrian Walkways through Large Vehicular Parking Areas and Parking Garages

i. General Standards

- (i) All vehicular parking areas and parking structures containing more than 150 parking spaces shall provide a clearly identified and protected pedestrian path between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a pedestrian walkway providing direct access from the furthest extent of the parking area to the primary building entrance(s).
- (ii) Vehicular parking areas containing more than 150 parking spaces shall, at a minimum, include one pedestrian walkway every 6 parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension (see Figure 27-6207(b)(4): Walkways Through Vehicular Parking Area). The pedestrian walkway shall be constructed of a paved surface with concrete similar to that used for sidewalk standards for public streets. Other hardscape materials, such as brick pavers, may be used provided that they allow smooth surfaces along pedestrian paths and at vehicle crossings.

Figure 27-6207(b)(4): Pedestrian Walkways Through Vehicular Parking Area



- (iii) Pedestrian walkways providing access between vehicular parking areas and associated buildings may be extended to provide the connections to abutting street sidewalks or to adjoining development required by Section 27-6207(a)(1), General Pedestrian Access, and Section 27-6207(b), Pedestrian Connectivity.

COMMENT: Pedestrian access is provided to each building and between the buildings by five foot wide sidewalks. In addition, pedestrian access is provided to the parking areas and to the adjoining lot proposed for multifamily development. The adjoining multifamily development to the east is fenced and does not allow a pedestrian connection. Further, any pedestrian connection would go directly into a parking lot which creates safety concerns. The Applicant requests that the Planning Director waive cross access to the existing multifamily development due to safety and impracticability based on existing conditions.

(B) Walkway Standards

Required pedestrian walkways shall:

1. Be at least five feet wide in Residential base zones and six feet wide in the Transit-Oriented/Activity Center and Nonresidential base zones, unless expressly stated otherwise in those zone regulations;
2. Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and
3. Provide lighting similar to the lighting standards for residential streets established in the Prince George's County Specifications and Standards for Roadways and Bridges or other standards in Subtitle 23.

COMMENT: All sidewalks within the site are proposed to be 5-foot wide. Painted markings are provided at pedestrian crossing location.

27-6208. Bicycle Access and Circulation

(a) Required Bicycle Access

(1) Internal and Adjoining Bicycle Access

All new development subject to this Section shall provide for internal bicycle circulation such that bicycle access to the development's primary use is safe, convenient and intuitive, specifically by providing the following, in coordination with the Department of Public Works and Transportation, State Highway Administration, or a municipality with jurisdiction over the streets.

- i. Bicycle parking facilities required by Section [27-6309](#), Bicycle Parking Standards, in areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions) for bicycle storage;
- ii. Connections to any adjacent existing or planned (identified in the applicable Area Master Plan or Sector Plan, or in the Countywide Master Plan of Transportation) on-street or off-street bicycle facilities outside the development, or internal bicycle systems in adjacent developments;
- iii. Connections to any designated or planned rail transit or bus stops and shelters (on-site or on an adjacent street); and

- iv. Connections to any recreational amenities internal to the development, such as open space.

COMMENT: Internal bicycle circulation is safe, convenient and intuitive. Bike racks are provided throughout the site to be easily accessible to the residents. A total of 40 bicycles can be accommodated.

(2) Required Bikeway Network Improvements

- (A) All new development subject to this Section shall be required to install bike lanes, bike paths, or other bicycle improvements. Additional bikeway network improvements are encouraged where appropriate, such as within large development sites and to provide additional connections to nearby bicycle routes. The facilities shall be established in part, through an agreement and/or easements which include assurances for their maintenance.
- (B) The Planning Director may, for private streets or, when advised by the permitting agency, for public streets, waive or modify the requirement for bike lanes, bike paths, or other bicycle improvements where the applicant clearly demonstrates that the facilities are impractical or infeasible due to topographic conditions, natural features, or visual obstructions that create hazards.
- (C) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required bike path along the frontage, the applicant may install a bike path on the development site, within a public easement running parallel and nearby the public street. Such bicycle paths shall not be restricted from public use and shall allow physical passage at all times.

COMMENT: The Applicant will coordinate with DPE regarding the appropriate bicycle network along Penn Crossing Drive. Any such improvements required by DPE will be implemented by the Applicant.

(b) Bicycle Connectivity Between Developments

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

- (1) Any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow townhouse, multifamily, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).
- (2) The Planning Director may waive or modify the requirement for bicycle cross-access on determining that such cross-access is impractical or undesirable for typical bicyclists' use due to the presence of topographic conditions, natural features, or

safety factors. Undesirable conditions shall be defined as those limiting mobility for bicycles as a form of transportation, such as steep grades, narrow connections bounded on both sides by walls or embankments, or limited visibility when straight-line connections are not achievable.

- (3) Easements allowing cross-access to and from lands served by a bicycle cross-access, along with agreements between owners of lands that provide and are served by the cross-access defining the owners' maintenance responsibilities, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development.

COMMENT: The adjoining project (Penn Place I) being proposed by the Applicant will also provide bicycle facilities on site. Along with the bicycle facilities included in the abutting right of way as required by DPIE safe and efficient bicycle circulation will be provided between the developments.

(c) General Bikeway Layout and Design

a. Off-Street Bicycle Facilities

Required bicycle paths shall:

- (A) Allow two-way bicycle circulation;
- (B) Be at least ten (10) feet wide and surfaced with a smooth-surface (such as hot-mix asphalt), durable, and dustless material;
- (C) Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and
- (D) Provide lighting similar to the lighting standards for residential streets established in the Prince George's County Specifications and Standards for Roadways and Bridges or other standards in Subtitle 23 of the County Code.

COMMENT: No off street bicycle paths are required or provided in the development.

b. On-Street Bicycle Facilities

Required bike lanes shall be designed and provided in accordance with the cross-section, paving, and other standards applicable to the roadways of which they are a part.

COMMENT: Bike lanes are proposed for Penn Crossing Drive and will be installed pursuant to DPIE standards and requirements.

(d) Waiver

The Planning Director may waive all or part of the standards in this Section for private streets if it is demonstrated that bicycle access and circulation is not needed in the proposed development due to an established bicycle facility already within or abutting the development, or that compliance with the required bicycle improvements is impracticable because topography, natural features, or the facilities or will create significant risks of harm to bicyclists.

COMMENT: Noted.

Sec. 27-6300 Off-Street Parking and Loading

27-6303. Parking Plan or Site Plan Required

All development applications subject to review for compliance with the standards of this Section shall include a parking plan, unless a site plan meeting the requirements of this Section is submitted. A parking plan may be combined with the circulation plan required in Section 27-6204, Circulation Plan or Site Plan Required, for developments meeting the threshold required in that Section. A parking plan may also be combined with the alternative parking plan required by Section 27-6307(a), General; Alternative Parking Plan, should the applicant wish to seek off-street parking alternatives. The parking plan or site plan shall accurately designate the number and location of required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the development they are designed to serve, including how the parking facilities coordinate with the pedestrian, bicycle, transit, and vehicular circulation systems for the development. In addition, the parking plan or site plan shall accurately designate the location and design of sidewalks, bike paths, pedestrian or bicycle pavement striping, and any other pedestrian or bicycle pathways.

COMMENT: The DET includes a parking plan in conformance with this requirement.

27-6304. General Standards for Off-Street Parking and Loading Areas

(6)Use of Parking and Loading Areas

a.General

Off-street parking areas required by this Section shall be used solely for the parking of licensed motorized vehicles in operating condition. Required parking spaces and loading berths may not be used for the display of goods for sale (except for food truck hubs operating pursuant to Subtitle 5 of the County Code, farmers' markets, and flea markets), or the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.

b. Identified as to Purpose and Location

Except for single-family dwellings, off-street parking areas and off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths and distinguishing such spaces or berths from aisles. Specific dimensional and marking standards are defined in Section 27-6304(d), Markings.

COMMENT: The parking areas will be used exclusively for residents and guests of the residents. The DET depict the demarcation of the proposed parking spaces in accordance with subsection (a)(2) above.

(7) Surfacing

a. General

- i. Except as provided for in Section 27-6304(b)(1)(B) and Section 27-6304(b)(2) below, all off-street parking and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material. Use of surfacing that includes recycled materials (e.g., glass, rubber, used asphalt, brick, block, and concrete) is encouraged. These surfaces shall be maintained in a smooth, well-graded, clean, orderly, and dust-free condition.
- ii. Parking for uses in the Rural and Agricultural base zones may be allowed on non-engineered surfaces of grass, gravel, dirt or similar materials, provided, the following uses shall comply with Section 27-6304(b)(1)(A) above:
 1. Agricultural research facilities;
 2. Farm supply sales or farm machinery/implement sales, rental, or repair; and
 3. Cemeteries.

COMMENT: Except for the pervious pavement referenced below, all parking will conform to the requirements in Subsection (b)(1)(A) above. Subsection (b)(1)(B) does not apply to this DET.

b. Pervious or Semi-pervious Surfacing

The use of pervious or semi-pervious parking lot surfacing materials—including, but not limited to—pervious asphalt and concrete, open-joint pavers, and reinforced grass/gravel/shell grids, is encouraged. Any pervious or semi-pervious surfacing used for aisles within or driveways to parking and loading areas shall be certified as capable of accommodating anticipated traffic loading stresses and maintenance impacts. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices (see Figure 27-6304(b)(2): Use of Pervious Materials in a Parking Lot).

Figure 27-6304(b)(2): Use of Pervious Materials in a Parking Lot



COMMENT: As depicted on the DET, 10 parking spaces adjacent to Building 3.3 will utilize pervious pavement.

(8) Location and Arrangement

a. Safe and Convenient Access

- i. Off-street parking and loading areas shall be arranged for convenient access between an adjacent street and all parking spaces and loading berths to facilitate ease of mobility, ample clearance, and safety of vehicles and pedestrians. Each off-street parking space and loading berth shall have adequate, unobstructed means for the ingress and egress of vehicles, and connect to a public street.
- ii. Except for off-street parking areas serving single-family detached, two-family, and three-family dwellings, off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public street or sidewalk.
- iii. Except for off-street parking areas serving single-family detached, two-family, and three-family dwellings, off-street parking areas shall be arranged so an automobile may be parked or un-parked without having to move another automobile, unless within an automated or mechanical parking deck or garage, or part of valet or tandem parking in accordance with Section [27-6307](#), Off-Street Parking Alternatives.
- iv. Off-street loading areas shall be arranged so no loading berth extends into the required aisle of a parking lot.

b. Backing onto Streets Prohibited

Except for parking areas serving single-family detached, townhouse, two-family, and three-family dwellings, all off-street parking and loading areas shall be arranged so that no vehicle is required to back out from such areas directly onto a street.

COMMENT: All off-street parking spaces are located conveniently to the proposed multifamily dwellings, are arranged to provide ample clearance and connect to Penn Crossing Drive, a public street. None of the parking spaces require vehicles to back into a street. No loading spaces are required. It is noted that two dumpster locations have been provided, which are screened per the requirements of the Landscape Manual.

(9) Markings

- a. Each required off-street parking area and space, and each off-street loading area and berth, shall be identified by surface markings that are arranged to provide for orderly and safe loading, unloading, and parking of vehicles. Such markings—including striping, directional arrows, lettering on signs and in disabled-designated areas, and labeling of the pavement—shall be maintained so as to be readily visible at all times. The following uses are exempt from the requirements to mark parking and loading areas:
 - i. Single-family detached dwellings;
 - ii. Two-family dwellings;
 - iii. Three-family dwellings; and
 - iv. Uses in the Rural and Agricultural base zones, other than agricultural research facilities; farm supply sales or farm machinery/implement sales, rental, or repair; and cemeteries.
- b. One-way and two-way accesses into parking facilities shall be identified by directional arrows. Any two-way access where parking is located at any angle other than 90 degrees to a street shall be marked with a traffic separation stripe running the length of the access. This requirement does not apply to parking lot drive aisles.

COMMENT: The DET reflects markings which conform to these requirements. Each off-street parking space shall be identified by surface markings that are arranged to provide for orderly and safe loading, unloading, and parking of vehicles. Such markings—including striping, directional arrows, lettering on signs and in disabled-designated areas, and labeling of the pavement, as applicable, shall be maintained so as to be readily visible at all times.

(10) Exterior Lighting

Lighted off-street parking and loading areas shall comply with the standards of Section 27-6700, Exterior Lighting.

COMMENT: A lighting plan has been provided with the DET and the requirements of Section 27-6700 will be addressed below.

(11) Wheel Stop Requirements

- a. Off-street parking areas, except for below-grade or completely enclosed garages, shall comply with the landscaping standards of the Landscape Manual.
- b. Any parking space in a gravel, crushed stone, or similar material lot, at the edge of a parking lot where the parking surface is adjacent to a downward slope of more than

five percent, or at the edge of a parking lot where the parking surface ends at a concrete curb or vertical divider, shall include a permanently anchored wheel stop installed at the end of the parking space opposite the drive aisle.

c. Wheel stops, when used, shall be made of concrete, metal, or other material of comparable durability, and shall be at least six feet long and at least six inches high.

COMMENT: None of the proposed parking spaces are gravel, crushed stone, or similar material lot, are at the edge of a parking lot where the parking surface is adjacent to a downward slope of more than five percent, or are at the edge of a parking lot where the parking surface ends at a concrete curb or vertical divider. All parking spaces are defined with curbing.

(12) Accessible Parking for Persons with Physical Disabilities

Development providing off-street parking spaces shall ensure that a portion of the total number of off-street parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the Federal Americans with Disabilities Act Accessibility Guidelines.

COMMENT: This regulation is met as reflected in the DET. Accessible parking spaces for persons with physical disabilities are conveniently located throughout the development.

(13) Maintained In Good Repair

a. Maintained at All Times

All off-street parking and loading areas shall be maintained in safe condition and good repair at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.

COMMENT: Noted.

(14) Large Vehicular Use Areas (300 or More Spaces)

Vehicular use areas containing 300 or more parking spaces, whether developed at one time or in phases, shall be configured in accordance with the following standards:

a. Primary Drive Aisle

- i. Primary drive aisles within vehicular use areas shall be designed to appear as an extension of the public street network extending from the public right-of-way along the full length of the primary facades of structures being served by the drive. The primary drive aisle(s) shall comply with the following standards (see Figure 27-6304(i)(1): Location of Primary Drive Aisle):
- ii. Have a minimum cross-section width between curbs to serve two travel lanes and accommodate parallel parking spaces along both sides of the drive aisle in areas not needed for turning movements;
- iii. Be striped to designate parallel parking spaces, where appropriate;

- iv. Include a sidewalk or curb-delineated pedestrian path along the front façade of a building when the drive aisle is aligned parallel to that building façade; and
- v. Provide shade trees along both sides of the primary drive aisle.

Figure 27-6304(i)(1): Location of Primary Drive Aisle



COMMENT: This provision is not applicable to the Subject Property as there are no surface parking areas exceeding 300 spaces.

b. Pedestrian Pathways

The vehicular use area shall provide fully-separated, improved pedestrian pathways that (see Figure 27-6304(i)(2): Example of Pedestrian Pathways):

- (B) Are provided, at a minimum, every six parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension;
- (C) Are enhanced with planted landscaping strips;
- (D) Include, to the maximum extent practicable, a pathway aligned with and perpendicular to the primary entrance into the building served by the parking lot;
- (E) Are paved with asphalt, cement, brick or stone pavers, or other comparable material;
- (F) Are of contrasting color or materials when crossing drive aisles;
- (G) Are in compliance with applicable State and Federal requirements while at a minimum are at least four feet wide when located within planting strips, and ten feet wide when crossing drive aisles;
- (H) Connect to all existing or planned adjacent transit facilities; and

- (l) Provide safe and efficient pedestrian access to the use they serve.

Figure 27-6304(i)(2): Examples of Pedestrian Pathways



COMMENT: This provision is applicable to large vehicular use areas with more than 300 parking spaces. The Subject Property does not contain more than 300 spaces and therefore this subsection is not applicable to this DET.

27-6305. Off-Street Parking Space Standards

(a) Minimum Number of Off-Street Parking Spaces

Except as otherwise provided for multiple use developments (see Section 27-6305(c) below), new development or a change in use or expansion shall provide the minimum number of off-street parking spaces in accordance with Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space standards for uses with variable parking demands or unlisted uses is provided in Section 27-6305(b), Unlisted Uses.

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Household Living Uses	Artists' residential studios	No minimum	0.75 per DU	1.0 per DU	0.75 per DU	1.5 per DU	1.0 per DU	1.5 per DU

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Conversion of a single-family detached dwelling to add a maximum of two (2) additional dwelling units	Not applicable					2.0 per DU	3.0 per DU
	Dwelling, live-work	Not applicable	1.0 per DU	1.0 per DU	1.0 per DU	1.0 per DU	2 per DU	2 per DU
	Dwelling, multifamily	No minimum	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.2 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.5 per DU	2.0 per DU
	Dwelling, single-family detached	Not applicable					1.5 per DU	2.0 per DU
	Dwelling, three-family	No minimum	1.0 per DU	1.0 per DU	1.2 per DU	1.0 per DU	1.2 per DU	1.5 per DU
	Dwelling, townhouse	1.0 per DU	1.0 per DU	No minimum	1.5 per DU	1.5 per DU	2.0 per DU	2.0 per DU
	Dwelling, two-family	Not applicable	1.5 per DU				1.5 per DU	2.0 per DU
	Manufactured home park	Not applicable					1.5 per DU	2.0 per DU
	Mobile home	Not applicable					1.5 per DU	2.0 per DU

COMMENT: The proposed multifamily dwelling units are inside the Capital Beltway, resulting in a requirement of 1.5 parking spaces per dwelling unit. With 54 dwelling units a total of 81 parking spaces are required to serve the residents.

(b) Unlisted Uses

An applicant proposing to develop a use that is unlisted in Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, shall propose the amount of required parking by one of the three methods outlined in this Subsection. On receiving the application proposing to develop a use not expressly listed in Table 27-6305(a), with the proposed amount of parking, the Planning Director shall:

- (1) Apply the minimum off-street parking space requirement specified in Table 27-6305(a) for the listed use that is deemed most similar to the proposed use;
- (2) Establish the minimum off-street parking space requirement by reference to resources published by the Institute for Transportation Engineers (ITE), or other sources; or
- (3) Require the applicant to conduct a parking demand study to demonstrate the appropriate minimum off-street parking space requirement. The study shall estimate parking demand based on an acceptable source of parking demand data. This demand study shall include relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

COMMENT: None of the proposed uses are unlisted. Therefore, this provision is not applicable to the proposed development.

(c) Mixed-Use Developments and Shared Parking

- (1) Developments consisting of a mix of uses shall provide parking based on their potential to share parking between uses and thus reduce the overall parking footprint that would result from each individual use meeting minimum standards. This includes, but is not limited to:
 - (A) Developments containing more than one principal institutional or commercial use; or
 - (B) One or more institutional or commercial uses along with at least one residential use; or
 - (C) Multiple industrial uses on a single property classified within the IH Zone; or
 - (D) Multiple industrial uses on one or more adjoining properties under the same ownership, and which are located not more than 1,000 feet away from each other, in the IH Zone.
- (2) These developments shall provide parking spaces using the following shared parking method:

- (A) Applicant determines the minimum parking requirement in accordance with Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, for each component principal use in the development.
- (B) Applicant applies the time-of-day demand factors for each of the component uses in accordance with Table 27-6305(c)(1): Shared Parking Calculation, Time-of-Day Demand Factors. These represent the time-specific peak demand levels expected for each principal use.
- (C) Applicant calculates the sum of each column in the resulting table (rounding down all fractions). These sums represent the total estimated shared demand for each time period throughout a typical day.
- (D) Applicant uses the highest of these sums as the amount of parking required for the development. (This may be subject to further reduction factors and allowances described further in this Section.)
 - (i) For any shared parking that includes an industrial use, the highest sum shall be greater than or equal to the minimum parking requirement for the use with the largest gross floor area. If the highest sum is less than the minimum parking requirement for the largest use, then the minimum parking requirement of the use with the largest gross floor area shall be required.
- (E) An approved shared parking arrangement shall be enforced through written agreement among all the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces. The agreement shall provide all parties the right to joint use of the shared parking area for at least 10 years, and include provisions for extending the agreement after that period of time. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a shared parking arrangement is proposed is located, for review and comment, and then to the appropriate attorney for the County for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the shared parking area. The agreement shall be considered a restriction running with the land and shall bind the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with [PART 27-8](#), Enforcement.

Table 27-6305(c)(1): Shared Parking Calculation, Time-of-Day Demand Factors						
Use	Weekday, 2:00 am – 7:00 am	Weekday, 7:00 am – 6:00 pm	Weekday, 6:00 pm – 2:00 am	Weekend, 2:00 am – 7:00 am	Weekend, 7:00 am – 6:00 pm	Weekend, 6:00 pm – 2:00 am
Office	20%	100%	20%	0%	10%	0%
Retail/Commercial	0%	100%	80%	0%	100%	60%
Eating or Drinking Establishment	20%	80%	100%	20%	80%	100%
Residential	100%	60%	100%	100%	80%	100%
Hotel/Motel	100%	60%	100%	100%	60%	100%
Personal Services	20%	100%	40%	0%	60%	0%
Conference Center or Meeting Space	0%	60%	100%	0%	80%	100%
Industrial Uses	15%	15%	15%	15%	15%	15%
All Other Uses	Use 100% of requirements from Table 27-6305(a)					

(4) As an example of how this shared parking requirement is computed, consider the following hypothetical mixed-use development proposal, located in the core area of a Town Activity Center (TAC-Core) zone: 15,000 SF Office; 15,000 SF Conference/Meeting Space; 10,000 SF General Retail (Consumer Goods); 100 multifamily dwelling units; and 120 hotel rooms.

(A) Minimum requirements for each of these uses would be as follows:

Use	Minimum Parking Spaces Required
Office	38
Conference/Meeting Space (uses Conference or Training Center use in Parking Table)	30
General Retail	25
Multifamily Dwelling Units	120
Hotel Rooms	90

i. Applying these minimum requirements to the shared parking methodology would yield the need for 268 spaces, as shown in Table 27-6305(c)(3): Example Shared Parking Calculation, Time-of-Day Demand Factors. Without using the sharing calculation methodology, the development would require 303 spaces, an additional 35 over the shared approach.

Table 27-6305(c)(3): Example Shared Parking Calculation, Time-of-Day Demand Factors						
Use	Weekday, 2:00 am – 7:00 am	Weekday, 7:00 am – 6:00 pm	Weekday, 6:00 pm – 2:00 am	Weekend, 2:00 am – 7:00 am	Weekend, 7:00 am – 6:00 pm	Weekend, 6:00 pm – 2:00 am
Office	8	38	8	0	4	0
Retail/ Commercial	0	25	20	0	25	15
Eating or Drinking Establishment	-	-	-	-	-	-
Residential	120	72	120	120	96	120
Hotel/Motel	90	54	90	90	54	90
Personal Services	-	-	-	-	-	-
Conference Center or Meeting Space	0	18	30	0	24	30
SUM OF ALL SPACES	218	207	268	210	203	255

- e. An approved shared parking arrangement shall be enforced through written agreement among all the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces. The agreement shall provide all parties the right to joint use of the shared parking area for at least 10 years, and include provisions for extending the agreement after that period of time. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a shared parking arrangement is proposed is located, for review and comment, and then to the appropriate attorney for the County for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the shared parking area. The agreement shall be considered a restriction running with the land and shall bind the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with [PART 27-8, Enforcement](#).
- f. These provisions shall not limit the opportunity to reduce the minimum number of required off-street parking spaces through approval of an alternative parking plan that justifies the feasibility of shared parking (see Section [27-6307\(c\)](#), Shared Parking for Single-Use Developments) or through other provisions of this ordinance.

COMMENT: The proposed development is not mixed use. Therefore, this provision is not applicable to the proposed development.

2. Maximum Number of Off-Street Parking Spaces

The maximum number of off-street parking spaces allowed is listed in Table 27-6305(d): Maximum Number of Off-Street Parking Spaces. Existing parking areas in excess of this maximum shall not be required to remove excess parking.

Table 27-6305(d): Maximum Number of Off-Street Parking Spaces			
Zone	Use	Maximum Number of Parking Spaces Allowed as a Percentage of Minimum (1)(2)	
		Inside the Capital Beltway	Outside the Capital Beltway
Transit-Oriented/Activity Center base and PD zones	See Section 27-4204(a)(1)(E)(ii), Maximum Off-Street Vehicle Parking Spaces,		
All other base zones	Any use listed under the Commercial use classification	125 percent	140 percent
	Mixed-use development	125 percent	
	All other uses	No requirement	No requirement
NOTES:			
<p>2. Each percentage listed is the percentage of the minimum number of parking spaces required in accordance with Table 27-6305(a): Minimum Number of Off-Street Parking Spaces. The maximum number of allowed spaces shall be rounded down to the nearest whole number. Parking spaces in structured parking facilities do not count toward the maximum allowed.</p> <p>3. In the event there is no minimum number of parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, the maximum amount of off-street parking spaces allowed shall not exceed 1.0 spaces for every 150 sq. ft. of the first 3,000 sq. ft. of gross floor area (GFA) plus an additional 1.0 spaces for every 200 sq. ft. of GFA above the first 3,000 sq. ft.</p>			

COMMENT: As noted above, this requirement does not apply to residential uses.

2. Electric Vehicle (EV) Charging Stations

- a. Parking spaces used as EV charging stations shall consist as one or more group(s) of contiguous spaces located where they can be readily identified by drivers of EV vehicles (e.g., through directional signage), but where their use by non-electric vehicles is discouraged. EV charging for commercial purposes is prohibited at an EV charging station located at a residential development.
- b. Minimum EV Parking Spaces
 - i. On or after January 1, 2027, all new developments of the multifamily dwelling principal use type shall provide the minimum number of EV-Ready

and EVSE-Installed parking spaces in accordance with Table 27-6305(e): Minimum EV Parking Spaces.

- ii. On or after January 1, 2027, all new developments of office uses shall provide a minimum number of EV-Ready and EVSE-Installed parking spaces in accordance with Table 27-6305(e): Minimum EV Parking Spaces.
- iii. On or after January 1, 2027, all new mixed-use developments shall provide a minimum number of EV-Ready and EVSE-Installed parking spaces in accordance with Table 27-6305(e): Minimum EV Parking Spaces.
- iv. The number of parking spaces required under Subsections (A), (B) and (C) above shall be calculated as a percentage of the minimum number of spaces required by section 27-6305(a).

Table 27-6305(e): Minimum EV Parking Spaces		
USE	EV-Ready Parking Spaces Required	EVSE-Installed Parking Spaces Required
Uses in the Office Uses Principal Use Category	10%	5%
The Multifamily Dwelling Principal Use Type	10%	5%
Mixed Use Developments	10%	5%

- (D) Developments subject to Subsections (A), (B) and (C) above shall have at least one (1) parking space equipped with an accessible charging station.
 - (i) Accessible charging stations should be in close proximity to the building entrance and shall be connected to a barrier-free accessible route of travel.
 - (ii) Accessible charging stations shall be maintained in compliance with accessibility guidelines under the Americans with Disabilities Act.
 - (iii) It is not necessary to designate the accessible electric vehicle charging station exclusively for the use of persons with disabilities.
- (E) EVSE provided in accordance with Subsections (A), (B) and (C) above must provide Level 2 or higher charging capacity.
- (F) EV-Ready and EVSE-Installed parking spaces may be included in calculating the minimum required parking spaces in accordance with Table 27-6305(a): Minimum Number of Off-Street Parking Spaces.

COMMENT: As noted above, this requirement is not applicable to multifamily dwellings until January 1, 2027. No EV charging spaces are proposed.

2. Driveways Used to Satisfy Standards

For single-family detached dwellings, two-family dwellings, townhouse dwellings, and three-family dwellings, driveways may be used to satisfy minimum off-street parking space standards, provided a minimum of 19 feet of driveway length is available outside a street right-of-way or sidewalk to store the length of a general purpose vehicle and satisfy the standards of this Section and this Ordinance.

COMMENT: The proposed dwellings are multifamily dwellings. Therefore, this provision is not applicable to the proposed development.

3. Visitor Parking

Visitor parking spaces shall be provided for all residential and mixed-use development of at least 20 dwelling units. Such visitor parking spaces shall be provided at a minimum ratio of 1 visitor parking space for every 20 dwelling units or fraction thereof, rounded up.

COMMENT: The proposed development consists of 54 dwelling units. This a total of 3 visitor parking spaces are required and provided, as reflected on the DET.

4. Parking of Vehicles Owned or Used by the Occupants of the Premises or Their Bona Fide Guests

- (2) Private passenger vehicles shall be permitted in all zones.
- (3) The parking of the following vehicles shall be permitted in the ROS, AG, AR, RE, RR, RSF-65, RSF-95, and RMH Zones subject to the provisions of this Subsection:
 - (B) Boats;
 - (C) Boat trailers;
 - (D) Camping trailer (unoccupied), not to exceed one per lot or parcel; and/or
 - (E) Not more than 1 commercial vehicle:
 - 1. If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles; or
 - 2. The commercial vehicle does not exceed a maximum manufacturer's gross vehicle weight specification of 17,000 pounds, and which may include unlimited advertising on the side of the vehicle, and shall be parked within a wholly enclosed private parking garage.

(CB-068-2022; CB-028-2024; CB-015-2024; CB-067-2024)

COMMENT: The above requirements are noted.

27-6306. Dimensional Standards for Parking Spaces and Aisles

(a) General

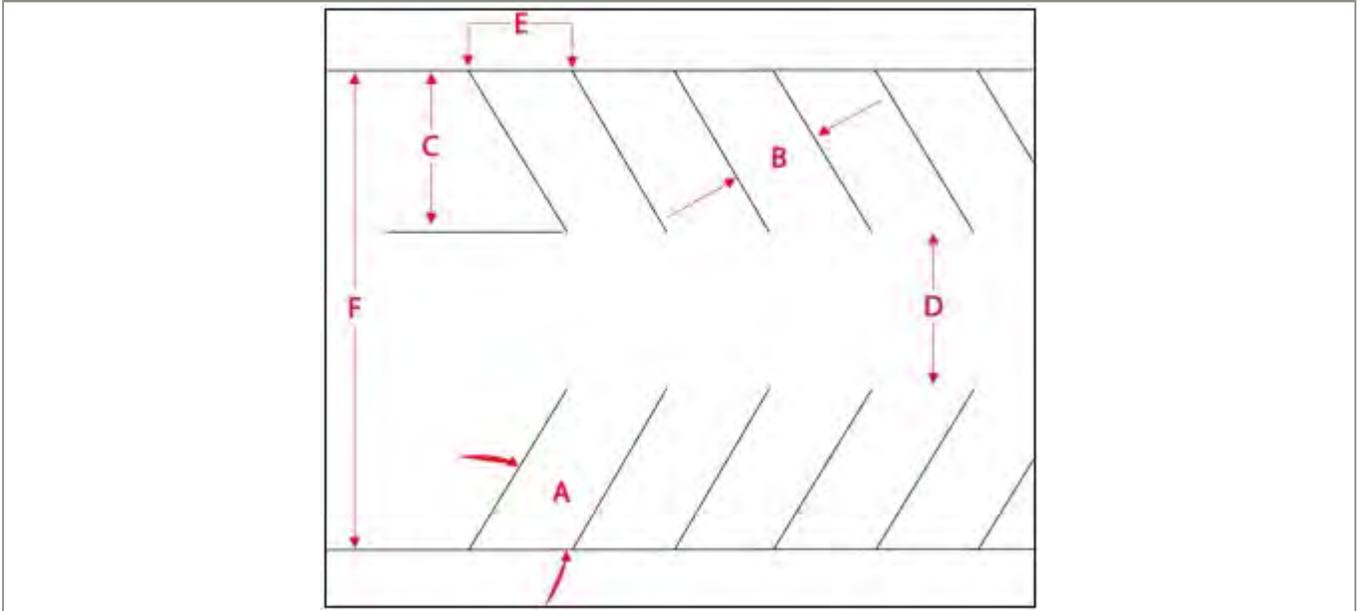
Except as otherwise provided in Section 27-6306(b) below, standard vehicle parking spaces and parking lot aisles shall comply with the minimum dimensional standards established in Table 27-6306(a), Minimum Dimensional Standards for Parking Spaces and Aisles. See Figure 27-6306(a).2: Measurement of Parking Space and Aisle Dimension.

Table 27-6306(a): Minimum Dimensional Standards for Parking Spaces and Aisles (1)					
Parking Angle (degrees)	Stall Width (ft)	Stall Depth Perpendicular to Curb (ft)	Aisle Width (ft) (2)	Stall Length along Curb (ft)	Double Row + Aisle, Curb to Curb (Ft)
A	B	C	D	E	F
Residential, Public, Civic, and Institutional, and Commercial Uses ONLY					
0 (parallel parking)	8	8	11	22	27
45	9	19	12	13	50
60	9	20	15	10	50
90	9	18	22	9	58
Compact Spaces	8	16	11	8/16 (3)	27

NOTES:

- (1) Refer to Figure 27-6306(a).2, below, for illustrations showing how dimensions for parking spaces and aisles in various configurations (A-F) are measured.
- (2) For one-way traffic. Aisles for two-way traffic shall be at least 22 feet wide (for all parking angles). The Planning Director may approve an aisle width less than the minimum on determining that the aisle is sufficiently wide to allow vehicles to conveniently maneuver through the parking area and access each parking space without driving through any other parking space.
- (3) Stall length for compact spaces shall be 8 feet when the parking angle is 90 degrees and 16 feet when the parking angle is 0 degrees (parallel parking). For 45 or 60 degree parking angles, the stall length shall be the same as for standard parking spaces.

Figure 27-6306(a).2: Measurement of Parking Space and Aisle Dimensions



2. Smaller Parking Spaces for Tandem Parking and Certain Uses

The dimensions of off-street parking stalls may be reduced to a width of eight feet and a depth/length of 18 feet per vehicle where the parking stalls are:

- a. Used for tandem parking (see Section 27-6307(g), Valet and Tandem Parking); or
- b. Located within a development containing exclusively Industrial Services Uses, Manufacturing Uses, or Warehouse and Freight Movement Uses.

3. Vertical Clearance

All off-street parking spaces shall have a minimum overhead clearance of 7 feet for vehicle parking, with a minimum overhead clearance of 8.5 feet for van-accessible parking.

4. Compact Parking Spaces

- a. Up to one-half (1/2) of the required number of parking spaces in any parking lot may be compact car spaces. Any parking spaces provided in any lot, in excess of the number required, may also be compact car spaces.
- b. All compact car spaces shall be marked as such.

COMMENT: The DET reflects a mixture of standard vehicle parking spaces and compact vehicle parking spaces. All driveway widths conform to the above requirements.

27-6307. Off-Street Parking Alternatives

(a) General; Alternative Parking Plan

- (1) An alternative parking plan that proposes alternatives to providing the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, may be submitted with a development application for a special exception (Section 27-3604), detailed site plan (Section 27-3605), temporary use permit (Section 27-3607), use and occupancy permit (Section 27-3608), or building permit (Section 27-3611) and may be approved by the Planning Director, except in the case of a special exception where the Planning Director shall make a recommendation on, and the ZHE may approve, such alternative parking plan application(s), in accordance with the standards listed below.
- (2) An alternative parking plan may include any one or combination of the following:
 - (A) Provision of more parking spaces than the maximum allowed in accordance with Section 27-6307(b);
 - (B) Sharing of parking spaces in accordance with Section 27-6307(c)
 - (C) Off-site parking spaces in accordance with Section 27-6307(d);
 - (D) On-street parking spaces in accordance with Section 27-6307(e);
 - (E) Deferred parking spaces in accordance with Section 27-6307(f); and
 - (F) Valet and tandem parking in accordance with Section 27-6307(g).

(b) Provision over Maximum Allowed

An alternative parking plan prepared specifically for the proposed plan for development may propose to exceed the maximum number of off-street parking spaces allowed in Section 27-6305(d), Maximum Number of Off-Street Parking Spaces, in accordance with the following standards:

(1) Parking Demand Study

The alternative parking plan shall include a parking demand study demonstrating how the maximum number of parking spaces allowed by Section 27-6305(d), Maximum Number of Off-Street Parking Spaces, is insufficient for the proposed development.

(c) Shared Parking for Single-Use Developments

An applicant for a single-use development may use an alternative parking plan to meet a portion of the minimum number of off-street parking spaces required in Section 27-6305(a) for that use through sharing parking with other existing uses. Such use of shared parking shall be allowed in accordance with the following standards:

(1) Maximum Shared Spaces

Up to 75 percent of the number of parking spaces required for the use may be shared with other uses, provided that parking demands do not overlap as defined in Table 27-6305(c)(1) of Section 27-6305(c), Mixed-Use Developments and Shared Parking.

(2) Location

- (A) Shared parking spaces shall be located within a maximum walking distance of the primary pedestrian entrances to the uses served by the parking, in accordance with Table 27-6307(c)(2): Allowed Distances for Shared and Off-site Parking.

Table 27-6307(c)(2): Allowed Distances for Shared and Off-site Parking	
Primary Use	Maximum Allowed Distance (feet)(1)
Residential	660
Retail	800
Mixed-use	800
Office	1,320
Industrial Uses	1,320
All Others	1,320

NOTES:

2. Distance shall be measured by the actual distance of the pedestrian path from the shared parking area to the primary pedestrian entrance(s), not a straight-line, point-to-point distance.

- i. Shared parking spaces shall not be separated from the use they serve by an arterial street unless pedestrian access across the arterial street is provided by appropriate traffic controls (e.g., signalized crosswalk), or a pedestrian walkway (such as a bridge or tunnel).

(3) Pedestrian Access

Adequate and safe pedestrian access via a walkway protected by a landscape buffer or a curb separation and elevation from the street grade shall be provided between the shared parking areas and the primary pedestrian entrances to the uses served by the parking.

(4) Signage Directing Public to Parking Spaces

Signage complying with the standards in Section 27-61500, Signage, shall be provided to direct the public to the shared parking spaces.

(5) Justification

The alternative parking plan shall include justification of the feasibility of shared parking among the proposed uses. Such justification shall address, at a minimum, the size and type of the uses proposed to share off-street parking spaces, the composition of their tenants, the types and hours of their operations, the anticipated peak parking and traffic demands they generate, and the anticipated rate of turnover in parking space use.

(6) Shared Parking Agreement

- (E) An approved shared parking arrangement shall be enforced through written agreement among all the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces. The agreement shall provide

all parties the right to joint use of the shared parking area in perpetuity (such agreement may be extinguished with the written consent of all affected property owners at any point in time following an initial time frame of at least 10 years). The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a shared parking arrangement is proposed is located, for review and comment. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the shared parking area. The agreement shall be considered a restriction running with the land and shall bind the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with [PART 27-8](#), Enforcement.

- (F) No use served by the shared parking agreement may be continued if the shared parking becomes unavailable to the use, unless substitute off-street parking spaces are provided in accordance with this Section.

2. **Off-Site Parking**

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required for a use with off-site parking—i.e., off-street parking spaces located on a parcel or lot separate from the parcel or lot containing the use and can be operated by a private or public agency—in accordance with the following standards.

(5) **Zone Classification**

The zone classification of the off-site parking area shall be one that allows the use served by off-site parking (and thus off-street parking accessory to such use) or that allows parking as a principal use, except off-site parking may be approved on lands in the Residential zones upon approval of a special exception in accordance with Section [27-3604](#), Special Exception.

(6) **Location**

- ii. Off-site parking spaces shall be located within a walking distance of the primary pedestrian entrances to the uses served by the parking, in accordance with Table [27-6307\(c\)\(2\)](#): Allowed Distances for Shared and Off-site Parking.
- iii. Off-site parking spaces shall not be separated from the use they serve by an arterial street unless safe pedestrian access across the street is provided by appropriate traffic controls (e.g., signalized crosswalk), or a grade-separated pedestrian walkway.

(7) **Pedestrian Access**

Adequate and safe pedestrian access shall be provided between the off-site parking areas and the primary pedestrian entrances to the use served by the parking.

(8) **Off-Site Parking Agreement**

- i. If land containing the off-site parking area is not under the same ownership as land containing the principal use served, the off-site parking arrangement shall be established in a written agreement between the owners of land containing the off-site parking area and land containing the served use. The agreement shall provide the owner of the served use the right to use the off-site parking area for at least 10 years, and include provisions for extending the agreement after that period of time. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which an off-site parking arrangement is proposed is located, for review and comment. An attested copy of an approved and executed agreement shall be recorded with the Land Records of Prince George's County before issuance of a building permit for any use to be served by the off-site parking area. The agreement shall be considered a restriction running with the land and shall bind the owners of land containing the off-site parking area and land containing the served use, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with [PART 27-8, ENFORCEMENT](#).
- ii. An enforcement and turn-over agreement shall be recorded between the developer and the Revenue Authority. Such agreement would allow the developer to build less required off-site parking in exchange for allowing the Revenue Authority to enforce parking time limits through approaches agreed to by all parties subject to the agreement.
- iii. No use served by the off-site parking may be continued if the off-site parking becomes unavailable unless substitute off-street parking spaces are provided in accordance with this Section.

3. On-Street Parking

b. General

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required through on-street parking along streets that are adjacent to the development, subject to the maximum credit allowed in [Table 27-6307\(e\)\(1\): Conditions for On-Street Credit Toward Off-Street Requirements](#).

Table 27-6307(e)(1): Conditions for On-Street Parking Credit Toward Off-Street Requirements	
Zone	Maximum Credit Allowed
RTO and LTO zones, Core area	No parking required
RTO and LTO zones, Edge area	15% or 6 spaces, whichever is less
TAC zone, Core area	10%
TAC zone, Edge area	5%
NAC zone	10% or 4 spaces, whichever is less
CGO zone	10% or 4 spaces, whichever is less

(2) On-Street Parking Agreement

- (A)** If an alternative parking plan is proposed for on-street parking, the applicant shall enter into an on-street parking agreement or series of agreements, depending on ownership of the streets where on-street parking is proposed, with the Maryland State Highway Administration, the County, or any municipality with jurisdiction of the street. The agreement shall spell out the terms and conditions and duration of use for the on-street parking. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which an on-street parking arrangement is proposed is located, for review and comment. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the on-street parking. The agreement shall be considered a restriction running with the land and shall bind the applicant and the applicant's heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with [PART 27-8](#), Enforcement.
- (B)** No use served by the on-street parking may be continued if the on-street parking becomes unavailable unless substitute on-street parking spaces are provided in accordance with this Section.

2. Deferred Parking

An alternative parking plan may propose to defer construction of up to 35 percent of the number of off-street parking spaces required by Table [27-6305\(a\)](#), Minimum Number of Off-Street Parking Spaces, in accordance with the following standards:

b. Justification

The alternative parking plan shall include a study demonstrating that because of the location, nature, or mix of uses, there is a reasonable probability the number of parking spaces actually needed to serve the development is less than the minimum required by Table [27-6305\(a\)](#): Minimum Number of Off-Street Parking Spaces. The Planning Director shall review the alternative parking plan and study, and may choose to approve or disapprove the alternative parking plan.

c. Reserve Parking Plan and Covenant

The alternative parking plan shall include a reserve parking plan identifying: (a) the amount of off-street parking being deferred, and (b) the location of the area to be reserved for future parking, if future parking is needed.

d. Parking Demand Study

- (A)** The alternative parking plan shall provide assurance that within 24 months after the initial Certificate of Occupancy is issued for the proposed development, an off-street parking demand study evaluating the adequacy of

the existing parking spaces in meeting the off-street parking demand generated by the development will be submitted to the Planning Director.

- (B) If the Planning Director determines that the study demonstrates the existing parking is adequate, then construction of the remaining number of parking spaces shall not be required. If the Planning Director determines the study indicates additional parking is needed, such parking shall be provided consistent with the reserve parking plan and the standards of this Section.

e. **Limitations on Reserve Areas and Covenant**

Areas reserved for future parking shall be brought to the finished grade and shall not be used for buildings, storage, loading, or other purposes. Such areas may be used for temporary overflow parking, provided such use is sufficiently infrequent to ensure maintenance of its ground cover in a healthy condition. A covenant shall be established on the areas to be reserved for future parking, which shall ensure such areas are available should the parking demand study below demonstrate additional parking is needed.

f. **Landscaping of Reserve Areas Required**

Areas reserved for future off-street parking shall be landscaped with an appropriate ground cover, and if ultimately developed for off-street parking, shall be landscaped in accordance with Section 4.3, Parking Lot Requirements, of the Landscape Manual.

3. **Valet and Tandem Parking**

An alternative parking plan may propose to use valet and tandem parking to meet a portion of the minimum number of off-street parking spaces required for a development with commercial uses in accordance with the following standards:

b. **Number of Valet or Tandem Spaces**

No more than 35 percent of the total number of parking spaces provided shall be designated for valet or tandem spaces except for restaurants, where up to 50 percent of spaces may be designated for valet parking, and hotels, where up to 100 percent of parking spaces may be designated for valet parking.

c. **Drop-Off and Pick-Up Areas**

The development shall provide a designated drop-off and pick-up area. The drop-off and pick-up area may be located near the building served, but may not be located in a fire lane or where its use would impede vehicular and/or pedestrian circulation or cause queuing in a public street or an internal drive aisle serving the development. Drop-off and pick-up areas shall not be allowed in moving vehicle and bicycle travel lanes in the public right-of-way without obtaining a street closure permit. Drop-off and pick-up areas shall not be allowed to use sidewalks for any stationing of vehicles.

d. **Valet Parking Agreement**

- i. Valet parking may be established and managed only in accordance with a valet parking agreement. An applicant shall provide documentation of an active agreement to the County and include provisions ensuring that a valet parking attendant will be on duty during hours of operation of the uses served by the valet parking. The agreement shall be for a minimum of 5 years, identify the location of the valet parking lot, and include provisions ensuring that a valet parking attendant will be on duty during hours of operation of the uses served by the valet parking. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a valet or tandem parking arrangement is proposed, for review and comment. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the valet parking, and documentation that the agreement remains in effect shall be provided to the County on an annual basis thereafter. The agreement shall be considered a restriction running with the land and shall bind the owners of land containing the uses served by the valet parking, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with [PART 27-8, Enforcement](#).
- ii. No use served by valet parking may be continued if the valet service becomes unavailable and the Planning Director determines that there is not adequate parking available in the area to serve the use.

4. Publicly Managed Parking

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required through participation in an agreement for publicly managed parking facilities with an agency such as the Revenue Authority, potentially including contributions toward construction of parking facilities, parking management services, and parking enforcement.

COMMENT: No alternative parking arrangement is proposed as the DET reflects all off-street parking requirements satisfied on-site. Therefore, this provision is not applicable to the proposed development.

27-6308. Reduced Parking Standards for Parking Demand Reduction Strategies

Use of alternative transportation and transportation demand reduction strategies in Subtitle 20A: Transportation allows development to reduce the amount of parking provided beyond the requirements of Section 27-6305, Off-Street Parking Space Standards. This Section is intended to establish how certain reductions in the minimum parking standards in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, may be approved by the Planning Director. It allows applicants to establish Transportation Demand Management plans for individual developments in the absence of a Transportation Demand Management District as defined in Subtitle 20A: Transportation. These reductions will be allowed based on the following strategies for reducing parking demand. All reductions in accordance with Sections 27-6308(a) through 27-6308(d) shall be taken as cumulative and not exclusive, and the cumulative calculation shall follow the order presented in Sections 27-6308(a) through 27-6308(d).

2. **Transit Accessibility**

The Planning Director may authorize the following reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, for uses located near a high-service transit stop:

- (2) Up to a 50 percent reduction for uses located within a one-quarter mile (1,320 feet) radius of a high-service transit stop; or
- (3) Up to a 15 percent reduction for uses located between a one-quarter mile (1,320 feet) radius and one-half mile (2,640 feet) radius of a high-service transit stop.

3. **Transportation Demand Management**

The Planning Director may, through approval of a Transportation Demand Management (TDM) plan, authorize up to a 30 percent reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, for nonresidential or mixed-use developments having a floor area of at least 25,000 square feet, in accordance with the following standards.

b. **TDM Plan Requirements**

The TDM plan shall include facts, projections, an analysis (e.g., type of development, proximity to transit and/or other multi-modal systems, anticipated number of employees and/or patrons, minimum parking requirements) and indicate the types of transportation demand management activities that will be instituted to reduce single-occupant vehicle use and reduce traffic congestion. The plan shall identify the amount by which parking requirements have been reduced from the amounts otherwise required by this Section.

c. **Transportation Demand Management Activities**

The TDM plan shall be required to provide the following transportation demand management activities:

- i. A “Guaranteed Ride Home” program that offers emergency ride services to each employee with an allowance of no fewer than four rides per year, that an applicant may establish to serve the development or in partnership with

other developments or uses, or by participating in the Metropolitan Washington Council of Governments Commuter Connections program (or its designated successor for these services).

- ii. Written disclosure of transportation information and educational materials to all employees, residents, and nonresidents informing them of all transportation and ride-sharing options available to them. This does not need to be a unique role and may be met by human resources officers or other administrators of an organization.
- iii. Formation of transportation demand reduction programs offering an equivalent value in transit benefits or cash in exchange for a parking benefit, such as carpooling, vanpooling, ridesharing, subsidy of employee transit passes beyond standard tax credits already provided by State and Federal governments, teleworking, and shuttle service programs.

d. **Two Transportation Demand Management Options Required**

The plan will also require at least two of the following transportation demand management strategies:

- (A) Establishment of a development-specific website that provides real-time travel/traffic data and multimodal transportation information, transit/bus schedules and maps, and bicycle, pedestrian, and carpool/vanpool options. Information will vary depending on the specific services and transportation infrastructure available in the vicinity of the development, but in general will allow tenants or customers to compare travel modes available.
- (B) In lieu of the website, installation of a real-time visual display screen or other display device of this type that provides multi-modal transportation information, as described above.
- (C) Parking cash-out or transportation stipend, or provision of an equivalent value cash incentive to employees not to use parking spaces otherwise available to tenants of a development.
- (D) Unbundling of parking from multifamily and mixed-use development leases, as well as other types of development, or issuing tenant leases that do not include parking as an integral part of a floor-area space lease and require parking to be leased, purchased, or otherwise accessed through separate payment.
- (E) Creation of a Preferential Parking Management Plan that designates spaces located near building entrances or in other preferential locations for registered carpool/vanpool vehicles.
- (F) Institution of off-peak work schedules that allow employees to arrive and depart at times other than the peak morning commute period (defined as 7:00 a.m. to 9:00 a.m.) and peak evening commute period (defined as 5:00 p.m. to 7:00 p.m.).

- (G) Offer all employees free or discounted bikeshare memberships.
 - (H) Fully funding a bicycle sharing station which is connected to and/or part of a regional system (e.g., Capital Bikeshare).
 - (I) Any other transportation demand management activity as may be approved by the Planning Director as a means of complying with the parking reduction provisions of this Subsection.
- e. **Recording of TDM Plan**
- (E) A copy of the approved TDM plan shall be recorded in the Land Records of Prince George's County before issuance of a building permit for the development to be served by the plan. The TDM plan shall be recorded against the land, and the applicant and/or successors in interest in the land shall be responsible for implementing the plan in perpetuity.
- f. **TDM Program Coordinator**
- (B) The applicant shall appoint a TDM program coordinator to oversee transportation demand management activities.
 - (C) The TDM program coordinator shall be a licensed engineer, certified planner, or a traffic consultant that is also a qualified or trained TDM professional.
 - (D) The TDM program coordinator shall be appointed prior to issuance of a certificate of occupancy for the buildings to be served by the transportation demand management program.
 - (E) If the development is located within an established business improvement district, a Transportation Demand Management District as defined in Subtitle 20A: Transportation, or other such organization that offers TDM services, the applicant may identify that organization's appropriate staff person as the TDM coordinator provided that the applicant agrees to participate in that organization's TDM programs and meet all required organizational membership obligations.
 - (F) If the development is located within a municipality, the applicant shall coordinate the TDM program with the appropriate municipal representatives.
- g. **TDM Report**

The TDM program coordinator shall submit to the Planning Director a report every two years that details implementation of the approved TDM plan and how it has successfully met or failed to meet the target reduction in drive-alone trips that justified the original reduction in parking because of its effectiveness in reducing driving demand, in turn reducing the need for parking. The report may include, but is not limited to, the following:

- (C) A description of transportation demand management activities undertaken;
- (D) An analysis of parking demand reductions based on employee and/or resident use of ridership programs or alternative transportation options;

- (E) Changes to the TDM plan to increase transit ridership, bicycle ridership, and other commuting alternatives, as defined in Section 27-6308(b)(7) below; and
- (F) The results of an employee transportation survey.

h. **Amendments**

The Planning Director may approve amendments to an approved TDM plan in accordance with the procedures and standards for its original approval. Changes in transportation options subsequent to the approval of the original plan that allow a development to meet the reduction targets identified in the original plan, such as introduction of new transit service to a development area, shall not require amendments to the plan as long as annual reports can demonstrate that these services are contributing to the plan's intent.

i. **Parking Required if TDM Terminated**

If the applicant or successors in interest in the development subject to a TDM plan stop implementing the plan or fail to submit a TDM report within one year of the regularly scheduled date the biennial report is due, the TDM plan shall be terminated and become null and void. Any such termination of the TDM plan does not negate the parties' obligations to comply with parking requirements of this Section and this Ordinance, and thus shall constitute a violation of this Ordinance. No use served by the TDM plan may be continued unless another TDM plan is approved or all required off-street parking spaces are provided in accordance with this Section and this Ordinance, within 120 days of termination of the TDM plan.

4. **Special Facilities for Bicycle Commuters**

The Planning Director may authorize up to a five percent reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, for developments that comply with the bicycle parking standards in Section 27-6309, Bicycle Parking Standards, and provide both of the following:

- a. Additional enclosed (indoor or locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and
- b. Shower and dressing areas for employees.

5. **Other Eligible Alternatives**

The Planning Director may authorize up to a 10 percent reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, in exchange for any other strategy that an applicant demonstrates will effectively reduce parking demand on the site of the subject development, provided the applicant also demonstrates that the proposed development plan will do at least as good a job in protecting surrounding neighborhoods, maintaining traffic-circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards.

COMMENT: No reduced parking standards are proposed as the DET reflects all off-street parking requirements satisfied on-site. Therefore, this provision is not applicable to the proposed development.

27-6309. Bicycle Parking Standards

(a) Bicycle Racks or Lockers Required

- (1)** In all zones except the RTO, LTO, TAC, and NAC base and PD zones, Rural and Agricultural zones, and any Residential Zone with equal or lesser intensity than the RSF-95 Zone, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least two bicycles, regardless of the number of vehicle spaces provided (up to ten spaces). At least one additional bicycle space shall be provided for each additional ten parking spaces or major fraction thereof, provided, no more than 20 bicycle parking spaces shall be required for any single vehicular parking area. Specific requirements for particular uses are as follows:
 - (A)** For multifamily dwellings and uses in the Group Living Uses principal use category other than private dormitories, one space shall be required per four dwelling units, with no fewer than two bicycle parking spaces provided and no more than 49 spaces.
 - (B)** For private dormitories, 0.25 spaces per leased occupant shall be required if automobile parking is included in lease agreements or 0.4 spaces per leased occupant shall be required if automobile parking is not included in lease agreements and must be rented separately, up to a maximum of 50 spaces.
 - (C)** For private schools, 1 space per 10 employees plus 1 space for each 20 students (in grades four and higher) of planned capacity shall be required.
 - (D)** For private colleges and universities, one space per ten employees plus one space for each five students of planned capacity shall be required. Of these student-required spaces, generally half should be for short-term storage (outdoors and convenient to building entrances and other major destinations of the use) and the other half should be for long-term storage (which may be inside buildings, in lockers, or in other specialized covered and secured bicycle parking areas).
- (2)** In the RTO, LTO, TAC, and NAC base and PD zones, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles, regardless of the number of vehicle spaces provided, and at least two additional bicycles for every ten parking spaces, or major fraction thereof, above ten spaces.
- (3)** Racks must allow a bicycle's frame to rest against the rack in at least two places, and for both a wheel and section of the frame to be secured to the rack simultaneously. Racks that allow only a wheel to rest against the rack will not be counted toward meeting the minimum bicycle requirements. Applicants should consult best

practices sources such as the Association of Pedestrian and Bicycle Professionals *Bicycle Parking Guidelines* for guidance on types of racks that are appropriate to meet this requirement.

COMMENT: With 54 dwelling units, a total of 14 bicycle parking spaces are required. The DET reflects a total of 20 bicycle racks, which will accommodate 40 bicycle parking spaces, are provided. This requirement is satisfied.

(b) Bike Parking Rack or Locker Location

- (1) Required bicycle racks shall be installed on a paved surface and located in visible, well-lighted areas conveniently accessible to the primary entrances of a development's principal building(s). At least four of the required spaces serving nonresidential development shall be located within 50 feet of the main entrance to the use. They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic.
- (2) In the RTO, LTO, TAC, and NAC base and PD zones, developments may place up to 20 percent of required bicycle parking in the public right-of-way as street furnishings (subject to the approval of the operating agency or municipality with jurisdiction), provided that they are all within 100 feet of the entrance of the use and that they allow sufficient space (generally 3 feet on either side of a rack) for placement and removal of bicycles. Developments may count existing bicycle parking along frontage streets and in the street right-of-way toward these requirements.
- (3) Long-term parking facilities should be provided for uses where bicycle access is expected to serve stays of eight hours or more, such as office commutes or overnight stays at a residence or hotel. If used, this parking does not need to meet location criteria for regular parking, such as a distance from a building entrance, but shall:
 - (A) Be located in a secure, clean and well-lighted area, whether inside a building, in an auxiliary structure, or in an outdoor covered location;
 - (B) Protect bicycles from weather and debris;
 - (C) Be signed so that directions to entrances of related uses are clearly understood;
 - (D) Allow sufficient spacing of racks or lockers for storage, maneuvering and removal of bicycles;
 - (E) Be available and accessible for all building tenants during the building's hours of operation. (For residential tenants, each space should be accessible 24 hours a day, 7 days a week);
 - (F) If located in an enclosed area, only be accessible to those authorized to use the space (to limit vandalism and theft);
 - (G) If in a parking garage for long-term bicycle parking, be clearly marked as long-term bicycle parking spaces, be in a well-lighted, visible location near the main entrance of elevators, and separated from vehicle parking by a barrier that

minimizes the possibility of a parked bicycle being hit by a car, and be located no lower than the first complete parking level below grade, and no higher than the first complete parking level above grade.

- (4) Bicycle parking spaces shall be placed at least three feet away from the associated structure to allow sufficient room for parking a bicycle. Bicycle racks should be installed to allow for at least 30 inches of spacing between each rack.

COMMENT: A bike rack detail plan is provided which shows the location of the bicycle racks in relation to the buildings and further shows that the bicycle racks will be located on paved surfaces at least three feet from the associated structure, and with at least 30 inches between each bicycle rack.

27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths

Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development’s uses in a safe and convenient manner. Table 27-6310(a): Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths for the different principal uses. For proposed uses not listed in Table 27-6310(a): Minimum Number of Off-Street Loading Berths, the requirement for a use most similar to the proposed use shall apply.

Table 27-6310(a): Minimum Number of Off-Street Loading Berths		
Principal Use Classification/Category	Gross Floor Area (GFA) of Building	Minimum Number of Loading Berths
Household Living Uses (Multifamily only) and Group Living Uses (Assisted Living Facility only)	At least 100 dwelling units and up to 300 dwelling units	1
	Each additional 200 dwelling units or major fraction thereof	add 1

COMMENT: The proposed development has 54 dwelling units. Therefore, no loading berths are required.

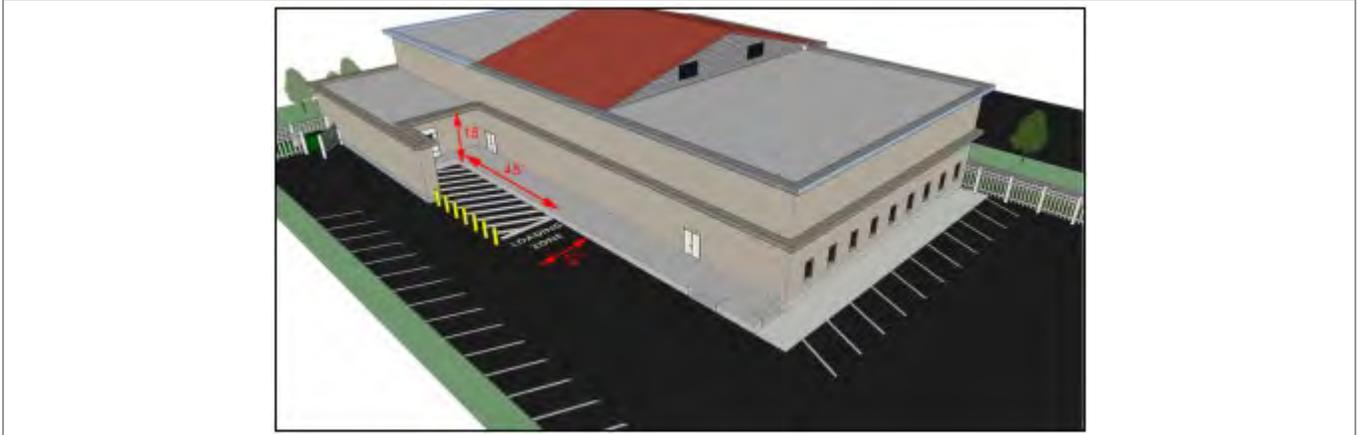
(b) Dimensional Standards for Loading Areas

Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is least 12 feet wide and 45 feet long in general industrial, distribution, or warehousing uses. For all other uses, a berth as short as 33 feet may be allowed. The Planning Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met.

(c) Location of Loading Areas

- (1) To the maximum extent practicable, loading areas shall be placed away from a public street and screened from view in accordance with the Landscape Manual (see Figure 27-6310(c): Loading Area Configuration).
- (2) Loading areas shall be located adjacent to the building's loading doors, in an area that promotes their practical use.
- (3) Loading areas shall be located and designed so vehicles using them can maneuver safely and conveniently to them from a public street and complete loading without obstructing or interfering with any public rights-of-way, parking spaces, parking lot aisles, or pedestrian pathways.
- (4) Loading areas shall be set back a minimum of 50 feet from any residential use or vacant land in a Residential or Rural and Agricultural zone.

Figure 27-6310(c): Loading Area Configuration



COMMENT: The proposed development has 54 dwelling units. Therefore, no loading berths are required.

Sec. 27-6400 Open Space Set-Asides

27-6403. Amount of Open Space Set-Asides Required

Development subject to the standards in this Section shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, based on the use classification.

Table 27-6403: Required Open Space Set-Asides				
Use Classification	Minimum Open Space Set-Aside Area (as percentage of development site area)			
	Rural and Agricultural Base Zones	Residential Base and PD Zones	Nonresidential Base Zones and IE-PD Zone	Transit-Oriented/Activity Center Base and PD Zones, MU-PD Zone
Residential Uses	20%	20%	15%	7.5%
Public, Civic, and Institutional Uses	10%	10%	7.5%	5%
Commercial Uses and Mixed-Uses	10%	10%	7.5%	5%
Industrial Uses	10%	10%	5%	5%

Open space set-aside requirements shall not replace requirements for open spaces, mandatory dedication of parkland, stormwater management, or other similar requirements imposed by any other Subtitle of the County Code. However, such requirements may be counted toward open-space set asides pursuant to Section 27-6404(b), below.

COMMENT: Per Table 27-6403, 20% of the Subject Property must be set aside as open space, or 42,745.6 square feet. A total of 27%, or 59,746.29 square feet are provided.

27-6404. Areas Counted as Open Space Set-Asides

(15)The features and areas identified in Table 27-6404(a): Open Space Set-Aside Features, shall be credited towards compliance with the open space set-aside standards of this Section for development in the areas indicated.

- a.No less than fifteen percent (15%) of the total required minimum open space set-aside area within a residential development outside the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center PD zones shall consist of active recreational areas.
- b.No less than fifty percent (50%) of the total required minimum open space set-aside area within the core area of a Transit-Oriented/Activity Center base or Transit-Oriented/Activity Center PD zone shall be a square, forecourt, or plaza.

COMMENT: Per Subsection (A)(1) above, 15% of the open space must consist of active recreational areas. Based on a requirement of 42,745 square feet of open space set-Aside area required, 6,411 square feet must qualify as active recreational area.

Table 27-6404(a): Open Space Set-Aside Features

Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
Natural Features		
	<p>Natural features (including lakes, ponds, rivers, streams, bays, shorelines, wetlands, drainageways, and other riparian areas), riparian buffers, flood hazard areas, steep slopes (15 percent or more), wildlife habitat and woodland conservation areas established in accordance with Division 2 of Subtitle 25: Trees and Vegetation of the County Code</p>	<p>Preservation of any existing natural features shall have highest priority for locating open space set-asides, except in the Transit-Oriented/Activity Center base and planned development zones, the IE and IH base zones, and the IE-PD zone. Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, and unhealthy conditions.</p>
Active Recreational Areas		
	<p>Land occupied by areas and facilities used for active recreational purposes, such as ballfields, playgrounds, tennis courts, pools, jogging trails, community buildings and clubhouses, and land dedicated for parks in accordance with Subtitle 24: Subdivision Regulations, Section 24-4600, Parklands and Recreation Facilities.</p>	<p>Active recreational areas may occupy up to 100 percent of the open space set-asides (if no natural features exist on the site) except in the Transit-Oriented/Activity Center base and PD zones, the Nonresidential base zones, and the IE-PD zone. Active recreational areas shall be contiguous or interconnected, to the maximum extent practicable, unless used to link or continue existing or public open space lands.</p>
Passive Recreation (Including Plantings and Gardens)		

Table 27-6404(a): Open Space Set-Aside Features

Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
	<p>Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens (including community gardens), gazebos, and similar structures.</p>	<p>Passive recreation shall have direct access to a sidewalk or pedestrian walkway that connects to the street.</p>
Squares, Forecourts, and Plazas		
	<p>Squares, forecourts, plazas, and civic greens that provide opportunities to create special places for people to gather.</p>	<p>Such features shall be at least 600 square feet in area. Such features shall have direct access to a street or sidewalk and shall be designed to accommodate people sitting and gathering, incorporating benches, tables, fountains, or other similar amenities. Surrounding buildings shall be oriented toward the square, forecourt, or plaza when possible, and a connection shall be made to surrounding development.</p>
Required Landscape Areas and Agricultural Buffer		
	<p>All areas occupied by required landscaping areas, tree protection areas, and riparian buffers, except landscaped area within vehicular use areas.</p>	<p>See Landscape Manual and Sec. 27-61300, Agricultural Compatibility Standards.</p>

Table 27-6404(a): Open Space Set-Aside Features

Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
Stormwater Management Areas Treated as Site Amenities		
	<p>Up to 75 percent of the land area occupied by stormwater management facilities (including retention and detention ponds and other bioretention devices), when such features are treated as an open space site amenity.</p>	<p>To qualify, stormwater management facilities shall support passive recreation uses by providing access, gentle slopes (less than 3:1), and pedestrian elements such as paths and benches, and shall be subject to a maintenance agreement approved by the operating authority or agency having regulatory authority over the facility.</p>
Public Access Easements with Paths or Trails		
	<p>Public access easements that combine utility easements with paths or trails that are available for passive recreational activities such as walking, running, and biking</p>	<p>Such public access easements shall include at least one improved access from a public street, sidewalk, or trail that includes signage designating the access point.</p>

(16) Open spaces required by any other section in the County Code, such as, but not limited to, mandatory dedication of parkland, may be credited toward compliance with the open space set aside standards in Table 27-6403: Required Open Space Set-Asides, if they are located and designed in accordance with the standards in this Section.

COMMENT: As the site plan depicts, a clubhouse is provided on site and is located within an area of land exceeding 6,500 square feet in area, conforming to the active recreational area minimum requirement.

27-6405. Areas Not Counted as Open Space Set-Asides

The following areas shall not be counted as open space set-asides:

- (b) Private yards not subject to an open space or conservation easement;
- (c) Street rights-of-way or private access easements, including sidewalks located within those rights-of-way or easements;
- (d) Vehicular parking areas or lots (excluding the landscaped areas);
- (e) Driveways for dwellings;
- (f) Land covered by structures not designated for active recreational uses;
- (g) Designated outdoor storage areas; and
- (h) Stormwater management facilities and ponds, unless located and designed as a site amenity (e.g., with low fencing, vegetative landscaping, gentle slopes, fountain or other visible water-circulation device, and pedestrian access or seating).

27-6406. Design Standards for Open Space Set-Asides

Land used as an open space set-aside shall comply with the following design standards:

(2) Location

Open space shall be located so as to be readily accessible and useable by occupants and users of the development. Where possible, a portion of the open space set-aside should provide focal points for the development through prominent placement or easy visual access from streets.

(3) Configuration

- a. Open space set-asides shall be contiguous or interconnected, to the maximum extent practicable, unless a different configuration is needed to continue an existing trail or accommodate preservation of natural, historical, and archeological resources.
- b. If the development site is adjacent to existing or planned public trails, parks, or other public open space area land, the open space set-aside shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the trail, park, or other public land (see Figure 27-6406(b).1: Example Open Space Set-Aside Configuration; Figure 27-6406(b).2: Example Open Space Set-Aside Configuration, Townhouse Development; and Figure 27-6406(b).3: Example Open Space Set Aside Configuration, Commercial Development).

(4) Orientation of Adjacent Buildings

To the maximum extent possible, buildings adjacent to the required open space set-asides shall have at least one entrance facing the open space set-aside.

COMMENT: Open space is provided throughout the development, but is primarily focused in two areas. First, the community clubhouse provides a centrally located active recreational area for use by the residents. Second, a specimen tree located in the southern part of the site has been preserved within the Woodland Preservation Area. Proposed Buildings 2.1, 2.2, 3.1, 3.2 and 3.3 are oriented toward the clubhouse and have an entrance facing this amenity. Building 1.1 faces an active open space area associated with the abutting development and backs up to the area where the specimen tree is located. Building 1.2 faces an area of on-site woodland preservation and the entrances face this open space area.

(5) Prioritization of Open Space Set-Aside

- a. Except in the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and to the maximum extent practicable, open space set-asides shall be located and organized to include, protect, and enhance as many of the following open areas and features as possible, in the following general order of priority:
 - i. Natural features such as riparian areas, riparian buffers, shorelines, flood hazard areas, floodplains, wetlands, steep slopes, and wildlife habitat and woodland areas;
 - ii. Water features such as rivers, bays, lakes, creeks, canals, natural ponds, and retention and detention ponds;
 - iii. Protected trees and other mature trees;
 - iv. Parks and trails (regardless of public or private ownership);
 - v. Lands with active agricultural uses and activities;
 - vi. Perimeter buffers or visual transitions between different types or intensities of uses;
 - vii. Areas that accommodate multiple compatible open space set-aside uses rather than a single use; and
 - viii. Historic and archeological features.

COMMENT: The open space set-aside areas are consistent with these priorities, as they consist of natural features (retained woodlands), protected trees (Specimen Tree 4), and park/active recreation areas in private ownership.

- b. In the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and to the maximum extent practicable, open space set-asides shall be located and organized to include, protect, or enhance the open areas and features identified in Section 27-6406(d)(1) above, except that the establishment of squares, plazas, forecourts, civic greens, and similar urban open space amenities shall have the highest priority.

COMMENT: The RMF-20 Zone is not a Transit-Oriented/Activity Center base zone or PD zone, therefore this provision does not apply to the proposed development.

(6) Open Space Set-Asides on Property in the Industrial, Heavy (IH) Zone

Development consisting of multiple industrial uses on property in the IH Zone may provide open space set-asides based upon the total development in-lieu of providing individual open space set-asides for individual uses on individual lots. This provision includes: (1) multiple industrial uses on a single property in the IH Zone, or (2) multiple industrial uses on one or more adjoining properties under the same ownership (and which are located not more than 1,000 feet away from each other) in the IH Zone. These developments shall provide open space set-asides using the following method:

- a. Applicant calculates the sum amount of open space set-aside required for each individual industrial use or lot.
- b. The total sum of open space set-aside required may be placed on any portion of the area included in the calculation.

COMMENT: Not applicable.

27-6407. Development in Open Space Set-Asides

Development within open space set-asides shall be limited to that appropriate to the purposes of the type(s) of open space set-asides. Where appropriate, such development may include, but is not limited to, walking, jogging, and biking paths or trails; benches or other seating areas; meeting areas; tables, shelters, grills, trash receptacles, and other picnic facilities; docks and other facilities for fishing; environmental education guides and exhibits; historic interpretive signage; gazebos and other decorative structures; fountains or other water features; play structures for children; gardens or seasonal planting areas; pools; athletic fields and courts; and associated clubhouses.

COMMENT: No development is proposed within the environmentally sensitive open space areas. The clubhouse will be constructed within the active recreational area for the benefit of the residents. In addition, a trail will be connected to the adjacent Penn Place I dog trail that will provide .25 mile dog walking space (with access to dog waste stations and water fountains)

27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides

2. Open space set-asides required by this Ordinance or by [Subtitle 24: Subdivision Regulations](#), shall be managed and maintained in compliance with all applicable provisions of Maryland law. To the extent not inconsistent with Maryland law, such open space set-asides shall be managed and maintained as permanent open space through one or more of the following options:
 - a. Conveyance of open space set-aside areas to a property owners' or homeowners' association that holds the land in common ownership;

- b. Conveyance of open space set-aside areas to a third party beneficiary such as an environmental, historical, or civic organization, a municipality, or M-NCPPC, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land;
 - c. Establishment of easements or covenants; or
 - d. If public stormwater management facilities are treated as site amenities, through stormwater management easements.
3. All options involving private ownership of open space set-aside areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities.
4. Responsibility for managing and maintaining open space set-asides rests with the owner of the land of the open space set-asides. Failure to maintain open space set-asides in accordance with this Section and the development approval or permit shall be a violation of this Ordinance.

COMMENT: The Applicant acknowledges the requirement to maintain the open space set-aside areas on the Subject Property.

Sec. 27-6700 Exterior Lighting

27-6703. Lighting Plan

To ensure compliance with the standards of this Section, a lighting plan demonstrating how exterior lighting will comply with the standards of this Section shall be included as part of a development application for a site plan or building permit, as appropriate.

COMMENT: A photometric plan is included in the DET set in conformance with this requirement.

27-6704. Prohibited Lighting

The following exterior lighting is prohibited:

- (i) Light fixtures that imitate an official highway or traffic control light or sign;
- (j) Light fixtures that have a flashing or intermittent pattern of illumination, except signage with an intermittent pattern of illumination allowed in accordance with Sec. 27-61500, Signage.
- (k) Privately-owned light fixtures located in the public right-of-way;
- (l) Searchlights, except when used by Federal, State, or local authorities, or where they are used to illuminate alleys, parking garages, and working (maintenance) areas, so long as they are

shielded and aimed so that they do not result in lighting on any adjacent lot or public right-of-way exceeding two foot-candles; and

(m) Light types of limited spectral emission, such as low-pressure sodium or mercury vapor lights. Light sources shall be color-correct types such as Halogen, LED, or metal halide.

COMMENT: No prohibited lighting is proposed.

27-6705. Private Street Lighting

(7) All private street lights shall be located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring.

(8) The light fixture and light color of private street lights in an individual subdivision or development shall be consistent throughout the subdivision or development.

(9) Correlated color temperature (CCT) of street lights shall not exceed 3000K.

COMMENT: The photometric plan reflects conformance with this requirement. All light fixtures are full cut-off fixtures.

27-6706. General Standards for Exterior Lighting

Development subject to this Section shall comply with the following standards:

5. Hours of Illumination

Public, civic, and institutional uses, commercial uses, mixed-uses, and industrial uses that are adjacent to existing residential development shall extinguish all exterior lighting by 11:00 P.M. or within one hour of the closing of the establishment open latest, whichever occurs last. Lighting necessary for outdoor recreational uses such as ball diamonds, playing fields, tennis courts, and similar uses; lighting necessary for security as listed in Subsections 27-6702(e) and 27-6702(j) and Section 27-6709; or lighting necessary for emergency situations as listed in Subsection 27-6702(i), shall be exempt from this requirement. For the purposes of this paragraph, lighting "necessary for security" shall be construed to mean the amount of exterior lighting necessary to provide an average of 2.5 foot-candles of light, with a maximum of 3 foot-candles of light at any point, in the following areas: possible points of entry or exit into a structure, illumination of exterior walkways, or illumination of outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged.

COMMENT: Not applicable. The proposed development is not a public, civic, institutional, commercial, mixed-use, or industrial use.

6. Shielding with Full Cut-off Fixtures

All exterior luminaries, including security lighting, shall be full cut-off fixtures that are directed downward, consistent with Figure 27-6706(b).1: Full Cut-off Fixtures. In no case shall lighting be

directed above a horizontal plane through the lighting fixture (see Section 27-6706(b).2: Examples of Fully-Shielded Light Fixtures).

COMMENT: In conjunction with the DET, the applicant has provided a lighting/photometric plan with details of all light fixtures. These plans meet this requirement.

7. Maximum Illumination Levels

- a. Except for private street lighting (see Section 27-6705, Private Street Lighting), all exterior lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in foot-candles at ground level at a lot line shall not exceed the standards in Table 27-6706(c).1: Maximum Illumination Levels. See Figure 27-6706(c).2: Maximum Illumination Levels.

Table 27-6706(c).1: Maximum Illumination Levels	
Type of Use Abutting a Lot Line	Maximum Illumination Level at Lot Line (Foot-Candles)
Residential use or vacant land in the Rural and Agricultural base zones and the Residential zones (except multifamily, townhouse, and live/work uses, and all uses in the Group Living Use Category)	0.5
Multifamily, townhouse, and live/work uses, all uses in the Group Living Use Category, all uses in the Public, Civic, and Institutional Use Category, and residential uses in the IE, IH, and IE-PD zones.	1.0
Commercial or mixed uses, residential uses, or vacant land in the Transit-Oriented/Activity Center base and PD zones, the MU-PD zone, and the CN, CS, and CGO base zones (including parking facilities)	2.0
Industrial uses and vacant land in the IE and IH base zones, and the IE- PD zone (including parking facilities)	3.0
Parking facilities (when provided/built as stand-alone uses)	2.5

Figure 27-6706(c).2: Maximum Illumination Levels



- b. All exterior light fixtures shall generate at least 80 lumens per watt of energy consumed, as shown on the manufacturers specifications for the fixture.

COMMENT: In conjunction with the DET, the applicant has provided a lighting/photometric plan with details of all light fixtures. These plans meet this requirement.

2. Maximum Height

Except for athletic field lighting fixtures, which shall not exceed 95 feet in height, and private street lighting (see Section 27-6705, Private Street Lighting), the height of exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 27-6706(d): Maximum Height for Exterior Lighting.

Table 27-6706(d): Maximum Height for Exterior Lighting	
Zone	Maximum Height
Rural and Agricultural base zones	16 feet
Residential base zones and the R-PD Zone	16 feet
Transit-Oriented/Activity Center base and PD zones and the MU-PD Zone	20 feet
Nonresidential base zones and the IE-PD Zone	30 feet
Within 100 feet of a Residential base zone and the R-PD Zone	16 feet

COMMENT: In conjunction with the DET, the applicant has provided a lighting/photometric plan with details of all light fixtures. These plans meet this requirement.

27-6707. Lighting Design Standards for Specific Uses and Site Features

In addition to complying with all applicable standards in Section 27-6706, General Standards for Exterior Lighting, the specific uses and site features identified in this Section shall comply with the standards established for that type of use or site feature.

2. Awnings

Awnings used for building accents over doors and windows shall not be internally illuminated (i.e., from underneath or behind the awning) unless the awning material is entirely opaque.

COMMENT: Not applicable.

3. Canopies

Lighting under a canopy shall be designed so as not to create glare off-site. Acceptable methods to address this include one or both of the following:

- a. A recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the canopy that provides full cutoff or fully-shielded light distribution; or
- b. A surface-mounted fixture incorporating a flat glass that provides a full cutoff or fully-shielded light distribution.

COMMENT: Not applicable.

4. Sports and Performance Venues

Lighting fixtures for outdoor sports areas, athletic fields, and performance areas shall be equipped with a glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.

COMMENT: Not applicable.

5. Wall Pack Lights

Wall packs on the exterior of the building shall be fully shielded (e.g., true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and be of low wattage (100 watts or lower).

COMMENT: In conjunction with the DET, the applicant has provided a lighting/photometric plan with details of all light fixtures. These plans meet this requirement.

6. Pedestrian Lighting

Pedestrian light fixtures shall comply with the following:

- a. Light fixtures for sidewalks, walkways, trails, and bicycle paths shall provide at least 1.2 foot candles of illumination, but not exceed 2.0 foot candles.

- b. Pedestrian bollard lamps shall be mounted no higher than four feet above grade and shall not exceed 900 lumens for any single lamp (see Figure 27-6707(e): Examples of Pedestrian Bollard Lamps).

COMMENT: A photometric plan and fixture list have been provided and is in conformance with this requirement.



7. Decorative Landscaping and Lighting

Outdoor light fixtures used for decorative effects shall comply with the following standards.

- a. Decorative lighting intended to enhance the appearance of a building and/or landscaping shall cast all light downward (rather than upward) against the building surface or onto a landscape feature, or shall be calibrated to illuminate features of the building or landscaping such that light spill-over and skyglow are avoided.
- b. Decorative lighting shall not exceed 100 watts of incandescent illuminance or the equivalent.

COMMENT: No landscape up-lights are proposed with this development. The sconce lights on the buildings are all designed to illuminate downwards. The decorative lighting on site does not exceed 100 watts.

27-6708. Measurement

Light-level measurements shall be made at the lot line of the land upon which light to be measured is being generated. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the land. Measurements shall be made at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent. Upon installation, the applicant shall demonstrate compliance with this Section by submitting measurements taken with a light meter to the Planning Director. The light meter shall have been calibrated within the prior two years.

COMMENT: The photometric plan is in conformance with this requirement.

27-6709. Security Exemption Plan

- (k) A landowner may submit a security plan to the Planning Director, or where delegated pursuant to Section 27-3308(b), the municipality in which the development application is located proposing exterior lighting that deviates from the standards in this Section. The Planning Director or municipality shall approve or approve with conditions the security plan and its proposed deviation from the standards, upon finding that the applicant demonstrates:
- (1) The proposed deviation from the standards is necessary for the adequate protection of the subject land, development, or the public;
 - (2) The condition, location, or use of the land, or the history of activity in the area, indicates the land or any materials stored or used on it are in significantly greater danger of theft or damage, or members of the public are at greater risk for harm than on surrounding land without the additional lighting; and
 - (3) The proposed deviation from the standards is the minimum necessary, and will not have a significant adverse effect on neighboring lands.
- (l) If the Planning Director or municipality finds the applicant fails to demonstrate compliance with Subsections 27-6709(a)(1) through 27-6709(a)(3) above, the security plan shall be disapproved.

COMMENT: Not applicable.

Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards

27-6903. Multifamily, Townhouse, and Three-Family Form and Design Standards

Development subject to this Section shall comply with the following standards.

(17)Site Access

New multifamily, townhouse, or three-family development with 20 or more dwelling units shall have:

- a. At least one secondary point of vehicular access to or from the site to ensure emergency vehicle access, if feasible.
- b. No primary vehicular access along a local street serving existing single-family detached dwellings—provided, however, that secondary vehicle access for emergency vehicles may be provided along such a local street if other points of access are not available.

COMMENT: As discussed above, a single driveway is provided on Penn Crossing Drive aligned with a driveway across the street accessing a townhouse development parking lot. Two points of access are not feasible due to the topography of the site in relation to the road.

(18)Location of Off-Street Parking

- a. For multifamily dwellings only, no more than 50 percent of off-street surface parking may be located between a building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement. (see Figure 27-6903(b): Multifamily, Townhouse, or Three-Family Parking Location).

COMMENT: Only one building faces the street and no parking is provided between the building and the street. The remaining units are oriented internal to the site and the parking is located to be convenient to the units served by the parking.

- b. For all multifamily, townhouse, and three-family buildings:
 - i. Guest and overflow parking within a development subject to these standards shall be located to the side or rear of the building containing the units, to the maximum extent practicable.
 - ii. Off-street surface parking located beside a building shall not occupy more than 35 percent of the parcel’s street frontage. Associated driving areas shall be included as part of such off-street surface parking.

COMMENT: This standard is met. All guest and overflow parking are incorporated into the parking areas around the site and area easily accessed. The off-street surface parking is not located along the parcel’s street frontage but are located convenient to the buildings served internal to the site.

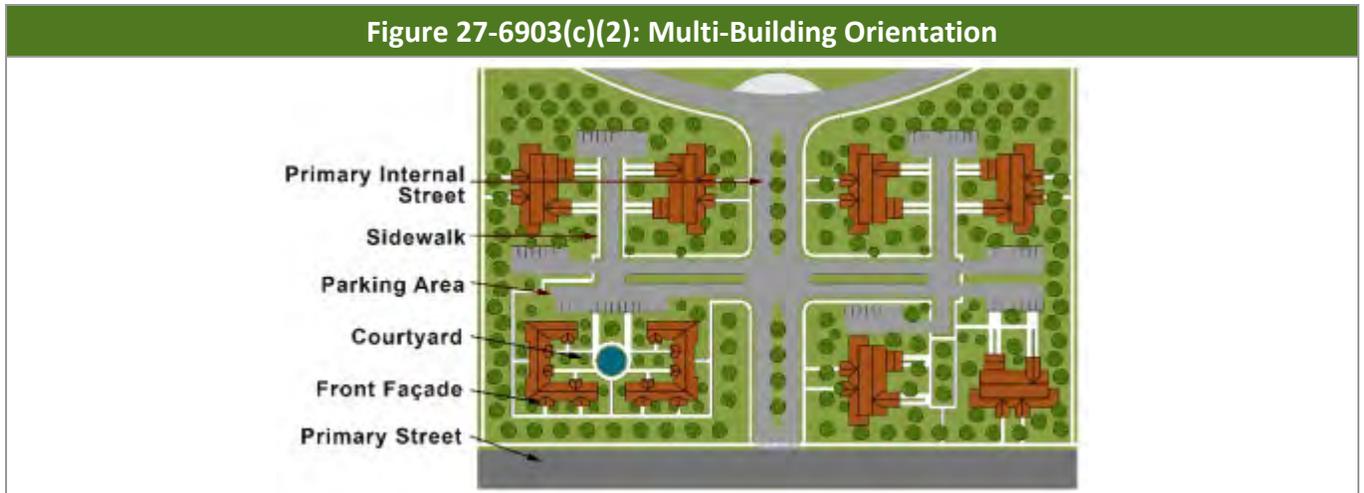
(19)Building Orientation and Configuration

a. Single-Building Development

The primary entrance of a multifamily, townhouse, or three-family single-building development shall face the street or a common open space such as a mews.

b. Multi-Building Development

Multifamily, townhouse, and three-family developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like mews or courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (see Figure 27-6903(c)(2): Multi-Building Orientation)



COMMENT: The project consists of seven multifamily buildings and a community area. There are multiple configurations. Building 1.1 faces an open space and recreational amenity area on the abutting property that will be shared with this development. Buildings 2.1, 2.2, 3.1, 3.2, and 4.2 are oriented to face the clubhouse/active recreational area. Building 1.2 is oriented to face Penn Crossing Drive, an external street. The proposed building orientation and configuration conforms to this standard.

(20) Maximum Building Length

a. The maximum length of any multifamily, townhouse, or three-family building shall be 150 linear feet in the RSF-A and RMF-12 zones; and 250 linear feet in the RMF-20, RMF-48, and CGO zones, regardless of the number of units.

COMMENT: The widest buildings proposed are Buildings 2.1 and 2.2, which are 93 feet wide. This complies with the maximum building length standard in the RMF-20 Zone.

(21) Building Façades

For all multifamily, townhouse, and three-family buildings, except as noted in Section 27-6903(e)(3) below:

a. Façades of all buildings subject to these standards that face a street shall incorporate wall offsets, in the form of projections or recesses in the façade plane, spaced no

more than 50 feet apart (see Figure 27-6903(e)(1): Changes in Building Façade), unless the applicant provides a design of similar or superior quality.

Figure 27-6903(e)(1): Changes in Building Façade



- a. Wall offsets shall have a minimum depth of two feet.
- b. In addition to wall offsets, street-facing façades of multifamily, townhouse, and three-family buildings shall provide a minimum of three of the following design features for each residential building fronting onto a public street (see Figure 27-6903(e)(3): Examples of Front Façades):
 - i. One or more dormer windows or cupolas;
 - ii. A recessed entrance;
 - iii. A covered porch;
 - iv. Pillars, posts, or columns next to the doorway;
 - v. One or more bay windows projecting at least twelve inches from the façade plane;
 - vi. Eaves projecting at least six inches from the façade plane;
 - vii. Raised corniced parapets over the entrance door;
 - viii. Multiple windows with a minimum four-inch-wide trim;
 - ix. Integrated planters that incorporate landscaped areas or places for sitting; or
 - x. Roof form and line changes consistent with the wall offsets.

Figure 27-6903(e)(3): Examples of Front Façades



COMMENT: On the project, the following facades face a public street: the Left Side facade of Building 2.2, and the Front facade of Building 1.2. All other building facades are facing an internal private street or green space. The fenestration percentages for the ground floor of the street-facing facades are listed below, with all surpassing the minimum 15% requirement:

- i. North facade of Amenity Building: 28%
- ii. Left Side facade of Building 2.2: 25%
- iii. Front facade of Building 1.2: 42%

The front façade of Building 1.2 faces the road, and can be seen on the image below:



The side façade of Building 2.2 can be seen below:



The front facade of Building 1.2 incorporates wall offsets of at least 2' spaced, on average, 12 feet apart. The right-sided facade of Building 2.2 does not incorporate wall offsets but does provide a superior quality design by providing a 16.5' wide, 6' deep stacked porch. This design choice is to ensure that Building 2.2 is architecturally consistent with the rest of the development. The front facades of all other buildings, which face private internal streets, incorporate wall offsets of at least 2' in depth spaced no more than 50' apart.

The public street facing facade of Building 1.2 provides: a recessed entrance, bay windows projecting at least 12" from the facade plane, and multiple windows with minimum 4" wide trim (where appropriate, depending on wall material). The public street facing facade of Building 2.2 provides: a covered porch, multiple windows with minimum 4" wide trim (where appropriate, depending on wall material), and an integrated planter that incorporates landscaped areas.

8. Roofs

For all multifamily dwellings:

- a. Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.

COMMENT: This standard does not apply as the proposed buildings have flat roofs.

- b. Flat roofs shall be concealed by parapets that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.

COMMENT: Three-foot parapets are provided above the roof level.

- c. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

COMMENT: This standard does not apply.

- d. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from the street.

COMMENT: All roof-based mechanical equipment will be screened from the street.

9. Building Façade Fenestration/Transparency

At least 15 percent of the street-facing façade area of the ground-level floor of any multifamily, townhouse, or three-family building (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

COMMENT: The proposed multifamily buildings provide approximately more than 15% glazing on the ground-level street facing facades in conformance with this standard.

10. Materials

For all multifamily, townhouse, and three-family buildings:

- a. Primary façade materials shall not change at outside corners, but extend along any side façade that is visible from a street. In all instances the extension shall be a minimum of 20 feet, with the exception that materials may change where side or rear wings meet the main body of the structure.
- b. Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern. See Figure 27-6903(h): Example of Building Façade, Roof, Fenestration/Transparency, and Materials Requirements for Multifamily Building.
- c. Townhouse development shall conform with the building material requirements set forth in Section 27-61203(d), Building Materials, of this Subtitle.

COMMENT: Material changes comply with Subsections (1) and (2) above. No townhouse units are proposed.

11. Garage Standards

For all multifamily, townhouse, and three-family buildings:

- a. Detached garages or carports shall be located to the side or rear of the building(s) containing the dwellings. A parking structure is exempt from this requirement. (see Figure 27-6903(i): Garage Placement.)
- c. Freestanding garages or carports visible from public streets outside the development shall be oriented perpendicular to the street, or the façade facing the street shall be configured to comply with the required wall offsets and façade design features in Section 27-6903(e), Building Façades.
- d. The exterior materials, design features, and roof forms detached garages or carports should generally be compatible with the building(s) they serve.

COMMENT: Not applicable. No detached garages or carports are proposed.

3. Outdoor Activity Areas

For all multifamily, townhouse, and three-family buildings, ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a perimeter buffer in accordance with Section 4.7, Buffering Incompatible Uses, of the Landscape Manual.

COMMENT: There are no single-family dwellings adjacent to the subject property. All 4.7 buffer requirements are met.

Sec. 27-61200 Neighborhood Compatibility Standards

27-61202. Applicability

(22)General

- a. Unless exempted as provided in Section 27-61202(b), Exemptions, below, these standards apply to:
 - i. Any new townhouse, multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing single-family detached dwellings, two-family dwellings, or vacant lands in the RE, RR, RSF-95, and RSF-65 zones (single-family residential zones);
 - ii. Any new multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing townhouse dwellings;
 - iii. Any expansion of an existing townhouse, multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing single-family detached dwellings, two-family dwellings, or vacant lands in a single-family residential zone, where the expansion increases the building's gross floor area by 50 percent or more; and
 - iv. Any expansion of an existing multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing townhouse

dwellings where the expansion increases the building's gross floor area by 50 percent or more.

b. For the purposes of this Section:

i. "Multifamily development" shall include the following:

1. Live/work dwellings; and
2. Multifamily dwellings.

xi. "Nonresidential development" shall include the following:

1. Uses in the Group Living Uses, Health Care Uses, Transportation Uses, and Utility Uses Principal Use Categories; and
2. Uses in the Commercial Use and Industrial Use Principal Use Classifications.

(23) Exemptions

In addition to the exemptions specified in Section 27-6103, General Exemptions, the following are exempt from these standards unless the applicable Area Master Plan or Sector Plan addresses compatibility differently:

- a. Townhouse, multifamily, nonresidential, and mixed-use development located on lots separated from single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone by a built and existing street with a median with four or more lanes;
- b. Townhouse, multifamily, nonresidential, and mixed-use development abutting vacant lands in a single-family residential zone that consists of publicly owned land, preserved open space, existing protective easements, or environmental features, that prevent any residential use of said vacant lands; or an outlot as defined by Section 24-2300, Definitions, of the Subdivision Regulations;
- c. Uses in the Communication Uses and Educational Uses Principal Use Categories; and
- d. Development within any Transit-Oriented/Activity Center base or PD zone if the existing single-family detached dwellings, two-family dwellings, or townhouse dwellings are also located in a Transit-Oriented/Activity Center base or PD zone.

(24) Conflict

In the case of conflict between these neighborhood compatibility standards and other standards in this Ordinance, these neighborhood compatibility standards shall control.

COMMENT: The proposed development is across the street from existing townhouses. Therefore, the Neighborhood Compatibility Standards are applicable.

27-61203. Neighborhood Compatibility Standards

Development subject to this Section shall comply with the following standards:

2. Building Height and Setbacks

- a. Setbacks of buildings shall be consistent with other buildings on the block face to maintain a consistent plane or edge of buildings along public frontages. Instead of the required setback or build-to line of the zone, setbacks of buildings shall vary no more than 15 percent from the setbacks of adjacent buildings.

COMMENT: There is currently no development on the south side of Penn Crossing Drive. Thus, there are no adjacent buildings. Thus, this standard is not applicable to the proposed development. However, subject to site constraints caused by parcel configuration and the entrance location, the buildings are being located consistent with Penn Place 1 to the west, also being developed by a related applicant.

- b. Building height shall not exceed the maximum height established in Table 27-61203(a)(2): Maximum Height in Transitional Areas.

Table 27-61203(a)(2): Maximum Height in Transitional Areas			
Distance from Single-Family Dwelling, Two-Family Dwelling, or Vacant Land in a Single-Family Zone (1)	Maximum Height		
	Parcels Fronting US 1 Between the Northern Corporate Boundaries of the City of College Park and the County's Boundary with the District of Columbia, and Parcels Fronting 34th St between Shepherd St and Otis St	All Other Areas	Parcels fronting Central Avenue /East Capitol Street (MD 214) or Old Central Avenue/Central Avenue (MD 332) Between the County's Boundary with the District of Columbia and Landover Road/Largo Road (MD 202)
50 feet or less	Lesser of: 3 stories or 35 feet	Lesser of: 3 stories or 35 feet	Lesser of: 7 stories or 80 feet
Greater than 50 feet but less than 150 feet	Lesser of: 6 stories or 65 feet		
150 to 200 feet	No requirement	Lesser of: 4 stories or 45 feet	

Table 27-61203(a)(2): Maximum Height in Transitional Areas

Distance from Single-Family Dwelling, Two-Family Dwelling, or Vacant Land in a Single-Family Zone (1)	Maximum Height		
	Parcels Fronting US 1 Between the Northern Corporate Boundaries of the City of College Park and the County's Boundary with the District of Columbia, and Parcels Fronting 34th St between Shepherd St and Otis St	All Other Areas	Parcels fronting Central Avenue /East Capitol Street (MD 214) or Old Central Avenue/Central Avenue (MD 332) Between the County's Boundary with the District of Columbia and Landover Road/Largo Road (MD 202)

NOTES:

- The distance from an existing single-family dwelling, two-family dwelling, townhouse, or vacant land in a single-family zone is to be measured from the closest portion of the dwelling (in the case of single-family and two-family dwellings and townhouses) or from the minimum front yard setback line (in the case of vacant land).

COMMENT: The existing townhouses across Penn Crossing Drive are greater than 150 feet from the proposed multifamily dwellings. Therefore, the maximum height is 4 stories or 45 feet in height. The proposed multifamily buildings are 3 stories in height. As reflected on the architectural plans, the roof elevation is 32'6", with a three foot parapet above the roof level as required by Section 27-6903 to conceal the flat roof.

- Buildings over three stories in height shall be broken up into modules or wings with the smaller and shorter portions of the structure located adjacent to single-family dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone (see Figure 27-61203(a)(3): Building Height Modulation).

Figure 27-61203(a)(3): Building Height Modulation



COMMENT: The buildings do not exceed three stories in height. This standard is not applicable.

(n) Building Orientation

Except for when a mews or open space is located in front of the building, buildings shall be oriented towards the street from which they derive their street address.

COMMENT: The buildings are either oriented toward Penn Crossing Drive or are oriented toward open space/community building in compliance with this requirement.

(o) Building Design

b. Buildings shall (see Figure 27-61203(c): Compatible Building Design):

- vi. Use a similar roof type to adjacent single-family detached dwellings, two-family dwellings, or townhouse dwellings in terms of slope and arrangement to prevent abrupt changes in roof form;
- vii. Configure all roof-mounted equipment to avoid or minimize its view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone;
- viii. Use exterior colors, where possible, that are similar to those found on adjacent single-family detached dwellings two-family dwellings, or townhouse dwellings;
- ix. Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations found on adjacent single-family detached, two-family dwellings, and townhouse dwellings; and

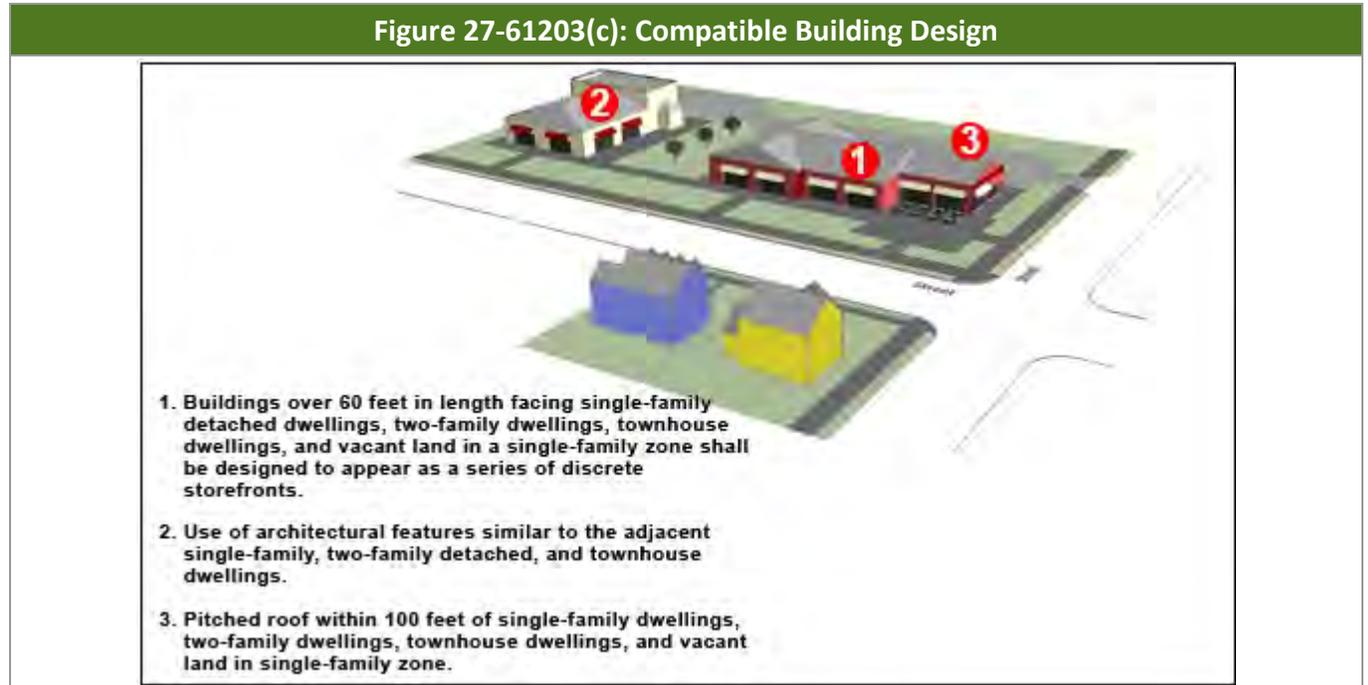
- x. Orient porches, balconies, and outdoor activity areas away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: The proposed multifamily buildings have a flat roof. The townhouses across Penn Crossing Drive have pitched roofs, but are located more than 100 feet away. Therefore, there is no requirement for the roof pitch to match the existing townhouses. There is no roof mounted equipment to screen from the adjacent townhouses. The proposed exterior colors will be similar to those on adjacent townhouses. The existing townhouses are a mixture of tan, grey and white vinyl siding with some red brick. The proposed development includes white and grey cementitious siding along with red and blonde brick.

- c. Retail commercial building façades over 90 feet in length that face single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be designed to appear as a series of discrete storefronts, with no single storefront occupying more than 50 percent of the total façade width of the building.

COMMENT: This standard is not applicable to the proposed development.

Figure 27-61203(c): Compatible Building Design



(p) Building Materials

a. Transparency

Building façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall comply with the standards in Table 27-61203(d)(1), Transparency Standards:

Table 27-61203(d)(1): Transparency Standards		
Building Story	Minimum Façade Area Percentage to be Transparent for Townhouses (Percent of Façade) (1),(2),(3),(4)	Minimum Façade Area Percentage to be Transparent for All Other Buildings (Percent of Façade) (1),(2),(3)
1 st Floor (2)	15 (3)	35 (3)
2 nd Floor	20	20
3 rd or Higher Floor	20	20

NOTES:

2. The façade area shall be measured from the grade to the underside of the eaves, or from story line to story line on upper building stories.
3. Façades abutting sidewalks, plazas, gathering areas, or other pedestrian areas shall incorporate transparent glazing.
4. The first two feet of façade area closest to the grade are not required to be glazed and shall be excluded from the façade area calculation.
5. For the purposes of this standard, entry doors (regardless of transparency) and garage door windows may be counted toward the required minimum.

COMMENT: This standard would only be applicable to the Left Side façade of Building 2.2 and the Front façade of Building 1.2. The transparency percentage of each of these facades is reflected on the architectural plans and conforms with these requirements.

a. Exterior Materials

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall comply with the following exterior materials standards:

- v. Materials and material configurations shall be similar to those commonly used on adjacent single-family detached dwellings and two-family dwellings.
- vi. Plywood, standard (versus decorative) concrete block, and corrugated metal are prohibited as exterior materials.
- vii. Vinyl siding shall not exceed 25 percent of a building façade of any building located within 200 feet of single-family detached dwellings, two-family dwellings, townhouses, or vacant land within a single-family residential zone.

COMMENT: As noted above, the townhomes across Penn Crossing Drive are predominantly clad in vinyl siding, which is not permitted by the above standard. The proposed multifamily buildings exhibit a mix of hardiplank lap siding and brick, which conforms to the exterior materials standards above.

5. Multi-Building Placement

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, multi-building development that includes varying use and/or development intensities in different buildings should locate buildings with the least intense use and/or development nearest to the abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, to the maximum extent practicable.

COMMENT: This standard is not applicable as the proposed multi-building development does not include varying uses or development intensities.

6. Off-Street Parking

b. Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, for development that is within 200 feet of single-family detached dwellings, two-family dwellings, townhouses, or vacant land within a single-family residential zone, the total amount of off-street parking shall not exceed 1.5 times the required minimum specified in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, and may be reduced through an alternative parking plan (see Section 27-6307, Off-Street Parking Alternatives) that demonstrates such reduction will not have an adverse impact on the adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: As depicted on the DET, a total of 84 parking spaces are required and 90 parking spaces are provided, which exceeds the required minimum number of parking spaces by 1.06 times, in conformance with this requirement.

c. When required, off-street parking shall be established in one or more of the following locations, listed in order of priority:

- (G) Within a structured parking facility;
- (H) Adjacent to off-street parking lots serving nonresidential development on abutting lots;
- (I) Adjacent to lot lines abutting nonresidential development;
- (J) Adjacent to lot lines abutting mixed-use development;
- (K) Behind the building;
- (L) Within a lot's corner side yard;

- (M) In front of the building; or
- (N) When all of the above options are infeasible, adjacent to lot lines abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: Parking is provided convenient to the buildings the parking serves. Some parking is provided in front of buildings and some is provided behind buildings. The parking is not located between the proposed buildings and the street, conforming to this standard.

- d. Off-street surface parking areas located adjacent to single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be treated in accordance with Section 4.3, Parking Lot Requirements, of the Landscape Manual.

COMMENT: The parking spaces are in conformance with Section 4.3 of the Landscape Manual as reflected on the Landscape Plans.

- e. The façade of any parking structure facing adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall be designed in accordance with the exterior materials standards of this Section and be landscaped to soften its visual impact.

COMMENT: Not applicable.

7. Other Site Features

(4) Loading, Service, Recycling Collection, and Refuse Collection Areas

Loading, service, recycling collection, and refuse collection areas shall be located at least 50 feet from residential development and:

- (F) Located behind or to the sides of buildings away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family zone, and screened with walls and/or landscaping, and provided with access that is integrated with parking areas and the vehicular circulation network;
- (G) Screened from view of single-family detached dwellings, two-family dwellings, townhouses, and vacant lands in a single-family residential zone, using materials that are the same as, or of equal quality to, the materials used for the principal building; or
- (H) Incorporated into the overall design of the site so that the visual impacts of these functions are fully contained within an enclosure, or are otherwise out of view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: Not applicable. No loading or service areas are provided.

(5) Drive-Through Service Facilities

- ii. In no instance shall a drive-through or pick-up window be located on a building façade that faces a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.
- iii. Order boxes associated with a drive-through or pick-up window shall be at least 200 feet from a lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

COMMENT: Not applicable. No drive-through service facilities are provided.

(6) Exterior Lighting

- i. Exterior lighting fixtures shall have a maximum height of 14 feet and illumination that does not exceed 0.5 foot candle at the lot line if located within 100 feet of a lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.
- ii. Exterior lighting fixtures shall have a maximum height of 18 feet if between 100 and 150 feet of such lot or lands (and illumination that does not exceed 0.5 foot candle at the lot line).
- iii. Exterior lighting shall be extinguished by 10:00 p.m. or within one hour after closing, whichever occurs first.

COMMENT: The photometric plan shows that the lighting on site does not exceed the lighting standards at the property line.

(7) Signage Standards

- i. To the maximum extent practicable, signage shall be located a minimum of 50 feet from lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.
- ii. Signage within 50 feet of a lot line shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, shall be limited to directional signage.
- iii. Within 100 feet of lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, the maximum sign area for signs shall be reduced by 25 percent.
- iv. Projecting signs are prohibited if the sign is located across the street from or within 200 feet of a development with single-family detached dwellings, two-family dwellings, townhouses dwellings, or vacant lands in a single-family residential zone.

COMMENT: No signage is proposed within 50 feet of lot line shared with a single-family detached dwelling.

(8) Open Space Set-Asides

- (B) Required open space set-asides shall be located between a proposed development and an adjacent single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, to the maximum extent practicable.

- (c) Outdoor recreation features such as swimming pools, tennis courts, playgrounds, and similar features shall be at least 50 feet from any lot line shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

COMMENT: The proposed development does not share any lot line with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone. Open space areas surround the proposed buildings.

(9) Natural Features

Natural features such as existing vegetation, natural differences in topography, streams, wetlands, and other such features shall be used as transitions where possible.

COMMENT: The Applicant has retained Specimen Tree ST-4 as required by the preliminary plan of subdivision , which buffers the abutting shopping center. The property abuts non-conforming uses along its eastern boundary, but these are buffered by the proposed submerged gravel wetland facility, which serves as a transition.

8. Operational Standards

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, development within 200 feet of any single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone shall:

- (3) Prohibit outdoor dining or other outdoor activities such as, but not limited to, outdoor entertainment areas where alcohol is served or music is played, and outdoor recreation areas that are open after 8:00 p.m. in the evening;
- (4) Limit trash collection or other service functions to only between the hours of 7:00 a.m. and 7:00 p.m.; and
- (5) Extinguish amplified music, singing, or other forms of noise audible at shared lot lines after 10:00 p.m. Sunday through Thursday nights, and after 12:00 a.m. Friday and Saturday nights.
- (6) These standards shall not apply to new development locating within 200 feet of any nonconforming dwellings.

COMMENT: Not applicable. The proposed development is exclusively residential.

Sec. 27-61500 Signage

27-61503. Prohibited Signs

The following signs are prohibited in any zone:

- (n) Signs located in any manner or place so as to constitute a hazard to traffic;
- (o) Signs that obstruct the view of traffic control devices;
- (p) Any moving signs or devices that attract attention, all or any part of which moves by any means, including floating, fluttering, flashing, flashing with intermittent lights, rotating, or otherwise moving devices, set in motion by movement of the atmosphere or by mechanical, electrical, or any other means including, but not limited to, pennants, flags, propellers, balloons, or discs, whether or not any device has a written message;
- (q) Signs emitting sound and/or smoke to attract attention;
- (r) Signs which are not clean, legible, or in a state of good repair;
- (s) Signs or sign structures that are no longer in use, effaced, or otherwise obsolete;
- (t) Signs which are illegal under State or Federal laws or regulations;
- (u) Any permanent illuminated tubing or strings of lights outlining property lines, open sales areas, rooflines, doors, windows, edges of any building, and fencing;
- (v) Signs that obstruct or substantially interfere with any door, fire escape, stairway, ladder, or opening intended to provide light, air, ingress, or egress for any building;
- (w) Signs that are copies or imitations of an official sign or purports to have official status;
- (x) Signs advertising a business no longer on the premises, or advertising products no longer stocked or sold on the premises; such signs shall be removed within 30 days of the date the business or sale of the products ceases;
- (y) Except in accordance with Subsection 27-61502(c)(10) above, portable signs, including any sign painted on or displayed on vehicles or trailers placed or parked in such a manner as to be used primarily for the purpose of advertising a business, but not including signs painted or displayed on vehicles and used solely to identify the owner, business, agency, or activity for which the vehicle is regularly used for transportation, service, or delivery purposes;
- (z) Signs projecting from a structure housing a gasoline pump, service appliance, or vending machine;
- (aa) Outdoor advertising signs (billboards), except digital billboards and certified nonconforming outdoor advertising signs;
- (bb) Signs that revolve; and
- (cc) Signs having a revolving device that causes intermittent flashes of light to be projected.

COMMENT: No prohibited signage is proposed.

27-61504. General Standards

(10) Illumination

a. Static Illumination

Static illumination of signs is allowed in all zones except the Rural and Agricultural base zones, for all sign types except canopy signs, provided any external light source shall be directed toward the sign and shall not cast direct light or create glare upon adjacent lands or streets.

COMMENT: The proposed signage satisfies this requirement.

b. Animated Illumination

- i. Animated sign illumination is prohibited, except in accordance with Subsection 27-61504(a)(2)(B) below.
- ii. Signs on which the only copy that changes is the electronic indication of time, temperature, stock market, or similar information are permitted in all zones except the Rural and Agricultural and Residential base zones and the R-PD Zone. Changes in copy shall be spaced at least eight seconds apart and shall be accomplished without the use of animation, movement, or scrolling.

COMMENT: No animated illumination is proposed.

(11) Materials

Permanent signs shall not be made of plywood, corrugated plastic sheets, cardboard, paper, cloth, vinyl banners, or other similar materials.

COMMENT: Permanent signs will meet this requirement.

(12) Digital Display

Digital displays shall comply with the standards in this Subsection.

a. Location and Sign Type

- i. In the Rural and Agricultural and Residential base zones and the R-PD Zone, digital displays shall be permitted only on freestanding signs for uses in the Community Service Uses and Educational Uses Principal Use Categories.
- ii. In the Transit-Oriented/Activity Center base and PD zones, digital displays shall be permitted only on building wall or roof signs.
- iii. In all other base and PD zones, digital displays shall be permitted only on building wall or roof signs or freestanding signs.

b. Standards

- i. A digital display shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign or its supporting structure. Each static message shall not include flashing or the varying of light intensity.
- ii. Automatic changes in display are permitted for digital displays, provided such changes shall be:
 - 1. Spaced at least 8 seconds apart;

2. Accomplished in 0.25 seconds or less; and
 3. Accomplished without the use of animation, movement, or scrolling.
- (E) Except when part of a digital billboard (see Subsection 27-61506(g)), the luminance of a digital display during daylight hours shall be no greater than 1500 nits. At all other times, luminance shall be no greater than 150 nits. Automatic dimming is required to maintain the appropriate illumination levels at all times.

COMMENT: Not applicable. The applicant is not proposing to provide any digital displays on its sign(s).

(13) Signs Within Proposed Right-of-Way

a. Sign permits may be issued for signs on land located within the right-of-way, property, or acquisition lines of a proposed street, rapid transit route, or rapid transit facility, or proposed relocation or widening of an existing street, rapid transit route, or rapid transit facility as shown on the General Plan or other County plans (e.g., Area Master Plans, Sector Plans, or Functional Master Plans) only if such signs are placed on:

i. Land which:

1. Was in reservation but is now not in reservation; and
2. Has not been acquired and is not being acquired; or

(D) Land which was subdivided after the adoption of the General Plan or other County plans (e.g., Area Master Plans, Sector Plans, or Functional Master Plans), but was not reserved or required to be dedicated for a street or rapid transit route or facility shown on the General Plan or other County plan.

COMMENT: Not applicable. No signage is proposed within the right-of-way.

27-61505. Standards for Specific Sign Types

COMMENT: The proposed project is a multifamily development and is therefore entitled to a special purpose sign in accordance with Section 27-61506. All other signage proposed is either address signage or wayfinding signage directing visitors to the various buildings.

27-61506. Standards for Special Purpose Signs

(q) Permanent Real Estate Identification Sign

- d. Permanent signs identifying multifamily development are allowed if they comply with the following standards:
- xi. Location: on the building or premises.
 - xii. Number: one for the first 100 dwelling units, plus one for each additional 100 dwelling units, up to a maximum of four signs.

- xiii. Area (maximum): 48 square feet for each sign, except if fewer sign(s) are erected than allowed, the square footage of the sign(s) not erected can be applied to the signs erected. (For example, if three signs are allowed but only one identification sign is used, that sign may be 144 square feet in area).
- e. Permanent signs identifying a business or professional office are allowed, if they comply with the following standards:
 - i. Location: on the building adjacent to the main entrance.
 - ii. Number (maximum): one for each business.
 - iii. Area (maximum): Three square feet.

COMMENT: The proposed development contains fewer than 100 dwelling units and therefore is entitled to one sign. The Applicant proposes one free-standing monument sign 4.7 feet tall which will be located at the entrance to the development on Penn Crossing Drive. The sign is forty square feet in area, which conforms to the signage standard.

(r) Residential Gateway Sign

A monument sign that serves as a permanent gateway sign identifying a residential subdivision is allowed, if it complies with the following standards:

- a. Location: at the entrance to the single-family residential subdivision, set back from the road to maintain unobstructed lines of vision for 500 feet in all directions of travel.
- b. Number (maximum): one for each single-family residential subdivision.
- c. Area (maximum): 12 square feet.
- d. Height (maximum): six feet above established grade.
- e. Materials: low maintenance, durable, and in keeping with the character of the subdivision; plastic signs with internal illumination are prohibited; any illumination shall be of an enclosed lamp design, non-flashing, and contain no red illumination. Reflector-type signs may be used.
- f. Landscaping: non-invasive landscaping which is attractive year-round shall be provided at the base of the gateway sign.
- g. Maintenance: responsibility of a Homeowners' Association or other entity or person designated in a maintenance agreement signed with the Department of Permitting, Inspections, and Enforcement.

COMMENT: Not applicable. The proposed project is not a single family residential subdivision.

(s) Gateway Sign for Businesses or Professional Offices

A monument sign that serves as a permanent gateway sign identifying a businesses or professional office is allowed, if it complies with the following standards:

- b. Location: at the entrance to the site, setback from the road a sufficient distance to maintain unobstructed lines of vision for 500 feet in all directions of travel.

- c. Number (maximum): one for each building complex.
- d. Area (maximum): 100 square feet.
- e. Height (maximum): eight feet above established grade.
- f. General: sign may include the names or logos and addresses of businesses. The signs may also contain the name or logo of the complex.
- g. Materials: shall be low maintenance, durable, and in keeping with the character of the area. Plastic signs with internal illumination are prohibited.
- h. Landscaping: non-invasive landscaping which is attractive year-round shall be provided at the base of the gateway sign.
- i. Maintenance: shall be the responsibility of a business association or other entity or person designated in a maintenance arrangement approved by the Planning Director.

COMMENT. Not applicable. The proposed project is not a business or professional office.

(t) Directional Sign for Public, Civic, and Institutional Uses, or Golf Courses or Country Clubs

Directional signs indicating the locations and names of public, civic, and institutional uses (except for uses in the Communication Uses and Utility Uses Principal Use Categories) or golf courses or country clubs may be placed within or on land in any Nonresidential base zone adjacent to street rights-of-way, if the directional sign complies with the following standards:

- c. Area (maximum):
 - i. Within street right-of-way: four square feet.
 - ii. Outside street right-of-way: 16 square feet.
- d. Height (maximum): Ten feet above established grade.
- e. Illumination: The sign shall not be illuminated (but may be of the beaded reflector type).
- f. Other standards: The sign shall be erected in accordance with applicable State, County, and municipal highway regulations.

COMMENT: Not applicable. The proposed project is not a public, civic, institutional golf course or country club use.

(u) Institutional Sign

An institutional sign for a use in the Community Service Uses, Educational Uses, or Health Care Uses Principal Use Categories is allowed if it complies with the following standards:

- f. Number (maximum): one per street the property fronts on (must face street frontage).
- g. Area (maximum for each sign): 48 square feet.
- h. Height (maximum): eight feet above finished grade at base of sign.

- i. Setback (minimum): 15 feet from adjoining land in any Rural and Agricultural or Residential base zone (or land proposed to be used for residential purposes).
- j. Type allowed: freestanding or building wall sign.

COMMENT: Not applicable.

(v) Freestanding Gas Station Price Signs

- b. Freestanding gas station price signs shall comply with the following standards:
 - i. If the sign reflects the price of two or fewer fuel products, it shall not exceed 25 square feet in area, except as provided for in Subsection 27-61506(f)(1)(C) below;
 - ii. If the sign reflects the price of three or more fuel products, it shall not exceed 50 square feet in area, except as provided for in Subsection 27-61506(f)(1)(C) below;
 - iii. Any unused freestanding sign area authorized in accordance with Table 27-61505: Standards for Specific Sign Types, may be added to the permissible sign area for gasoline prices;
 - iv. The total combined area of freestanding gas station price and other on-site signs on one support structure shall not exceed 200 square feet in area.
- c. Gas station price signs shall be affixed to the same freestanding structure that supports the sign containing other advertising matter for that gas station.

COMMENT: Not applicable.

(w) Digital Billboard

Except in Residential base zones and the R-PD Zone, Transit-Oriented/Activity Center base and PD zones, and the MU-PD zone, a digital billboard may only be erected in place of a nonconforming billboard in accordance with the following standards:

- b. Notwithstanding any other provision of this Subtitle, a digital billboard shall have a minimum front setback of 10 feet from the property line and a minimum side setback of 5 feet from the property line, and shall be located within 15 feet of the nonconforming billboard that the digital billboard is replacing.
- c. A digital billboard shall not be located within 500 feet of an existing outdoor advertising sign or within 1,000 feet of another digital billboard located on and facing the same roadway.
- d. A digital billboard shall not be located on a roadway other than a roadway with a transportation functional classification of arterial or higher.
- e. A digital billboard shall not be located where it would obstruct a motorist's view of official traffic signs or controls, and approaching or merging traffic.
- f. Unless modified in accordance with Subsection (9) below, the height of a digital billboard shall not exceed 45 feet above the finished grade at the base of the digital billboard, or, if oriented toward an abutting elevated street, 45 feet above the

- pavement of that street at the point on the elevated street nearest the digital billboard.
- g. The DPIE Director may increase the maximum height of a digital billboard to the greater of 55 feet above the finished grade at the base of the digital billboard or 50 feet above the pavement of an abutting elevated street at the point on the street nearest the digital billboard, if the DPIE Director finds that:
 - iv. The nonconforming billboard that the digital billboard is replacing is higher than 45 feet;
 - v. The digital billboard is obstructed from view; or
 - vi. At the time of application for a sign permit, a building permit has been issued for an adjacent property which would cause an obstruction of the proposed digital billboard.
 - h. The digital display area of a digital billboard shall not exceed 675 square feet.
 - i. A digital billboard shall not operate at a brightness level of more than 0.3 foot candle above ambient light, as measured using a foot candle meter at the distance from the digital billboard listed in Table 27-61506(g)(8): Distance for Measuring Foot-candles, based on the size of the digital display.

Table 27-61506(g)(8): Distance for Measuring Foot-candles	
Digital Display Size	Measurement Distance from Digital Billboard
300 sq ft or less	150 feet
Between 300 sq ft and 378 sq ft	200 feet
Between 378 sq ft and 675 sq ft	250 feet

- b. A digital billboard shall have a light-sensing device to adjust the digital display brightness as ambient light conditions change.
- c. A digital billboard shall comply with all applicable State and Federal regulations.
- d. A parcel occupied solely by a digital billboard is exempt from landscaping and screening requirements in the Landscape Manual; provided, landscaping shall be provided around the base of a digital billboard in accordance with the Landscape Manual.
- e. If a digital display is removed from a digital billboard, it may be replaced within a period of one year, during which time the sign owner shall be permitted to operate the sign faces as a traditional, static-type billboard.
- f. Notwithstanding the requirements of Section [27-3407](#), Scheduling of Hearings and Public Notice, at least thirty (30) days before an application is determined complete, the applicant shall send by first class mail an informational mailing to all adjoining property owners including owners whose properties lie directly across a street, alley, or stream; every municipality located within one (1) mile of the applicant's

property; and to all associations registered with the Planning Director for the area which includes the property.

- (D) At any time after an application is determined complete and accepted for processing, a determination that a person entitled did not receive a required informational mailing may not be the basis for invalidating a final action on the application.

COMMENT: Not applicable.

(d) Country Inn

Signs associated with a country inn are allowed, if they comply with the following standards:

- a. Location: anywhere on the premises.
- b. Number (maximum): one for each country inn.
- c. Area (maximum): six square feet.
- d. Setback (minimum): five feet behind the street line.
- e. Illumination: the sign may be illuminated, but no neon, red, scrolling, or flashing device may be used. The illumination shall be confined to the face of the sign and not glare onto residential property or public streets.

COMMENT: Not applicable.

(e) Sand and Gravel Wet-Processing and Surface Mining

Signs identifying sand and gravel wet-processing and surface mining shall be placed on the site (whether it is conforming or nonconforming), and shall comply with the following standards:

- (3) Location: all signs shall be conspicuous and legible.
- (4) Number (maximum):
 - i. If the property has frontage on one or more improved public streets, there shall be one sign posted for each 1,000 feet (or fraction) of street frontage on each street.
 - ii. If the property does not have frontage on an improved public street, there shall be one sign posted within the right-of-way or easement which provides vehicular access to the property.
- (5) Area (maximum): not less than 9 or more than 16 square feet.
- (6) Height: not less than four or more than eight feet above the finished grade of the improved street if it is to be viewed from a public street.
- (7) General: Each sign shall identify the use as a surface mining or sand and gravel wet-processing operation, the size of the property (in acres), and the name of the owner of the property and operator of the facility. A legal description of the property, including the subdivision name, lot and block numbers, or liber and folio numbers

shall be included, as well as instructions for obtaining additional information about the operation.

COMMENT: Not applicable.

(f) Produce Stand (Farm Products)

A sign for a produce stand is allowed if it complies with the following standards:

- b. Location: at least 10 feet behind the street line, and at least 50 feet from the nearest corner of any street intersection.
- c. Number (maximum): one per street the produce stand fronts.
- d. Area (maximum): 48 square feet.
- e. Illumination: any illumination shall be confined to the face of the sign, and shall not create glare onto adjacent property or streets.

COMMENT: Not applicable.

(g) Home Occupation

A sign for a home occupation is allowed if it complies with the following standards:

- (7) Location: at least 10 feet behind the street line.
- (8) Number (maximum): one per street the property fronts on.
- (9) Area (maximum): Two square feet.
- (10) Illumination: any illumination shall be of an enclosed lamp design and non-flashing; the sign shall contain no red illumination or scrolling text. Reflector-type signs may be used.

COMMENT: Not applicable.

(h) Office (Business or Rental) in Multifamily Dwelling

A sign for a business or rental office in a multifamily development is allowed if it complies with the following standards:

- b. Location: attached to the building.
- c. Number (maximum): one per dwelling.
- d. Area (maximum): four square feet.

COMMENT: Not applicable. No business use is proposed within any of the multifamily dwellings.

(i) Outdoor Menu Boards

- a. If the entire menu board is not visible from any street, the sign is exempt from this Zoning Ordinance pursuant to Section 27-61506(b)(5).
- b. If any part of the menu board is visible from any street, the menu board shall comply with the following standards:
 - i. Location: on premises of the associated eating or drinking establishment.
 - ii. Number (maximum): two per drive-through aisle.

- iii. Area (maximum): 40 square feet (per menu board sign).
- iv. Height (maximum): 7 feet, including mount or base.
- v. Orientation: menu boards may not be parallel to the street line.
- vi. Other than the menu of the associated eating or drinking establishment, no advertisements may be attached to the menu board.

COMMENT: Not applicable.

27-61507. Standards for Temporary Signs

(g) Temporary Use Sign

Signs for a temporary use in any zone shall comply with the following standards:

- (2) Location: at least 10 feet behind the street line.
- (3) Number (maximum): one per street the property fronts, unless modified in the sign permit.
- (4) Area (maximum): six square feet.
- (5) Illumination: any illumination shall be confined to the face of the sign and not shine onto adjacent properties or streets.

COMMENT: Not applicable.

(h) Real Estate Sign

- c. Temporary real estate signs that are not exempted from the requirement of acquiring a sign permit in accordance with Section 27-61502(c), Exemptions from Sign Permits, are allowed in all base and PD zones, if they comply with the following standards:
 - (A) In the Rural and Agricultural and Residential base zones and the R-PD Zone:
 - 1. Location: on building or premises advertised.
 - 2. Number (maximum): one for each property advertised, plus one for each additional street the property fronts (must face additional street frontage).
 - 3. Area (maximum): 24 square feet; plus 12 square feet for each additional acre advertised above two acres, to a maximum of 100 square feet.
 - 4. Removal: the sign shall be removed upon sale of the property.
 - i. In all other base and PD zones:
 - 1. Location: on building or premises advertised.
 - 2. Number (maximum): one for each property advertised, plus one for each additional street the property fronts (must face additional street frontage).
 - 3. Area (maximum): 120 square feet.

4. Removal: the sign shall be removed upon sale of the property.
- d. A sign permit for a temporary real estate advertising sign shall be valid for only six months. The permit may be renewed for an additional six month periods, for good cause shown, by the DPIE Director.

COMMENT: The Applicant will comply with all regulations regarding temporary real estate signage during the marketing period.

(i) Real Estate Directional Sign

- e. Temporary real estate directional signs that are not exempted from the requirement of acquiring a sign permit in accordance with Subsection 27-61502(c), Exemptions from Sign Permits, above, are allowed in all base and PD zones, if they comply with the following standards:
 - iii. Location: within four street miles of a project.
 - iv. Number (maximum): four for each project.
 - v. Area (maximum): 50 square feet.
 - vi. Height (maximum): 15 feet above finished grade at base of sign.
 - vii. Setback (minimum): 15 feet from public street and 150 feet from the nearest curb intersection of any two streets.
 - viii. Removal: The sign(s) shall be removed upon sale of the property.
- f. A sign permit for a temporary real estate directional sign shall be valid for six months. The permit may be renewed for additional six month periods, for good cause shown, by the DPIE Director.

COMMENT: The Applicant will comply with all regulations regarding real estate directional signage during the marketing period.

(j) Personal Vehicle Sales and Rentals

- (1) No temporary sign for a private automobile or other motor vehicle auction shall be placed on the exterior of any fence visible from the public right-of-way, nor shall any flags, banners, pennants, or similar items be mounted, suspended or otherwise displayed for advertising the private automobile or other motor vehicle auction so that they are visible from the public-right-of-way.
- (2) Any sign permitted in accordance with this Section shall contain the date and time of the auction and include a phone number to call for further information.

COMMENT: Not applicable.

(k) Construction Sign

Construction signs are allowed in any zone, if they comply with the following standards:

- (4) In Rural and Agricultural and Residential base zones and the R-PD zone:
 - (A) Location: On building or premises being constructed.
 - (B) Number (maximum): one for each project; plus one for each additional street the property fronts on (must face additional street frontage).

- (C) Area (maximum): 24 square feet; plus 12 square feet for each additional acre in the project above two acres, to a maximum of 100 square feet.
 - (D) Height (maximum): 12 feet above finished grade at base of sign.
 - (E) Removal: The sign(s) shall be removed within one month of the date construction on the site is completed.
- (5) In all other base and PD zones:
- iv. Location: On building or premises being constructed.
 - v. Number (maximum): one for each project; plus one for each additional street the property fronts on (must face additional street frontage).
 - vi. Area (maximum): 120 square feet.
 - vii. Height (maximum): 12 feet above finished grade at base of sign.
 - viii. Removal: The sign(s) shall be removed within one month of the date construction on the site is completed.

COMMENT: The Applicant will comply with any regulations regarding construction signage during the construction period.

Sec. 27-61600 Green Building Standards

27-61603. Green Building Standards

(dd) Minimum Amount of Points Required

Development subject to the standards of this Section shall achieve the following minimum number of points from the menu of options shown in Table 27-61603(b): Green Building Point System.

a. Minimum Requirements for Residential Development

- i. 10 to 25 units: 3 points.
- ii. 25 or more units: 4 points.

COMMENT: With 54 dwelling units, the project must provide a minimum of 4 points.

b. Minimum Requirements for Non-Residential Development

- i. 25,000 to 75,000 square feet: 3 points.
- ii. More than 75,000 square feet: 4 points.

COMMENT: Not applicable.

(ee) Green Building Point System

Development subject to the standards of this Section shall use Table 27-61603(b): Green Building Point System, to determine compliance with this Section.

COMMENT: The Applicant proposes to provide the following Green Building Standards referenced in Table 27-61603(b):

Table 27-61603(b): Green Building Point System	
	Points Earned
Energy Conservation	
Meet ASHRAE standards for lighting ⁽¹⁾	0.75
Stated water heater efficiency of 0.82 or more	1.25
Air conditioner with stated efficiency greater than 16 SEER is included as standard	1.25
Water Conservation and Water Quality	
All showerheads and handheld showers are 2.0 GPM or less	0.50
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.50
All toilets are 1.28 GPF or less	0.50

(x) Documentation Required

Applicants shall provide documentation of techniques that will be used to satisfy the green building standards of this Section at the time of submittal of a development application.

COMMENT: The documentation of the green building techniques to be used to satisfy the green building standards are set forth on Sheet A-2.5 of the architectural set.

27-61604. Failure to Install or Maintain Green Building Elements

Failure to install or maintain approved green building elements that are to be provided to comply with this Section is a violation of this Ordinance, and may result in revocation of the development approval or permit in accordance with [PART 27-8, Enforcement](#).

COMMENT: Understood.

LANDSCAPE MANUAL

This updated Landscape Manual adds specific multifamily requirements to the Residential section, creates an entirely new section for Nonresidential landscape

requirements, and adds specific requirements for the new Transit-Oriented/Activity Center zones to ensure attractive and high-quality designed landscapes, streetscapes, and public spaces.

a. Section 4.1 – Residential Requirements.

For multifamily dwellings in all zones, plant a minimum of 1 major shade tree and 25 plant units of understory per every 1,000 square feet (or fraction thereof, rounding up) of green area provided.

COMMENT: A Section 4.1-4 chart demonstrating conformance with this requirement is provided on the Landscape Plan.

b. Section 4.2 – Requirements for Landscape Strips Along Streets.

COMMENT: Section 4.2(c)(6)(Option 1) provides landscape strips for residential developments.

c. Section 4.3 – Parking Lot Requirements

COMMENT: A chart demonstrating compliance with Section 4.3 is provided on the Landscape Plan.

d. Section 4.4 – Screening Requirements.

COMMENT: Screening has been provided in accordance with the requirements of the Landscape Manual. Finally, all mechanical equipment will be screened, as provided for on the Landscape Plan.

e. Section 4.7 – Buffering Incompatible Uses.

COMMENT: The Subject Property abuts three incompatible uses. To the south is the Penn Station Shopping Center. However, the area of the shopping center property that abuts the Subject Property is wooded. The northern boundary of the property abuts a

church and a nonconforming metal fabricating business. A chart addressing compliance with Section 4.7 is provided on the Landscape Plan.

f. Section 4.8 – Building Frontage Landscape Requirements.

COMMENT: Section 4.8 only applies where a street facing building is less than 40 feet from the abutting right of way. All proposed buildings are more than 40 feet from the right of way of Penn Crossing Drive. Therefore, this provision is not applicable to the proposed development.

g. Section 4.9 – Sustainable Landscaping Requirements

COMMENT: A Section 4.9 chart demonstrating conformance with this requirement is provided on the Landscape Plan.

TREE CANOPY COVERAGE REQUIREMENTS

The Prince George’s County Tree Canopy Coverage Ordinance, Subtitle 25 Division 3, requires the preservation, maintenance, enhancement, and restoration of tree canopy coverage on developed and developing sites for the benefit of County residents and future generations. All activities that are subject to this Division shall provide the tree canopy percentages listed in Table 1 of Section 25-128. Properties that are zoned RMF-20 are required to provide a minimum of 15 percent of the gross tract area in TCC. As provided on the Landscape Plan, the Tree Canopy Coverage requirement for this project is 42,776 square feet. The tree canopy worksheet on the Landscape Plan shows that 55,969 square feet of tree canopy is provided, which conforms to the requirement.

7.0 ZONING ORDINANCE DETAILED SITE PLAN CRITERIA

Pursuant to Section 27-3605(a)(1) of the Zoning Ordinance, a Detailed Site Plan must be approved prior to issuance of a building permit for any development, unless the development is among the exemptions listed in Section 27-3605(a)(2). Section 27-3605(a)(2)(N) provides that the construction, expansion, or alteration of townhouse and/or multifamily dwelling development of less than ten (10) units is exempt from the Detailed Site Plan requirement. Given that the proposed development exceeds ten (10) dwelling units, a Detailed Site Plan is necessary.

The Detailed Site Plan submittal requirements are enumerated in Section 27-3605(c)(5). Section 27-3605(c)(5)(F)(ix) requires the filing of a statement of justification detailing:

(aa) How the property conforms to the requirements of the Zoning Ordinance and Subdivision Regulations, as applicable, including all conditions of approval in any development approvals and permits to which the detailed site plan is subject;

COMMENT: This project conforms to the requirements of the Zoning Ordinance by proposing uses on the Property which are permitted in the RMF-20 Zone, as discussed herein. Further, the site plan and landscape plan submitted with this application further demonstrate conformance with all applicable requirements of the Zoning Ordinance and Landscape Manual, including but not limited to the intensity and dimensional standards of the zone as well as the development standards contained in Part 27-6 of the Zoning

Ordinance. The proposed development also conforms to all the conditions of the approved preliminary plan of subdivision.

(bb) How the proposed design preserves and restores the regulated environmental features in a natural state to the fullest extent possible, in accordance with the requirements of Subtitle 24: Subdivision Regulations;

COMMENT: Natural Resource Inventory NRI-133-2021-01 was for the proposed development and remains valid. The preliminary plan has already determined that the proposed design preserves the regulated environmental features in a natural state to the fullest extent possible. The proposed DET is in full conformance with the preliminary plan and the approved TCP 1. A Type 2 Tree Conservation Plan has been submitted with this application which is consistent with the TCP 1.

(cc) How any land intended for public use, but not proposed to be in public ownership, will be held, owned and maintained for the indicated purpose (including any proposed covenants or other documents); and

COMMENT: This provision is inapplicable as there is no land intended for public use as part of this proposal.

(dd) How the development proposed in the detailed site plan can exist as a unit capable of sustaining an environment of continuing quality and stability.

This proposal will certainly provide a quality and stable environment. First, the uses proposed are permitted in the underlying RMF-20 Zone. The zoning of the Property, and the proposed use of the Property, are both consistent with the recommendations of 2009 Marlboro Pike Sector Plan and Plan 2035. The

buildings will be constructed using the highest quality building materials and will provide housing on an infill site and will be compatible with the existing neighborhood, consistent with the recommendations of the Sector Plan. Finally, the proposed project will add affordable housing to the neighborhood, which is in great need in Prince George's County. This development, in conjunction with Penn Place I to the south, will provide quality affordable housing and recreational amenities to serve the future residents.

In addition to the above criteria, there are also Detailed Site Plan Decision Standards found in Section 27-3605(e). This Section provides that a Detailed Site Plan may only be approved if the following standards are met:

- (m) **The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

COMMENT: As can be seen from a review of the Site Plan package filed with this application, the proposed development conforms to the applicable Zoning Ordinance requirements. The Subject Property is oddly shaped and presents design challenges that the Applicant has resolved with a quality and creating design. The units are smaller in scale than the abutting Penn Place I and are compatible with the existing townhouse development across Penn Crossing Drive. The Applicant has been able to conform to the requirements in Part 27-6 of the new Zoning Ordinance without seeking any major departures from the standards. A safe and efficient system of circulation and access is also provided.

- (2) The proposed development complies with all conditions of approval in any development approvals and permits to which the detailed site plan is subject;**

COMMENT: As analyzed above, the proposed development conforms to all the conditions of the prior Preliminary Plan of Subdivision.

- (3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 27-4303(D)(5) of Subtitle 24: Subdivision Regulations;**

COMMENT: The Subject Property has an approved Site Development Concept Plan, referenced as SDCP #36919-2024, an approved NRI and an approved TCP 1. At the time of the approval of the preliminary plan, the Planning Board found that the regulated environmental features were being preserved in a natural state, to the fullest extent possible, if the conditions of the preliminary plan were implemented, which has occurred. As a result, the Planning Board can make the required finding.

- (4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;**

COMMENT: This provision is inapplicable as the Property is not located within a Planned Development (PD) Zone.

- (5) The proposed development conforms to a Tree Conservation Plan, if applicable;**

COMMENT: A Type 1 Tree Conservation Plan was approved as part of the

Preliminary Plan of Subdivision. A Type 2 Tree Conservation Plan consistent with the Type 1 TCP is submitted with this application.

(6) The development in the detailed site plan (minor and major) shall be consistent with the General Plan and shall conform to the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, application Functional Master Plans, and the Growth Policy Map as it relates to centers in the 2014 General Plan, P1an Prince *George's 2035*, for the subject property and its surrounding area (unless the subject property has been rezoned pursuant to a Zoning Map Amendment subsequent to the adoption of the relevant Area Master Plan, Sector Plan, or Functional Master Plan;

COMMENT: The Subject Property is zoned for medium density residential development (RMF-20) and is located on a connector road (Penn Crossing Drive) between two major transportation corridors—the Pennsylvania Avenue corridor and the Marlboro Pike corridor. The Subject Property is within the boundaries of the 2009 Approved Marlboro Pike Sector Plan, which envisions a safe, attractive, walkable, vibrant community where people live, work, shop, dine and recreate. As discussed above, infill residential development was envisioned for the Subject Property. Neighborhoods are livable and offer desirable and attractive housing choices which blend old and new communities. Consistent with this vision, the Applicant is proposing a safe and attractive streetscape along Penn Crossing Drive.

In addition, lighting, landscaping and sidewalks will be improved in accordance with DPIE standards to enhance the streetscape, pedestrian accessibility, connectivity and access to Marlboro Pike. As a result, the proposed development implements the vision of the Master

Plan and helps fulfill the purposes of the RMF-20 Zone.

(7) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge; and

COMMENT: This provision is inapplicable as this is not a Detailed Site Plan for Infrastructure.

(8) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:

- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
- (B) When possible, there should be no parking or loading spaces located in the front yard; and**
- (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.**

COMMENT: This provision is inapplicable as no place of worship is proposed on the Property.

In addition, lighting, landscaping and sidewalks will be improved in accordance with DPIE standards to enhance the streetscape, pedestrian accessibility, connectivity and access to Marlboro Pike.

8.0 CONCLUSION

Based on the above, the Applicant submits that the proposed development meets the goals of the 2009 Marlboro Pike Sector Plan by providing an infill residential development which will complement the existing community across Penn Crossing Drive. In addition, the

proposed development conforms to the conditions imposed in Preliminary Plan 4-22049. For these reasons, the proposed Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

Respectfully submitted

A handwritten signature in blue ink, appearing to read 'THaller', is written over a white rectangular background.

Thomas H. Haller
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
301-306-0033
thaller@gibbshaller.com

C:\Users\cbrinkman.GIBBSHALLER\Gibbs and Haller\Gibbs and Haller Team Site - Documents\data\Velocity\Penn Place II DSP Justification Statement.doc

SHEET INDEX	
DRAWING TITLE	SHEET NO.
COVER SHEET	01
APPROVAL SHEET	02
DETAILED SITE PLAN	03
SITE NOTES & DETAILS	04
DRAINAGE AREA MAP	05
BUILDING PLANS A	06
BUILDING PLANS B	07
BUILDING PLANS C	08
BUILDING PLANS D	09
AMENITY BUILDING	10

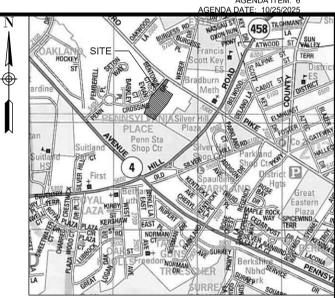
DETAILED SITE PLAN - DET-2024-020

PARCEL 1

PENN PLACE II

MARLBORO PIKE
DISTRICT HEIGHTS, MARYLAND 20747

ELECTION DISTRICT 6
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'
PG CO ADC MAP #597 GRID A-3

RECREATIONAL FACILITIES CALCULATION					
Total Dwelling Units: 54					
Location	Facility	Quantity	Unit	Value	Total Estimated Value
Exterior	Pavng	870	SF	15	13,050
Exterior	Concrete Curbs	300	SF	15	4,500
Exterior	Landscaping/Planting	1	EA	20,000	20,000
Exterior	Site FF&E	1	EA	20,000	20,000
Exterior	Dog Trail - Bench	1	EA	1,000	1,000
Exterior	Dog Trail - Trash Receptacles	1	EA	1,000	1,000
Total Value of Recreational Facilities Required: Outdoor					59,550
Interior	Amenity Building - Warm Lit Shell	2000	SF	200	400,000
Interior	Kitchenette + Interior FF&E (e.g. Appliances, Chairs, Fitness Equipment)	1	EA	5,000	5,000
Total Value of Recreational Facilities Required: Indoor					405,000
TOTAL BUDGET AMOUNT				Total:	\$ 464,550

NOTE:
THE CONSTRUCTION OF THE OUTDOOR RECREATIONAL FACILITIES SHALL BE COMPLETED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR THE SECOND BUILDING (BUILDING 2.1) OF THE 7 RESIDENTIAL BUILDINGS. THE ON SITE RECREATIONAL AMENITIES WILL BE LOCATED IN THE "AMENITIES BUILDING" WHICH SHALL BE COMPLETED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR THE BUILDING.

Per Section 21-61603, the project shall have a minimum of 4 points.

Points provided:

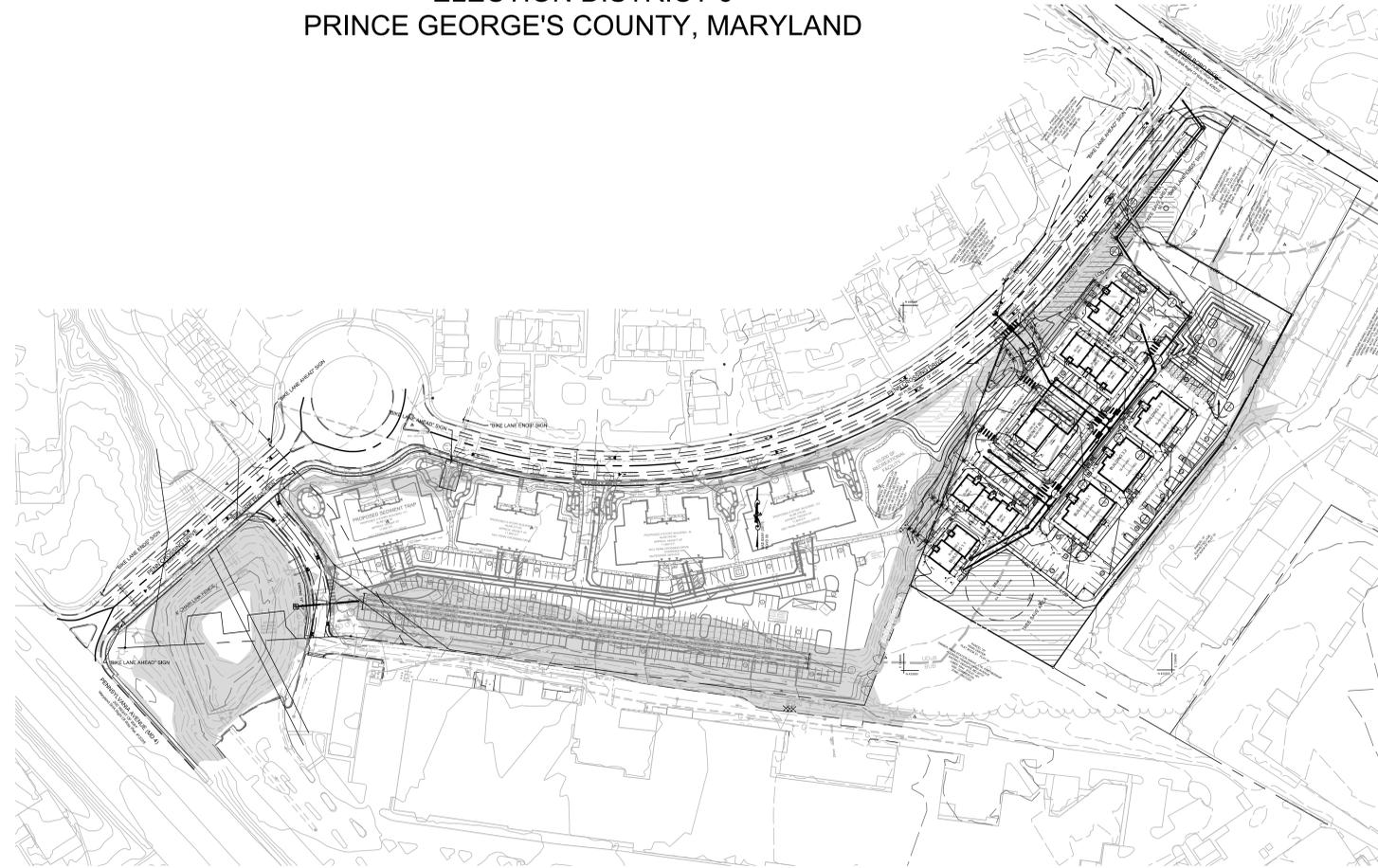
Energy Conservation	
Meet ASHRAE standards for lighting ⁽¹⁾	0.75
Stated water heater efficiency of 0.82 or more	1.25
Air conditioner with stated efficiency greater than 16 SEER is included as standard	1.25

Water Conservation and Water Quality	
All showerheads and handheld showers are 2.0 GPM or less	0.50
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.50
All toilets are 1.28 GPF or less	0.50

Total provided
4.75

GENERAL NOTES

SUBDIVISION OR PROJECT NAME	PENN PLACE II
TOTAL ACREAGE	4.91 AC.
PLAT REFERENCE	LIBER 48358 / FOLIO 438
EXISTING LOT ZONING:	RMF-20
PREVIOUS ZONING	R-18
PROPOSED USE OF PROPERTY	MULTIFAMILY RESIDENTIAL
NUMBER OF LOTS, PARCELS, OUTLOTS, OUTPARCELS	1
PROPOSED DWELLING UNITS BY TYPE	54 APARTMENT UNITS
200 FOOT WSSC GRID:	203SE05, 204SE05
TAX MAP/GRID:	81-A2
AVIATION POLICY AREA NUMBER & AIRPORT NAME	N/A
EXISTING WATER/SEWER DESIGNATION	W3, S3
PROPOSED WATER/SEWER DESIGNATION	W3, S3
STORMWATER MANAGEMENT PLAN NUMBER	16373-2022-0
10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY DEDICATIONS	YES
MANDATORY PARK & PUBLIC RIGHT-OF-WAY DEDICATIONS	YES
CEMETERIES, ONSITE OR ADJACENT	NO
HISTORIC SITES:	NO
STREAMS	NO
WETLANDS	YES
100-YEAR FLOODPLAIN:	NONE ON SITE (MAP 24033C0144E, EFFECTIVE ON 09/16/2016)
CHESAPEAKE BAY CRITICAL AREA	NO
TOPOGRAPHY SOURCE	SURVEY CONDUCTED BY CV, INC
MUNICIPALITY:	N/A



LOCATION MAP



NOTE: THERE ARE 30 2 BEDROOM UNITS, 12 1 BEDROOM UNITS, AND 12 3 BEDROOM UNITS
FENCE TO BE PROVIDED ONLY AROUND TRASH RECEPTACLES

PARKING REQUIREMENTS PER SECTION 27-6305(a)		
1.5 Spaces per Dwelling Unit		
VISITOR PARKING REQUIRED PER SECTION 27-6310(a)		
1 Space per 20 Dwelling Units		
# Units	Required	Provided
Parking Spaces (54 x 1.5)	81	87
Visitor Parking Spaces (54 / 20)	3	3
Total	84	90
Standard Spaces (9' X 18')		70
Accessible Parking (8'+8' striped area X 19')	7	10
Compact Spaces (8' X 16')		10
54 Affordable Housing Units		90
LOADING REQUIREMENTS		
Sec.27-582, Multifamily<100 Units	NONE	

NO FEWER THAN TWO BICYCLE PARKING SPACES PROVIDED AND NO MORE THAN 49 SPACES.

PARKING REQUIREMENTS PER SECTION 27-6309(a)		
1 Spaces per 4 Dwelling Units		
# Units	Required	Provided
Short and Long-Term Bike Parking Spaces	14	40

GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RMF-20
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid	81-A2
Administrative	WSSC Grid (Sheet 20)	203SE05, 204SE05
Administrative	Planning Area (Plan Area)	75A
Administrative	Election District (ED)	6
Administrative	Councilmanic District (CD)	7
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG)(TAZ-COG)	900
Administrative	PG Traffic Analysis Zone (TAZ-PG)	4194

DEVELOPMENT DATA	
ZONING	RMF-20
GROSS/NET TRACT AREA (4.9065 AC.) LIBER 48358 / FOLIO 438	213,728 SF
NET LOT AREA	213,728 SF
LOT COVERAGE & GREEN AREA	
LOT COVERAGE ALLOWED (40% MAX.)	85,491 SF
LOT COVERAGE PROPOSED (35.35%)	75,552 SF
GREEN AREA REQUIRED (60% MIN)	128,236 SF
GREEN AREA PROVIDED (64.65%)	138,176 SF
LOT WIDTH FRONTAGE REQUIRED	60'
LOT WIDTH FRONTAGE PROVIDED	427'
YARDS	
LOT FRONT REQUIRED	15'
LOT FRONT PROPOSED	62.5'
SIDE (MIN) REQUIRED	8'
SIDE PROPOSED	10'
REAR (MIN) REQUIRED	20'
REAR PROPOSED	72.2'
BUILDING HEIGHT (MAX)	50'
BUILDING HEIGHT PROPOSED	35'
DENSITY ALLOWED	20
DENSITY PROPOSED*	11.82
OPEN SPACE SET-ASIDE REQUIRED (20%)	42,746 S.F.
OPEN SPACE SET-ASIDE PROPOSED (49.56%)	105,926 S.F.

PER SECTION 27-640(a)(1)

NO LESS THAN FIFTEEN PERCENT (15%) OF THE TOTAL REQUIRED MINIMUM OPEN SPACE SET-ASIDE AREA WITHIN A RESIDENTIAL DEVELOPMENT OUTSIDE THE TRANSIT-ORIENTED/ACTIVITY CENTER BASED AND TRANSIT-ORIENTED/ACTIVITY CENTER PD ZONES SHALL CONSIST OF ACTIVE RECREATIONAL AREAS.

OWNER/DEVELOPER
PENN PLACE II OWNER, LLC
9185A CENTRAL AVENUE
CAPITOL HEIGHTS, MD 20743

Rev. No.	DESCRIPTION	Rev. Date

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CV, INC.
610 PROFESSIONAL DRIVE, #108
GAITHERSBURG, MARYLAND 20879
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT: COVER SHEET
DET-2024-020
PARCEL 1
PENN PLACE II
MARLBORO PIKE
DISTRICT HEIGHTS, MARYLAND 20747
SPAUDLING (6th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARLAND

PROJECT NO. 20201090.01B
SCALE: AS SHOWN
DATE: 09/12/2025
DRAWN BY: AN
CHECKED BY: AT
SHEET: 1 OF 9

OWNER/DEVELOPER
PENN PLACE II OWNER, LLC
 9185A CENTRAL AVENUE
 CAPITOL HEIGHTS, MD 20743

Richard Solomon
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 (E): rsolomon@velocity-llc.com

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CV, INC.
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 WWW.CVINC.COM

PROJECT: **APPROVAL SHEET**
DET-2024-020
 PARCEL 1
PENN PLACE II
 MARLBORO PIKE
 DISTRICT HEIGHTS, MARYLAND 20747
 SPAULDING (6th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARLAND

PROJECT NO.
20201090.01B

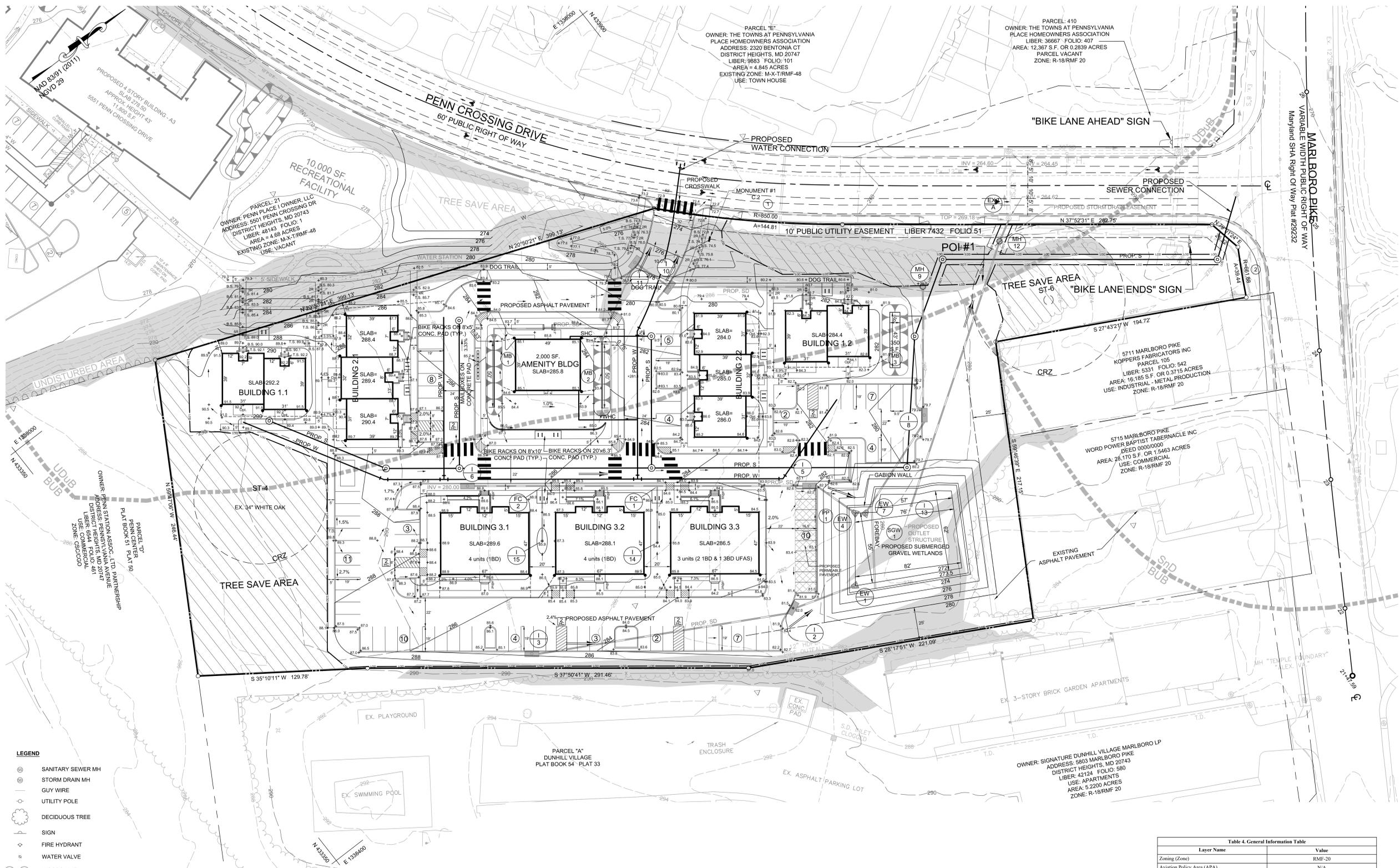
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DATE: 09/12/2025

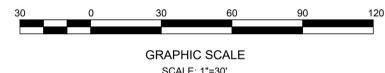
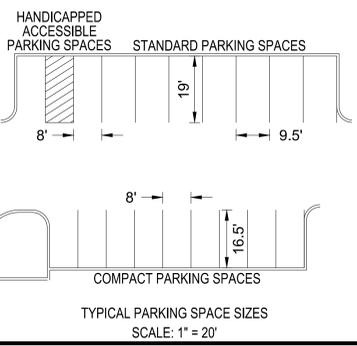
DRAWN BY: AN

CHECKED BY: AT

SHEET: 2 OF 9



- LEGEND**
- ⊙ SANITARY SEWER MH
 - ⊙ STORM DRAIN MH
 - GUY WIRE
 - UTILITY POLE
 - ☼ DECIDUOUS TREE
 - SIGN
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - WOODS LINE
 - HEDGE ROW
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING CHAIN LINK FENCE
 - EXISTING GAS LINE
 - EXISTING ELECTRICAL LINE
 - EXISTING WATER LINE
 - EXISTING SLOPE (≥15%)
 - EXISTING STORM DRAIN
 - △ TRAVERSE
 - BENCH MARK
 - ⑩ STANDARD PARKING SPACES
 - ⑤ COMPACT PARKING SPACES
 - ▨ PROPOSED CROSSWALK
 - NOISE CONTOUR - 65 dBA Leq
 - DOWNSPOUT
 - RAIN LEADER



CURVE TABLE

NO.	Chord (FT)	BEARING	CURVE RADIUS (FT)	CURVE LENGTH (FT)	DELTA Δ (DEGREE)
1	144.64	N42°45'21"E	850.00	144.81	09°45'41"
2	39.43	S61°32'05"E	661.88	39.44	03°24'50"

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9183A CENTRAL AVENUE
CAPITOL HEIGHTS, MD 20743

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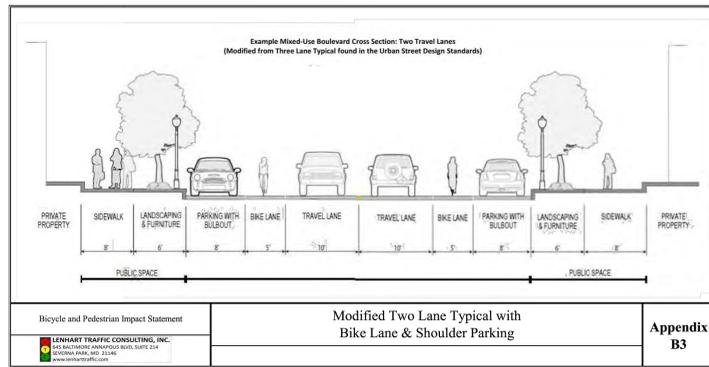
PROJECT: **DETAILED SITE PLAN**
DET-2024-020
PARCEL 1
PENN PLACE II
MARLBORO PIKE
DISTRICT HEIGHTS, MARYLAND 20747
SPAUDLING (6th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARLAND

PROJECT NO.
20201090.01B

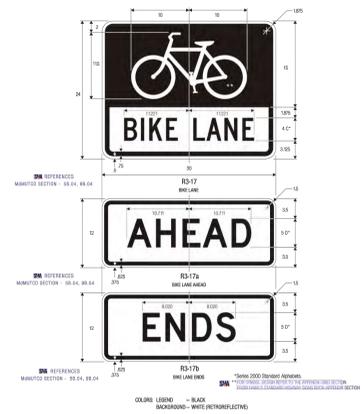
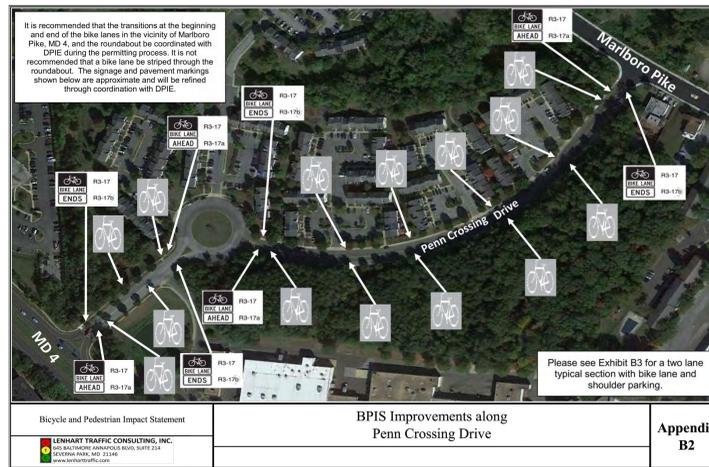
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DATE: 09/12/2025
DRAWN BY: AN
CHECKED BY: AT
SHEET: 3 OF 9

Table 4. General Information Table

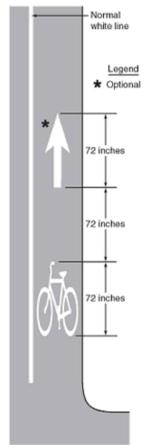
Layer Name	Value
Zoning (Zone)	RMF-20
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	81-A2
WSSC Grid	203SE05, 204SE05
Planning Area (Plan Area)	75A - Suitland - District Heights & Vicinity
Election District (ED)	6
Councilmanic District (CD)	7
General Plan 2002 Tier (Tier)	Developed
General Plan 2035 (Tier)	Established
Police District	VIII
Joint Base Andrews Land Use Control Area (JBA LUC Area USAF)	NONE



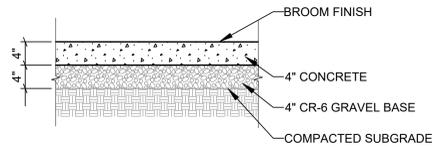
LENHART TRAFFIC - PARKING ANALYSIS
DATED NOVEMBER 8, 2023 - REFERRED TO REPORT



"BIKE LANE AHEAD AND ENDS" SIGN
NOT TO SCALE



BIKE LANE DETAIL
NOT TO SCALE



*SEE GRADING PLAN FOR DIRECTION OF SLOPE (≤ 2%)

TYP. CONC. PATIO DETAIL
SCALE: 1" = 1'

OWNER/DEVELOPER
PENN PLACE II OWNER, LLC
9185A CENTRAL AVENUE
CAPITOL HEIGHTS, MD 20743

Richard Solomon
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(E): rsolomon@velocity-llc.com

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CV, INC.
610 PROFESSIONAL DRIVE, #108
GAITHERSBURG, MARYLAND 20878
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT:
SITE NOTES & DETAILS
DET-2024-020
PARCEL 1
PENN PLACE II
MARLBORO PIKE
DISTRICT HEIGHTS, MARYLAND 20747
SPAULDING (6th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARLAND

PROJECT NO.
20201090.01B

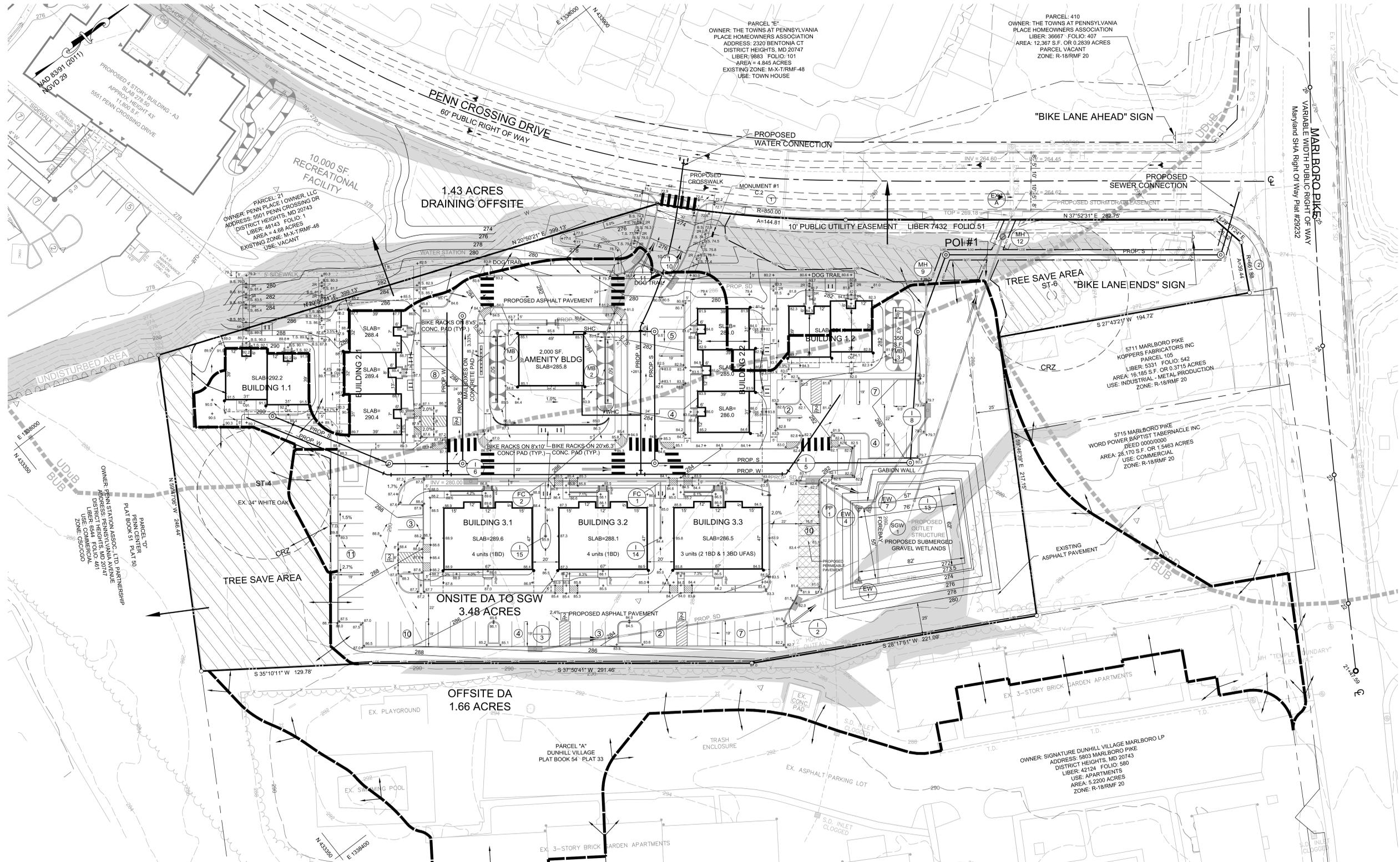
SCALE: AS SHOWN

DATE: 09/12/2025

DRAWN BY: AN

CHECKED BY: AT

SHEET: 4 OF 9



PARCEL 20
 OWNER: PENN PLACE II OWNER, LLC
 ADDRESS: 5501 PENN CROSSING DR
 DISTRICT HEIGHTS, MD 20743
 LIBER: 46149 FOLIO: 1
 AREA: 4.68 ACRES
 EXISTING ZONE: M-X-T/RMF-48
 USE: VACANT

PARCEL 21
 OWNER: THE TOWNS AT PENNSYLVANIA
 PLACE HOMEOWNERS ASSOCIATION
 ADDRESS: 2320 BENTONIA CT
 DISTRICT HEIGHTS, MD 20747
 LIBER: 9069 FOLIO: 101
 AREA: 4.845 ACRES
 EXISTING ZONE: M-X-T/RMF-48
 USE: TOWN HOUSE

PARCEL 410
 OWNER: THE TOWNS AT PENNSYLVANIA
 PLACE HOMEOWNERS ASSOCIATION
 LIBER: 36667 FOLIO: 407
 AREA: 12.367 S.F. OR 0.2839 ACRES
 PARCEL VACANT
 ZONE: R-18/RMF 20

10,000 SF RECREATIONAL FACILITY

1.43 ACRES DRAINING OFFSITE

10' PUBLIC UTILITY EASEMENT LIBER 7432 FOLIO 51

TREE SAVE AREA ST-6 "BIKE LANE ENDS" SIGN

5711 MARLBORO PIKE
 KOPPERS FABRICATORS INC
 PARCEL 105
 LIBER: 5331 FOLIO: 542
 AREA: 10,185 S.F. OR 0.3715 ACRES
 USE: INDUSTRIAL - METAL PRODUCTION
 ZONE: R-18/RMF 20

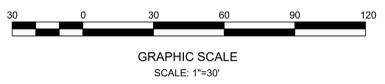
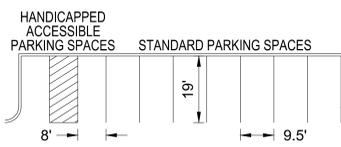
5715 MARLBORO PIKE
 WORD POWER BAPTIST TABERNACLE INC
 DEED 00000000
 AREA: 26,170 S.F. OR 1.5483 ACRES
 USE: COMMERCIAL
 ZONE: R-18/RMF 20

TREE SAVE AREA

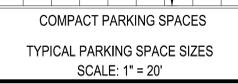
ONSITE DA TO SGW
 3.48 ACRES

OFFSITE DA
 1.66 ACRES

OWNER: SIGNATURE DUNHILL VILLAGE MARLBORO LP
 ADDRESS: 5803 MARLBORO PIKE
 DISTRICT HEIGHTS, MD 20743
 LIBER: 42124 FOLIO: 580
 USE: APARTMENTS
 AREA: 5.2200 ACRES
 ZONE: R-18/RMF 20



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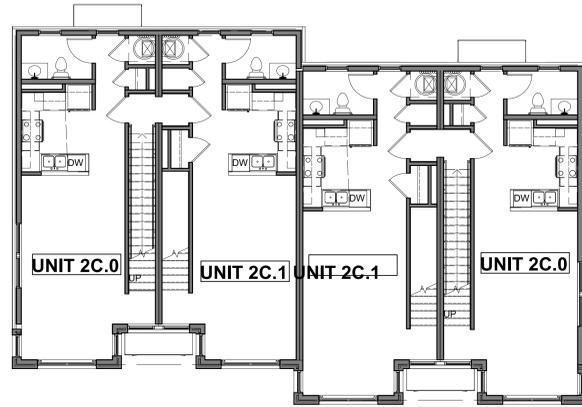
CV, INC.
 810 PROFESSIONAL DRIVE, #108
 GAITHERSBURG, MARYLAND 20879
 PHONE: (301) 637-2510
 WWW.CVINC.COM

PROJECT:
DRAINAGE AREA MAP
 DET-2024-020

PENN PLACE II
 MARLBORO PIKE
 DISTRICT HEIGHTS, MARYLAND 20747
 SPAULDING (6th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARLAND

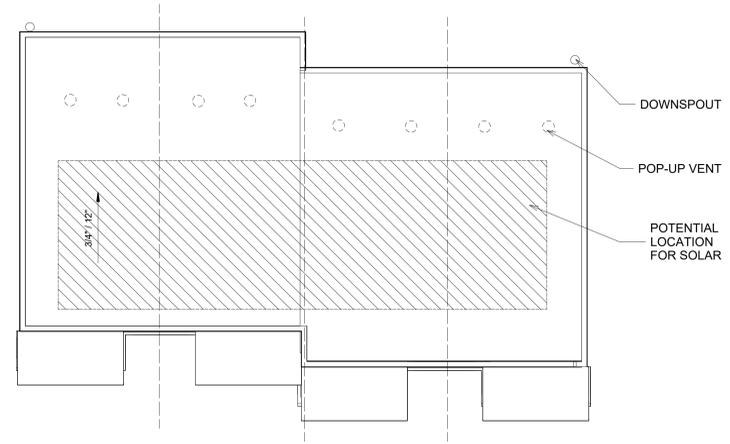
PROJECT NO.
 20201090.01B

SCALE: AS SHOWN
 DATE: 09/12/2025
 DRAWN BY: AN
 CHECKED BY: AT
 SHEET: 5 OF 9



C1BUILDING 1 - 2ND FLOOR

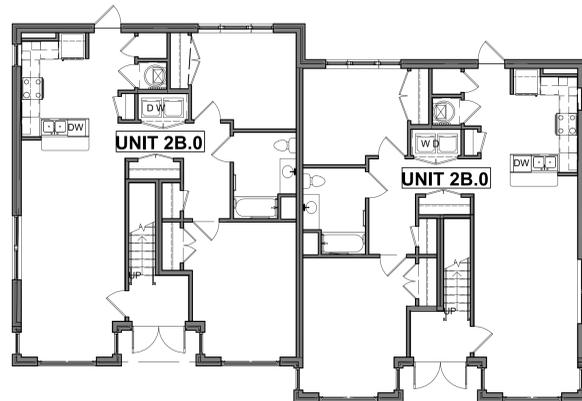
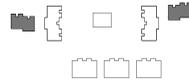
1/8" = 1'-0"



C5BUILDING 1 - ROOF

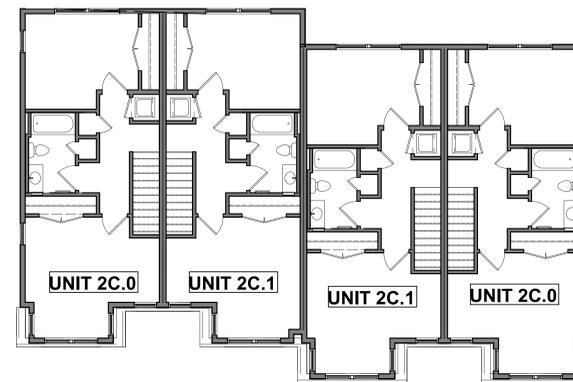
1/8" = 1'-0"

Key Plan



A1BUILDING 1 - 1ST FLOOR

1/8" = 1'-0"



A5BUILDING 1 - 3RD FLOOR

1/8" = 1'-0"

OWNER/DEVELOPER
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 CAPITOL HEIGHTS, MD 20743

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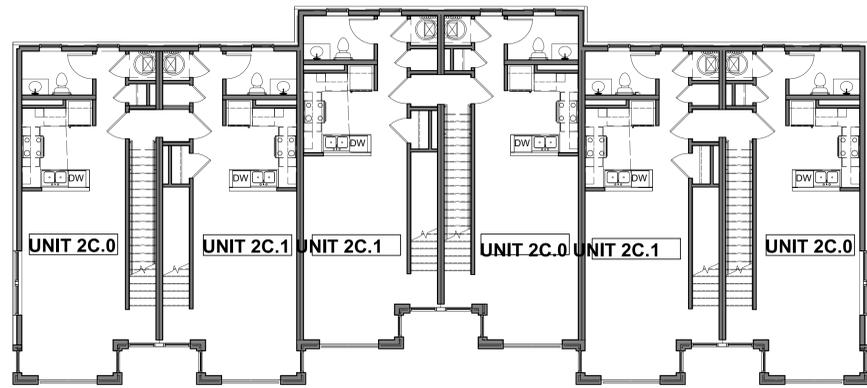
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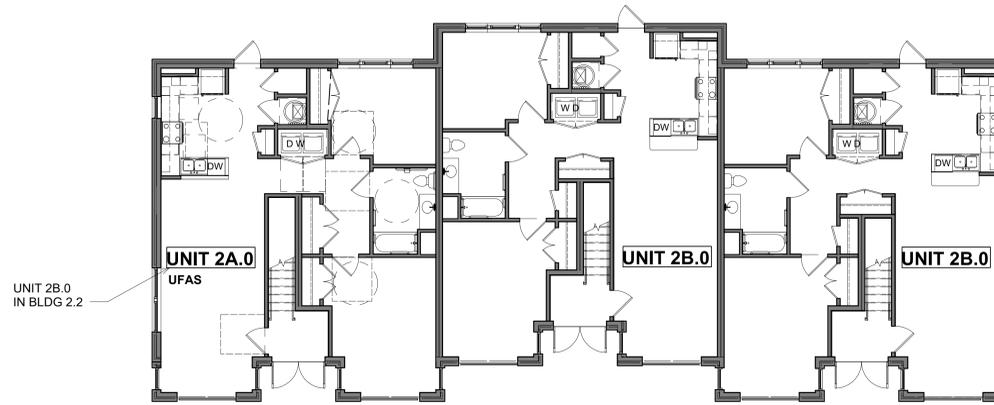
PROJECT: **BUILDING PLANS A**
 DET-2024-020
 PARCEL 1
PENN PLACE II
 MARLBORO PIKE
 DISTRICT HEIGHTS, MARYLAND 20747
 SPAULDING (6th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARLAND

PROJECT NO.
 20201090.01B
 SCALE: AS SHOWN
 DATE: 09/12/2025
 DRAWN BY: AN
 CHECKED BY: AT
 SHEET: 6 OF 9



C1 BUILDING 2 - 2ND FLOOR

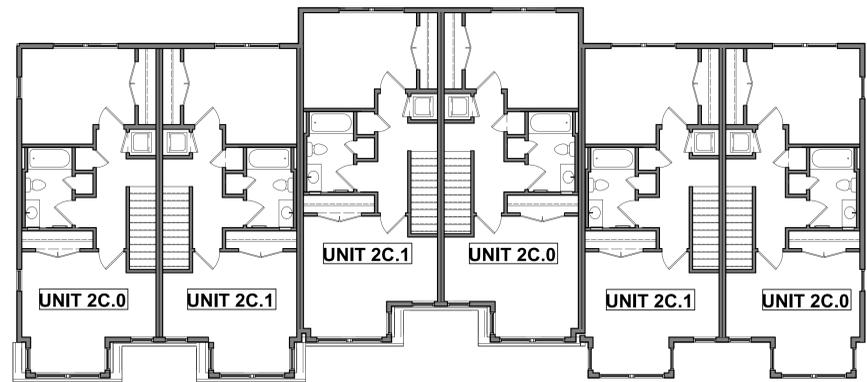
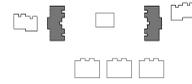
1/8" = 1'-0"



A1 BUILDING 2 - 1ST FLOOR

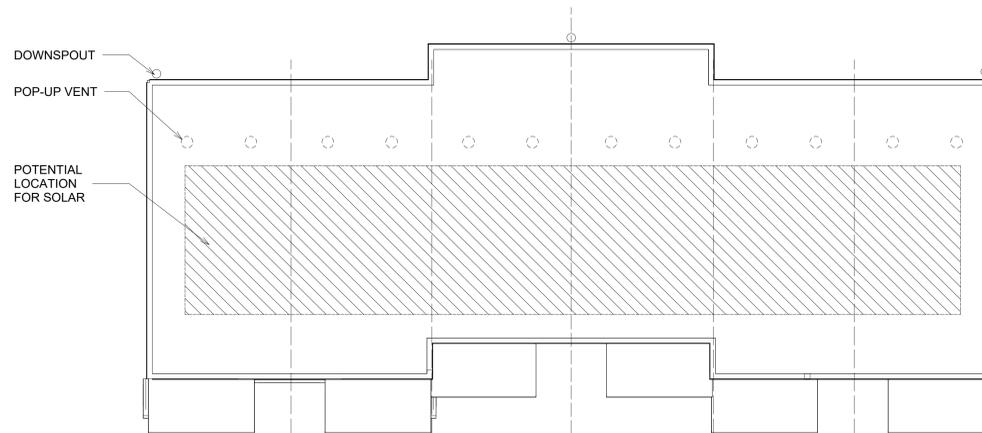
1/8" = 1'-0"

Key Plan



A6 BUILDING 2 - 3RD FLOOR

1/8" = 1'-0"



C6 BUILDING 2 - ROOF

1/8" = 1'-0"

OWNER/DEVELOPER
PENN PLACE II OWNER, LLC
 9185A CENTRAL AVENUE
 CAPITOL HEIGHTS, MD 20743

 Richard Solomon
 (P): (202) 438-5200
 (E): rsolomon@velocity-3c.com

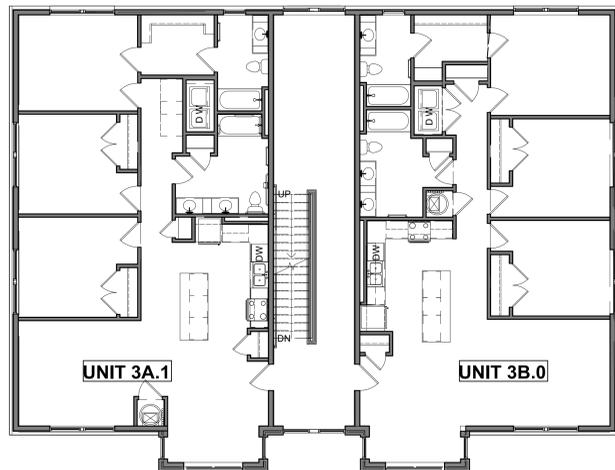
Rev. No.	DESCRIPTION	Rev. Date

PROFESSIONAL CERTIFICATION
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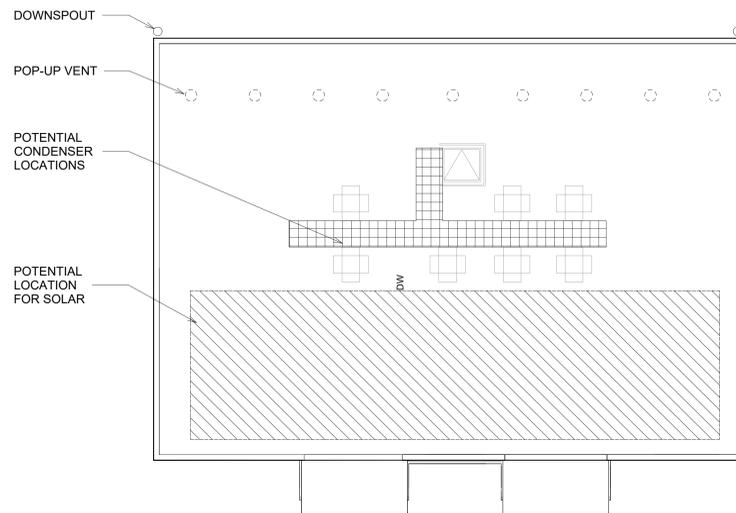
PROJECT: **BUILDING PLANS B**
 DET-2024-020
 PARCEL 1
PENN PLACE II
 MARLBORO PIKE
 DISTRICT HEIGHTS, MARYLAND 20747
 SPAULDING (6th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARLAND

PROJECT NO.
 20201090.01B
 SCALE: AS SHOWN
 DATE: 09/12/2025
 DRAWN BY: AN
 CHECKED BY: AT
 SHEET: 7 OF 9



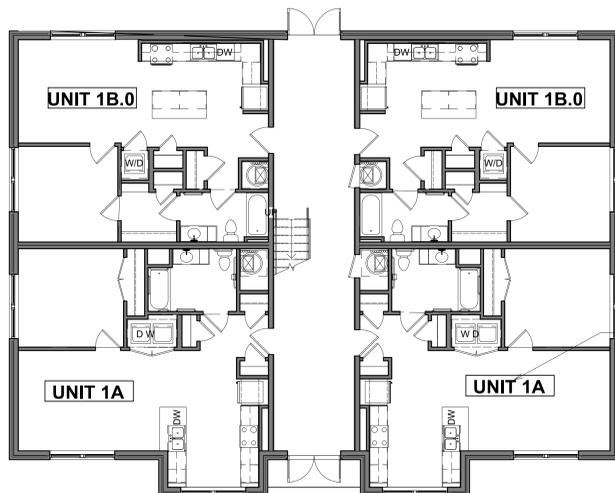
D1BUILDING 3.1/3.2 - 2ND FLOOR

1/8" = 1'-0"



D5BUILDING 3.1/3.2 - ROOF

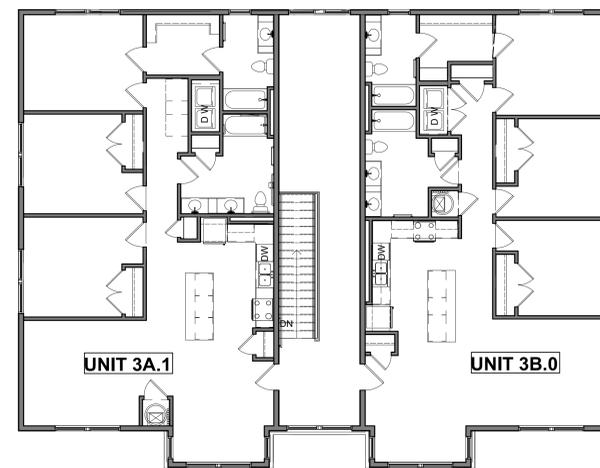
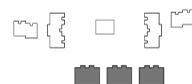
1/8" = 1'-0"



A1BUILDING 3.2 - 1ST FLOOR

1/8" = 1'-0"

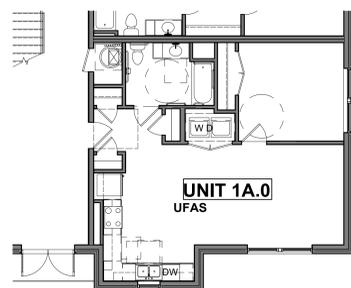
Key Plan



A5BUILDING 3.1/3.2 - 3RD FLOOR

1/8" = 1'-0"

1A.0 UFAS Unit located in Building 3.1



A3BUILDING 3.1 - 1ST FLOOR

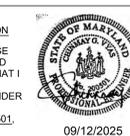
1/8" = 1'-0"

OWNER/DEVELOPER
PENN PLACE II OWNER, LLC
 9188A CENTRAL AVENUE
 CAPITOL HEIGHTS, MD 20743

 Richard Solomon
 (P): (202) 438-5200
 (E): rsolomon@velocity-llc.com

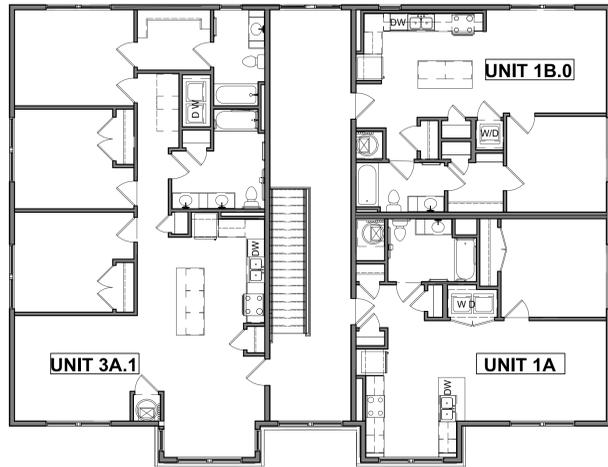
Rev. No.	DESCRIPTION	Rev. Date

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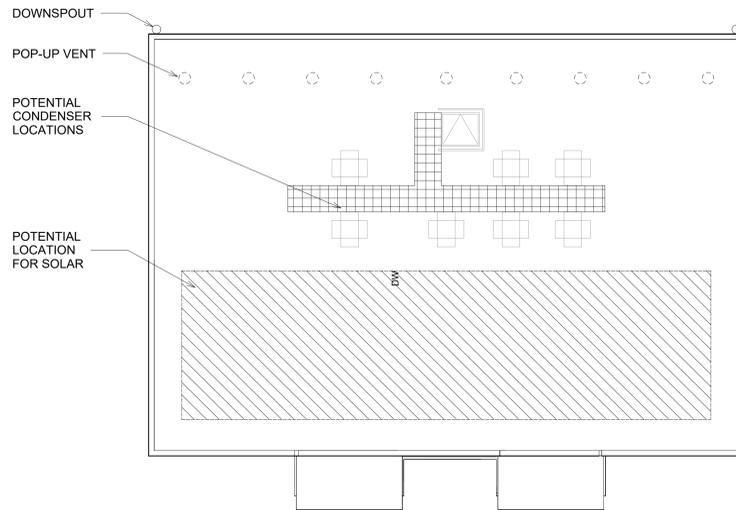
PROJECT: **BUILDING PLANS C**
 DET-2024-020
 PARCEL 1
PENN PLACE II
 MARLBORO PIKE
 DISTRICT HEIGHTS, MARYLAND 20747
 SPAULDING (6th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARLAND

PROJECT NO.
 20201090.01B
 SCALE: AS SHOWN
 DATE: 09/12/2025
 DRAWN BY: AN
 CHECKED BY: AT
 SHEET: 8 OF 9



D1 BUILDING 3.3 - 3RD FLOOR

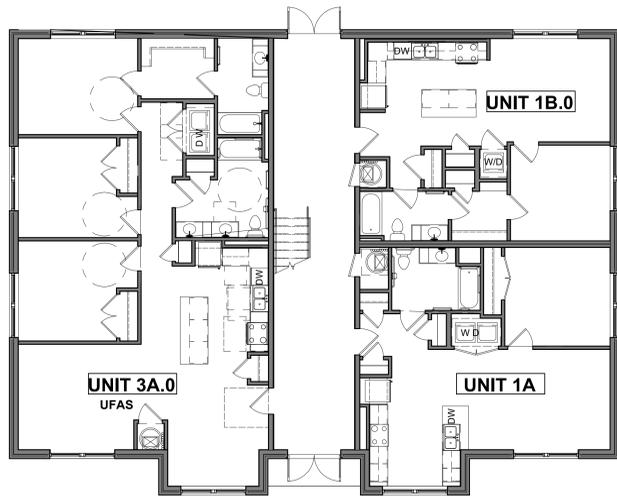
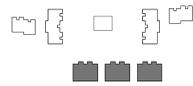
1/8" = 1'-0"



D5 BUILDING 3.3 - ROOF

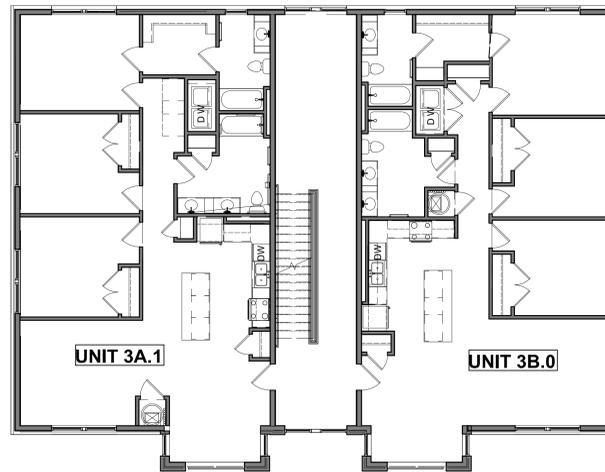
1/8" = 1'-0"

Key Plan



A1 BUILDING 3.3 - 1ST FLOOR

1/8" = 1'-0"



A5 BUILDING 3.3 - 2ND FLOOR

1/8" = 1'-0"

Building Level (See Site Plan)	1 Bedroom Units			2 Bedroom Units			3 Bedroom Units			Total Units	Total Unit Net SF	Building Gross SF	
	UNIT 1A.0*	UNIT 1A.1	UNIT 1B.0	UNIT 2A.0*	UNIT 2B.0	UNIT 2C.0	UNIT 2C.1	UNIT 3A.0*	UNIT 3A.1				UNIT 3B.0
1.1	0	0	0	0	2	2	2	0	0	0	6	6,690	7,283
1.2	0	0	0	0	2	2	2	0	0	0	6	6,690	7,283
2.1	0	0	0	1	2	3	3	0	0	0	9	10,031	10,340
2.2	0	0	0	0	3	3	3	0	0	0	9	10,035	10,340
3.1	1	1	2	0	0	0	0	0	2	2	8	8,669	10,288
3.2	0	2	2	0	0	0	0	0	2	2	6	8,670	10,288
3.3	0	2	2	0	0	0	0	1	2	1	6	8,670	10,288
Project Total by Unit Type	1	3	4	1	7	8	8	1	4	5	64	59,455	65,961
Project Total Units by Bedroom Type	1 Bedroom Units			2 Bedroom Units			3 Bedroom Units						
Bedroom Type % Mix	22%			56%			22%			100%	TOTAL PROJECT SQUARE FOOTAGE:	68,054	

OWNER/DEVELOPER
PENN PLACE II OWNER, LLC
 9183A CENTRAL AVENUE
 CAPITOL HEIGHTS, MD 20743

Richard Solomon
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 (E) rsolomon@velocity-llc.com

Rev. No.	DESCRIPTION	Rev. Date

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PROJECT:
BUILDING PLANS D
 DET-2024-020
 PARCEL 1
PENN PLACE II
 MARLBORO PIKE
 DISTRICT HEIGHTS, MARYLAND 20747
 SPAULDING (6th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARLAND

PROJECT NO.
 20201090.01B

SCALE: AS SHOWN
 DATE: 09/12/2025
 DRAWN BY: AN
 CHECKED BY: AT
 SHEET: 9 OF 9

Penn Place II

Parcel 117 MARLBORO PIKE
DISTRICT HEIGHTS, MD, 20747

OWNER / DEVELOPER
THE VELOCITY COMPANIES
202.438.5200

NREUV
202.480.2045

STRUCTURAL ENGINEER
TADJER-COHEN-EDELSON
ASSOCIATES
301.587.1820

MEP ENGINEER
HENRY ADAMS
410.296.6500

CIVIL ENGINEER
CV INC
240.252.5612

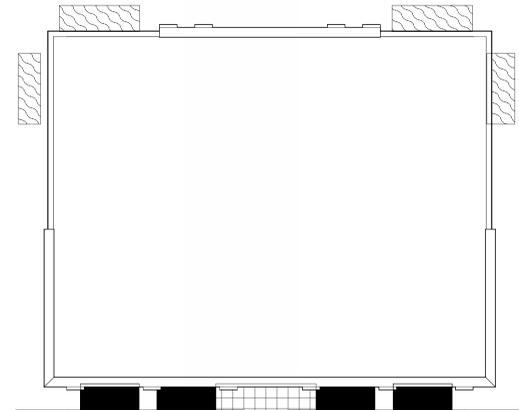
LANDSCAPE ENGINEER
P.E.L.A
410.296.3990

SUSTAINABILITY CONSULTANT
SUSTAINABLE DESIGN
CONSULTING
202.667.1620

MATERIAL LEGEND	
NUMBER	MATERIAL
01	BRICK (BLONDE)
02	CAST STONE
03	HARDIE LAP SIDING (RICH ESPRESSO)
04	HARDIE PANEL (RICH ESPRESSO)
05	HARDIE PANEL (ARCTIC WHITE)
06	CEMENTITIOUS TRIM (MATCH HARDIE PANEL/SIDING)
07	CEMENTITIOUS TRIM (MATCH ARCTIC WHITE)
08	VINYL WINDOWS
09	VINYL DOORS
10	PREFINISHED ALUMINUM CANOPY
11	PREFINISHED METAL COPING (COLOR MATCH TO ADJACENT TRIM)
12	METAL PICKET RAILING
13	BRICK (RED)
14	HARDIE LAP SIDING (AGED PEWTER)
15	HARDIE PANEL (AGED PEWTER)
16	PREFINISHED ALUMINUM STOREFRONT



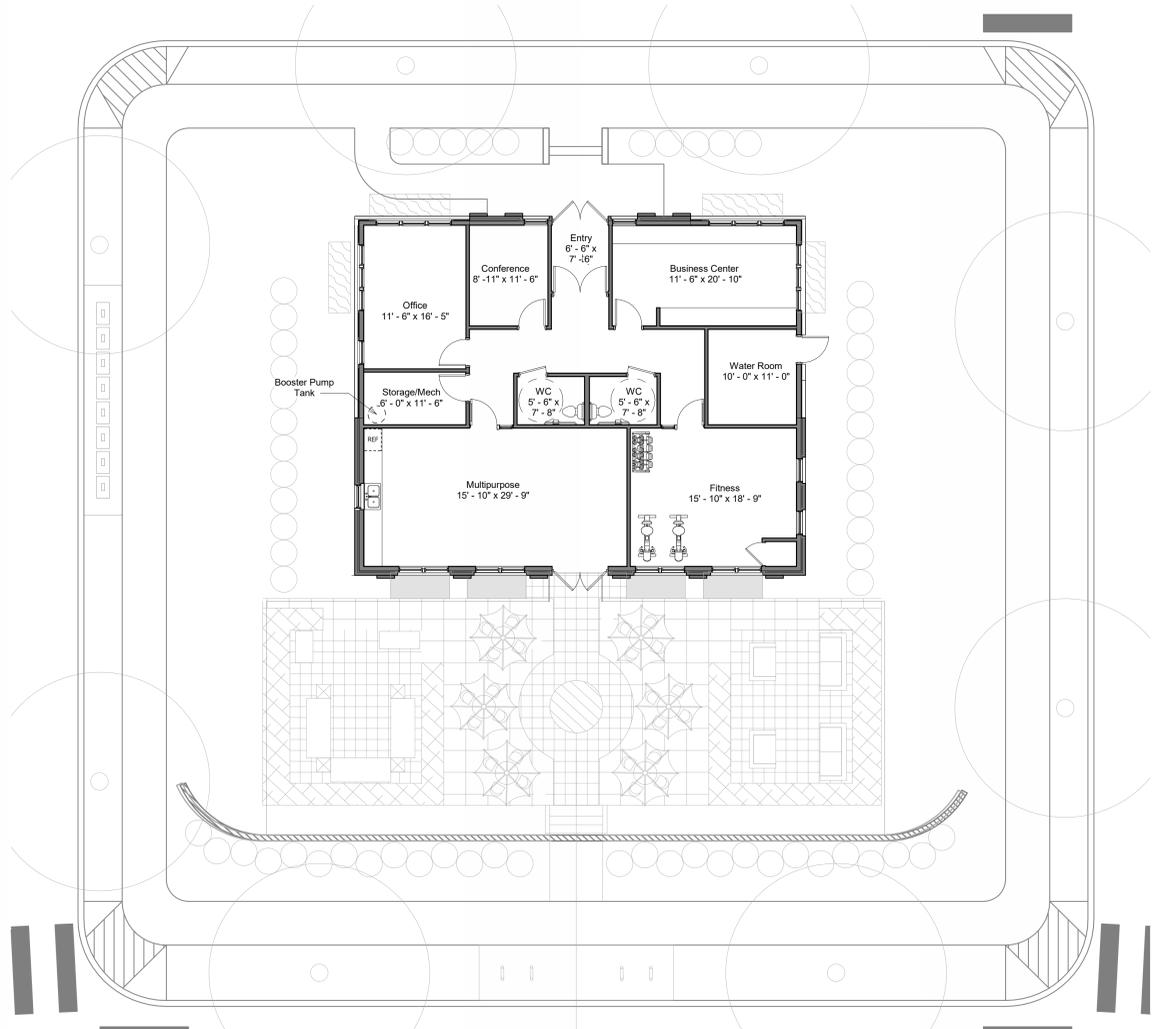
F1 AMENITY - SOUTH ELEVATION
1/8" = 1'-0"



E3 AMENITY BUILDING - ROOF PLAN
1/8" = 1'-0"



D1 AMENITY - WEST ELEVATION
1/8" = 1'-0"



A3 AMENITY BUILDING - 1ST FLOOR
1/8" = 1'-0"



C1 AMENITY - EAST ELEVATION
1/8" = 1'-0"



A1 AMENITY - NORTH ELEVATION
1/8" = 1'-0"

Key Plan

Issue

NO.	DATE
FUNDING SUBMISSION	11/08/23

Revisions

NO.	DATE
-----	------



Amenity Building

PRINCIPAL IN CHARGE
S.F.
PROJECT ARCHITECT
S.F.
DRAWN
M.M., M.B., J.C., S.S.
DATE
11/08/2023
SCALE:
As indicated
DRAWING NO.
A-1.4

DSP 05/21/2025

Penn Place II

Parcel 117 MARLBORO PIKE
DISTRICT HEIGHTS, MD, 20747

OWNER / DEVELOPER
THE VELOCITY COMPANIES
202.438.5200

NREUV
202.480.2045

STRUCTURAL ENGINEER
TADJER-COHEN-EDELSON
ASSOCIATES
301.587.1820

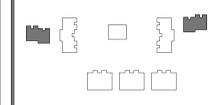
MEP ENGINEER
HENRY ADAMS
410.296.6500

CIVIL ENGINEER
CV INC
240.252.5612

LANDSCAPE ENGINEER
P.E.L.A
410.296.3990

SUSTAINABILITY CONSULTANT
SUSTAINABLE DESIGN
CONSULTING
202.667.1620

Key Plan



Issue

NO.	DATE
FUNDING SUBMISSION	11/08/23

Revisions

NO.	DATE
-----	------



Building 1 - Elevations

PRINCIPAL IN CHARGE
S.F.
PROJECT ARCHITECT
S.F.
DRAWN
M.M., M.B., J.C., S.S.
DATE
11/08/2023
SCALE:
1/8" = 1'-0" J
APPROVED
X.Y.
JOB NO.
20462.00
DRAWING NO.

A-2.0

MATERIAL LEGEND	
NUMBER	MATERIAL
01	BRICK (BLONDE)
02	CAST STONE
03	HARDIE LAP SIDING (RICH ESPRESSO)
04	HARDIE PANEL (RICH ESPRESSO)
05	HARDIE PANEL (ARCTIC WHITE)
06	CEMENTITIOUS TRIM (MATCH HARDIE PANEL/SIDING)
07	CEMENTITIOUS TRIM (MATCH ARCTIC WHITE)
08	VINYL WINDOWS
09	VINYL DOORS
10	PREFINISHED ALUMINUM CANOPY
11	PREFINISHED METAL COPING (COLOR MATCH TO ADJACENT TRIM)
12	METAL PICKET RAILING
13	BRICK (RED)
14	HARDIE LAP SIDING (AGED PEWTER)
15	HARDIE PANEL (AGED PEWTER)
16	PREFINISHED ALUMINUM STOREFRONT



BUILDING 1 - FRONT ELEVATION SEE UPDATE ABOVE
1/8" = 1'-0"



BUILDING 1 - BACK ELEVATION
1/8" = 1'-0"



BUILDING 1 - SIDE ELEVATION L
1/8" = 1'-0"



BUILDING 1 - SIDE ELEVATION R
1/8" = 1'-0"

Penn Place II

Parcel 117 MARLBORO PIKE
DISTRICT HEIGHTS, MD, 20747

OWNER / DEVELOPER
THE VELOCITY COMPANIES
202.438.5200

NREUV
202.480.2045

STRUCTURAL ENGINEER
TADJER-COHEN-EDELSON
ASSOCIATES
301.587.1820

MEP ENGINEER
HENRY ADAMS
410.296.6500

CIVIL ENGINEER
CV INC
240.252.5612

LANDSCAPE ENGINEER
P.E.L.A
410.296.3990

SUSTAINABILITY CONSULTANT
SUSTAINABLE DESIGN
CONSULTING
202.667.1620

MATERIAL LEGEND	
NUMBER	MATERIAL
01	BRICK (BLONDE)
02	CAST STONE
03	HARDIE LAP SIDING (RICH ESPRESSO)
04	HARDIE PANEL (RICH ESPRESSO)
05	HARDIE PANEL (ARCTIC WHITE)
06	CEMENTITIOUS TRIM (MATCH HARDIE PANEL/SIDING)
07	CEMENTITIOUS TRIM (MATCH ARCTIC WHITE)
08	VINYL WINDOWS
09	VINYL DOORS
10	PREFINISHED ALUMINUM CANOPY
11	PREFINISHED METAL COPING (COLOR MATCH TO ADJACENT TRIM)
12	METAL PICKET RAILING
13	BRICK (RED)
14	HARDIE LAP SIDING (AGED PEWTER)
15	HARDIE PANEL (AGED PEWTER)
16	PREFINISHED ALUMINUM STOREFRONT



BUILDING 2 - FRONT ELEVATION SEE PROPOSED UPDATE ABOVE

1/8" = 1'-0"



BUILDING 2 - BACK ELEVATION

1/8" = 1'-0"



BUILDING 2 - SIDE ELEVATION L

1/8" = 1'-0"



BUILDING 2 - SIDE ELEVATION R

1/8" = 1'-0"

Key Plan

Issue NO.	DATE
FUNDING SUBMISSION	11/08/23

Revisions NO.	DATE
---------------	------



Building 2.1 - Elevations

PRINCIPAL IN CHARGE S.F.	APPROVED X.Y.
PROJECT ARCHITECT S.F.	
DATE 11/08/2023	JOB NO. 20462.00
SCALE: 1/8" = 1'-0" d	

DRAWING NO.
A-2.1

DSP 05/21/2025

Penn Place II

Parcel 117 MARLBORO PIKE
DISTRICT HEIGHTS, MD, 20747

OWNER / DEVELOPER
THE VELOCITY COMPANIES
202.438.5200

NREUV
202.480.2045

STRUCTURAL ENGINEER
TADJER-COHEN-EDELSON
ASSOCIATES
301.587.1820

MEP ENGINEER
HENRY ADAMS
410.296.6500

CIVIL ENGINEER
CV INC
240.252.5612

LANDSCAPE ENGINEER
P.E.L.A.
410.296.3990

SUSTAINABILITY CONSULTANT
SUSTAINABLE DESIGN
CONSULTING
202.667.1620

MATERIAL LEGEND	
NUMBER	MATERIAL
01	BRICK (BLONDE)
02	CAST STONE
03	HARDIE LAP SIDING (RICH ESPRESSO)
04	HARDIE PANEL (RICH ESPRESSO)
05	HARDIE PANEL (ARCTIC WHITE)
06	CEMENTITIOUS TRIM (MATCH HARDIE PANEL/SIDING)
07	CEMENTITIOUS TRIM (MATCH ARCTIC WHITE)
08	VINYL WINDOWS
09	VINYL DOORS
10	PREFINISHED ALUMINUM CANOPY
11	PREFINISHED METAL COPING (COLOR MATCH TO ADJACENT TRIM)
12	METAL PICKET RAILING
13	BRICK (RED)
14	HARDIE LAP SIDING (AGED PEWTER)
15	HARDIE PANEL (AGED PEWTER)
16	PREFINISHED ALUMINUM STOREFRONT



1/8" = 1'-0"
BUILDING 2.2 - FRONT ELEVATION SEE UPDATE ABOVE



1/8" = 1'-0"
BUILDING 2.2 - BACK ELEVATION



1/8" = 1'-0"
BUILDING 2.2 - SIDE ELEVATION L



1/8" = 1'-0"
BUILDING 2.2 - SIDE ELEVATION R

Key Plan

Issue

NO.	DATE
FUNDING SUBMISSION	11/08/23

Revisions

NO.	DATE
-----	------



Building 2.2 - Elevations

PRINCIPAL IN CHARGE S.F.	APPROVED X.Y.
PROJECT ARCHITECT S.F.	JOB NO. 20462.00
DRAWN M.M., M.B., J.C., S.S.	DRAWING NO. A-2.2
DATE 11/08/2023	
SCALE: As indicated	

DSP 05/21/2025

Penn Place II

Parcel 117 MARLBORO PIKE
DISTRICT HEIGHTS, MD, 20747

OWNER / DEVELOPER
THE VELOCITY COMPANIES
202.438.5200

NREUV
202.480.2045

STRUCTURAL ENGINEER
TADJER-COHEN-EDELSON
ASSOCIATES
301.587.1820

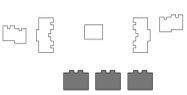
MEP ENGINEER
HENRY ADAMS
410.296.6500

CIVIL ENGINEER
CV INC
240.252.5612

LANDSCAPE ENGINEER
P.E.L.A
410.296.3990

SUSTAINABILITY CONSULTANT
SUSTAINABLE DESIGN
CONSULTING
202.667.1620

Key Plan



NO.	DATE
FUNDING SUBMISSION	11/08/23

Revisions

NO.	DATE
-----	------



Building 3.1/3.2 - Elevations

PRINCIPAL IN CHARGE
S.F.
PROJECT ARCHITECT
S.F.
DRAWN
M.M., M.B., J.C., S.S.
DATE
11/08/2023
SCALE:
1/8" = 1'-0" 1
APPROVED
X.Y.
JOB NO.
20462.00
DRAWING NO.

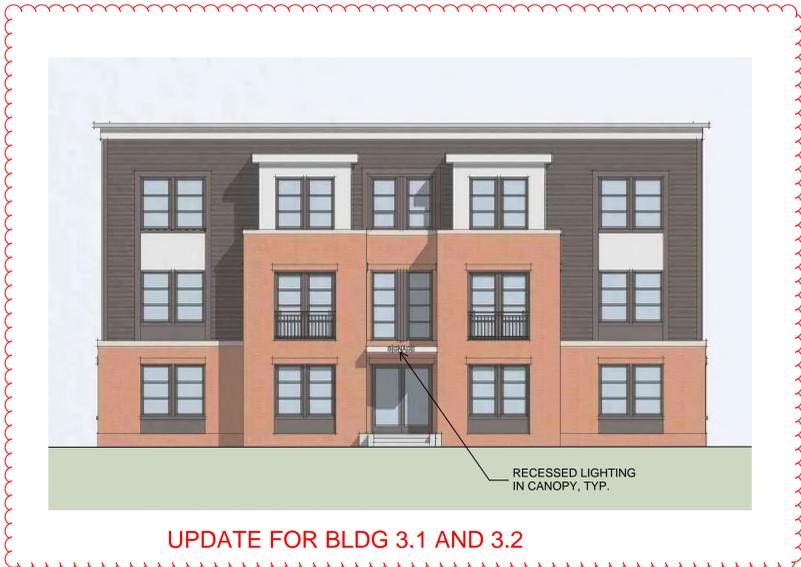
A-2.3

MATERIAL LEGEND	
NUMBER	MATERIAL
01	BRICK (BLONDE)
02	CAST STONE
03	HARDIE LAP SIDING (RICH ESPRESSO)
04	HARDIE PANEL (RICH ESPRESSO)
05	HARDIE PANEL (ARCTIC WHITE)
06	CEMENTITIOUS TRIM (MATCH HARDIE PANEL/SIDING)
07	CEMENTITIOUS TRIM (MATCH ARCTIC WHITE)
08	VINYL WINDOWS
09	VINYL DOORS
10	PREFINISHED ALUMINUM CANOPY
11	PREFINISHED METAL COPING (COLOR MATCH TO ADJACENT TRIM)
12	METAL PICKET RAILING
13	BRICK (RED)
14	HARDIE LAP SIDING (AGED PEWTER)
15	HARDIE PANEL (AGED PEWTER)
16	PREFINISHED ALUMINUM STOREFRONT



BUILDING 3.2 - FRONT ELEVATION SEE UPDATE TO THE RIGHT

1/8" = 1'-0"



UPDATE FOR BLDG 3.1 AND 3.2



BUILDING 3.1 - FRONT ELEVATION SEE UPDATE ABOVE

1/8" = 1'-0"



BUILDING 3.1/3.2 - REAR ELEVATION

1/8" = 1'-0"



BUILDING 3.1/3.2 - SIDE ELEVATION L

1/8" = 1'-0"



BUILDING 3.1/3.2 - SIDE ELEVATION R

1/8" = 1'-0"

DSP 05/21/2025

Penn Place II

Parcel 117 MARLBORO PIKE
DISTRICT HEIGHTS, MD, 20747

OWNER / DEVELOPER
THE VELOCITY COMPANIES
202.438.5200

NREUV
202.480.2045

STRUCTURAL ENGINEER
TAD JER-COHEN-EDELSON
ASSOCIATES
301.587.1820

MEP ENGINEER
HENRY ADAMS
410.296.6500

CIVIL ENGINEER
CV INC
240.252.5612

LANDSCAPE ENGINEER
P.E.L.A
410.296.3990

SUSTAINABILITY CONSULTANT
SUSTAINABLE DESIGN
CONSULTING
202.667.1620

MATERIAL LEGEND	
NUMBER	MATERIAL
01	BRICK (BLONDE)
02	CAST STONE
03	HARDIE LAP SIDING (RICH ESPRESSO)
04	HARDIE PANEL (RICH ESPRESSO)
05	HARDIE PANEL (ARCTIC WHITE)
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12	METAL PICKET RAILING
13	BRICK (RED)
14	HARDIE LAP SIDING (AGED PEWTER)
15	HARDIE PANEL (AGED PEWTER)
16	PREFINISHED ALUMINUM STOREFRONT



BUILDING 3.3 - FRONT ELEVATION SEE UPDATE ABOVE

1/8" = 1'-0"



BUILDING 3.3 - REAR ELEVATION

1/8" = 1'-0"



BUILDING 3.3 - SIDE ELEVATION L

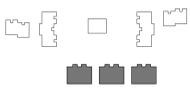
1/8" = 1'-0"



BUILDING 3.3 - SIDE ELEVATION R

1/8" = 1'-0"

Key Plan



Issue

NO.	DATE
FUNDING SUBMISSION	11/08/23

Revisions

NO.	DATE
-----	------



Building 3.3 - Elevations

PRINCIPAL IN CHARGE
S.F.

PROJECT ARCHITECT
S.F.

DRAWN
M.M., M.B., J.C., S.S.

DATE
11/08/2023

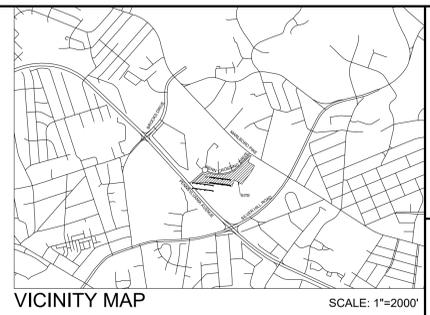
SCALE:
As indicated

APPROVED
X.Y.

JOB NO.
20462.00

DRAWING NO.
A-2.4

DSP 05/21/2025



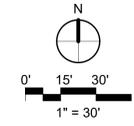
P.E.L.A. DESIGN, INC.
 7402 YORK ROAD, SUITE 201
 TOWSON, MD 21204
 410.296.3990
 mail.peladesign.net

Penn Place 2
 Multifamily Housing
 DSP Submission

5501 PENN CROSSING DRIVE
 DISTRICT HEIGHTS, MD, 20747

LEGEND

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PLANTS | UTILITY FEATURES |
| <ul style="list-style-type: none"> ○ SHADE TREE ○ FLOWERING TREE ✱ EVERGREEN TREE ○ SHRUBS ▨ TREE SAVE AREA ▨ REFORESTATION/AFFORESTATION ▨ GROUNDCOVERS | <ul style="list-style-type: none"> ○ SEWER MANHOLE — SEWER LINE ○ DRAINAGE MANHOLE ○ ELECTRIC STRUCTURE ○ TRAF UTILITY ○ LIGHT POLE ○ TELEPHONE STRUCTURE ○ NATURAL GAS STRUCTURE ○ WATER LINE ○ SITE LIGHTING ○ BIKE RACK ON CONC. PAD ▨ PERMEABLE PAVEMENT — PARKING LOT OUTLINE — DOG TRAIL |



LANDSCAPE NOTES

1. THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL 2022 SECTIONS 4.1-4, 4.3-1, 4.3-2, 4.6-2, 4.7-1, 4.8-2, AND 4.9-1. FOR DETAILS, SEE SCHEDULES SHEET L-1.01B.
2. FOR LANDSCAPE STRIP ALONG THE STREET FRONTAGE, MAJOR AND MINOR DECIDUOUS TREES ARE PROPOSED, EXCEPT WHERE 10 FOOT EASEMENT IS LOCATED.
3. THREE MICROBIO RETENTION AREAS ARE PROPOSED ON NORTH AND SOUTH SIDES OF THE CLUBHOUSE, AS WELL AS THE NORTH SIDE OF BUILDING 2.1. A SUBMERGED GRAVEL WETLAND (SGW) IS PROPOSED LOCATED AT THE NORTHEAST CORNER. LOCATED IN THE SOUTH OF THE SGW IS A ROW OF 10 PARKING SPACES WITH PERMEABLE PAVING.
4. A TOTAL OF 118,357 SF/2.72 AC OF OPEN/GREEN AREA (OR 55.4% OF THE ENTIRE HOUSING DEVELOPMENT) IS PROPOSED.
5. A 3,365.2 SQUARE FOOT (1.7% OF THE ENTIRE DEVELOPMENT) RECREATIONAL FACILITY IS PROPOSED. SEE AMENITY SPACE NOTES BELOW. SEE NOTES ON CIVIL PLAN FOR ACTIVE RECREATIONAL AREAS.
6. PLANTS WILL RECEIVE ADEQUATE WATERING DURING THE ESTABLISHMENT PHASE.
7. THE SELECTED PLANT MATERIALS CONSIST OF NATIVE OR ADAPTED SPECIES, CHOSEN FOR THEIR DROUGHT TOLERANCE AND SUITABILITY FOR THE ENVIRONMENTAL AND MICRO-CLIMATE CONDITIONS, AS WELL AS THE MATURE SIZES SUITABLE FOR THEIR INTENDED FUNCTIONS. THEY WILL REQUIRE MINIMUM MAINTENANCE.
8. ALL PROPOSED HARDSCAPE FEATURES WILL BE CONSTRUCTED USING DURABLE MATERIALS, SOURCES FROM LOCAL OR REGIONAL MANUFACTURERS AND DISTRIBUTORS.
9. REFER TO THE NATURAL RESOURCE INVENTORY MAP FOR INFORMATION ON THE EXISTING TREE SPECIES.
10. A TOTAL OF 20 BIKE RACKS WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
11. A 6' HIGH SCREENING ENCLOSURE WITH DOORS BY PALMSHADE IS PROPOSED FOR THE PROPOSED DUMPSTER.
12. FOR LANDSCAPE MANUAL SCHEDULES AND TREE CANOPY CHART, SEE L-1.01B. FOR PROPOSED PLAN SPECIES, SEE PLANT SCHEDULE ON L-1.02.
13. TOTAL OPEN SPACE AREA IS 105,296 SF. REFER TO CIVIL DRAWINGS FOR OPEN SPACE CALCULATIONS.

AMENITY SPACE NOTES

1. THE PROPOSED AMENITY SPACE IS LOCATED IN THE SOUTH OF THE CLUBHOUSE, SEPARATED BY A LANDSCAPE WALL AND BERM FROM ADJACENT NEIGHBORHOOD STREET.
2. THE TOTAL ANTICIPATED NUMBER OF RESIDENTS IS 180 PEOPLE/54 UNITS.
3. THE TOTAL SQUARE FOOTAGE OF THE AMENITY SPACE IS 1,430 SQUARE FEET, ADEQUATE TO ACCOMMODATE 45 PEOPLE (ADULTS AND CHILDREN, 25% OF 180 = 45 PEOPLE) WITH 30 SQUARE FEET PER PERSON.
4. THIS AMENITY SPACE CONSISTS OF:
 - 4.a. 413 SQUARE FEET OF LARGE GROUP GATHERING AREA WITH LOUNGE SEATING AS WELL AS BAR STYLE TABLES AND CHAIRS AND GRILLS ON DECORATIVE STAMPED CONCRETE OR PAVING.
 - 4.b. 209 SQUARE FEET OF SMALL GROUP GATHERING AREA WITH LOUNGE SEATING ON DECORATIVE STAMPED CONCRETE OR PAVING.
 - 4.c. 689 SQUARE FEET OF ENTRANCE PLAZA WITH BISTRO STYLE TABLES AND CHAIRS AND UMBRELLAS.
 - 4.d. FOUR BIKE RACKS ARE PROPOSED AT THE ENTRANCE WALK OF THE CLUBHOUSE ON DECORATIVE STAMPED CONCRETE OR PAVING.

Key Plan

Issue
 NO. DATE

Revisions
 NO. DATE



LANDSCAPE PLAN

PRINCIPAL IN CHARGE
 L.T.
 PROJECT ARCHITECT
 R.H.
 DRAWN
 B.M., Y.R.
 DATE 09/12/2025
 SCALE: 1"=30'
 DRAWING NO. **L-1.01A**

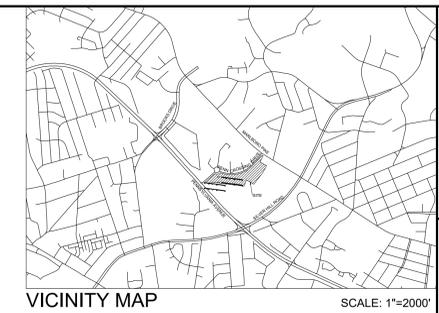
SAMPLE SCHEDULE 4.1-4 RESIDENTIAL REQUIREMENTS FOR MULTIFAMILY DWELLINGS	
Green Area provided:	90,136 sq. ft.
Total number of Shade Trees required:	90 (1:1,000 SF)
Total number of Planting Units required:	2,253 (25 Planting Units per 1,000 SF)
Total number of Shade Trees provided:	85 EA*
Total number of existing Shade Trees to be saved (min. 2.5" dbh and located within Green Area but outside of flood plain)	2 EA
Total number of Ornamental and Evergreen trees provided:	255 PUs
Total number of Shrubs and Perennials provided:	508 PUs
Total number of Planting Units provided:	1,633* PUs
CHECKLIST OF AREAS PLANTED	

*NOTE: THE PROPOSED 0.46 AC OF REFORESTATION/AFFORESTATION WILL COMPENSATE FOR THE REQUIRED PLANT UNITS

SAMPLE SCHEDULE 4.6-2 BUFFERING DEVELOPMENT FROM SPECIAL ROADWAYS		
Name of Special Roadway	MARLBORO PIKE	
Type of Special Roadway	HISTORIC ROAD	
Linear Feet of Frontage (not including driveways)	65 feet	
<input checked="" type="checkbox"/> All Transit-Oriented/Activity Center base and Planned Development zones (regardless of location); and Nonresidential, Residential, and other Planned Development zones, inside the Capital Beltway (inclusive of the corporate boundaries of the City of College Park, City of Glenarden, and the Town of Forest Heights)	<input type="checkbox"/> Nonresidential, Planned Development zones, and Residential zones outside the Capital Beltway	<input type="checkbox"/> Rural and Agricultural Zones
	REQUIRED	PROVIDED
Minimum Width of Buffer	10	10*
Shade Trees	2	0*
Ornamental Trees		
Evergreen Trees		
Shrubs	19	0*
Planting Units		
Existing shade trees or woodland		
Invasive species in the buffer area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*NOTE: IN ORDER TO PROVIDE BUFFER, PLANTING WAS PROVIDED OUTSIDE 10FT UTILITY EASEMENT. 0.11 AC AFFORESTATION WILL COUNT TOWARDS PROVIDED COUNTS.

SAMPLE SCHEDULE 4.8-2 BUILDING FRONTAGE ZONE (RESIDENTIAL USE)	
Total length of Building Frontage	724 linear feet
Number of Shade Trees required at 1 per 30 linear feet	24
Number of Shade Trees provided in the right-of-way or per Section 4.10, if applicable	
Number of Shade Trees required less than those within R/W or per Section 4.10	
Total number of Shade Trees provided	25
Building Frontage Zone greater than 25 feet in depth	sq. ft.
Number of Ornamental Trees required at 1 per 1,000 sf	
Number of Ornamental Trees Substitutes	
Total number of Ornamental Trees provided	planting units
Building Frontage Zone 14 feet or less	7770 sf x 8% = 622 sf of planted area req.
Building Frontage Zone 14 to 25 feet	sf x 60% = sf of planted area req.
Building Frontage Zone 25 to 40 feet	1093 sf x 70% = 765 sf of planted area req.
Total square feet of planted area required	1387 sf of planted area req.
Tree planters	sf of planted area provided
Tree grates	sf no planting required
Total area of shrubs and/or perennials provided in tree planters	sf x 50% = sf of provided
All other planted areas	8863 sf x 100% = 8863 sf of planted area provided



VICINITY MAP SCALE: 1"=2000'



7402 YORK ROAD, SUITE 201
TOWSON, MD 21204
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Penn Place 2
Multifamily Housing
DSP Submission

5501 PENN CROSSING DRIVE
DISTRICT HEIGHTS, MD, 20747

SAMPLE SCHEDULE 4.3-1 PARKING LOT PERIMETER LANDSCAPE STRIP FOR PARKING LOTS 7, 000 SQUARE FEET OR LARGER												
Areas inside the Capital Beltway (inclusive of the corporate boundaries of the City of College Park, City of Glenarden, and the Town of Forest Heights); and any Planned Development zone, the MU-PD Zone, or the Transit-Oriented/Activity Center zones	OPTION 1					OPTION 2					OPTION 3	
Nonresidential, Residential, and Rural and Agricultural Zones Outside the Capital Beltway, and the IE-PD and R-PD zones	OPTION 1					OPTION 2					OPTION 3	
Linear Feet	342					5 FT					11 FT	
Width of Perimeter Strip Required	5 FT					11 FT					11 FT	
Width of Perimeter Strip Provided	11 FT					11 FT					11 FT	
Requirements	REQ.	PROV.										
Shade Trees			12	17								
Shrubs			114	114								
Masonry Wall (L.F.)												
Existing Trees												

*NOTE: SHADE TREE COUNT INCLUDES ORNAMENTAL TREE COUNTS.

SAMPLE SCHEDULE 4.7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS						
1.) Use of proposed development:	MULTIFAMILY					
2.) Use of abutting development:	INSTITUTIONAL/EDUCATIONAL					
3.) Minimum required bufferyard (A, B, C, D, or E):	A	X	B	C	D	E
4.) Minimum required building setback:	20 FT.					
5.) Building setback provided:	20 FT.					
6.) Minimum required width of landscape yard:	10 FT.					
7.) Width of landscape yard provided:	10 FT.					
PLANTING UNITS REQUIRED						
Length of bufferyard in Feet	Plant units per 100 l.f. required for the specific Bufferyard Type(s)	Bufferyard occupied by existing trees	Length of remaining bufferyard minus existing trees	6-foot-high opaque fence or wall (if applicable)	Required Planting Units (P.U.'s)	
142 LF.	40	0	142 LF.	142 LF. x 50% = 71 LF.	71 LF. x 40/100 = 28.4 PU	
Total: 28.4 PU Required						
PLANTING UNITS PROVIDED						
Bufferyard Type(s)	Existing Trees	Shade Trees	Ornamental/Evergreen Trees	Shrubs/Perennials	Total	
	Req.	Prov.	Req.	Prov.	Req.	Prov.
	0	0*	0	0	28.4	0*
Total: 0* PU Provided						

*NOTE: 0.17 AC OF REFORESTATION/AFFORESTATION ARE PROVIDED. TOTAL 0.11 AC ARE PROVIDED.

SAMPLE SCHEDULE 4.9-1 SUSTAINABLE LANDSCAPING REQUIREMENTS				
% OF NATIVE PLANTS				
	# Plants Provided	Total Native	Native % Required	% Native Provided
Shade Trees	85	85	80%	100%
Ornamental Trees	31	25	70%	81%
Evergreen Trees	20	15	40%	75%
Shrubs	471	281	60%	60%
MINIMUM # SPECIES REQUIRED				
	Total # Provided	Predominant Species (Name)	# Predominant Species	% Predominant Species
Shade Trees	85	GLEHDTIA TRICANTHOS RHODODENDRUM	19	22%
Ornamental Trees	31	CERCIS CANADENSIS	13	42%
Evergreen Trees	20	NELLIE R. STEVENS 1- SHARAD	7	35%
Shrubs	471	CHAMMEDIOPHYS CALYCOLATA / LOROPETALUM CHINENSIS 'FRACK'	42	9%
1. Are invasive species proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
2. Are existing on-site invasive species in areas proposed to fulfill the requirements of this Manual? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
3. If "yes" is checked in numbers 1 or 2, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
4. Are trees proposed to be planted on slopes greater than 3:1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

Tree Canopy Coverage Schedule for Sec. 25-128			
Project Name:	TCP2#:	DRD Case #:	Area (acres)
Site Calculations:	Zone 1:		
	Zone 2:		
	Zone 3:		
	Zone 4:		4.91
	Total Acres:		4.91
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
4.91	20.0%	0.98	42776
A. TOTAL ON-SITE WC PROVIDED (acres) =	0.48	acres	21344.4
B. TOTAL AREA EXISTING TREES (non-WC acres) =			0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			24225
D. TOTAL TREE CANOPY COVERAGE PROVIDED =	1.09	acres	45569
E. TOTAL SQUARE FOOTAGE REQUIRED =			42776
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2-1/2" - 3" = 65	0	0
	3-3 1/2" = 75	0	0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7'-9" in height	1-1/2" - 1-3/4" = 75	31	3100
	2-1/2" = 100		
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2-1/2" - 3" = 110	0	0
	3-3 1/2" = 175		
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	3-3 1/2" = 250	0	0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6-8" = 40		
	8-10" = 50		
	10-12" = 75		
Evergreen - small tree (30-40' height with spread of 15-20')	6-8" = 75		
	8-10" = 100	20	2000
	10-12" = 125		
Evergreen - medium tree (40-50' height with spread of 20-30')	6-8" = 125		
	8-10" = 150		
	10-12" = 175		
Evergreen - large tree (50' height or greater with spread of over 30')	6-8" = 150		
	8-10" = 200		
	10-12" = 250		
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		136	24225

Liling Tien, PLA, ASLA 9/12/2025
Prepared by Date

SAMPLE SCHEDULE 4.3-2 INTERIOR PLANTING FOR PARKING LOTS 7,000 SQUARE FEET OR LARGER		
Parking Lot Area (See Figure 4.3-7)	16,150 square feet	
Interior landscaped area required	8 %	1,292 square feet
Interior landscaped area provided	16 %	2,584 square feet
Minimum number of shade trees required (1 per 300 sf of interior planting area provided)	9	
OR		
(1 per 200 sf of interior planting area provided)		
Number of shade trees provided	9	
Is a minimum of 300 square feet of contiguous pervious land area provided per shade tree?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Is there a planting island on average every 10 spaces?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Are planting island that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
For parking lots 50,000 square feet or larger:		
Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays?	<input type="checkbox"/> yes	<input type="checkbox"/> no
OR		
Do the number of shade trees increase? (1 per 200 sq. ft. of interior planting area required)	<input type="checkbox"/> yes	<input type="checkbox"/> no

*NOTE: 2584SF INTERIOR LANDSCAPED AREA PROVIDED / 300SF PER TREE = 8.6 TREES REQUIRED. TOTAL 0.11 AC ARE PROVIDED.

SAMPLE SCHEDULE 4.7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS						
1.) Use of proposed development:	MULTIFAMILY					
2.) Use of abutting development:	INDUSTRIAL					
3.) Minimum required bufferyard (A, B, C, D, or E):	A	B	C	D	X	E
4.) Minimum required building setback:	50 FT.					
5.) Building setback provided:	50 FT.					
6.) Minimum required width of landscape yard:	40 FT.					
7.) Width of landscape yard provided:	40 FT.					
PLANTING UNITS REQUIRED						
Length of bufferyard in Feet	Plant units per 100 l.f. required for the specific Bufferyard Type(s)	Bufferyard occupied by existing trees	Length of remaining bufferyard minus existing trees	6-foot-high opaque fence or wall (if applicable)	Required Planting Units (P.U.'s)	
75 LF.	160	0	75 LF.	75 LF. x 50% = 37.5 LF.	37.5 LF. x 160/100 = 60 PU	
Total: 60 PU Required						
PLANTING UNITS PROVIDED						
Bufferyard Type(s)	Existing Trees	Shade Trees	Ornamental/Evergreen Trees	Shrubs/Perennials	Total	
	Req.	Prov.	Req.	Prov.	Req.	Prov.
	1	0*	0	0*	60	0*
Total: 0* PU Provided						

*NOTE: 0.11 AC OF REFORESTATION ARE PROVIDED. TOTAL 0.11 AC ARE PROVIDED.

Key Plan

Issue NO. DATE

Revisions NO. DATE



LANDSCAPE MANUAL SCHEDULES

PRINCIPAL IN CHARGE
L.T.
PROJECT ARCHITECT
R.H.
DRAWN
B.M., Y.R.
DATE
09/12/2025
SCALE:
JOB NO.
21.01.26

DRAWING NO.
L-1.01B

PLANT SCHEDULE FOR L-1.01

SYMBOL	KEY	BOTANICAL / COMMON NAME	SPACING	SIZE	ROOT	QTY	NATIVE
MAJOR DECIDUOUS TREES (85)							
+	AR	ACER RUBRUM / RED MAPLE	SEE PLAN	2" - 2.5" CAL.	B&B	15	Y
	BN	BETULA NIGRA / RIVER BIRCH	SEE PLAN	2" - 2.5" CAL.	B&B	7	Y
	GT	GLEDTISIA TRIACANTHOS 'SHADEMASTER' / SHADEMASTER HONEYLOCUST	SEE PLAN	2" - 2.5" CAL.	B&B	19	Y
	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEETGUM	SEE PLAN	2" - 2.5" CAL.	B&B	8	Y
	PA	PLATANUS x ACERFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	SEE PLAN	2" - 2.5" CAL.	B&B	14	Y
	QB	QUERCUS BICOLOR / SWAMP WHITE OAK	SEE PLAN	2" - 2.5" CAL.	B&B	10	Y
	QP	QUERCUS PHELLOS / WILLOW OAK	SEE PLAN	2" - 2.5" CAL.	B&B	9	Y
	UA	ULMUS AMERICANA / AMERICAN ELM	SEE PLAN	2" - 2.5" CAL.	B&B	3	Y
MINOR DECIDUOUS TREES (31)							
○	CC	CERCIS CANADENSIS / EASTERN REDBUD	SEE PLAN	8' - 10' HT.	B&B	13	Y
	CF	CORNUS FLORIDA / FLOWERING DOGWOOD	SEE PLAN	8' - 10' HT.	B&B	12	Y
	LI	LAGERSTROEMIA INDICA / CRAPE MYRTLE	SEE PLAN	8' - 10' HT.	B&B	6	N
EVERGREEN TREES (20)							
☼	IO	ILEX OPACA / AMERICAN HOLLY	SEE PLAN	8' - 10' HT.	B&B	7	Y
	JV	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	SEE PLAN	8' - 10' HT.	B&B	8	Y
	TO	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	SEE PLAN	8' - 10' HT.	B&B	5	N
SHRUBS (473)							
○	AG	ABELIA GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA	3' O.C.	#2	CONT.	12	N
○	CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET	4' O.C.	#3	CONT.	24	Y
☼	CCL	CHAMAEDAPHNE CALYCYLATA / LEATHERLEAF	3' O.C.	#3	CONT.	42	Y
□	FG	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	12" O.C.	#2	CONT.	14	Y
○	HA	HYDRANGEA ARBORESCENS 'NCHA8' / LIMETTA SMOOTH HYDRANGEA	4' O.C.	#5	CONT.	34	Y
▨	HAI	HYDRANGEA ARBORESCENS 'INVINCIBELLE WEE WHITE' / INVINCIBELLE WEE WHITE HYDRANGEA	12" O.C.	#2	CONT.	8	Y
☼	IC	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFOD HOLLY	3' O.C.	#5	CONT.	28	N
☼	IG	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	3' O.C.	#5	CONT.	39	Y
☼	IOM	ILEX OPACA 'MARYLAND DWARF' MARYLAND DWARF HOLLY	3' O.C.	#5	CONT.	35	Y
○	IV	ITEA VIRGINICA 'LITTLE HENRY' / LITTLE HENRY VIRGINIA SWEETSPIRE	3' O.C.	#3	CONT.	25	Y
☼	IVB	ILEX VOMITORIA 'BORDEAUX' / DWARF YAUPON HOLLY	3' O.C.	#2	CONT.	39	N
☼	LC	LOROPETALIM CHINENSE 'PEACK' / PURPLE PIXIE DWARF WEEPING LOROPETALUM	3' O.C.	#2	CONT.	42	N
☼	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKENS CHERRY LAUREL	5' O.C.	#5	CONT.	39	N
☼	RR	RHODODENDRON 'RED RED' / RED RED EVERGREEN AZALEA	3' O.C.	#2	CONT.	37	Y
○	SB	SPIRAEA BETULIFOLIA / WHITE MEADOWSWEET	3' O.C.	#3	CONT.	30	N
○	VA	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	3' O.C.	#3	CONT.	25	Y
PERENNIALS (188)							
○	AM	ACHILLEA MILLEFOLIUM / WHITE YARROW	3' O.C.	#3	CONT.	28	Y
○	AT	AMSONIA TABERNAEMONTANA / BLUE STAR	3' O.C.	#3	CONT.	45	Y
○	BAT	ASCLEPIAS TUBEROSA / BUTTERFLY WEED	18" O.C.	#2	CONT.	22	Y
○	CV	COREOPSIS VERTICILLATA / THREADLEAF COREOPSIS	18" O.C.	#2	CONT.	38	Y
○	EP	ECHINACEA PURPUREA / PURPLE CONEFLOWER	18" O.C.	#2	CONT.	22	Y
○	IF	IVA FRUTESCENS / MARSH ELDER	18" O.C.	#3	CONT.	12	Y
☼	SS	SOLIDAGO SEMPERVIRENS / SEASIDE GOLDENROD	3' O.C.	#3	CONT.	21	Y

LANDSCAPE SPECIFICATIONS

A. MATERIALS

1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED, PREFERABLY WITHIN THE LAST YEAR.

THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY DEVELOPED ROOT SYSTEM.

PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALED, DISFIGURING KNOTS OR FRESH CUTS OVER 1 1/2" WILL BE REJECTED.

NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

2. TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.

3. PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE-PARTS TOPSOIL AND ONE-PART WET LOOSE PEAT MOSS.

4. STAKING MATERIALS: GUYS WIRE SHALL BE PLIABLE #12 GAUGE GALVANIZED TWISTED TWO-STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY RUBBER HOSE 3/4" INCH DIAMETER, STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

5. WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER WITH CRINKLED SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS

1. "STANDARD PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.

2. "AMERICAN STANDARD OF NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMAN.

C. DIGGING AND HANDLING OF PLANT MATERIALS

1. IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS AND/OR FOLIAGE.

2. DIG BALLED AND BURLAPPED (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE EXCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATING OF PLANTING AREA

1. STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED, AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATION IS BEGUN. LANDSCAPED AREAS TO BE THOROUGHLY WEEDED PRIOR TO PLANTING OPERATIONS.

E. PLANTING OPERATIONS

1. SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PITS, ELIMINATING ALL AIR POCKETS.

2. SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM THE TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

3. PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CAN NOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, PEAT MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

4. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.

5. MULCH ALL PITS AND BEDS WITH A TWO INCH LAYER OF BARK, MULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. ADD ADDITIONAL MULCH.

F. STAKING, WRAPPING AND PRUNING

1. STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRE SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

2. WRAP DECIDUOUS TREE TRUNKS STARTING AT THE BASE OF THE TREE UP TO THE SECOND BRANCH. REMOVE WRAPPING AT THE END OF THE GUARANTEE PERIOD.

3. PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT TO REMOVE 1/5 OR 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

G. GUARANTEE

1. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A HEALTHY AND VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON FOLLOWING ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

H. SODDING

1. ALL SODDING SHALL BE AS PER THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN URBANIZING AREAS" AS PUBLISHED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES. SEEDING IS PROHIBITED.

I. MULCH

1. MULCH SHALL BE SHREDDED HARDWOOD MULCH THAT IS BROWN IN COLOR. ALL MULCHED AREAS SHALL CONTAIN A MINIMUM OF A FOUR INCH DEPTH OF MULCH.

J. SOD

A. GENERAL: THE TURFGRASS SOD SUPPLY CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN, IN STRICT ACCORDANCE WITH THE DRAWINGS AND/OR TERM OF THE CONTRACT.

B. MATERIALS:

1. CLASS/GRADE OF SOD AND COMPOSITION:
a. CLASS/GRADE OF THE TURFGRASS SOD SHALL BE CERTIFIED PREMIUM GRADE A.
b. THE TURFGRASS SOD SHALL BE COMPOSED OF KENTUCKY BLUEGRASS AND TALL FESCUE BLEND.

2. THICKNESS OF CUT: TURFGRASS SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 0.60 INCH (15 MM) PLUS OR MINUS 0.25 INCH (6 MM), AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.

3. PAD SIZE: INDIVIDUAL PIECES OF TURFGRASS SOD SHALL BE CUT TO THE SUPPLIERS STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE PLUS OR MINUS 0.5 INCH (15 MM) ON WIDTH AND PLUS OR MINUS FIVE PERCENT ON LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.

4. STRENGTH OF TURF SOD SECTIONS: STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH THAT IS CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE.

5. MOISTURE CONTENT: TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN ITS MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

6. MOWING HEIGHT: BEFORE HARVESTING, THE TURFGRASS SHALL BE MOWED UNIFORMLY AT A HEIGHT OF 1 TO 2.5 INCHES (25-60 MM) ON COOL SEASON GRASSES (I.E. BLUEGRASS, BENTGRASS, RYE AND FESCUE), AND 0.75 TO 1.50 INCHES (20-40 MM) ON WARM SEASON GRASSES (I.E. ZOYSIAGRASS, BERMUADAGRASS, ST. AUGUSTINEGRASS, ETC.).

7. TIME LIMITATIONS: TURFGRASS SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS, UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED PRIOR TO DELIVERY. TURFGRASS SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED BY THE INSPECTING OFFICER OR HIS REPRESENTATIVE PRIOR TO ITS INSTALLATION.

8. THATCH: TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH (15 MM) ALLOWABLE (UNCOMPRESSED).

9. DISEASES, NEMATODES AND INSECTS: TURFGRASS SOD SHALL BE REASONABLY FREE OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. SPECIFIC NURSERY AND/OR PLANT MATERIALS LAWS MAY REQUIRE THAT ALL SOD ENTERING INTER-STATE COMMERCE BE INSPECTED AND APPROVED FOR SALE. THE INSPECTIONS AND APPROVAL MUST BE BY THE APPROPRIATE GOVERNMENT REPRESENTATIVE OF THE AGRICULTURE DEPARTMENT OR OFFICE OF ENTOMOLOGIST.

C. DELIVERY AND OFF-LOADING: TURFGRASS SOD SHALL BE DELIVERED TO THE SITE SPECIFIED IN THIS CONTRACT AND OFF-LOADED USING EQUIPMENT FURNISHED BY THE TURFGRASS SOD SUPPLY CONTRACTOR. PALLETIZED OR LARGE-ROLL TURFGRASS SOD SHALL BE OFF-LOADED AT THE LOCATION(S) DESIGNATED FOR THIS PURPOSE AT THE INSTALLATION SITE.

D. DAMAGE DISCLAIMER:

1. THE GENERAL CONTRACTOR, OWNER, ARCHITECT OR THEIR AGENT SHALL ACCEPT FULL RESPONSIBILITY AND HOLD HARMLESS THE TURFGRASS SOD SUPPLY CONTRACTOR FOR ANY AND ALL DAMAGE THAT MAY BE CAUSED BY THE SOD DELIVERY TRUCK DRIVING ONTO A DRIVEWAY AND/OR WALKWAY. IF THE DRIVER OF THE LOADED SOD TRUCK HAS BEEN INSTRUCTED TO POSITION THE TRUCK IN AN AREA WHERE SUCH DAMAGE MIGHT OCCUR.

2. THE TURFGRASS SOD SUPPLY CONTRACTOR SHALL NOT BE HELD LIABLE FOR DAMAGES INCURRED TO THE TURFGRASS SOD AS A RESULT OF DE-ICING COMPOUNDS, FERTILIZERS, PESTICIDES OR OTHER MATERIALS NOT APPLIED BY HIM OR UNDER HIS SUPERVISION, NOR FOR THOSE CAUSED BY ACTS OF GOD OR VANDALISM.

E. ACCEPTANCE: ACCEPTANCE WILL BE GIVEN BY THE GENERAL CONTRACTOR, OWNER, ARCHITECT OR THEIR AGENT, UPON SATISFACTORY COMPLETION OF EACH DELIVERY TO THE AREA(S) AS INDICATED ON THE DRAWINGS OR AS OTHERWISE SPECIFIED.

ADDITIONAL NOTES:

- ALL PARKS AND PLAZAS HAVE BEEN DESIGNED IN ACCORDANCE WITH CPTD STANDARDS FOR LANDSCAPING AND LIGHTING.
- LANDSCAPE BEDS FOR PARKS, PLAZAS, AND OTHER OPEN SPACES SHALL HAVE A MINIMUM SOIL DEPTH OF TWO FEET FOR GROUNDCOVERS AND THREE FEET FOR SHRUBS.
- OPEN SPACES WILL BE CLEAR OF VEHICULAR TRAFFIC AND WILL PROVIDE RETRACTABLE BOLLARDS ALONG SOUTHERN AVE AND MARYLAND PARK DRIVE WHERE APPLICABLE.
- ALL TURF GRASS AREAS AND DISTURBED AREAS NOT PROPOSED FOR CONSTRUCTION SHALL BE SODDED AT THE TIME OF DEVELOPMENT. SEEDING, SPRIGS, OR SOD PLUGS ARE PROHIBITED.

NOTE: SEE L-1.03 FOR CLUBHOUSE AMENITY SPACE PLANT SCHEDULE AND SEE L-1.04 FOR SUBMERGED GRAVEL WETLAND PLANT SCHEDULE.



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Penn Place 2
Multifamily Housing
DSP Submission

5501 PENN CROSSING DRIVE
DISTRICT HEIGHTS, MD, 20747

Key Plan

Issue

NO. DATE

Revisions

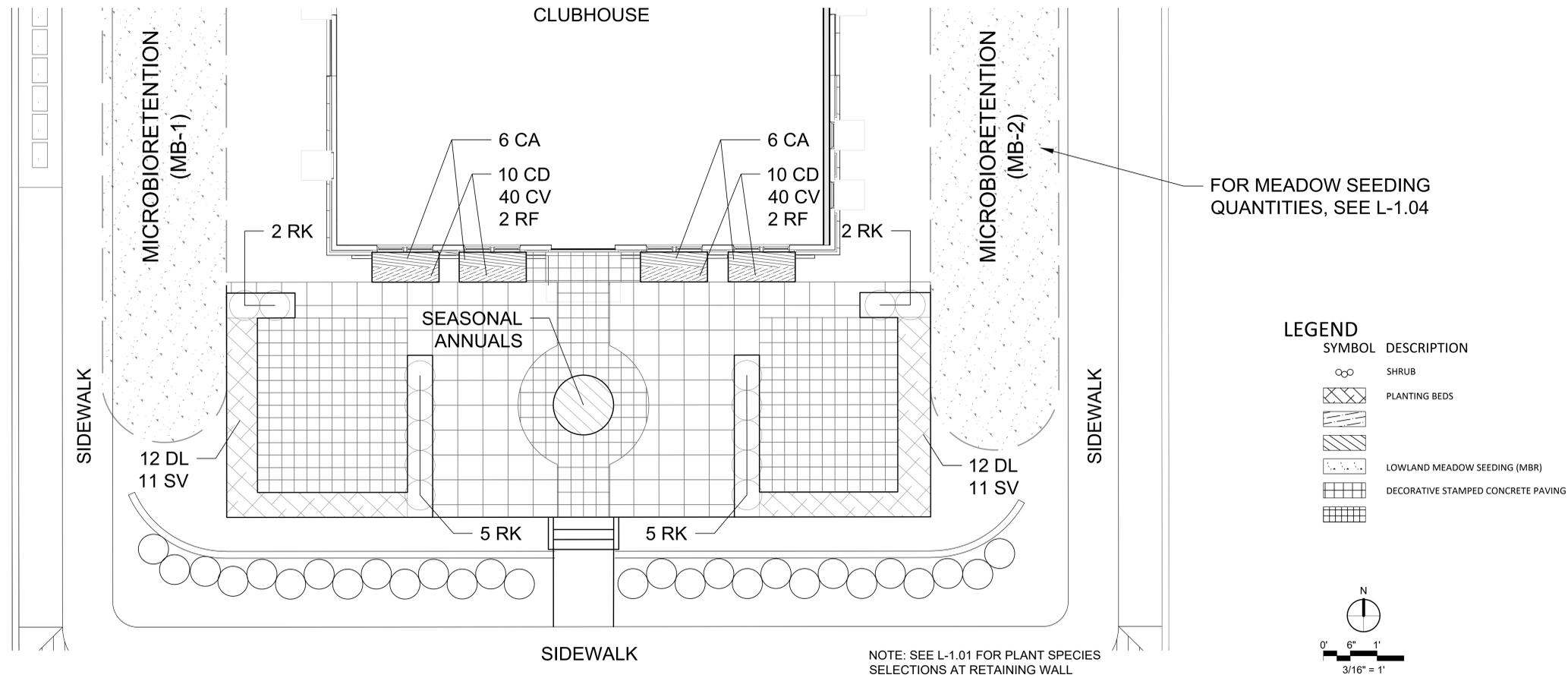
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PLANT SCHEDULE (GENERAL SITE PLANTING)

PRINCIPAL IN CHARGE
L.T.
PROJECT ARCHITECT
R.H.
DRAWN
B.M., Y.R.
DATE 09/12/2025
SCALE: JOB NO. 21.01.26
APPROVED
L.T.

DRAWING NO.
L-1.02



1 CLUBHOUSE AMENITY SPACE PLANTING PLAN
L-1.03 SCALE: 3/16" = 1'

PLANT SCHEDULE FOR AMENITY SPACE

SYMBOL KEY	BOTANICAL / COMMON NAME	SPACING	SIZE	ROOT	QTY
SHRUBS					
RK	ROSA KNOCK OUT 'DOUBLE PINK' DOUBLE PINK KNOCK OUT ROSE	3' O.C.	#2	CONT.	14
DL	DIERVILLA LONICERA NORTHERN BUSH HONEYSUCKLE	4' O.C.	#3	CONT.	24
SV	SPIREA X VANHOUTTEI 'PINK ICE' VANHOUTTE SPIREA	3' O.C.	#2	CONT.	22
PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS					
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHERED REED GRASS	2' O.C.	#2	CONT.	10
CC	CROCUS CHRYSANTHUS 'BLUE BIRD' BLUE BIRD SNOW CROCUS	6" O.C.	#1	CONT.	129
CD	CYCLAMINEUS DAFFODILS MINIATURE DAFFODILS	12" O.C.	#1	CONT.	40
CV	CROCUS VERNUS DUTCH CROCUS	6" O.C.	#1	CONT.	160
ILP	IMPATIENS 'INFINITY LIGHT PURPLE' INFINITY LIGHT PURPLE MOUNTING IMPATIENS	8" O.C.	#1	CONT.	72
NF	NARCISSUS 'FERRIS WHEEL' LARGE CUPPED DAFFODIL	12" O.C.	#1	CONT.	32
RF	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM' GOLDSTURM BLACK-EYED SUSAN	2' O.C.	#2	CONT.	10
RK	ROSA KNOCK OUT SHRUB ROSE	4' O.C.	#3	CONT.	7

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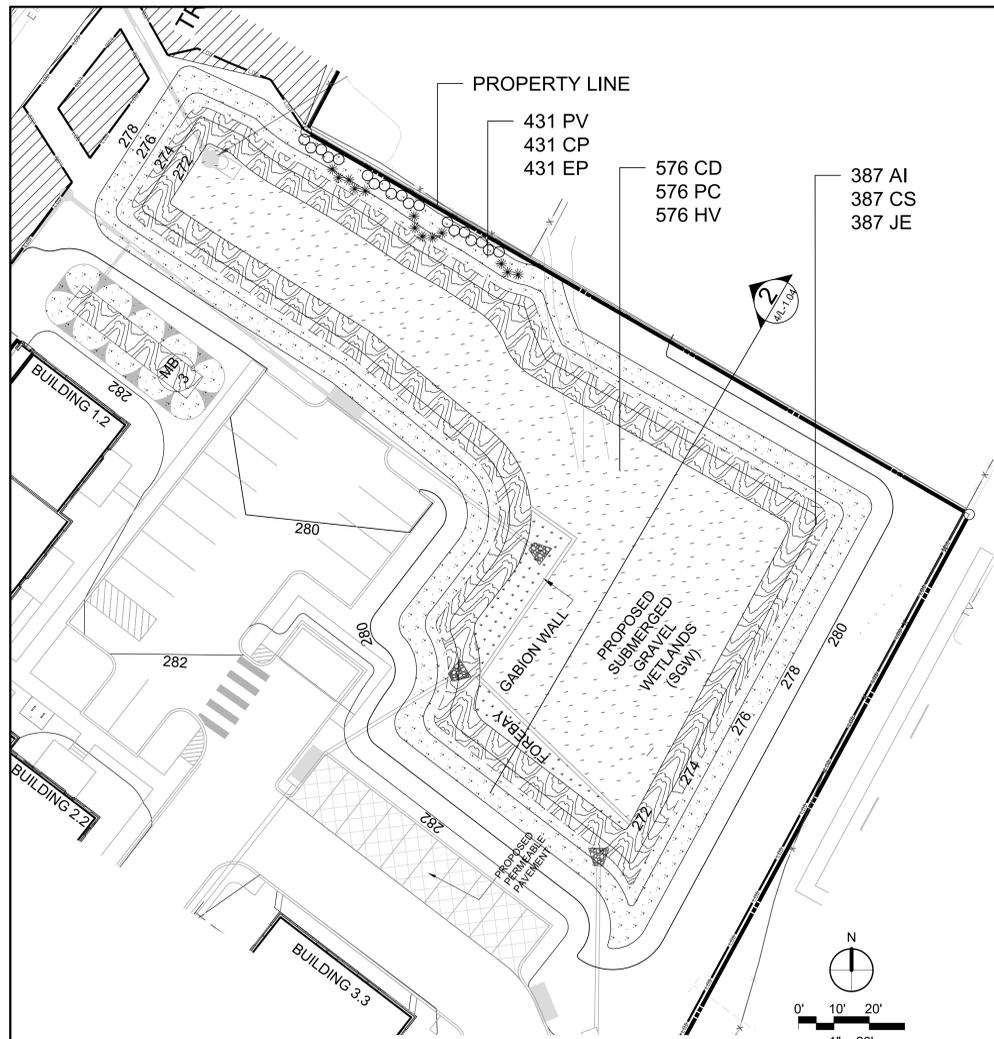


AMENITY SPACE PLANTING PLAN

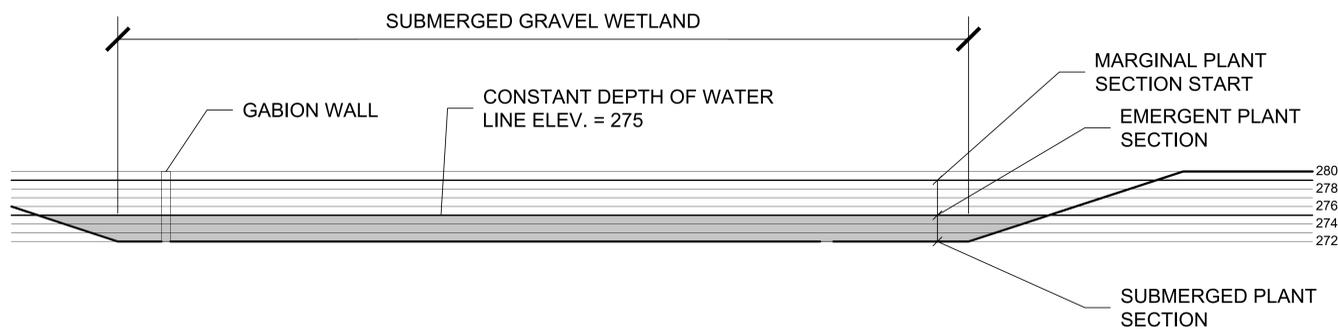
PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
R.H.
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B.M., Y.R.
DATE
07/15/2025
SCALE:
1/4" = 1'
APPROVED
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JOB NO.
21.01.26
DRAWING NO.
L-1.03

PLANT SCHEDULE FOR SGW AND MB

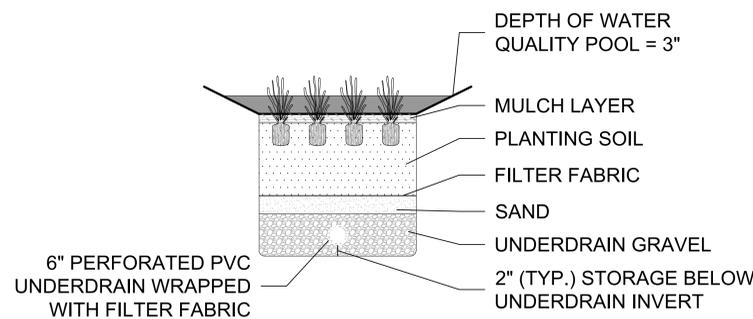
KEY	BOTANICAL / COMMON NAME	SPACING	SIZE	MB-1	MB-2	MB-3	SGW	TOTAL	NATIVE
AI	ASCLEPIAS INCARNATA / SWAMP MILKWEED	30" O.C.	#2 CONT.	0	0	23	387	410	Y
CD	CERATOPHYLLUM DEMERSUM / COON'S TAIL	30" O.C.	#2 CONT.	0	0	0	576	576	Y
CP	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	30" O.C.	#2 CONT.	50	50	47	431	578	Y
CS	CAREX STRICTA / TUSsock SEDGE	30" O.C.	#2 CONT.	0	0	23	387	410	Y
EP	ECHINACEA PURPUREA / PURPLE CONE FLOWER	30" O.C.	#2 CONT.	50	50	47	431	578	Y
JE	JUNCUS EFFUSUS / COMMON RUSH	30" O.C.	#2 CONT.	0	0	23	387	410	Y
HV	HIPPURIS VULGARIS / MARE'S TAIL	30" O.C.	#2 CONT.	0	0	0	576	576	Y
PV	PANICUM VIRGATUM / SWITCHGRASS	30" O.C.	#2 CONT.	50	50	47	431	578	Y
PC	PONTERDERIA CORDATA / PICKLE WEED	30" O.C.	#2 CONT.	0	0	0	576	576	Y



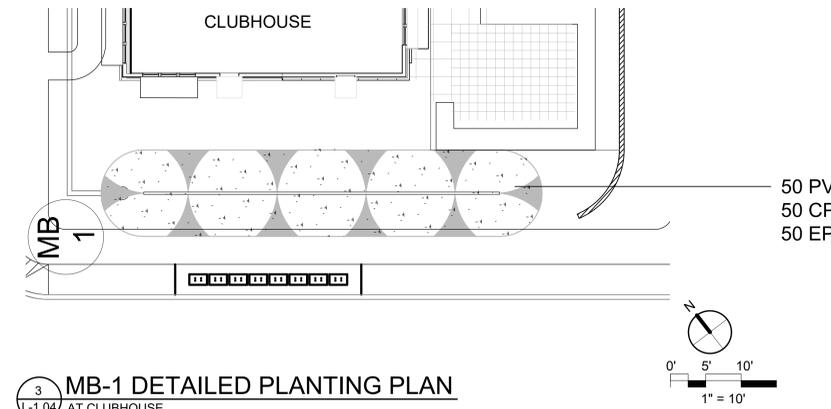
1 SUBMERGED GRAVEL WETLAND DETAILED PLANTING PLAN
L-1.04



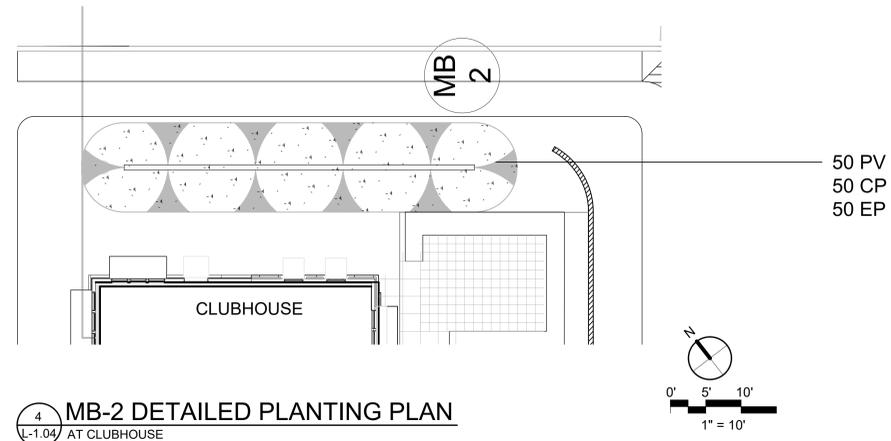
2 SUBMERGED GRAVEL WETLAND SECTION CUT
L-1.04 1/8" = 1'



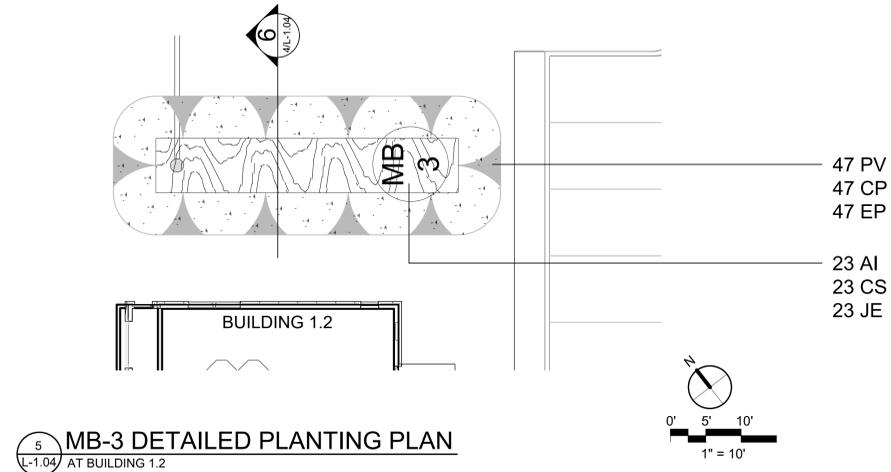
6 TYPICAL MICROBIO RETENTION SECTION
L-1.04 1/2" = 1'



3 MB-1 DETAILED PLANTING PLAN
L-1.04 AT CLUBHOUSE



4 MB-2 DETAILED PLANTING PLAN
L-1.04 AT CLUBHOUSE



5 MB-3 DETAILED PLANTING PLAN
L-1.04 AT BUILDING 1.2



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Key Plan

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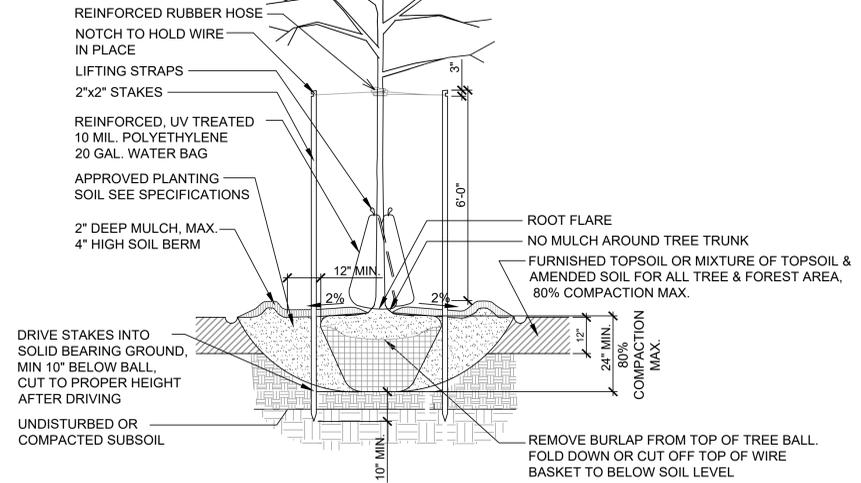


SUBMERGED GRAVEL WETLAND DETAILED PLAN

PRINCIPAL IN CHARGE
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R.H.
DRAWN
B.M., Y.R.
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21.01.26
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DRAWING NO.

L-1.04

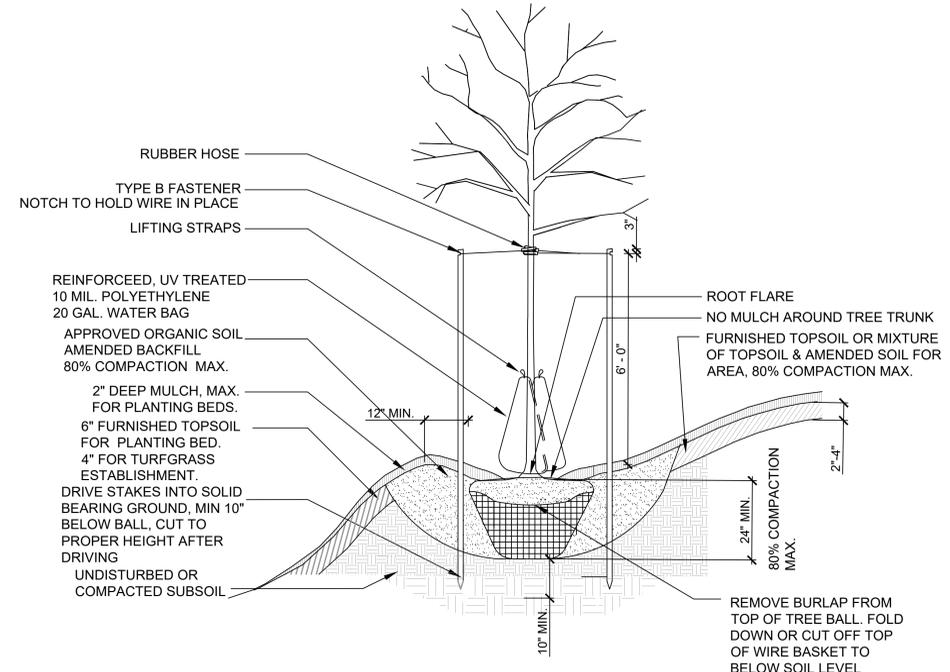
CALL "MISS UTILITY" AT 1-800-257-7777 FOR UTILITY LOCATION 48 HOURS PRIOR TO THE PLANTING



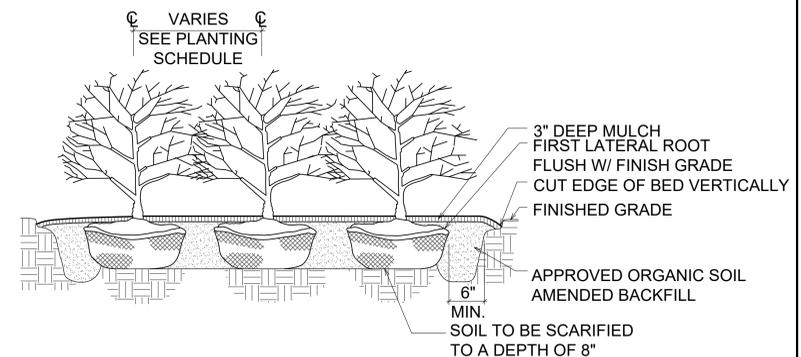
1 TREE PLANTING DETAIL
L-1.05 1/2"=1' FOR $\leq 4:1$ SLOPE

NOTES:

1. PLACE STAKES 120 DEGREES APART.
2. LOCATE 2 STAKES/TREE PERPENDICULAR TO ROADWAY FOR UNIFORM APPEARANCE.
3. CENTER TREE IN PLANTING PIT.
4. PRUNE TO REMOVE BROKEN, DEAD, AND DAMAGED BRANCHES; REMOVE BRANCHES BELOW 6'; DO NOT PRUNE CENTRAL LEADER.
5. ALL PRUNING SHALL BE AS APPROVED BY THE LANDSCAPE ARCHITECT.
6. PRUNING SHALL CONFORM WITH THE CURRENT EDITION OF THE NATIONAL ARBORIST ASSOCIATION STANDARDS.
7. THE WATERING OF TREES SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE THEREAFTER TO ENSURE SURVIVAL.
8. TREE CALIPER IS TYPICALLY MEASURED 6" ABOVE THE TREE BALL.
9. ALL PLASTIC TIES ARE TO BE REMOVED FROM THE BRANCHES OR TRUNK TO PREVENT GIRDLING.
10. ALL LABELS IDENTIFYING TREES ARE TO REMAIN ON THE TREE.

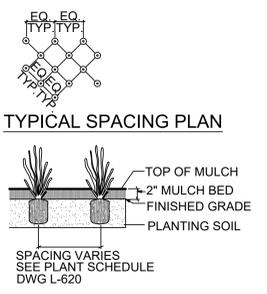


2 TREE PLANTING DETAIL ON SLOPE
L-1.05 1/2"=1' FOR $\geq 4:1$ SLOPE TO $\leq 2:1$

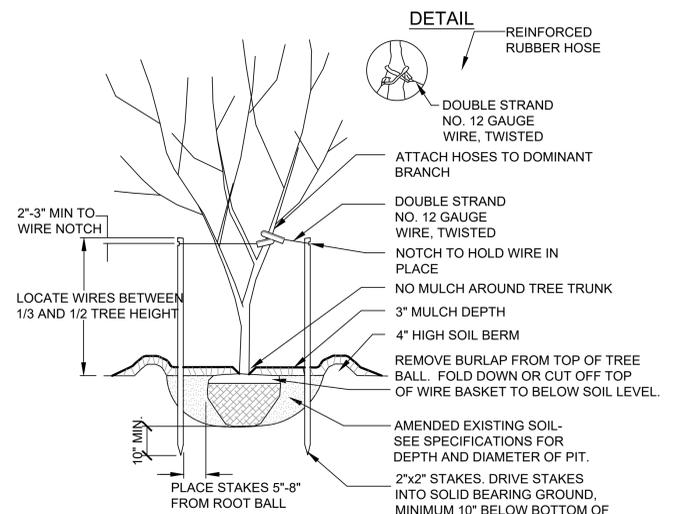


- NOTE:**
1. CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
 2. REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL

5 SHRUB PLANTING DETAIL
L-08 1"=1'



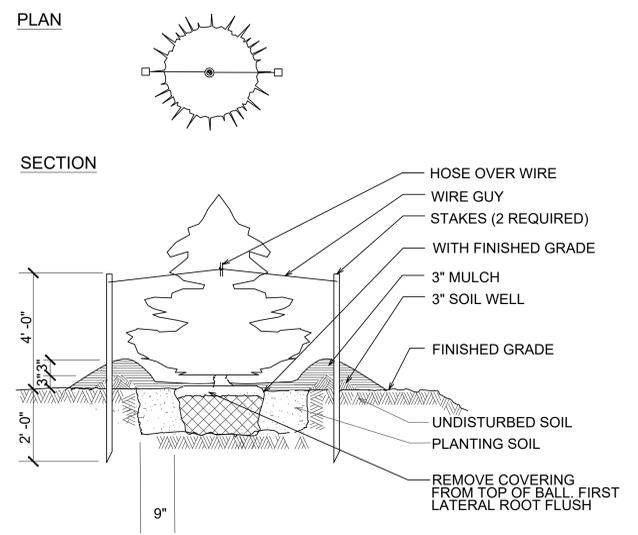
6 GROUND COVER PLANTING DETAIL
L-1.05 NOT TO SCALE



NOTES:

1. CENTER TREE IN PLANTING PIT.
2. LOCATE STAKES PARALLEL TO NEAREST ROADWAY OR PAVEMENT AREA FOR UNIFORM APPEARANCE.

3 FLOWERING TREE PLANTING DETAIL
L-1.05 1/2"=1'



4 FLOWERING TREE PLANTING DETAIL
L-1.05 NOT TO SCALE

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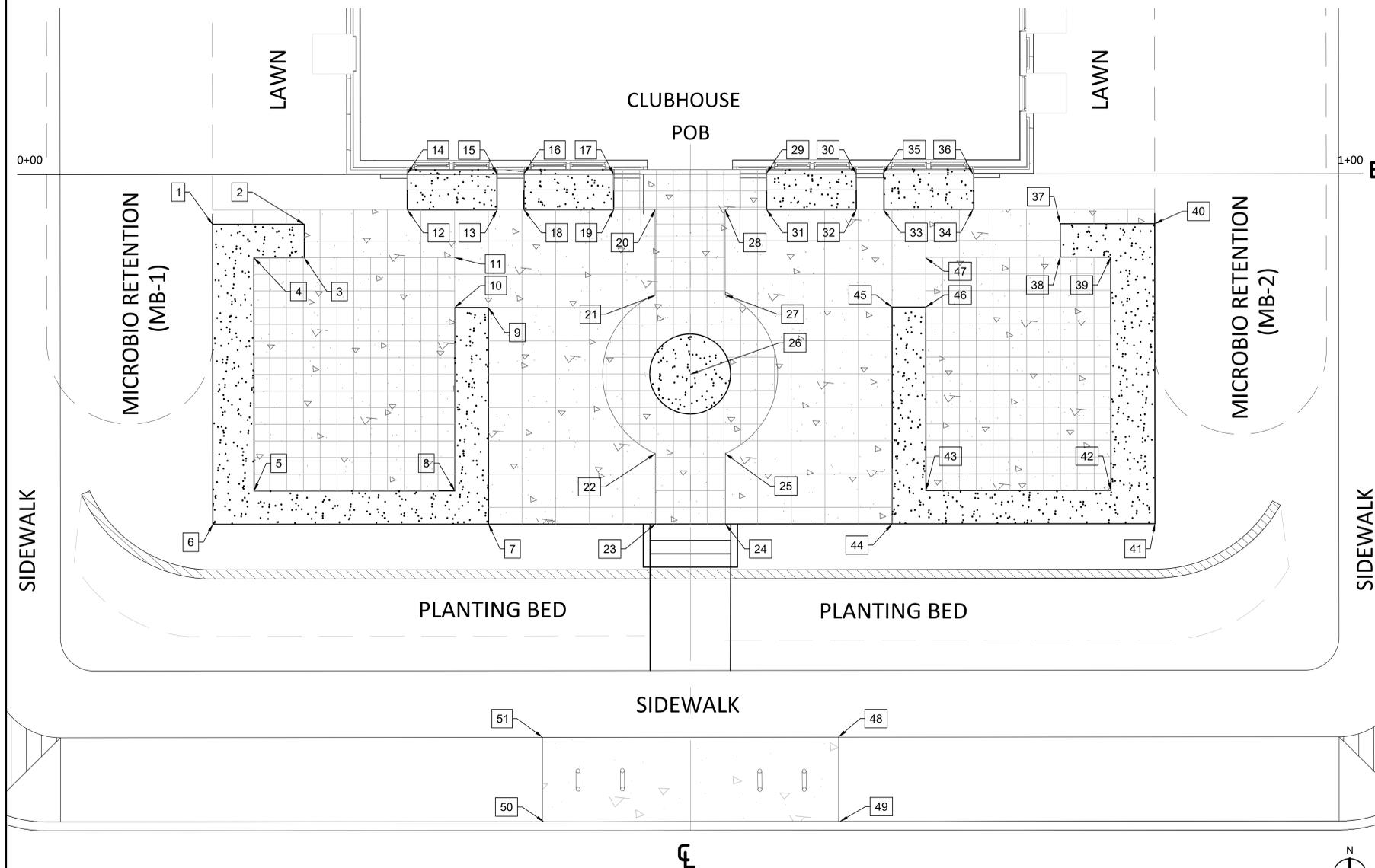
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Revisions
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PLANTING DETAILS

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
R.H.
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B.M., Y.R.
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L-1.05



NOTE: FOR BIKE RACK AREA DETAILED PLAN SEE DETAIL 2/L-3.01

SYMBOL	DESCRIPTION
	PLANTING BEDS
	DECORATIVE STAMPED CONCRETE PAVING
	CONC PAD
	BIKE RACK
	CENTERLINE
	BASELINE

1 AMENITY SPACE LAYOUT PLAN
L-2.01 SCALE: 1/4" = 1'

SITE POINT LOCATION TABLE			
POINT #	STA	OFFSET	DESCRIPTION
POB	50+00	0'S	POINT OF BEGINNING AT CENTER OF DOORS
1	50-35.5	3'S	OUTSIDE EDGE OF PLANTER
2	50-28.7	3'S	OUTSIDE EDGE OF PLANTER
3	50-28.7	6'S	INSIDE EDGE OF PLANTER
4	50-32.4	23.4'S	INSIDE EDGE OF PLANTER
5	50-32.4	26.5'S	INSIDE EDGE OF PLANTER
6	50-35.5	26.5'S	OUTSIDE EDGE OF PLANTER
7	50-15	23.4'S	OUTSIDE EDGE OF PLANTER
8	50-17.5	10.9'S	INSIDE EDGE OF PLANTER
9	50-15	10.9'S	OUTSIDE EDGE OF PLANTER
10	50-17.5	5.9'S	INSIDE EDGE OF PLANTER
11	50-17.5	6.3'S	EDGE OF SMALLER STAMPED CONCRETE PAVING
12	50-21	2.7'S	CORNER OF PLANTER
13	50-14.4	2.7'S	CORNER OF PLANTER
14	50-21	0'S	CORNER OF PLANTER
15	50-14.4	0'S	CORNER OF PLANTER
16	50-12.4	0'S	CORNER OF PLANTER
17	50-5.7	0'S	CORNER OF PLANTER
18	50-12.4	2.7'S	CORNER OF PLANTER
19	50-5.7	2.7'S	CORNER OF PLANTER
20	50-2.6	2.7'S	EDGE OF ENTRANCE PLAZA PAVING
21	50-2.6	9.1'S	EDGE OF ENTRANCE PLAZA PAVING, BEGIN CURVE R=6.5
22	50-2.6	21'S	EDGE OF ENTRANCE PLAZA PAVING, END CURVE R=6.5
23	50-2.6	26.5'S	EDGE OF ENTRANCE PLAZA PAVING
24	50+2.5	26.5'S	EDGE OF ENTRANCE PLAZA PAVING
25	50+2.5	21'S	EDGE OF ENTRANCE PLAZA PAVING, END CURVE R=6.5
26	50+00	15'S	CENTER OF CIRCULAR PLANTER, R=3
27	50+2.5	9.1'S	EDGE OF ENTRANCE PLAZA PAVING, BEGIN CURVE R=6.5
28	50+2.6	2.7'S	EDGE OF ENTRANCE PLAZA PAVING
29	50+5.7	0'S	CORNER OF PLANTER
30	50+12.3	0'S	CORNER OF PLANTER
31	50+5.7	2.7'S	CORNER OF PLANTER
32	50+12.3	2.7'S	CORNER OF PLANTER
33	50+14.4	2.7'S	CORNER OF PLANTER
34	50+21	2.7'S	CORNER OF PLANTER
35	50+14.4	0'S	CORNER OF PLANTER
36	50+21	0'S	CORNER OF PLANTER
37	50+27.5	3.8'S	OUTSIDE EDGE OF PLANTER
38	50+27.5	6.3'S	INSIDE EDGE OF PLANTER
39	50+31.2	6.3'S	INSIDE EDGE OF PLANTER
40	50+34.5	3.8'S	OUTSIDE EDGE OF PLANTER
41	50+34.5	26.8'S	OUTSIDE EDGE OF PLANTER
42	50+31.2	23.8'S	INSIDE EDGE OF PLANTER
43	50+17.5	23.8'S	INSIDE EDGE OF PLANTER
44	50+15	26.3'S	OUTSIDE EDGE OF PLANTER
45	50+15	10'S	OUTSIDE EDGE OF PLANTER
46	50+17.5	10'S	INSIDE EDGE OF PLANTER
47	50+17.5	6.3'S	EDGE OF SMALLER STAMPED CONCRETE PAVING
48	50+11	42.3'S	CORNER OF CONCRETE PAD
49	50+11	48.6'S	CORNER OF CONCRETE PAD
50	50-11	48.6'S	CORNER OF CONCRETE PAD
51	50-11	42.3'S	CORNER OF CONCRETE PAD

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Penn Place 2
Multifamily Housing
DSP Submission

5501 PENN CROSSING DRIVE
DISTRICT HEIGHTS, MD, 20747

Key Plan

Issue NO. DATE

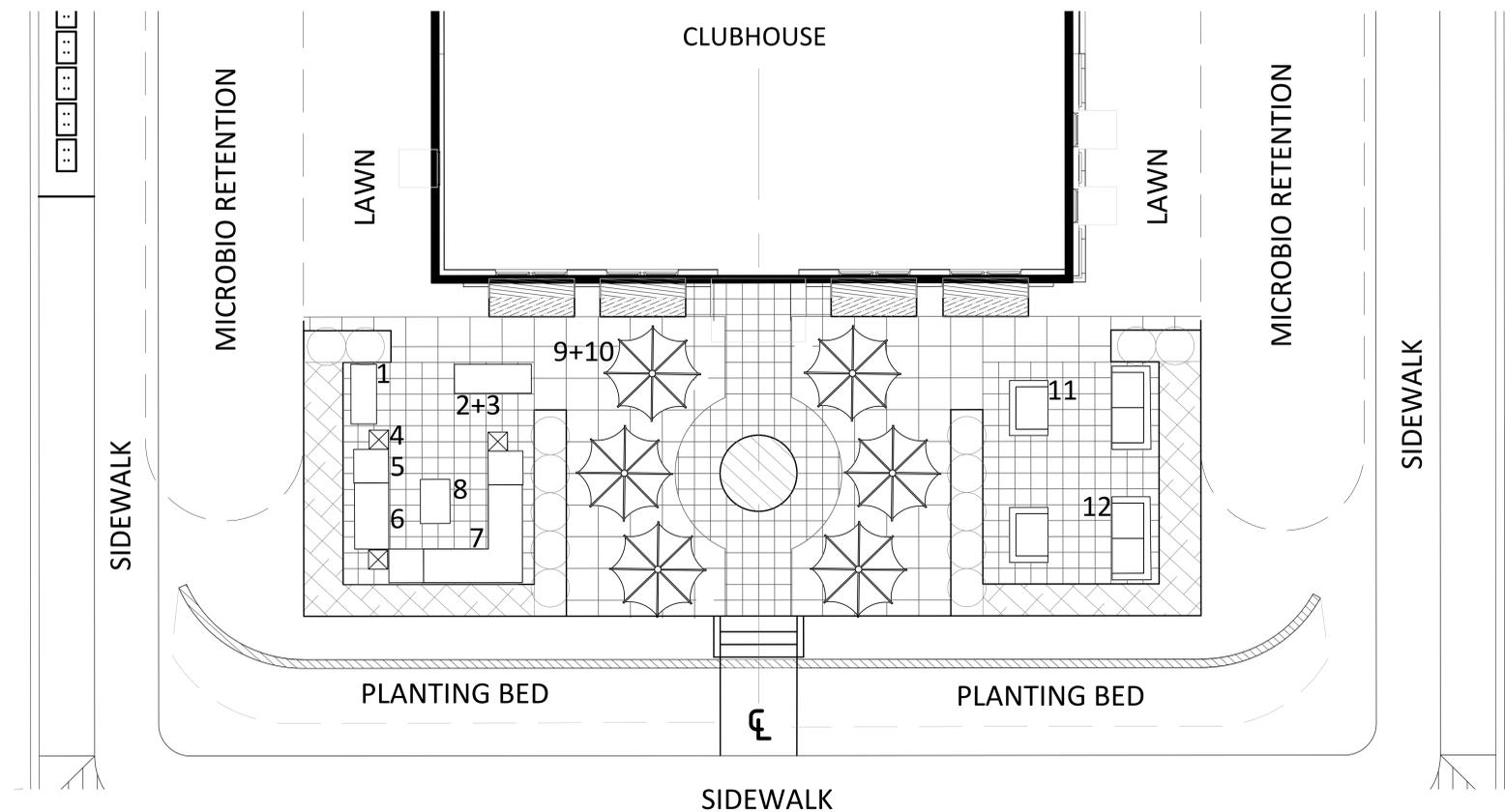
Revisions NO. DATE



AMENITY SPACE LAYOUT PLAN

PRINCIPAL IN CHARGE
L.T.
PROJECT ARCHITECT
R.H.
DRAWN
B.M., Y.R.
DATE
07/15/2025
SCALE:
1/4"=1'
APPROVED
L.T.
JOB NO.
21.01.26
DRAWING NO.

L-2.01



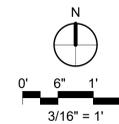
FURNITURE SCHEDULE

NUMBER	MODEL NUMBER	MANUFACTURER	NAME
1	RJC32A CK	AMERICAN OUTDOOR GRILL	L SERIES PORTABLE ON CART GRILL
2	N/A	N/A	TRAVIRA OUTDOOR BAR TABLE
3	N/A	N/A	TRAVIRA PATIO BAR STOOL
4	N/A	N/A	TRAVIRA OUTDOOR SIDE TABLE
5	N/A	N/A	TRAVIRA PATIO CHAIR
6	N/A	N/A	TRAVIRA WIDE OUTDOOR LOVESEAT
7	N/A	N/A	TRAVIRA ARM SECTIONAL
8	N/A	N/A	TRAVIRA OUTDOOR COFFEE TABLE
9	N/A	RESTORATION HARDWARE	TUCCI BAY MASTER ROUND UMBRELLA
10	N/A	U-MAX	5 PIECE PATIO DINING SET
11	N/A	ARTICLE	CAPRA LOUNGE CHAIR
12	304-LS	ARTICLE	CAPRA SOFA

Note: Proposed site furniture 2-8, as manufactured by Perigold or approved equal.

LEGEND

SYMBOL	DESCRIPTION
	PLANTING BEDS
	PLANTING BEDS
	DECORATIVE STAMPED CONCRETE PAVING
	CONC PAD
	BIKE RACK
	CENTERLINE



1 CLUBHOUSE AMENITY SPACE SITE PLAN
L-2.02 SCALE: 1/4" = 1'

1



2



3



4



5



6



7



8



9



10



11



12



Key Plan

Issue NO. DATE

Revisions NO. DATE



AMENITY SPACE HARDSCAPE PLAN AND FURNITURE

PRINCIPAL IN CHARGE
L.T.
PROJECT ARCHITECT
R.H.
DRAWN
B.M., Y.R.
DATE
07/15/2025
SCALE:
1/4"=1'

APPROVED
L.T.
JOB NO.
21.01.26
DRAWING NO.
L-2.02

1



AMERICAN OUTDOOR GRILL FEATURES:

- Made in the USA
- All Portable Grills are sold as LP units and can be converted to Natural Gas with with conversion kit (CK-41-NAT)
- Heavy Duty commercial quality stainless steel construction
- Advanced SR-18 stainless steel burners with titanium and chromium
- Stainless steel vaporizer panels for even heat distribution
- 12,000 BTU flush mounted brass sideburner on portable grills - OPTIONAL
- 10,000 BTU rotisserie back burner and high performance rotisserie kit with - OPTIONAL
- 12 Volt electric hot surface ignition system
- 110 Volt plug-in electrical supply with 12 volt transformer
- 2 Halogen 12 volt internal oven lamps
- Stainless diamond sear cooking grids
- Heavy duty warming rack
- Custom designed analog thermometer
- Solid brass valves for exacting temperature control
- Dual side shelves
- Dual door storage area under the grill
- Fully pre-assembled (except for side shelves)

COOKING AREA:

- 540 sq. inches
- 30" x 18" Cooking Grid

GENERAL INFORMATION:

- Grilling Surface BTUs - 45,000
- Sideburner BTUs - 12,000
- Back Burner BTUs - 10,000
- Total Cooking BTUs - 67,000

DIMENSIONS:

- Overall Dimensions - 56" W x 58" H x 24 1/2" D

2



About This Piece

Overview Details & Specifications Shipping & Returns

Features

Product Type Bar Table

Table Included Yes

Frame Material Powder Coated Aluminum

Inner Frame Material Aluminum

Top Material Teakwood

Seating Capacity 6

Table Top Shape Rectangular

Durability Weather Resistant; Water Resistant; UV Resistant

Imported Yes

Weight Capacity 175 lb.

Base Color (Teakwood Vintage, Teakwood Natural Color) Gray

Product Care Teakwood products should be cleaned using a mild, non-abrasive cleanser and rinsed well. For deep cleaning, use a non-abrasive cleanser with a plastic scour sponge or pad, such as Scotch-Brite. To help prevent staining, use a furniture polish or protectant that is labeled safe for plastic materials prior to use and as part of routine maintenance. The color and grain run throughout the material so minor scratches can be sanded. Over time, Teakwood's color may darken slightly if exposed to sun and other natural elements. This process cannot be reversed, but does not affect the structural integrity or aesthetic of the product. To prolong this process, Oxford Garden recommends bringing furniture indoors or covering when not in use or during non-seasonal months.

Additional Documents

Warranty Information (pdf)

Dimensions

Overall 43" H X 28" D X 72.5" W

Overall Product Weight 70 lb.

Table Weight Capacity 175 lb.

Additional Features

- Teakwood is a wood alternative developed from polystyrene, available in a natural or vintage finish. Designed for the outdoors, Teakwood provides the look of wood with minimal weathering or maintenance.

Note: Proposed site furniture, as manufactured by Perigold or approved equal.

4



About This Piece

Overview Details & Specifications Shipping & Returns

Features

Product Type Side Table

Table Included Yes

Frame Material Powder Coated Aluminum

Top Material Teak Wood

Table Top Shape Square

Durability Weather Resistant; Water Resistant; UV Resistant; Rust Resistant; Scratch Resistant

Imported Yes

Weight Capacity 150 lb.

Base Color Flint

Product Care Powder-coated aluminum requires little maintenance, however, regular cleaning is recommended to keep furniture looking new. Bird droppings, sap, leaves (organic substances), and other potentially corrosive substances should be cleaned as soon as noticed. Gently dust before cleaning to avoid scratches. Wash gently with a mild non-abrasive cleanser, rinse well, and let dry. Clean using a mild, non-abrasive cleanser, and rinse well. To help prevent staining, regularly use furniture polish or protectant that is labeled safe for plastic materials. We recommend 303A® Indoor and Outdoor Furniture Protectants, i.e. Magnified sunlight will burn Teakwood material, leaving a burn mark. Some glassware and stemware are capable of creating a magnifying effect when in direct sunlight and to avoid this potential damage, select glassware and stemware that does not magnify sunlight. Cigarettes and open flames will also emit enough heat to create a burn mark on Teakwood material. To prevent this damage, do not subject Teakwood to cigarettes or open-flame.

Additional Documents

Warranty Information (pdf)

Dimensions

Overall 18" H X 18" D X 18" W

Table Weight Capacity 150 lb.

Overall Product Weight 11 lb.

Additional Features

- Premium commercial-grade materials ensure durability and longevity
- Welded heavy gauge aluminum construction with stainless steel hardware
- The powder-coated aluminum frame is durable, lightweight, rustproof, weather-resistant, and will remain beautiful over its lifetime.
- Teakwood tabletop provides the look of teak or stone graphite with minimal weathering and maintenance.
- Leg endcaps protect the marring of surfaces
- Teakwood is a wood alternative developed from polystyrene, available in a natural or vintage finish. Designed for the outdoors, teakwood provides the look of wood with minimal weathering or maintenance.
- Color and grain run throughout teak-wood material so minor scratches can easily be sanded out
- Proven in a variety of climates and high-traffic conditions, the product is durable, strong, and made to last
- Eco-Friendly Details

Note: Proposed site furniture, as manufactured by Perigold or approved equal.

3



About This Piece

Overview Details & Specifications Shipping & Returns

Features

Ladder Back

Saddle Seat

4 Legs

Material Powder Coated Aluminum

Water Resistant; UV Resistant; Rust Resistant

Material Metal

Seating Included No

Seating Capacity 350 lb.

Yes

Product Care Aluminum requires little maintenance, however a regular cleaning is recommended to keep furniture new. Wash gently with a mild cleanser, rinse well and let dry. Teakwood products should be cleaned using a mild, non-abrasive cleanser and rinsed well. For deep cleaning, use a non-abrasive cleanser with a plastic scour sponge or a Scotch-Brite. To help prevent staining, use a furniture polish or protectant that is labeled safe for plastic materials prior to use and as part of routine maintenance. The color and grain run throughout the material so minor scratches can be sanded. Over time, Teakwood color may darken slightly if exposed to sun and other natural elements, this cannot be reversed, but does not affect the structural integrity or aesthetic of the product. To prolong this process, Oxford Garden recommends bringing furniture indoors or covering when not in use or during non-seasonal months.

Additional Documents

Warranty Information (pdf)

Dimensions

Overall 48" H X 18.5" W X 21.5" D

Seat 32" H X 18.5" W X 17" D

Seat Back 18.5" H X 18.5" W

Overall Product Weight 14 lb.

Additional Features

- Teakwood is a wood alternative developed from polystyrene. Designed for the outdoors, Teakwood provides the look of wood with minimal weathering or maintenance.
- Color and grain run throughout teakwood material so minor scratches can easily be sanded out.
- Proven in a variety of climates and high-traffic conditions, the product is durable, strong, and made to last.
- Leg endcaps protect the marring and scratching of surfaces.

Note: Proposed site furniture, as manufactured by Perigold or approved equal.

5



About This Piece

Overview Details & Specifications Shipping & Returns

Features

Chair Design Armchair

Number of Chairs Included 1

Seat Frame Material (Teakwood Vintage Frame Color) Powder Coated Aluminum; Teakwood

Cushions Included Yes

Cushion Durability Water Resistant; Weather Resistant; UV Resistant; Year Round Use; Mold / Mildew Resistant

Removable Cushions Yes

Machine Washable Cushion Cover Yes

Cushion Fill Material Foam

Weight Capacity 400 lb.

Product Care Regular cleaning is recommended to keep furniture looking new. Wash gently with a mild non-abrasive cleanser, rinse well and let dry. Teakwood products should be cleaned using a mild, non-abrasive cleanser and rinsed well. For deep cleaning, use a non-abrasive cleanser with a plastic scouring sponge or pad, such as Scotch-Brite. To help prevent staining, use furniture polish or protectant that is labeled safe for plastic materials before use and as part of routine maintenance. The color and grain run throughout the material so minor scratches can be sanded. Over time, Teakwood's color may darken slightly if exposed to the sun and other natural elements. This process cannot be reversed but does not affect the structural integrity or aesthetic of the product. To prolong this process, Oxford Garden recommends bringing furniture indoors or covering it when not in use or during non-seasonal months.

Imported Yes

Durability UV Resistant; Weather Resistant

Closure Method Zipper

Foam Type Polyester

Cushion Cover Material Polyester

Number of Cushions Included 2

Additional Documents

Warranty Information (pdf)

Dimensions

Overall 34.75" H X 33.5" W X 32" D

Seat Width - Side to Side 29.25" W

Overall Product Weight 30 lb.

Seat Height Without Cushion 18" H

Seat Depth - Front to Back 23.25" D

Additional Features

- Teakwood is a wood alternative developed from polystyrene. Designed for the outdoors, Teakwood provides the look of wood with minimal weathering or maintenance.
- Welded heavy gauge aluminum construction with stainless steel hardware
- Teakwood arm caps come in vintage and natural options

Note: Proposed site furniture, as manufactured by Perigold or approved equal.

6



About This Piece

Overview Details & Specifications Shipping & Returns

Features

Product Type Loveseat

Seat Frame Material Powder Coated Aluminum

Modular No

Seating Capacity 2

Cushions Included Yes

Cushion Durability Water Resistant; Mold / Mildew Resistant; UV Resistant; Waterproof; Weather Resistant; Year Round Use

Cushion Cover Material Polyester

Removable Cushions Yes

Attachment Type Hook & Loop Fastener

Cushion Fill Material Foam

Machine Washable Cushion Cover Yes

Neutral Neutral Tone (Teakwood Vintage Wood Grain Color Variation)

Product Care Powder-coated aluminum requires little maintenance, however, regular cleaning is recommended to keep furniture looking new. Wash gently with a mild non-abrasive cleanser, rinse well, and let dry. Fabric and dual-layer structural straps should have dirt brushed off before it becomes embedded and liquid spills cleaned as soon as they occur. Spot (don't rub) with a clean, dry cloth. For oil-based spills, apply an absorbent such as corn starch, then remove by scrubbing gently with a straight edge. Spray on a mild cleaning solution (such as Dawn® or Windex®) and water. Rinse the fabric thoroughly to remove all soap residue and air dry. Teakwood products should be cleaned using a mild, non-abrasive cleanser and rinsed well. For deep cleaning, use a non-abrasive cleanser with a plastic scouring sponge or pad, to help prevent staining, use a furniture polish or protectant that is labeled safe for plastic materials before use, and as part of routine maintenance.

Imported Yes

Weight Capacity 600 lb.

Durability Mold / Mildew Resistant; Rust Resistant; Water Resistant; Waterproof; Weather Resistant; UV Resistant; Year Round Use

Closure Method Zipper

Inner Frame Material Aluminum

Number of Cushions Included 4

Pieces Included (Loveseat, Cushion(s))

Specifications

Sustainability Certifications GREENGUARD Certified, GREENGUARD Gold Certified

Dimensions

Overall 34.75" H X 62.5" W X 32" D

Arms 24" H

Cushion 4" H X 55.5" W

Seat Depth - Front to Back 23.25" D

Seat Height Without Cushion 18" H

Chair Back Height - Seat to Top of Back 17.25" H

Overall Product Weight 49 lb.

Additional Features

- The frame is lightweight and will remain beautiful over its lifetime.
- Proven in a variety of climates and high-traffic conditions, the product is durable, strong, and made to last.
- Constructed to be quick-drying and a vented bottom to allow for drainage.
- Welded heavy gauge metal
- The fabric combines the look and feel of strength and sun-resistance.
- Premium commercial-grade materials ensure durability and longevity.

Additional Documents

Warranty Information (pdf)

Note: Proposed site furniture, as manufactured by Perigold or approved equal.

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Penn Place 2 Multifamily Housing DSP Submission

5501 PENN CROSSING DRIVE
DISTRICT HEIGHTS, MD, 20747

Key Plan

Issue NO. DATE

Revisions NO. DATE



AMENITY SPACE SITE FURNITURE CUT SHEETS (1)

PRINCIPAL IN CHARGE
L.T.
PROJECT ARCHITECT
R.H.
DRAWN
B.M., Y.R.
DATE
07/15/2025
SCALE:
N/A

APPROVED
L.T.
JOB NO.
21.01.26

DRAWING NO.
L-2.03

7



Features

Product Type Patio Sectional
Seat Frame Material Powder Coated Aluminum
Modular Yes
Overall Shape L-Shaped
Sectional Orientation Symmetrical
Seating Capacity 4
Cushions Included Yes
Cushion Durability Water Resistant; UV Resistant
Cushion Cover Material (Midnight Blue, Eggshell White, Ice Blue, Jet Black Cushion Color) Polyester
Removable Cushions Yes
Removable Cushion Cover Yes
Attachment Type No Direct Attachment Method
Cushion Fill Material Foam
Machine-Washable Cushion Cover Yes
Product Care Wipe Clean with Dry Cloth
Imported Yes
Weight Capacity 1,250 lb.
Durability Rust Resistant
Closure Method Zipper
Inner Frame Material Aluminum
Pieces Included Loveseat

Assembly
Assembly Required No

About This Piece

Overview Details & Specifications Shipping & Returns

Dimensions

Overall 32" H X 92.5" W X 92.5" D
Seat Depth - Front to Back 32" D
Overall Product Weight 128 lb.
Chair Back Height - Seat to Top of Back 17.25" H
Seat Height Without Cushion 18" H

Additional Documents

[Warranty Information \(pdf\)](#)

Note: Proposed site furniture, as manufactured by Perigold or approved equal.

9



DETAILS

- Engineered of marine-grade anodized aluminum and stainless steel hardware
- Built with replaceable components for a lifetime of serviceability
- Satin aluminum and powdercoated aluminum finishes resist corrosion. Iron and Slate finishes are RH-exclusive
- Canopy opens and closes with easy-to-use pulley-assisted lift system, secures manually with a stainless steel pin
- Marine polymer rib connections and hub ensure seamless movement
- Marine-grade aluminum ribs with UV-stabilized marine polymer connection points provide excellent durability and wind resistance
- Marine-grade aluminum mast provides excellent wind resistance
- Canopy hand stitched of durable, fade-resistant canvas that coordinates with our outdoor cushions
- Compatible 1 UUCI® umbrella base (sold separately) required for use. Alternatively, umbrella may be mounted to the ground surface using a compatible in-ground mount (sold separately). Umbrella and base pairing recommendations depend on umbrella size, exposure and wind conditions. [Learn more.](#)
- Minimal assembly required (instructions included)
- Protected by a manufacturer's 5-year warranty on mast, hubs, stainless-steel fasteners and ribs. Warranty covers manufacturing defects
- To order replacement components, call 800.762.1005
- All umbrellas should be closed during high winds or inclement weather
- Wash with fresh water regularly to limit oxidation
- Made in USA

7/8" Octagonal Overall: 7'1" diam. (flat), 7'3" diam. (diagonal)
 Height: 7'11"H
 Head Clearance: 6'6"H
 Mast: 1 1/2" diam.
 Weight: 24 lbs.
 Base (Sold Separately): 24"-30" diam.; 95-150 lbs.

11



Description

Sit back and relax. Designed with a thick, exposed powder-coated aluminum frame and an ergonomic design sensibility, the Burkel has got your back. Featuring cushy yet firm seat and back cushions, this sofa is upholstered in a durable abrasion-resistant basketweave fabric equipped with waterproof slips for added protection against the elements.

Features

- Powder coated aluminum frame
- Loose seat and back cushion, secured with velcro
- No assembly required.



8



About This Piece

Overview Details & Specifications Shipping & Returns

Features

Product Type Coffee Table
Table Included Yes
Frame Material Powder Coated Aluminum
Top Material Teak Wood
Table Top Shape Rectangular
Durability Weather Resistant; Water Resistant; UV Resistant
Imported Yes
Product Care Teakwood products should be cleaned using a mild, non-abrasive cleanser and rinsed well. For deep cleaning, use a non-abrasive cleanser with a plastic scour sponge or pad, such as Scotch-Brite. To help prevent staining, use a furniture polish or protectant that is labeled safe for plastic materials before use and as part of routine maintenance. The color and grain run throughout the material so minor scratches can be sanded. Over time, teakwood's color may darken slightly if exposed to sun and other natural elements. This process cannot be reversed, but does not affect the structural integrity or aesthetic of the product. To prolong this process, Oxford Garden recommends bringing furniture indoors or covering it when not in use or during non-seasonal months.

Dimensions

Overall 18.5" H X 22.5" D X 41.75" W
Table Weight Capacity 150 lb.
Overall Product Weight 31 lb.

Additional Features

- Premium commercial-grade materials ensure durability and longevity
- The powder-coated aluminum frame is durable, lightweight, rust resistant, weather resistant, and will remain beautiful over its lifetime.
- The teakwood table top provides the look of teak with minimal weathering and maintenance
- Log end caps protect against marring and scratching of surfaces
- Body frame finish: Powder coat first

Additional Documents

[Warranty Information \(pdf\)](#)

Assembly

Assembly Required Yes

Warranty

Commercial Warranty Yes
Product Warranty Yes
Warranty Length Warranty length varies by part
Full or Limited Warranty Limited

WARNING: California's Proposition 65

Note: Proposed site furniture, as manufactured by Perigold or approved equal.

10



About this item

- [Absolute stability]** : We use the latest technology to produce this patio dining set, accurate measurement technology so that the patio set can be placed on the plane without shaking.
- [Stylish Modern Simple Design]** : This patio dining set comes with 1 round table and 4 stackable chairs provides you the perfect place to relax. The stackable chairs greatly saving your storage space. If you need to buy cushions for chairs, you can choose a cushion with a size of 18"x18".
- [It's the Outdoor Table and Chair Set For You]** : All four table legs of the 4-chair garden furniture are designed with adjustable screws to easily adapt to a variety of complex ground conditions. The mesh design of the chairs and tabletops allows rainwater to pass through to ensure this metal garden furniture set's durability in both outdoor and indoor.
- [ø1.73"(4.4cm) Umbrella Hole]** : The ø1.73"(4.4cm) umbrella hole on the round table is suitable for most umbrellas. The double holes of the round table help to hold the umbrella in place, allowing you to enjoy the sun and rain outside. (Not including umbrella)
- [Easy Assembly]** : The patio dining set for 4 is very easy to assemble with the clear installation guide. If you have any problems, please contact us freely. We will help you promptly. (Chair Max Weight Capacity: 350Lbs/158.8kg)

PRODUCT DIMENSIONS



12



Description

Sit back and relax. Designed with an exposed powder-coated aluminum frame and ergonomic design sensibility, the Burkel has got your back. Featuring a cushy yet firm seat and back cushion, this lounge chair is upholstered in a durable abrasion-resistant basketweave fabric equipped with waterproof slips for added protection against the elements.

Features

- Powder coated aluminum frame
- Loose seat and back cushion, secured with velcro
- No assembly required.



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Penn Place 2
 Multifamily Housing
 DSP Submission

5501 PENN CROSSING DRIVE
 DISTRICT HEIGHTS, MD, 20747

Key Plan

Issue NO. DATE

Revisions NO. DATE



AMENITY SPACE SITE FURNITURE CUT SHEETS (2)

PRINCIPAL IN CHARGE L.T.

PROJECT ARCHITECT R.H

DRAWN B.M., Y.R.

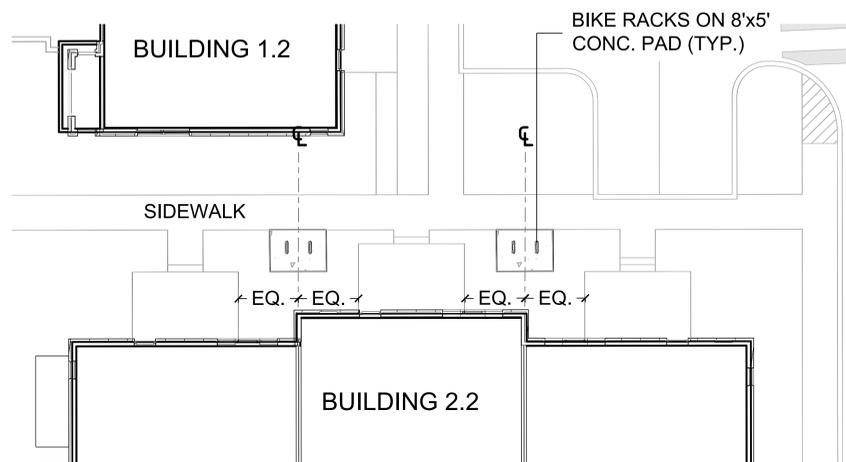
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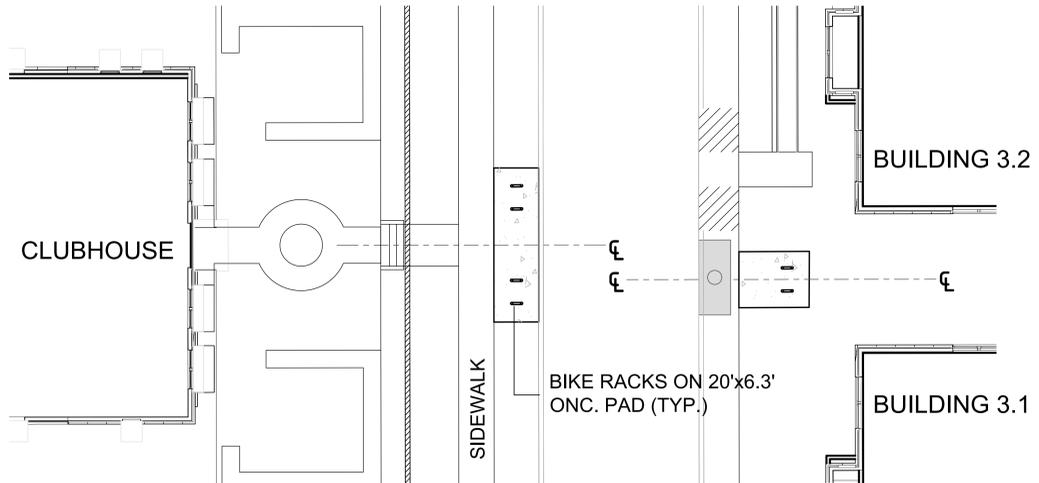
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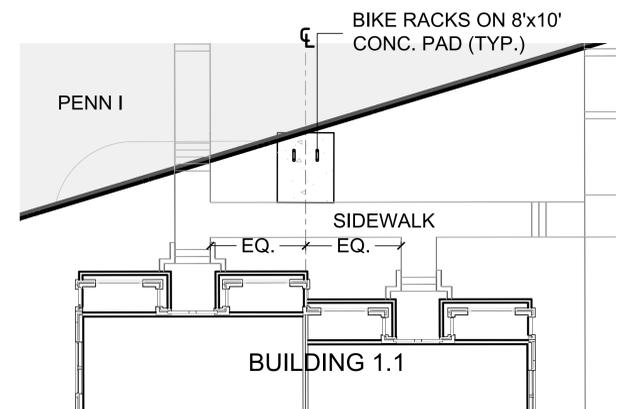
L-2.04



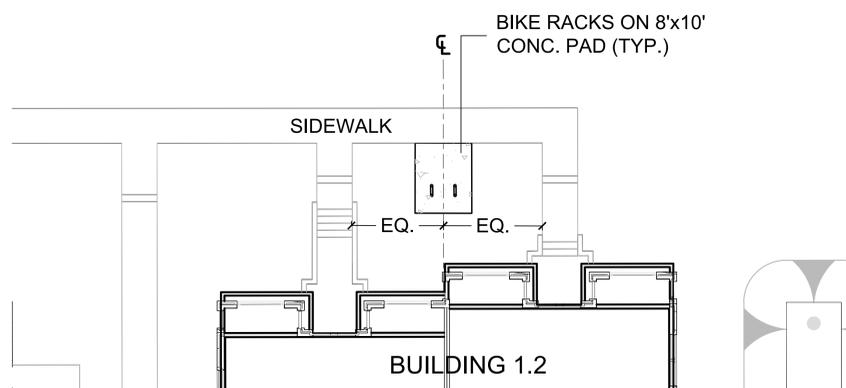
1 BIKE RACK DETAILED PLAN A
L-3.01/ 4 BIKE RACKS AT BUILDING 2.2 1" = 10"



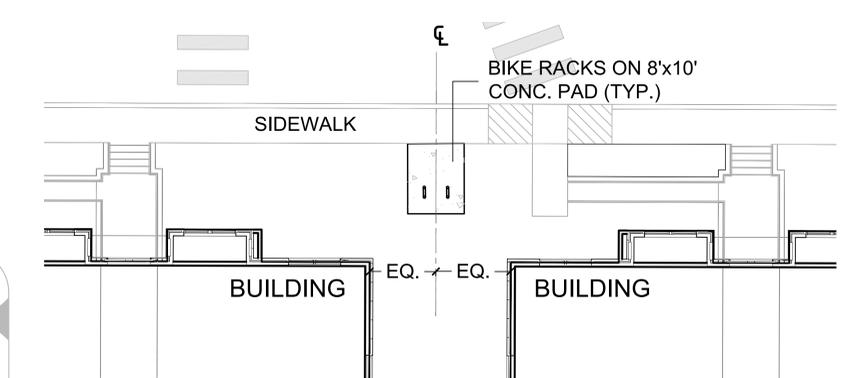
2 BIKE RACK DETAILED PLAN B
L-3.01/ 4 BIKE RACKS AT CLUBHOUSE AND 2 BIKE RACKS BTW BLDG 3.1 & 3.2 1" = 10"



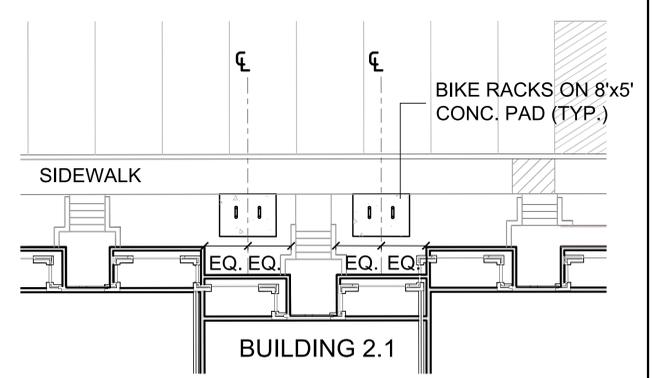
1 BIKE RACK DETAILED PLAN E
L-3.01/ 2 BIKE RACKS AT BUILDING 1.1 1" = 10"



3 TYPICAL BIKE RACK DETAILED PLAN C
L-3.01/ 2 BIKE RACKS AT BUILDING 1.2 1" = 10"



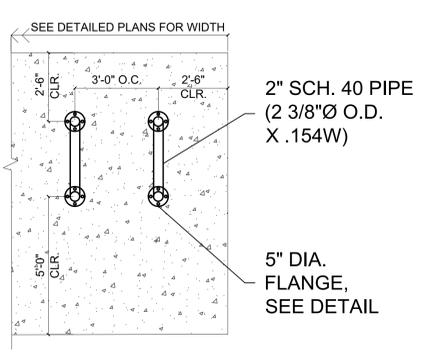
4 TYPICAL BIKE RACK DETAILED PLAN D
L-3.01/ 2 BIKE RACKS EACH BTW BLDG 3.1 & 3.2 AND BTW BUILDINGS 3.2 AND 3.3 1" = 10"



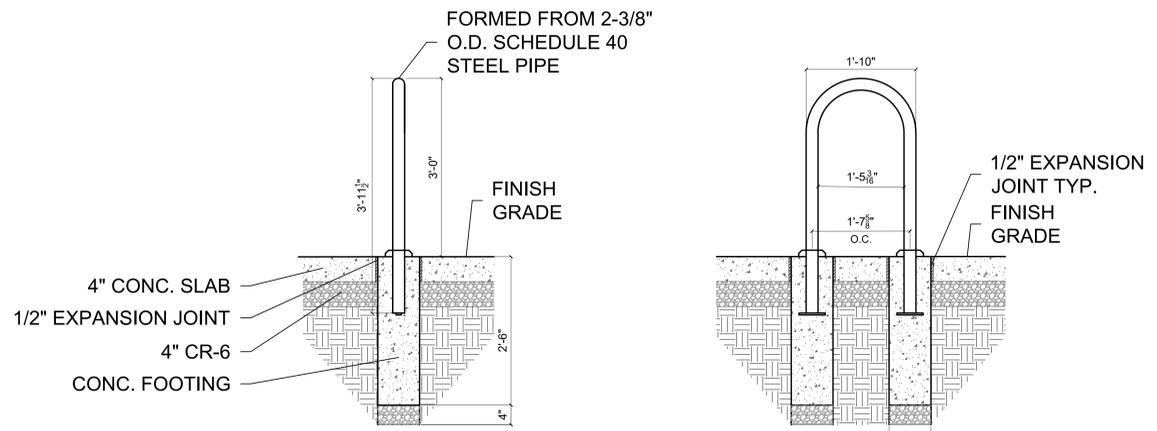
1 BIKE RACK DETAILED PLAN E
L-3.01/ 4 BIKE RACKS AT BUILDING 2.1 1" = 10"

NOTE: A TOTAL OF 20 BIKE RACKS WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT.

TYPICAL PARTIAL PLAN



SECTION



- NOTES:
- BIKE RACK SHALL BE DUMOR MODEL 83, COLOR TO BE ARGENTO, OR APPROVED EQUAL.
 - ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

5 METAL BIKE RACK AND CONCRETE PAD DETAIL
L-3.01 NOT TO SCALE



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Key Plan

Issue NO. DATE

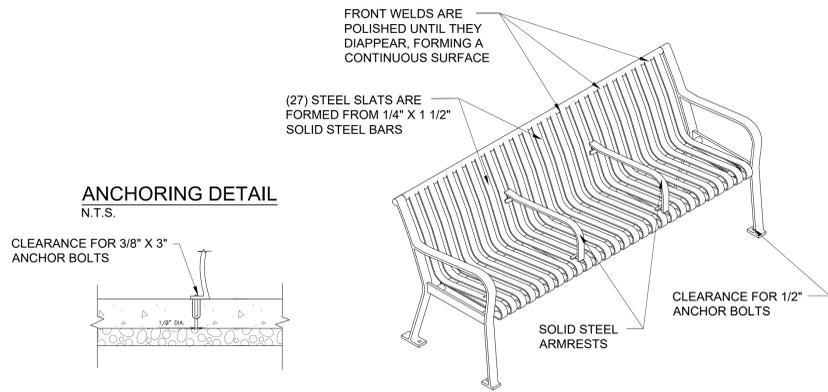
Revisions NO. DATE



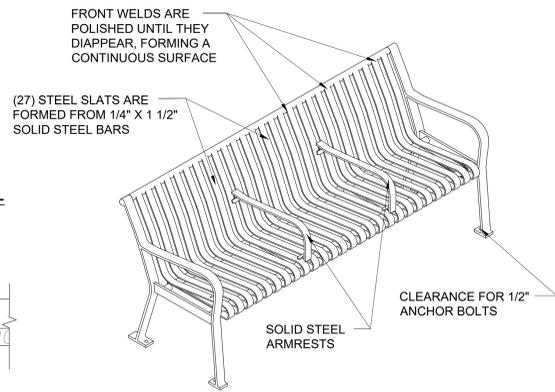
BIKE RACK DETAILED PLANS AND DETAILS

PRINCIPAL IN CHARGE
L.T.
PROJECT ARCHITECT
R.H.
DRAWN
B.M., Y.R.
DATE 07/15/2025 APPROVED L.T.
SCALE: VARIES JOB NO. 21.01.26
DRAWING NO.

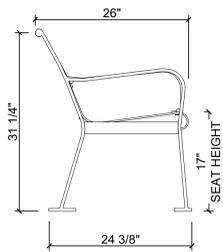
L-3.01



ANCHORING DETAIL
N.T.S.



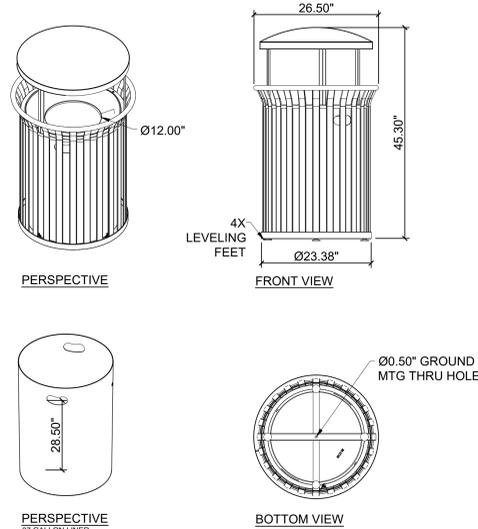
FRONT ELEVATION
1"=1"



SIDE ELEVATION
1"=1"

- NOTES:
- BENCHES SHALL BE STEELITES™ RB SERIES, MODEL NUMBER #TB-28, MANUFACTURED BY VICTOR STANLEY, INC. OR APPROVED EQUAL.
 - BENCHES SHALL HAVE BACK WITH STRAP SEAT AND ARM REST AT EACH END AND TWO CENTER ARM REST AS SHOWN ON PLAN.
 - STEEL COMPONENTS SHALL BE SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH TGIC POLYESTER POWDER COATINGS. COLOR SHALL BE BLACK.
 - POWDER COATING SHALL BE APPLIED TO A 8-10 MIL THICKNESS ON ALL EXPOSED STEEL FRAMES, SEAT AND BACK SCROLLS AND BENCH LEGS, AFTER SUBSTRATE PREPARATION.
 - BENCHES SHALL HAVE A SMOOTH, SATIN FINISH. EACH BENCH SHALL BE MANUFACTURED AS A FULLY ASSEMBLED UNIT.
 - BENCHES MUST BE PERMANENTLY AFFIXED TO THE GROUND.
 - THE CONTRACTOR SHALL PROVIDE ANCHOR BOLTS.

1 METAL BENCH DETAIL
L-3.02 NOT TO SCALE

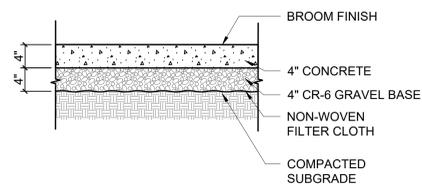
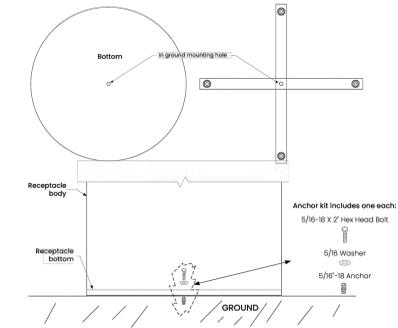


2 METAL LITTER RECEPTACLE DETAIL
L-3.02 SCALE AS SHOWN

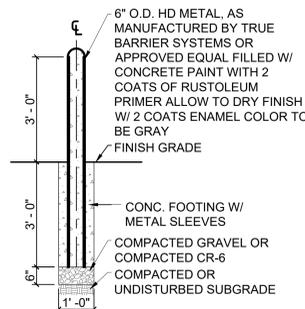


- NOTES:
- TRASH RECEPTACLE SHALL BE MODEL SCD-2633 BY EX-CELL, COLOR TO BE 'BLACK GLOSS', OR APPROVED EQUAL.
 - BODY AND BOTTOM: 3/16" X 1.5" STEEL BARS. COMPLETELY WELDED CONSTRUCTION. ELECTROSTATIC POWDER COATED WITH TGIC POLYESTER 2-3 MIL THICKNESS.
 - UL-94 RATED RIGID LEAKPROOF LINER, 37 GALLON CAPACITY. BLACK, LLDPE WITH CUTOUT LIFT HANDLE AND BAG RETENTION FEET.
 - FUNNEL LID, ATTACHMENT TO UNIT WITH A PVC COATED LANYARD CABLE.
 - GROUND MOUNTED WITH CONCRETE ANCHOR, 5/16-18 X 2" HEX BOLT AND 3/8 FLAT WASHER.

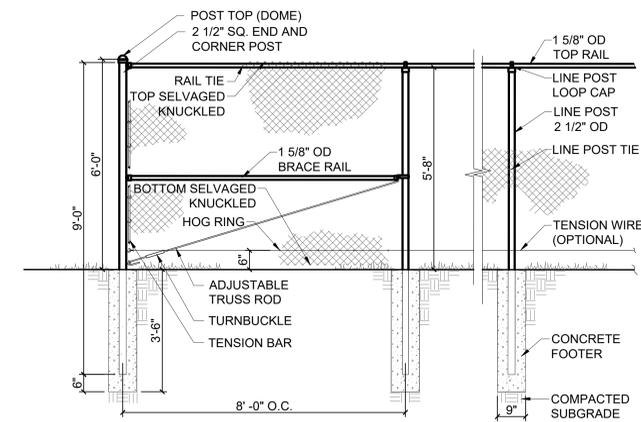
- In-Ground Mounting Hardware Instructions:
- To install anchor, drill (not included) 5/8" hole into mounting surface at least as deep as the anchor.
 - Insert the anchor (threaded side down) into the hole, then top the anchor until it is flush with the surface.
 - Tighten the hex bolt through receptacle base and washer into anchor.



3 CONCRETE PAVING DETAIL
L-3.02 SCALE: 1"=1"
FOR PATIO, CONCRETE PAD FOR BIKE RACKS



4 METAL BOLLARD DETAIL
L-3.02 1/2"=1"



- NOTES:
- FENCE AND COMPONENTS TO BE AS MANUFACTURED BY MASTER HALCO OR APPROVED EQUAL.
 - FABRIC TO BE VINYL COATED CHAIN LINK. COLOR TO BE BLACK.

5 CHAINLINK FENCE DETAIL
L-3.02 1/2"=1"



7402 YORK ROAD, SUITE 201
TOWSON, MD 21204
410.296.3990
mall.peladesign.net

Penn Place 2
Multifamily Housing
DSP Submission

5501 PENN CROSSING DRIVE
DISTRICT HEIGHTS, MD, 20747

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



SITE FURNITURE
DETAILS

PRINCIPAL IN CHARGE
L.T.
PROJECT ARCHITECT
R.H.
DRAWN
B.M., Y.R.
DATE
07/15/2025
SCALE:
AS SHOWN
JOB NO.
21.01.26
DRAWING NO.
L-3.02



7402 YORK ROAD, SUITE 201
TOWSON, MD 21204
410.296.3990
mall.peladesign.net

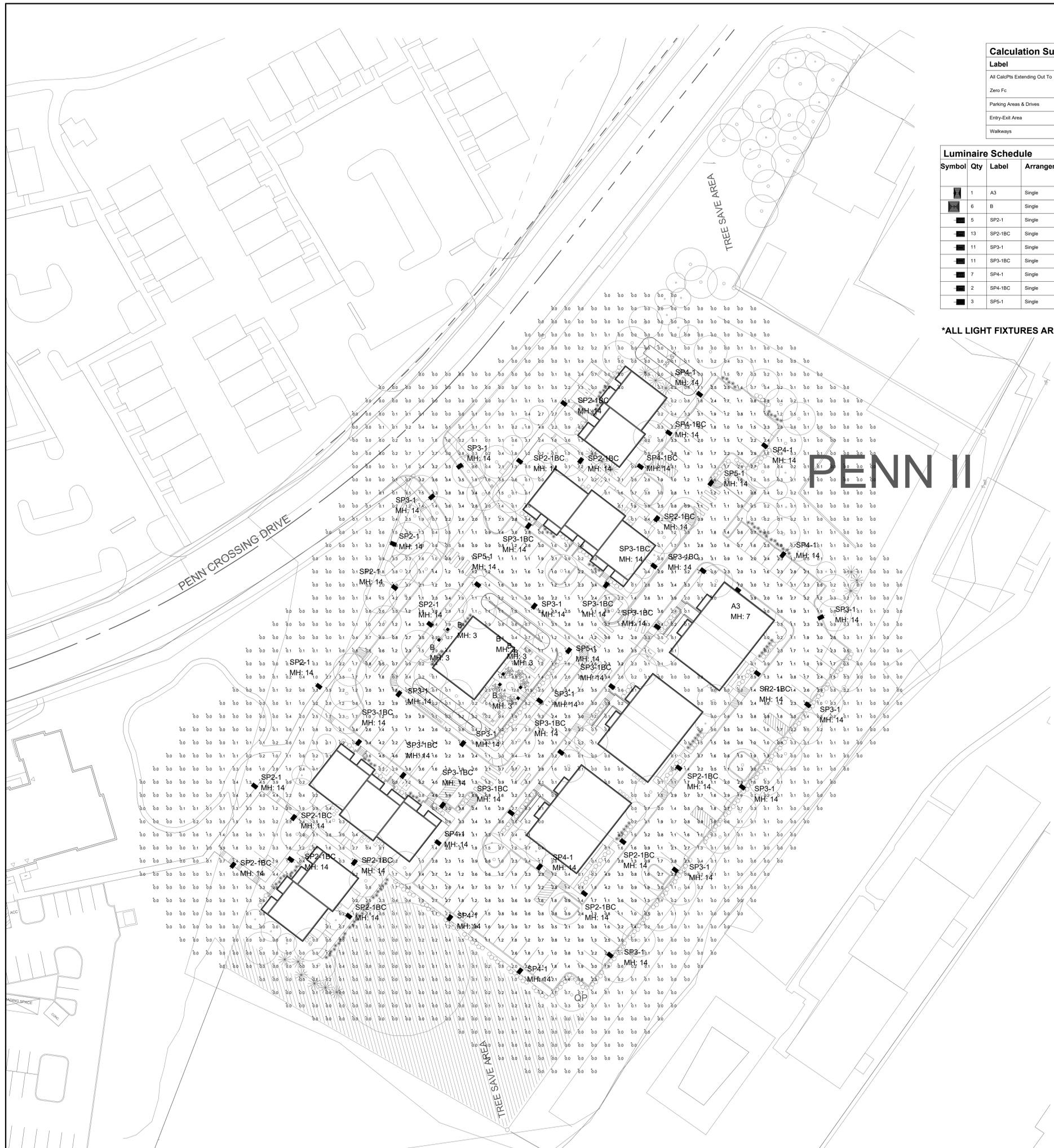
Penn Place 2
Multifamily Housing
DSP Submission

5501 PENN CROSSING DRIVE
DISTRICT HEIGHTS, MD, 20747

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
All CalcPts Extending Out To	Fc	0.93	14.0	0.0	N.A.	N.A.	10	10
Zero Fc								
Parking Areas & Drives	Fc	1.95	7.0	0.5	3.90	14.00	10	10
Entry-Exit Area	Fc	2.85	3.8	0.9	3.17	4.22		
Walkways	Fc	2.01	4.4	0.2	10.05	22.00		

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts	Total Watts
■	1	A3	Single	VPW2-18L-25-3K7-3	0.850	3212	22.6	22.6	22.6
■	6	B	Single	RBD-56L-30-3K7-360	0.850	2735	34.4	34.4	206.4
■	5	SP2-1	Single	VP-1-160L-35-3K7-2	0.850	5077	34.9	34.9	174.5
■	13	SP2-1BC	Single	VP-1-160L-35-3K7-2-BC	0.850	3115	34.9	34.9	453.7
■	11	SP3-1	Single	VP-1-160L-35-3K7-3	0.850	5108	34.9	34.9	383.9
■	11	SP3-1BC	Single	VP-1-160L-35-3K7-3-BC	0.850	3732	34.9	34.9	383.9
■	7	SP4-1	Single	VP-1-160L-35-3K7-4W	0.850	5035	34.9	34.9	244.3
■	2	SP4-1BC	Single	VP-1-160L-35-3K7-4F-BC	0.850	2388	34.9	34.9	69.8
■	3	SP5-1	Single	VP-1-160L-35-3K7-50W	0.850	5146	34.9	34.9	104.7

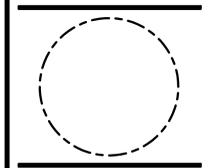
*ALL LIGHT FIXTURES ARE FULL CUT-OFF AND DIRECTED DOWNWARD TO REDUCE GLACE AND LIGHT SPILLOVER.



Key Plan

Issue NO. DATE

Revisions NO. DATE



SITE LIGHTING PHOTOMETRICS PLAN

PRINCIPAL IN CHARGE
L.T.
PROJECT ARCHITECT
R.H.
DRAWN
B.M., Y.R.
DATE 07/15/2025
SCALE: N/A
JOB NO. 21.01.26
APPROVED
L.T.
JOB NO. 21.01.26

DRAWING NO. L-4.01



VIPER Area/Site VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID™ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED) provides maximum uniformity in applications that come standard with micro power LEDs which evenly distribute the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 308, or 182 LED count) provides best in class distributions and maximum pole spacing in the applications with high powered LEDs. Strike optics are best in place with a pole-mounted luminaire to meet the requirements of the Micro Strike Optics for both solutions can be controlled on the same fixture. Catalog logic found on page 3
- Both strike luminaires target cone illumination with minimal losses at the housing, reducing light trespass issues. Additional backlight corner shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field replaceable optics

INSTALLATION

- Mounting options for each arm can be found on page 1
- Optional universal mounting back for ease of installation during retrofit applications. Available as an option (RBD) or factory for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2.38" CD finish
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

WARRANTY

- 3-year warranty

Current

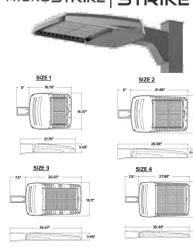
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Page 1 of 18
Rev: 01/16/25
BIA-VIPER-FC-18

DATE: LOCATION:
TYPE: SP2-1BC PROJECT: Penn II
CATALOG #: VP-1-160L-35-2-UNV-A-BC(Color)-14" Mt Ht

MICROSTRIKE STRIKE



Model	W	H	Weight
VPW1	4.44	0.95	0.85
VPW2	0.84	1.02	1.36
VPW3	0.83	0.71	0.87
VPW4	1.07	1.04	1.02
VPW5	0.93	1.05	1.02
VPW6	1.06	1.02	1.04

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in the same fixture.
- LED optics provide ES type II, III and IV distributions

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (7" square junction box)
- Designed for direct J-box mount.

WARRANTY

- 3-year warranty

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Page 1 of 18
Rev: 01/16/25
BIA-VIPER-FC-18



VIPER Wall VPW1/VPW2/VPW3 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual Comfort - Option for Size 2 and Size 3
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, and LightGRID™
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 30V and 480V versions for industrial applications and Canada



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

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INSTALLATION

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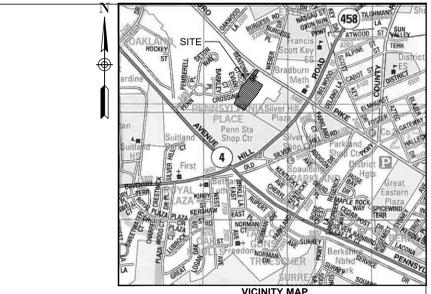
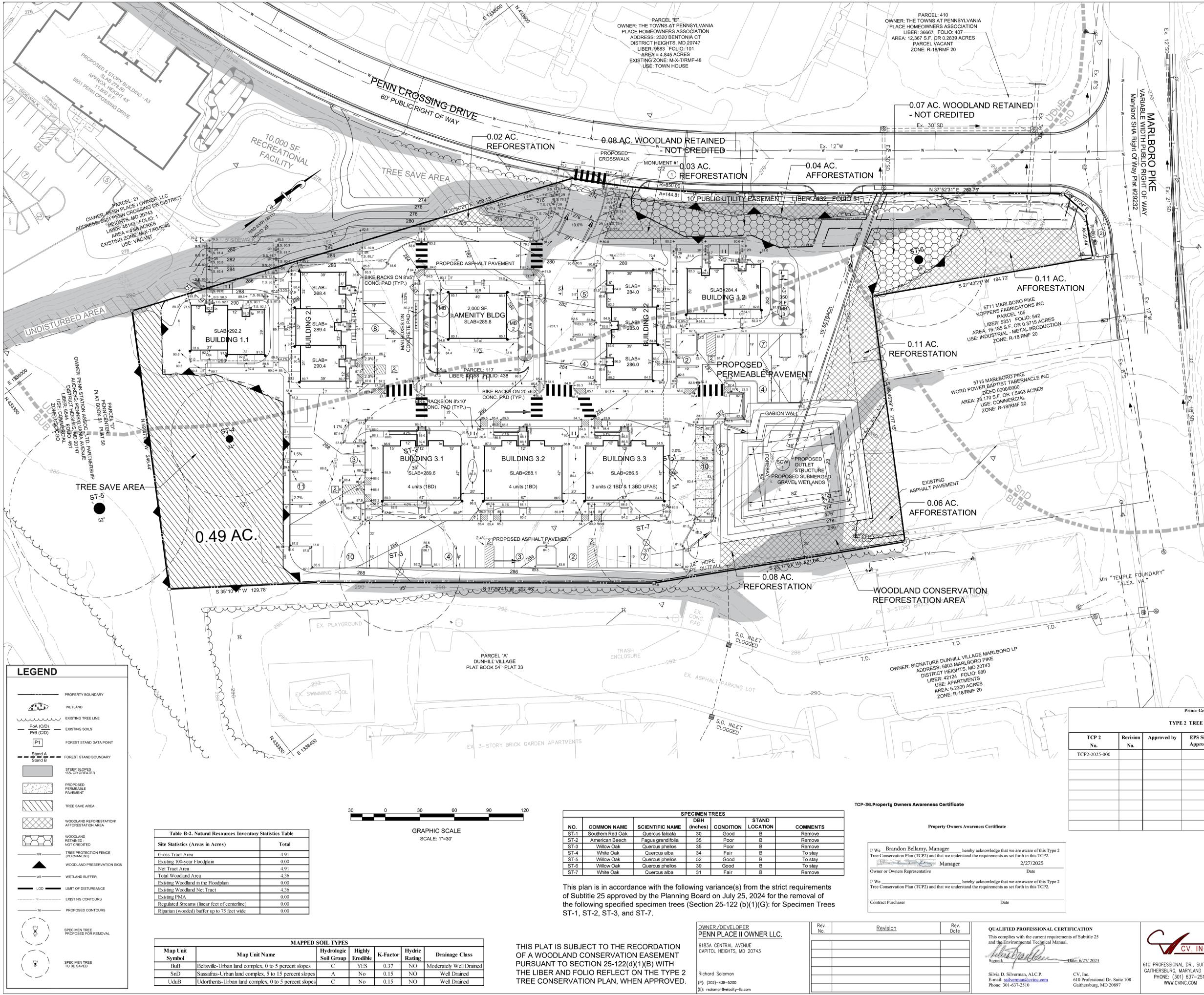
WARRANTY

- 3-year warranty

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Page 1 of 18
Rev: 01/16/25
BIA-VIPER-FC-18



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

Zone	Area	Value	Value
1 Gross Tract	2.11	0.00	0.00
2 Forestland	0.00	0.00	0.00
3 Previously Cleared Land	0.00	0.00	0.00
4 Non-Tree Wetland	4.81	0.00	0.00

SECTION II - Determining Requirements (Enter acres for each corresponding column)

Requirement	Column A	Column B	Column C	Column D
17 Existing Woodland	0.00	0.00	0.00	0.00
18 Woodland Conservation Threshold (WCT) =	29.00%	0.94	0.00	0.00
19 Greater of 17 or 18	0.00	0.94	0.00	0.00
20 Woodland above WCT	0.00	0.00	0.00	0.00
21 Woodland cleared	4.81	0.00	0.00	0.00
22 Woodland cleared above WCT (smaller of 18 or 17)	0.00	0.00	0.00	0.00
23 Clearing above WCT (0.25: 1) replacement requirement	0.00	0.00	0.00	0.00
24 Woodland cleared below WCT	0.00	0.00	0.00	0.00
25 Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00	0.00
26 Restoration Required	0.00	0.00	0.00	0.00
27 Off-site WCA being provided on this property	0.00	0.00	0.00	0.00
28 On-site WCA being provided on this property	0.00	0.00	0.00	0.00
29 Woodland Conservation Required	0.00	0.00	0.00	0.00
30 Woodland Conservation Provided	0.00	0.00	0.00	0.00
31 Woodland Preservation	0.00	0.00	0.00	0.00
32 Allowance / Re-forestation	0.00	0.00	0.00	0.00
33 Natural Regeneration	0.00	0.00	0.00	0.00
34 Landscape Credits	0.00	0.00	0.00	0.00
35 Stream/riparian Tree Credit (CR2 area 2.0)	0.00	0.00	0.00	0.00
36 Forest Enhancement Credit (area 2.0)	0.00	0.00	0.00	0.00
37 Stream Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00	0.00	0.00
38 Area approved for tree-on-site	0.00	0.00	0.00	0.00
39 Off-site Woodland Conservation Credits Required	0.00	0.00	0.00	0.00
40 Off-site WCA Conservation being provided on this property	0.00	0.00	0.00	0.00
41 On-site WCA Conservation being provided on this property	0.00	0.00	0.00	0.00
42 On-site WCA Afforestation being provided on this property	0.00	0.00	0.00	0.00
43 Woodland Conservation Provided	0.00	0.00	0.00	0.00
41 Area of woodland not cleared	0.00	0.00	0.00	0.00
42 Natural woodland retained not part of requirements	0.00	0.00	0.00	0.00
43 100-foot riparian woodland retained	0.00	0.00	0.00	0.00
44 On-site woodland conservation provided	0.00	0.00	0.00	0.00
45 On-site woodland conservation alternatives provided	0.00	0.00	0.00	0.00
46 On-site woodland retained not credited	0.00	0.00	0.00	0.00

Table 4. General Information Table

Layer Name	Value
Zoning (Zone)	RMF-20
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	81-A2
WSSC Grid	203E05, 204E05
Planning Area (Plan Area)	75A - Suitland - District Heights & Vicinity
Election District (ED)	6
Constituency District (CD)	7
General Plan 2002 Tier (Tier)	Developed
General Plan 2005 (Tier)	Established
Police District	VIII
Joint Base Andrews Land Use Control Area (JBA LUC Area USAF)	NONE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION ENVIRONMENTAL PLANNING SECTION

TYPE 2 TREE CONSERVATION PLAN APPROVAL

TCP 2

DEVELOPMENT APPLICATION NAME: PENN PLACE II

DEVELOPMENT APPLICATION NUMBER: DET-2024-020

EPS SIGNATURE APPROVAL DATE:

AUTHORIZED SIGNATURE

LEGEND

- PROPERTY BOUNDARY
- WETLAND
- EXISTING TREE LINE
- EXISTING SOILS
- FOREST STAND DATA POINT
- FOREST STAND BOUNDARY
- STEEP SLOPES 15% OR GREATER
- PROPOSED PERMEABLE PAVEMENT
- TREE SAVE AREA
- WOODLAND REFORESTATION/AFFORESTATION AREA
- WOODLAND RETAINED - NOT CREDITED
- TREE PROTECTION FENCE (PERMANENT)
- WOODLAND PRESERVATION SIGN
- WETLAND BUFFER
- LCD - LIMIT OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SPECIMEN TREE PROPOSED FOR REMOVAL
- SPECIMEN TREE TO BE SAVED

Table B-2. Natural Resources Inventory Statistics Table

Site Statistics (Areas in Acres)	Total
Gross Tract Area	4.91
Existing 100-year Floodplain	0.00
Net Tract Area	4.91
Total Woodland Area	4.36
Existing Woodland in the Floodplain	0.00
Existing Woodland Net Tract	4.36
Existing PMA	0.00
Regulated Streams (linear feet of centerline)	0.00
Riparian (wooded) buffer up to 75 feet wide	0.00

MAPPED SOIL TYPES

Map Unit Symbol	Map Unit Name	Hydrologic Soil Group	Highly Erodible	K-Factor	Hydric Rating	Drainage Class
Bu3	Beltsville-Urban land complex, 0 to 5 percent slopes	C	YES	0.37	NO	Moderately Well Drained
Sn3	Sassafras-Urban land complex, 5 to 15 percent slopes	A	No	0.15	NO	Well Drained
Udu3	Udorthents-Urban land complex, 0 to 5 percent slopes	C	No	0.15	NO	Well Drained



SPECIMEN TREES

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	CONDITION	STAND LOCATION	COMMENTS
ST-1	Southern Red Oak	Quercus falcata	30	Good	B	Remove
ST-2	American Beech	Fagus grandifolia	35	Poor	B	Remove
ST-3	Willow Oak	Quercus phellos	35	Poor	B	Remove
ST-4	White Oak	Quercus alba	34	Fair	B	To stay
ST-5	Willow Oak	Quercus phellos	52	Good	B	To stay
ST-6	Willow Oak	Quercus phellos	39	Good	B	To stay
ST-7	White Oak	Quercus alba	31	Fair	B	Remove

This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on July 25, 2024 for the removal of the following specified specimen trees (Section 25-122 (b)(1)(G)): for Specimen Trees ST-1, ST-2, ST-3, and ST-7.

OWNER/DEVELOPER
PENN PLACE II OWNER LLC.
9183A CENTRAL AVENUE
CAPITOL HEIGHTS, MD 20743
Richard Solomon
(P) 202-438-5200
(E) rsolomon@cityllc.com

Rev. No. Revision Rev. Date

Signature: [Signature] Date: 6/27/2023

Qualified Professional Certification
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.
Silvia D. Silverman, A.I.C.P.
E-mail: silviasilverman@cvinc.com
Phone: 301-637-2510

CV, INC.
610 PROFESSIONAL DR., SUITE 108
GAITHERSBURG, MARYLAND 20879
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT: PENN PLACE II
Marlboro Pike - Parcel "B"
TYPE2 TREE CONSERVATION PLAN
TCP2-23004

PROJECT NO. 20201090.01B
SCALE: AS SHOWN
DATE: 09/11/2025
DRAWN BY: AN
CHECKED BY: MT
PRINCE GEORGE'S COUNTY, MARYLAND
ELECTION DISTRICT - 6
SHEET: 1 OF 2

Property Owners Awareness Certificate

I/We, Brandon Bellamy, Manager hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Signature: [Signature] Date: 2/27/2025

Owner or Owners Representative

I/We, [Signature] hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser Date

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL HISTORY

TCF No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCF No.	Reason for Revision
TCF2-2025-000				DET-2024-020			

Standard Type 2 Tree Conservation Plan Notes:

- This plan is submitted to fulfill the woodland conservation requirements for Plan #DET-2024-020. This TCP2 is associated with #DET-2024-020. If Plan #DET-2024-020 expires, from this TCP2 also expires and is no longer valid.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$500 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to the requirements.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developed Tier and is zoned RMF-20.
- The property is adjacent to Pennsylvania Avenue which is a designated Star-Spangled Banner Scenic Byway roadway.
- The property is adjacent to Pennsylvania Avenue which is classified as an arterial roadway.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).

Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understorey vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the location by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plan at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition or event which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut out chainsaw to near the existing groundlevel. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:

- The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
- After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the final building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

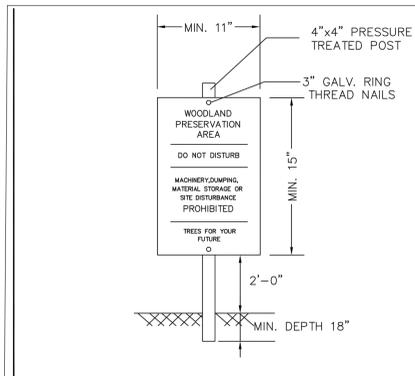
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as Appendix A-36 Environmental Technical Manual August 2010 A-3, TCP2-2 Page 10 an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

When off-site woodland conservation is proposed:

Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recording of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.



- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 - LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 - SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

Planting Specification Notes

- Quantity (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 6" long, no more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots) shall be present.

Plants that do not have an abundance of well-developed terminal buds on the leaders and branches shall be rejected.

Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.

If the plants cannot be planted immediately after delivery to the restoration site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

- Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading building permits and/or reaching the final grades and stabilization of planting areas.
- Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Most soil should then be packed firm around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the Appendix A-32 Environmental Technical Manual August 2010 A-3, TCP2-2 Page 6 contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting plan.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: the remaining disturbed area between seeding planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seeding plantings to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: state name, address, and phone number of nursery or supplier.

Four-Year Management Plan for ReAfforestation Areas

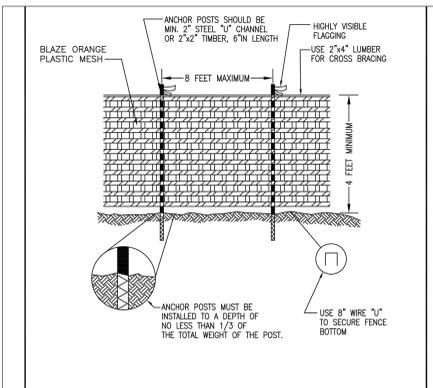
- Field check the re-afforestation area according to the following schedule:
- Year 1: Site preparation and Tree Planting
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting as needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
Reinforcement planting if needed. (See Note 2)
Survival check (September –November)
- Year 4: Reinforcement planting as needed (See Note 2)
Survival check (September –November)
- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheet) to owner after each inspection. Remove all dead plants.
 - Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
 - Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

PLANTING QUALITY FORM INSTRUCTIONS

- Before beginning field checks and sampling determine the following information and add it to the "Planting Quality" form:
 - All site description information (ie: acres, spacing, site prep, planting method, etc.)
 - Determine the plot size you will use when sampling, and thus calculate the radius of plot circle (add this info. To form as requested)
 - Based on the seeding spacing chart, determine the "Per Acre Standard" and the acceptable range (+/-20%), and add info. To the form where requested.
 - Based on the "Per Acre Standard", and your plot size, determine the "Plot Total Standard #," as requested on the form. (For 1/10" acre plot, divide "Per Acre Standard" by 10. Example: for 700 seedlings/acre, "Plot Total Standard" = 70.0 seedlings/plot, the goal)
- Based on the sampling area's size and the sampling requirements (as shown on the form), layout out the number of sampling plots and their locations or a copy of the planting plan. Sampling areas should be determined based on planting layout, such as species and spacing similarities.
- Supplies/tools needed to perform the sampling include:
 - A small planting shovel or spade
 - A loggers tape, measuring tape or a remeasured chain/rope (to make plot radius) (note: a planting spade with a hole in its handle for attaching the measuring tape is the best approach. A typical wood stake with a white drilled into top can be used to hold end of tape/rope also.)
 - Planting gloves (as preferred)
 - A clip board for forms/plans, and calculator (if preferred)
- Perform "Visual Inspection" and "Dug Seedlings" sampling. Use the Key descriptions to note observations. Visually inspect all seedlings counted within the plot area (thus, quantities of "planted property" and "planted improperly" should add up to "plot total"). At least 3 seedlings should be dug and inspected per plot.

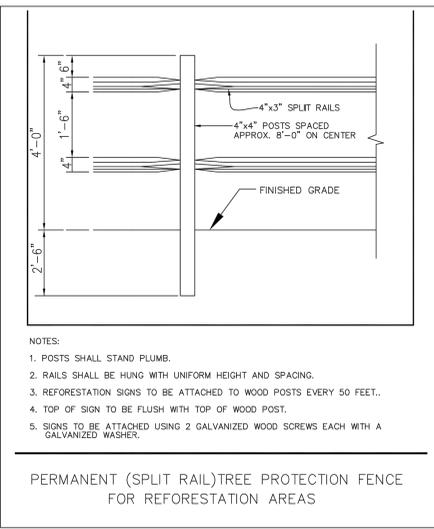
Key descriptions are as follows:

A - Angled Seedlings (more than 30 degrees from vertical)	M - Multiple (more than one seedling in planting hole)
D - Flashed Design (more than 1 inch of new needed build)	R - Roots Pruned (roots pruned by contractor without approval)
J - J-Rotted (Over 1" of tap root turned 90degrees or more)	S - Shallow (the root collar is above packed soil)
L - Loose (can be removed from hole with easy upward pull)	T - Twisted or Baler (roots aren't straight and extending straight down)
- List Site Conditions - Note any site conditions, planting problems or seedling conditions when severe enough to adversely affect survival.
- Unusual and unacceptable results should be discussed with the contractor immediately, and corrections must be made.



- NOTES: (MUST BE INCLUDED WITH DETAIL)
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 - DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
 - PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS



- NOTES:
- POSTS SHALL STAND PLUMB.
 - RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
 - REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET..
 - TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 - SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

TCP-36. Property Owners Awareness Certificate

Property Owners Awareness Certificate

I/ We Brandon Bellamy, Manager hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Manager 2/27/2025

I/ We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL

TCP2-			
Approved by	Date	DRD #	Reason for Revision
00	DET-2024-020		
01			
02			
03			
04			
05			

OWNER/DEVELOPER
PENN PLACE II OWNER LLC.
9183A CENTRAL AVENUE
CAPITOL HEIGHTS, MD 20743

Richard Solomon
(P) (202)-438-5200
(E) rsolomon@telcity-rg.com

Rev. No.	Revision	Rev. Date

QUALIFIED PROFESSIONAL CERTIFICATION
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: [Signature] Date: 6/27/2023

Sylvia D. Silverman, A.I.C.P.
E-mail: silvermancvnc.com
Phone: 301-637-2510

CV, Inc.
610 Professional Dr. Suite 108
Gathersburg, MD 20897



PROJECT: **PENN PLACE II
Marlboro Pike - Parcel "B"
TYPE2 TREE CONSERVATION PLAN
NOTES AND DETAILS
TCP2-23004**

PRINCE GEORGE'S COUNTY, MARYLAND
ELECTION DISTRICT - 6

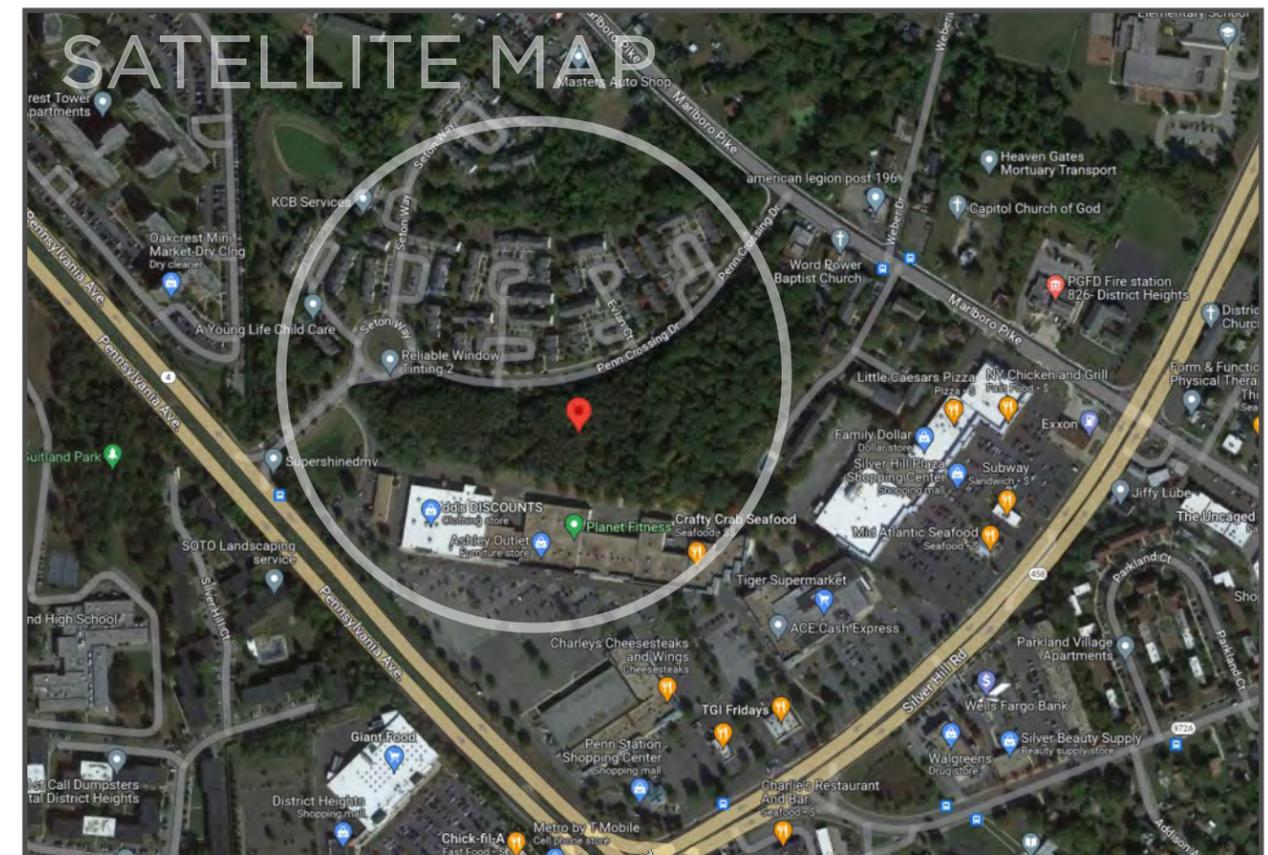
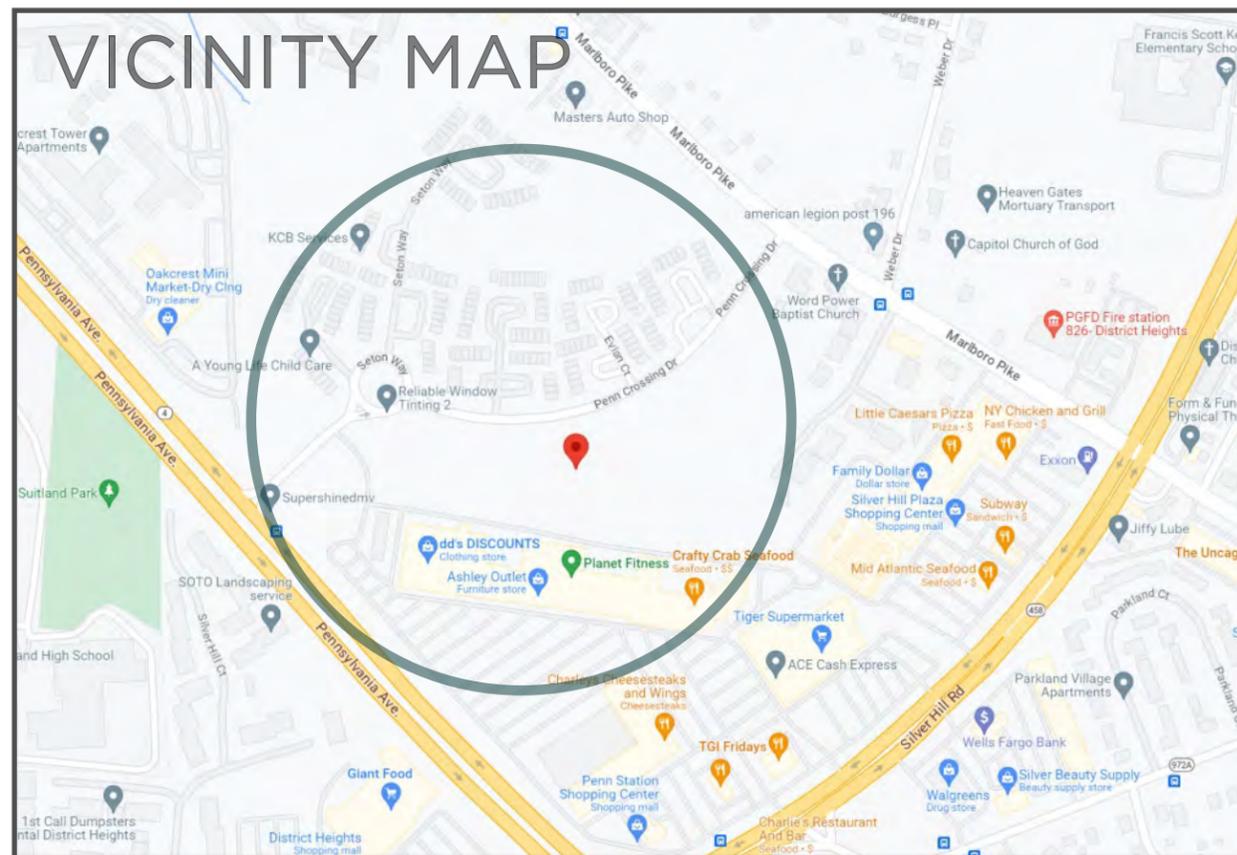
PROJECT NO.
20201090.01B

SCALE: AS SHOWN
DATE: 09/11/2025
DRAWN BY: AN
CHECKED BY: MT

SHEET: 2 OF 2

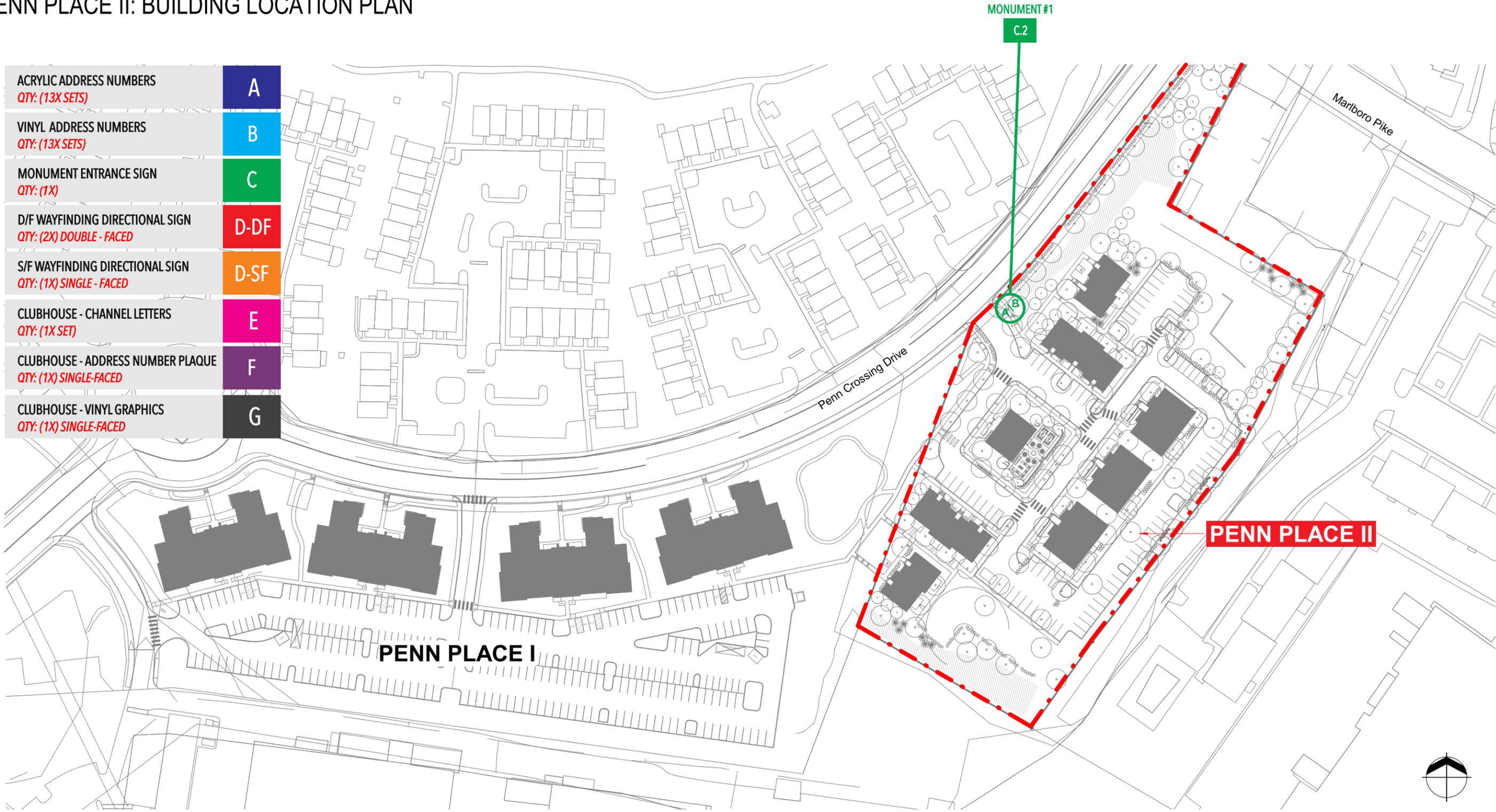
PENN PLACE II

5501 PENN CROSSING DRIVE, DISTRICT HEIGHTS, MD 20727



PENN PLACE II: BUILDING LOCATION PLAN

ACRYLIC ADDRESS NUMBERS <i>QTY: (13X SETS)</i>	A
VINYL ADDRESS NUMBERS <i>QTY: (13X SETS)</i>	B
MONUMENT ENTRANCE SIGN <i>QTY: (1X)</i>	C
D/F WAYFINDING DIRECTIONAL SIGN <i>QTY: (2X) DOUBLE - FACED</i>	D-DF
S/F WAYFINDING DIRECTIONAL SIGN <i>QTY: (1X) SINGLE - FACED</i>	D-SF
CLUBHOUSE - CHANNEL LETTERS <i>QTY: (1X SET)</i>	E
CLUBHOUSE - ADDRESS NUMBER PLAQUE <i>QTY: (1X) SINGLE-FACED</i>	F
CLUBHOUSE - VINYL GRAPHICS <i>QTY: (1X) SINGLE-FACED</i>	G



SCALE: 1" = 120'-0"



401 Hampton Park Boulevard
Capitol Heights, MD, 20743
phone 240.765.1400
fax 240.765.1401
www.artdisplayco.com

CLIENT Penn Place II
PROJECT Exterior Sign Package
ADDRESS 5501 Penn Crossing Dr., District Heights, MD 20747
DRAWING FILE 241068-03XHZ - Penn Place II - Exterior Sign Package

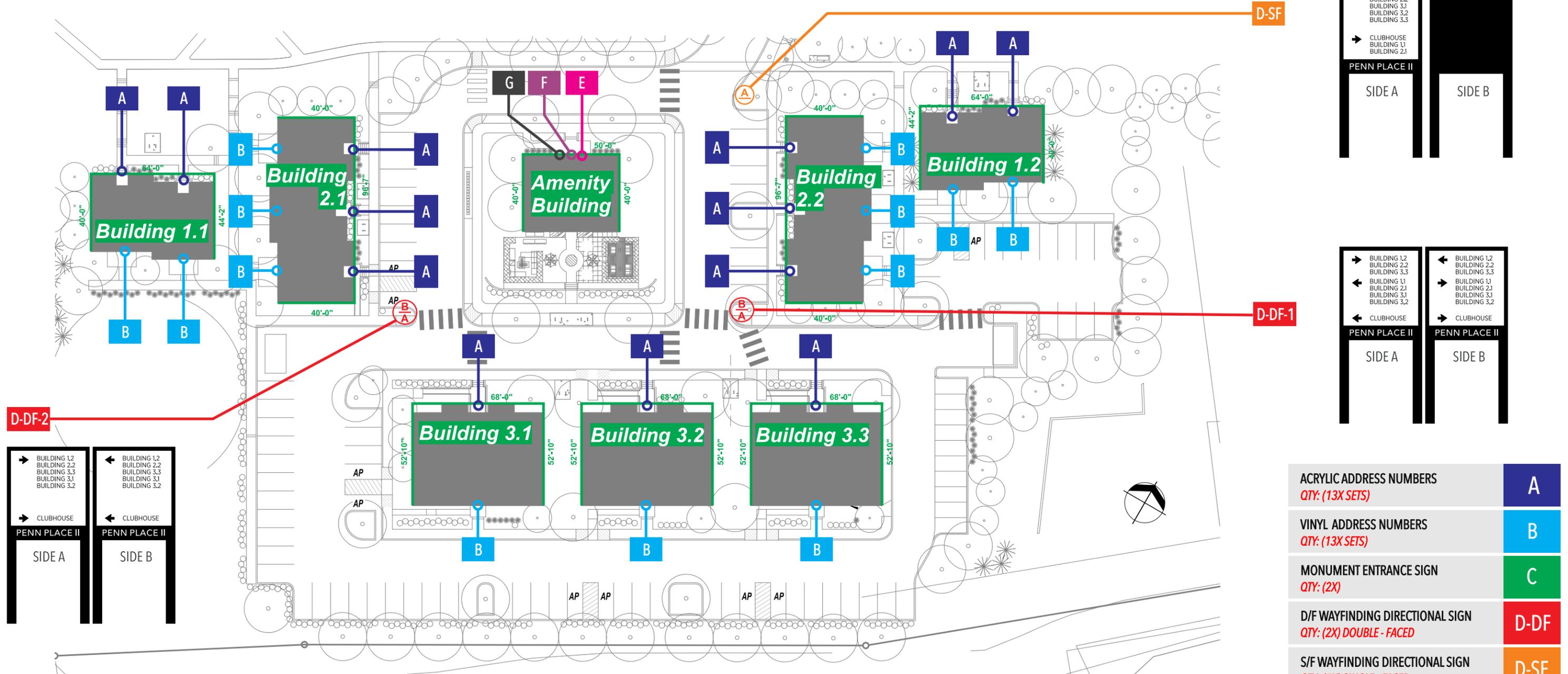
DESIGNER Xing Zhuang
REPRESENTATIVE Ezekiel Lukeman
DRAWING TYPE PERMIT

REVISIONS	
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2 12/03/2024 xhz	7 0/00/00 KB
3 12/06/2024 xhz	8 0/00/00 KB
4 0/00/00 KB	9 0/00/00 KB
5 0/00/00 KB	10 0/00/00 KB

APPROVED BY:
CLIENT _____
SALES & PM _____
PRODUCTION _____
MEASUREMENTS PER:
FIELD CHECK _____

NOTES:
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Ⓛ ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. ALL REQUIRED ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS.

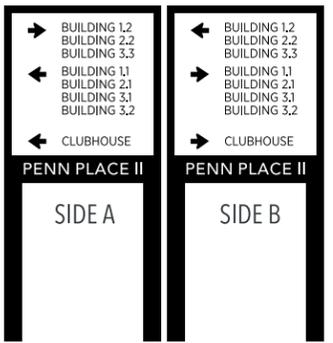
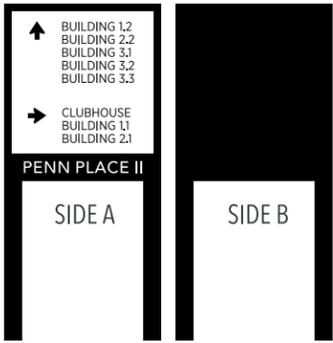
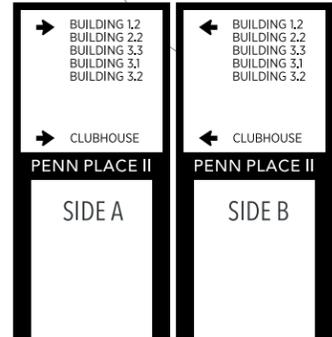
PENN PLACE II: BUILDING LOCATION PLAN



D-DF-2

D-SF

D-DF-1



SCALE: 1" = 50'-0"

	NORTH	WEST	SOUTH	EAST	TOTAL LINEAR
BUILDING 1.1	64'-0"	40'-0"	N/A	44'-2"	148'-2"
BUILDING 1.2	64'-0"	40'-0"	N/A	44'-2"	148'-2"
BUILDING 2.1	40'-0"	N/A	40'-0"	96'-7"	176'-7"
BUILDING 2.2	40'-0"	96'-7"	40'-0"	N/A	176'-7"

	NORTH	WEST	SOUTH	EAST	TOTAL LINEAR
AMENITY BLDG	50'-0"	40'-0"	N/A	40'-0"	130'-0"
BUILDING 3.1	68'-0"	52'-10"	N/A	52'-10"	173'-8"
BUILDING 3.2	68'-0"	52'-10"	N/A	52'-10"	173'-8"
BUILDING 3.3	68'-0"	52'-10"	N/A	52'-10"	173'-8"

ACRYLIC ADDRESS NUMBERS QTY: (13X SETS)	A
VINYL ADDRESS NUMBERS QTY: (13X SETS)	B
MONUMENT ENTRANCE SIGN QTY: (2X)	C
D/F WAYFINDING DIRECTIONAL SIGN QTY: (2X) DOUBLE - FACED	D-DF
S/F WAYFINDING DIRECTIONAL SIGN QTY: (1X) SINGLE - FACED	D-SF
CLUBHOUSE - CHANNEL LETTERS QTY: (1X SET)	E
CLUBHOUSE - ADDRESS NUMBER PLAQUE QTY: (1X) SINGLE-FACED	F
CLUBHOUSE - VINYL GRAPHICS QTY: (1X) SINGLE-FACED	G



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DESIGNER Xing Zhuang
REPRESENTATIVE Ezekiel Lukeman
DRAWING TYPE PERMIT

REVISIONS

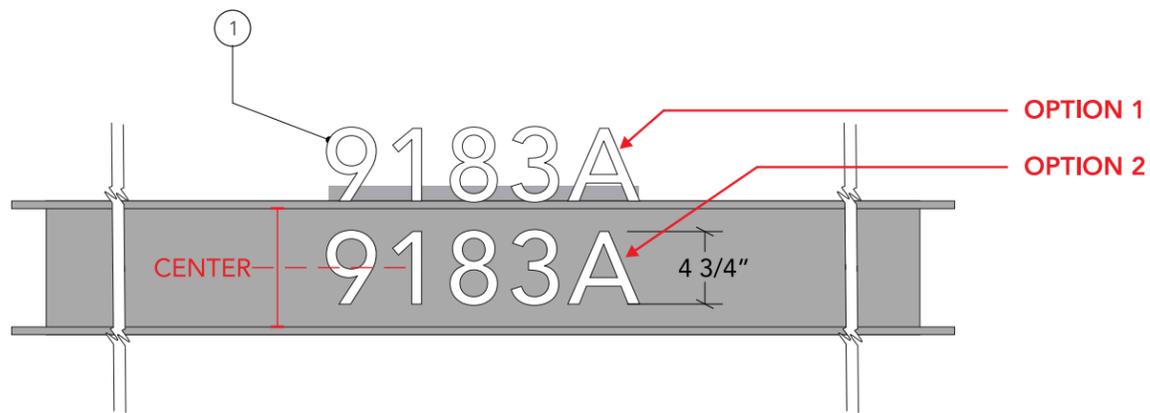
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2 12/03/2024 xhz	7 0/00/00 KB
3 12/06/2024 xhz	8 0/00/00 KB
4 0/00/00 KB	9 0/00/00 KB
5 0/00/00 KB	10 0/00/00 KB

APPROVED BY:
CLIENT _____
SALES & PM _____
PRODUCTION _____
MEASUREMENTS PER:
FIELD CHECK _____

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Ⓢ ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. ALL REQUIRED ELECTRICAL SERVICES TO BE PROVIDED BY OTHERS.

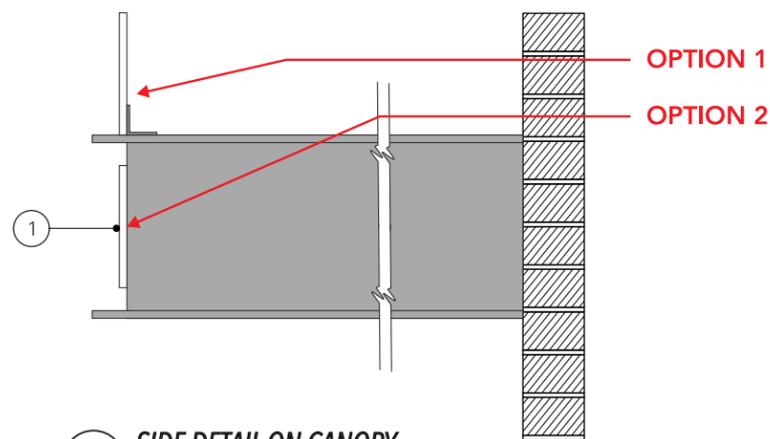
Sign Designation	Proposed Sign Types	Quantities	Page #	Comments	Electrical Require	Lighting	Sign Area Per Sign	Sign Footage Total
A	Acrylic Address Numbers	13	5	n/a	no	n/a	4¾" (h) x 1'-8½" (w)	incidental
B	Vinyl Address Numbers	13	6	n/a	no	n/a	3" (h) x 1'-1" (w)	incidental
C.2	Monument Main Entrance Sign Option #1	1	8	n/a	yes	external	4'-7" (h) x 8'-8" (w)	39.7 sq ft
C.2	Monument Main Entrance Sign Option #2	1	9	n/a	yes	external	4'-7" (h) x 4'-0" (w)	18.3 sq ft
D-DF	D/f Wayfinding Directional Sign	2	10	n/a	no	n/a	3'-4" (h) x 2'-11 ½" (w)	19.8 sq ft
D-SF	S/f Wayfinding Directional Sign	1	11	n/a	no	n/a	3'-4" (h) x 2'-11 ½" (w)	9.9 sq ft
E	Clubhouse - Channel Letters	1	12	n/a	yes	external	1'-2" (h) x 10'-4" (w)	12 sq ft
F	Clubhouse - Address Number Plaque	1	13	n/a	no	n/a	4'-2" (h) x 1'-0" (w)	incidental
G	Clubhouse - Vinyl Graphics	1	14	n/a	no	n/a	10" (h) x 1'-4.5" (w)	incidental
								99.7 Sq. Ft. SUBTOTAL SIGNAGE SQ FT

BUILDING NUMBER	NORTH	WEST	SOUTH	EAST	TOTAL LINEAR FEET
1.1	64'-0"	40'-0"	N/A	44'-2"	148'-2"
1.2	64'-0"	40'-0"	N/A	44'-2"	148'-2"
2.1	40'-0"	N/A	40'-0"	96'-7"	176'-7"
2.2	40'-0"	96'-7"	40'-0"	N/A	176'-7"
AMENITY	50'-0"	40'-0"	N/A	44'-2"	130'-0"
3.1	68'-0"	52'-10"	N/A	44'-2"	173'-8"
3.2	68'-0"	52'-10"	N/A	96'-7"	173'-8"
3.3	68'-0"	52'-10"	N/A	N/A	173'-8"
					1,342.5 Sq. Ft. SUBTOTAL LINEAR FT
					2,685 Sq. Ft. ALLOWABLE SIGN AREA (2 SQ FT PER 1 LINEAR FT)



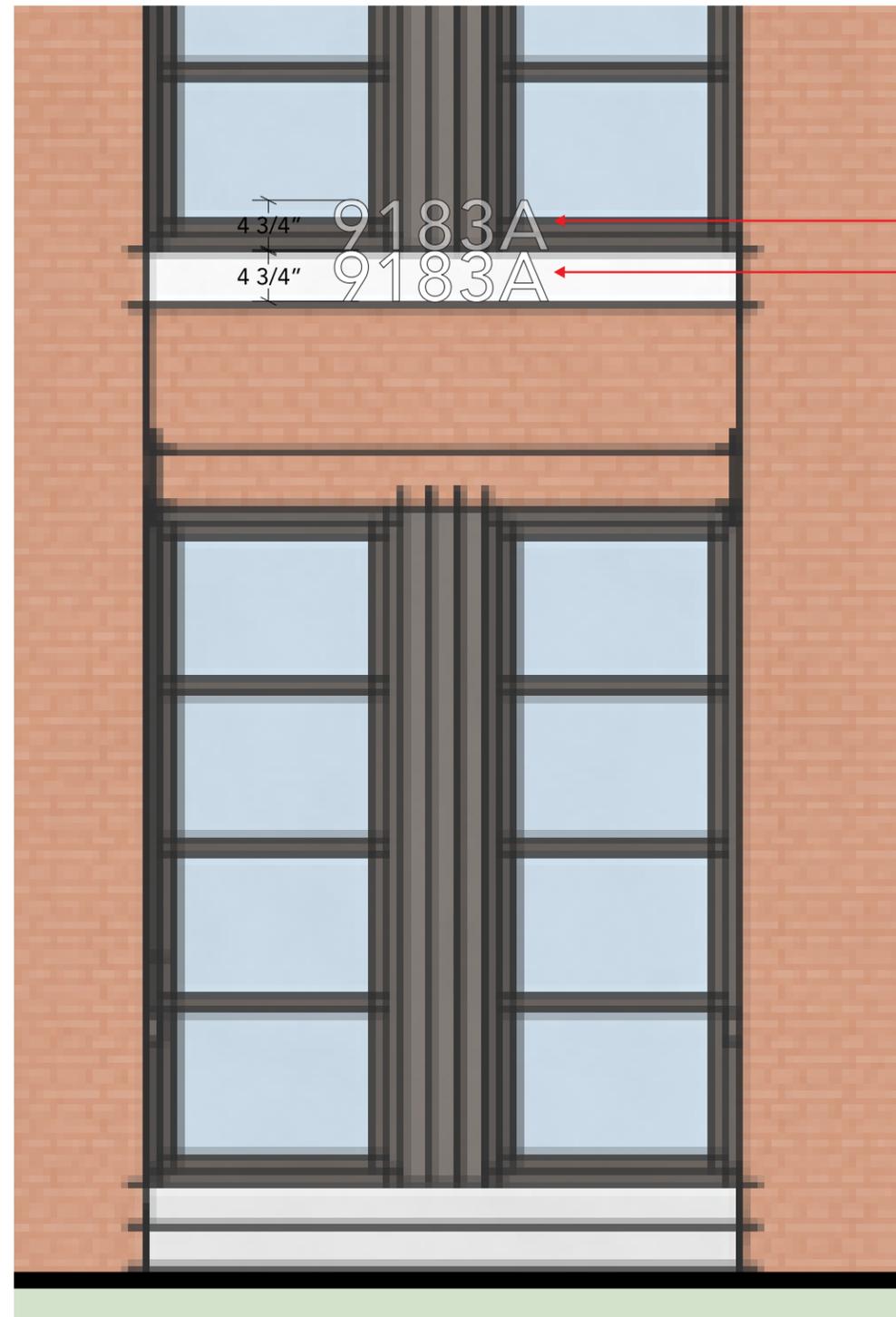
A1 ACRYLIC ADDRESS NUMBER - FRONT VIEW
SCALE: 1" = 1'-0"

- BUILDING 1.1 = QTY: 2X AT BACK ENTRANCES OF BUILDING
- BUILDING 2.1 = QTY: 3X AT BACK ENTRANCES OF BUILDING
- BUILDING 3.1 = QTY: 1X AT BACK ENTRANCES OF BUILDING
- BUILDING 3.2 = QTY: 1X AT BACK ENTRANCES OF BUILDING
- BUILDING 3.3 = QTY: 1X AT BACK ENTRANCES OF BUILDING
- BUILDING 2.2 = QTY: 3X AT BACK ENTRANCES OF BUILDING
- BUILDING 1.2 = QTY: 2X AT BACK ENTRANCES OF BUILDING



A2 SIDE DETAIL ON CANOPY
SCALE: 1" = 1'-0"

NOTE:
- ADDRESS NUMBER MESSAGES TO BE PROVIDED BY CLIENT
- FIELD CHECK NEEDED TO CONFIRM NUMBER HEIGHT WILL FIT ON CANOPY



ACRYLIC ADDRESS NUMBERS

A

QTY: (13X SETS)

SPECIFICATIONS

1. ACRYLIC NUMBERS:

- 1/2" THICK WHITE ACRYLIC NUMBERS
- FONT: AVENIR LT STD 65 MEDIUM

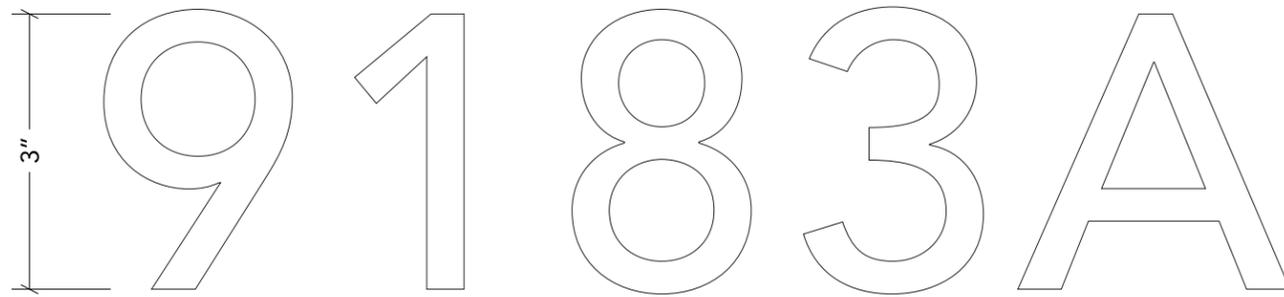
INSTALLATION:

- PIN MOUNTED TO METAL CANOPY

OPTION 1

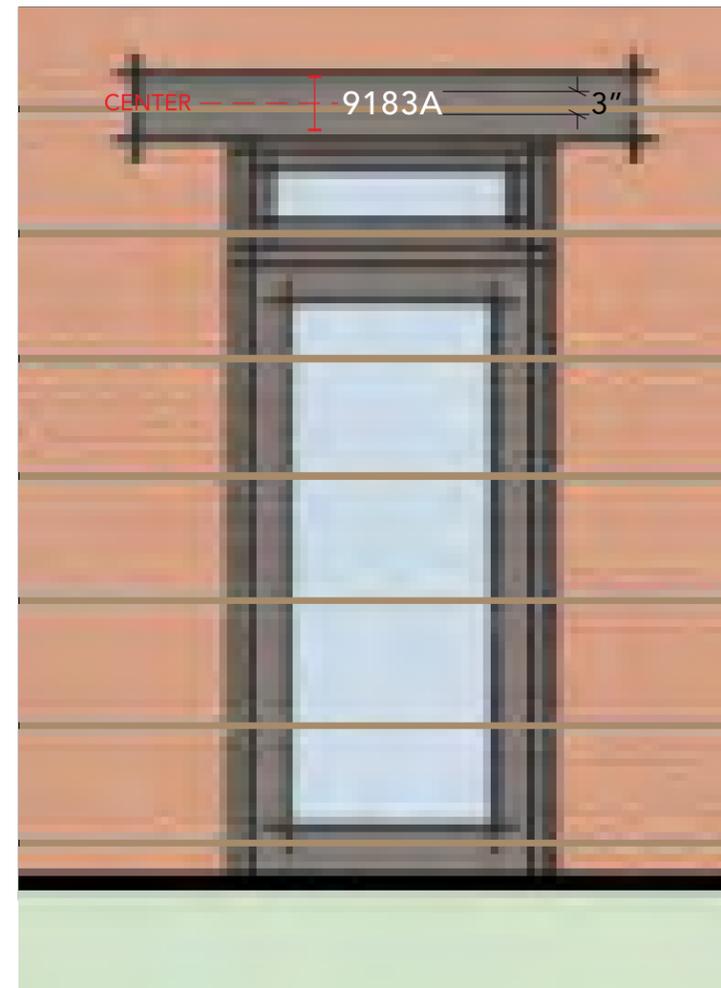
OPTION 2

B1 VINYL GRAPHICS - FRONT VIEW
SCALE: 1 : 2



- BUILDING 1.1 = QTY: 2X AT BACK ENTRANCES OF BUILDING
- BUILDING 2.1 = QTY: 3X AT BACK ENTRANCES OF BUILDING
- BUILDING 3.1 = QTY: 1X AT BACK ENTRANCES OF BUILDING
- BUILDING 3.2 = QTY: 1X AT BACK ENTRANCES OF BUILDING
- BUILDING 3.3 = QTY: 1X AT BACK ENTRANCES OF BUILDING
- BUILDING 2.2 = QTY: 3X AT BACK ENTRANCES OF BUILDING
- BUILDING 1.2 = QTY: 2X AT BACK ENTRANCES OF BUILDING

NOTE:
- LAYOUTS TO BE DETERMINED VIA CLIENT PROVIDED MESSAGE SCHEDULE
- FIELD CHECK NEEDED TO CONFIRM NUMBER HEIGHT WILL FIT ON CANOPY



B2 TYPICAL TRANSOM ELEVATION - FRONT VIEW
SCALE: 1/2" = 1'-0"

VINYL ADDRESS NUMBERS
QTY: (13X SETS)

B

SPECIFICATIONS

- 1. VINYL GRAPHICS:**
- CUT AND WEDED VINYL GRAPHICS APPLIED 2ND SURFACE ONTO GLASS SIDELIGHTS
 - FONT: AVENIR LT STD 65 MEDIUM

SPECIFICATIONS

V1. WHITE

REVISIONS	
1 11/23/2024 xhz	6 0/00/00 KB
2 12/03/2024 xhz	7 0/00/00 KB
3 12/06/2024 xhz	8 0/00/00 KB
4 0/00/00 KB	9 0/00/00 KB
5 0/00/00 KB	10 0/00/00 KB

APPROVED BY: _____
CLIENT _____
SALES & PM _____
PRODUCTION _____
MEASUREMENTS PER: _____
FIELD CHECK _____

NOTES:
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Ⓢ ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. **ALL REQUIRED ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS.**



E1 BUILDING 1.1 / 1.2 - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



E5 BUILDING 1.1 / 1.2 - REAR ELEVATION
SCALE: 1/16" = 1'-0"



B1 BUILDING 2.1 / 2.2 - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



B5 BUILDING 2.1 / 2.2 - REAR ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING 3.1/3.2/3.3 - FRONT ELEVATION

SCALE: 1/16" = 1'-0"



BUILDING 3.1/3.2/3.3 - REAR ELEVATION

SCALE: 1/16" = 1'-0"

OPTION #1

S/F MONUMENT ENTRANCE SIGN

C.2

QTY: (1X) DOUBLE - FACED

RESIDENCE ENTRANCE MONUMENT SIGN

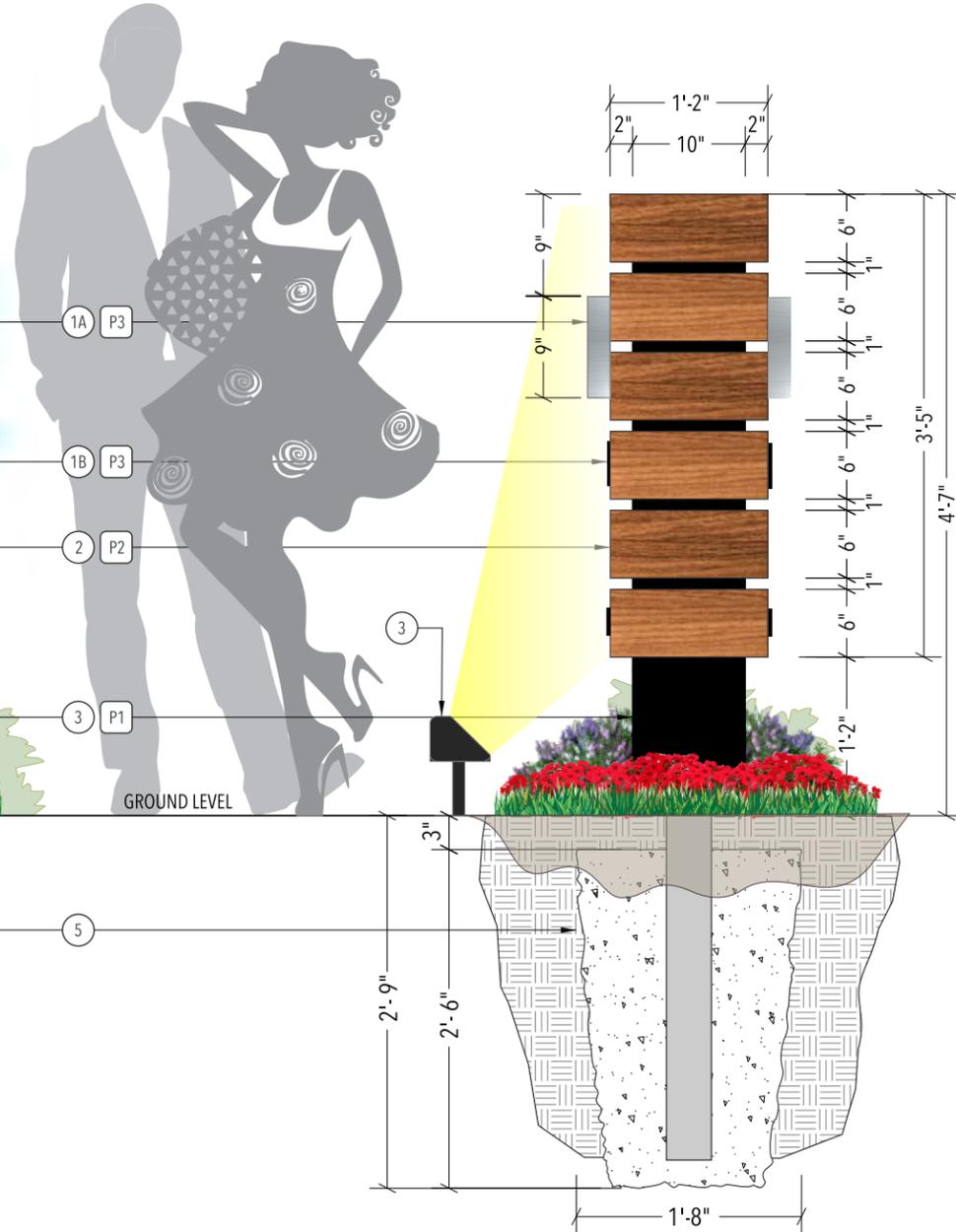
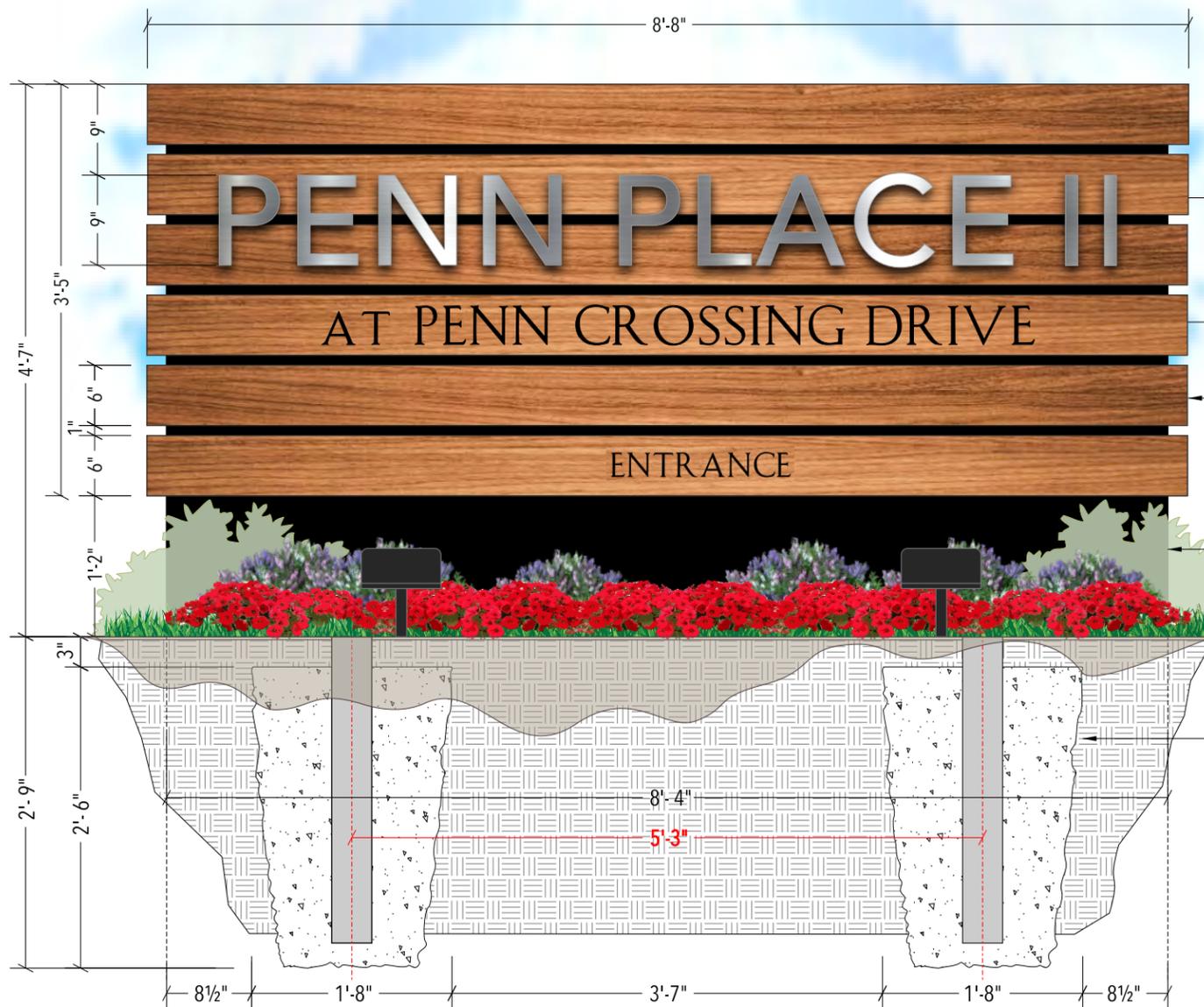
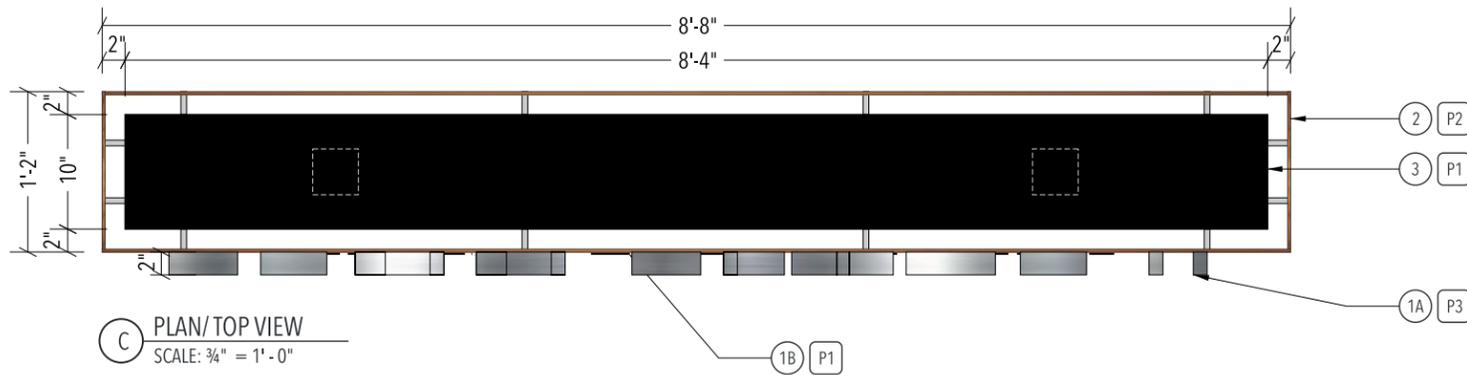
- 1A. PENN PLACE II LETTERS:
2" DEEP STAINLESS STEEL LETTER READING, "PENN PLACE II" w/ BRUSH FINISH MOUNTED FLAT AGAINST FACE PANELS.
- 1B. AT PENN CROSSING DRIVE & MAIN ENTRANCE LETTERS:
1/4" THK. BLACK ACRYLIC LETTERS STUD MOUNTED TO THE FACE PANELS.
2. FACE PANELS:
1/4" THK. ALUMINUM PANELS w/ WOOD GRAIN BELBIEN® AND MOUNTED TO CABIN w/ 2" X 1/2" DIA. STUDS. THE STUDS TO BE PAINTED BLACK. **NOTE:** THE PANELS WILL MOUNT ON ALL SIDES OF THE CABINET.
3. CABINET:
* 10" DEEP X .080" ALUMINUM CLADDING PAINTED BLACK ON FACE AND RETURNS AND MOUNTED TO 2" X 2" X 3/16" ALUMINUM ANGLE FRAME.
4. ILLUMINATION:
(2X) FLOOD LIGHTS (3000K) WILL BE INSTALLED IN FRONT OF THE MONUMENT SIGN TO BE ILLUMINATION AT NIGH.
5. INSTALLATION:
- SIGN WILL BE INSTALLED INTO TYPICAL SOIL / GRADE w/ (2X) 4" X 4" X 1/4" TUBES w/ Poured CONCRETE FOOTING.

COLORS & FINISHES

P1. BLACK

P2. BELBIEN®
EW-1201 REAL OAK

M1. STAINLESS STEEL;
BRUSHED FINISH



OPTION #2

D/F MONUMENT ENTRANCE SIGN

C.2

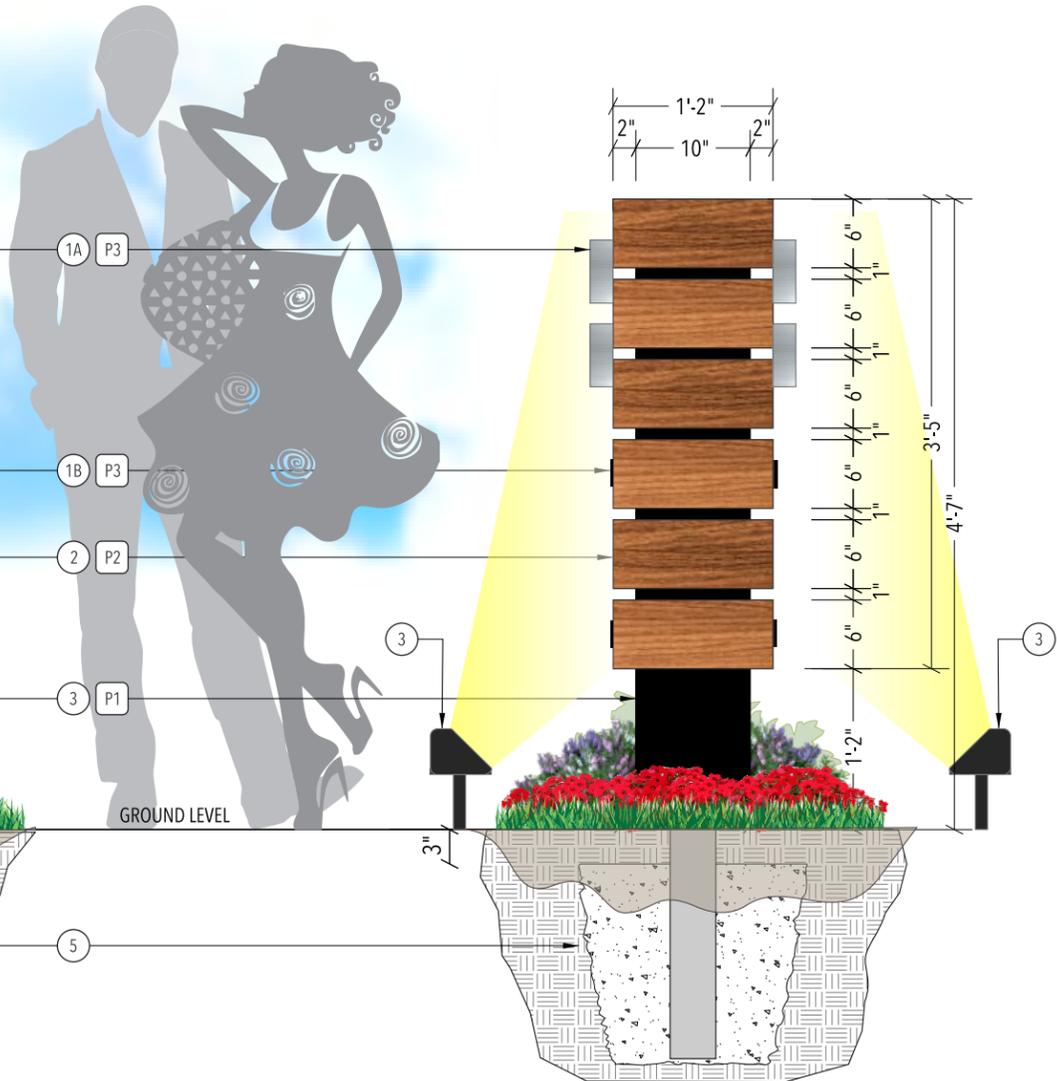
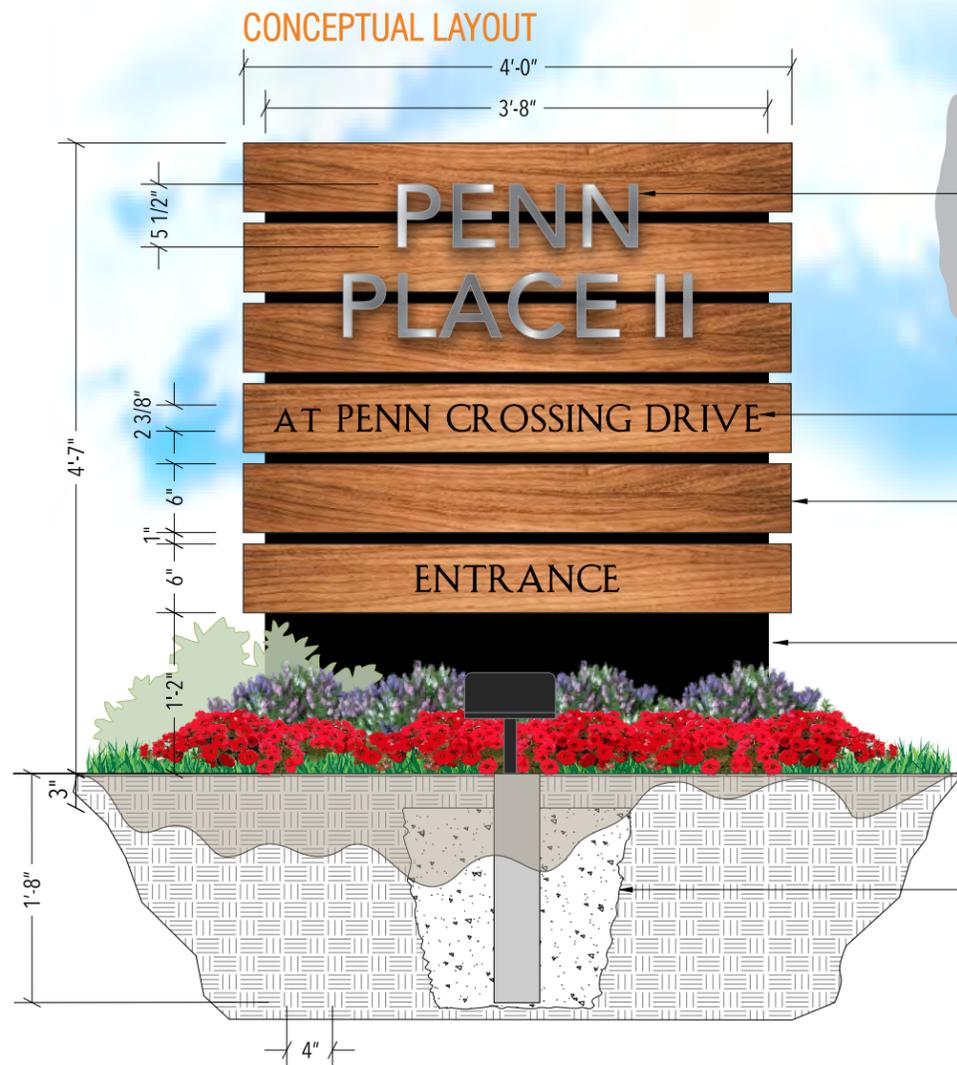
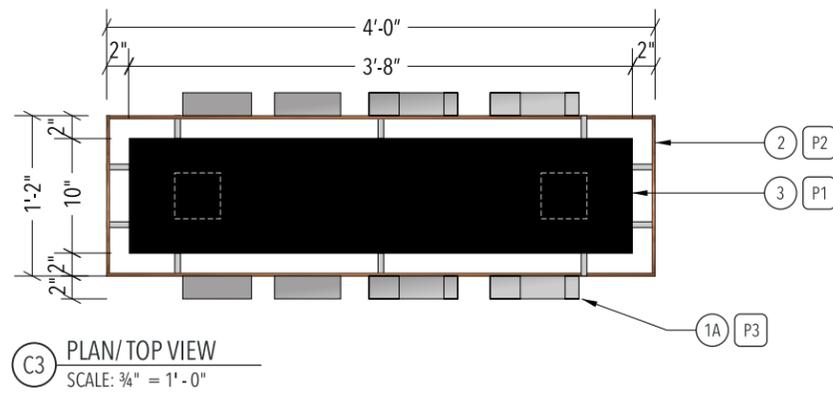
QTY: (1X) DOUBLE - FACED

RESIDENCE ENTRANCE MONUMENT SIGN

- 1A. **PENN PLACE II LETTERS:**
2" DEEP STAINLESS STEEL LETTER READING, "PENN PLACE"
w/ BRUSH FINISH MOUNTED FLAT AGAINST FACE PANELS.
- 1B. **AT PENN CROSSING DRIVE & MAIN ENTRANCE LETTERS:**
1/4" THK. BLACK ACRYLIC LETTERS STUD MOUNTED TO THE
FACE PANELS.
2. **FACE PANELS:**
1/4" THK. ALUMINUM PANELS w/ WOOD GRAIN BELBIEN ®
AND MOUNTED TO CABIN w/ 2" X 1/2" DIA. STUDS. THE STUDS
TO BE PAINTED BLACK. **NOTE:** THE PANELS WILL MOUNT ON
ALL SIDES OF THE CABINET.
3. **CABINET:**
* 10" DEEP X .080" ALUMINUM CLADDING PAINTED BLACK
ON FACE AND RETURNS AND MOUNTED TO 2" X 2" X 3/16"
ALUMINUM ANGLE FRAME.
4. **ILLUMINATION (BY OTHERS):**
(2X) FLOOD LIGHTS (3000K) WILL BE INSTALLED IN FRONT
OF THE MONUMENT SIGN TO BE ILLUMINATION AT NIGHT.
5. **INSTALLATION:**
- SIGN WILL BE INSTALLED INTO TYPICAL SOIL / GRADE w/
(2X) 4" X 4" X 1/4" TUBES w/ Poured CONCRETE FOOTING.

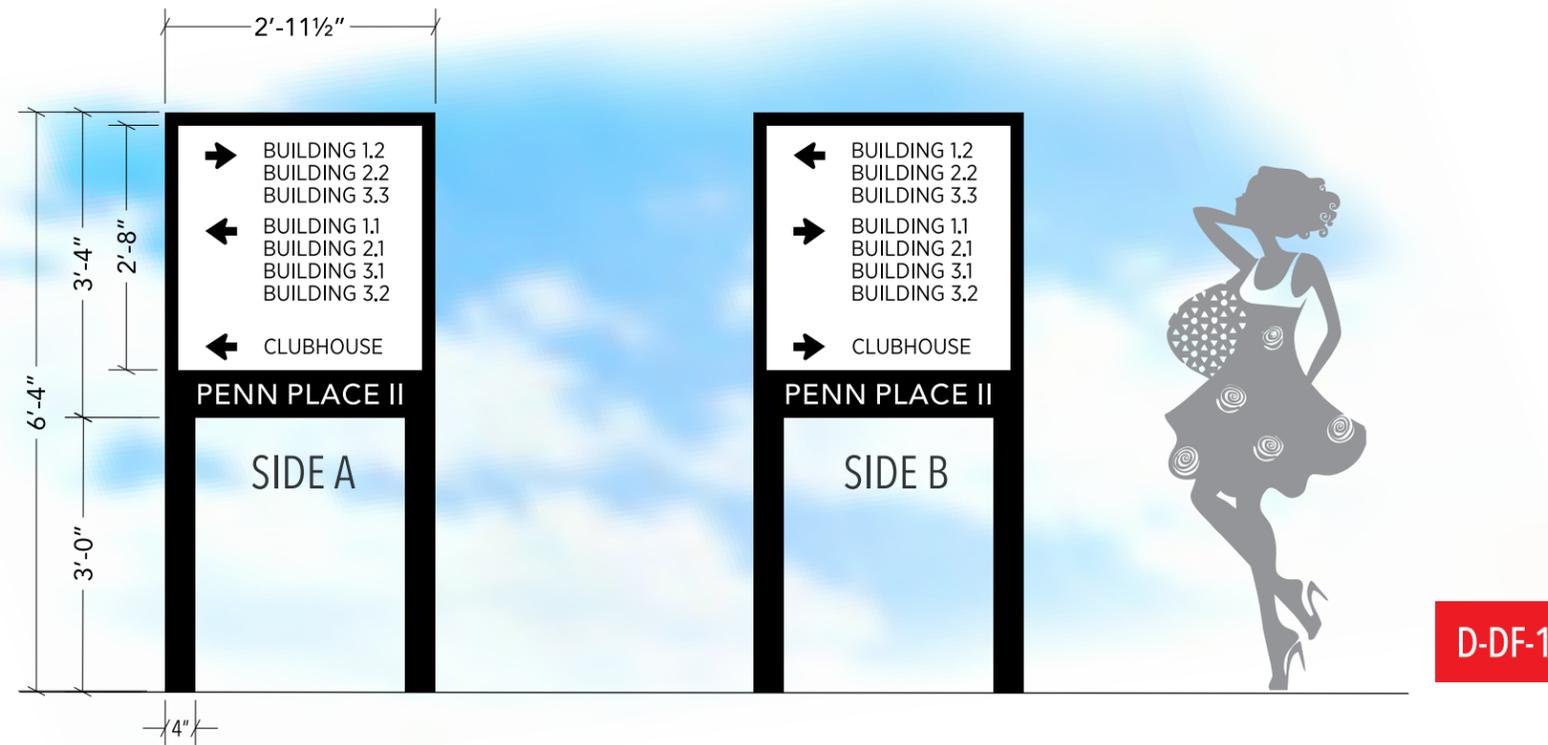
COLORS & FINISHES

- P1. BLACK 
- P2. BELBIEN ®
EW-1201 REAL OAK 
- M1. STAINLESS STEEL;
BRUSHED FINISH 

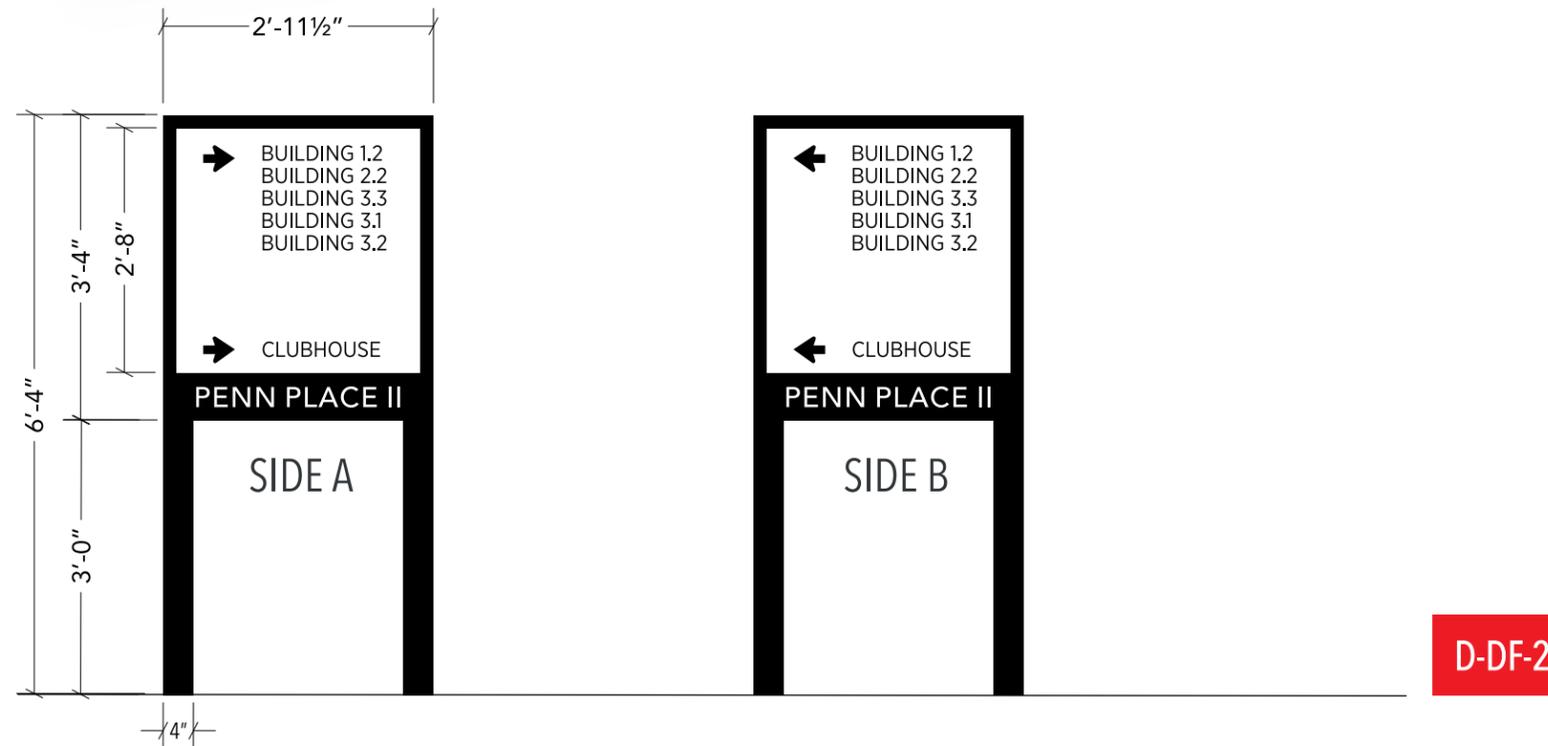


SPECIFICATIONS

1. **ALUMINUM PANELS:**
.063" THICK ALUMINUM PANEL PAINTED P1
2. **VINYL GRAPHICS:**
CUT AND WEEDED BLACK AND WHITE VINYL GRAPHICS
3. **POSTS:**
4"X4" ALUMINUM TUBE POSTS PAINTED P1
4. **INSTALLATION:**
ALUMINUM PANELS MOUNTED TO EITHER SIDE OF POSTS WITH SCREWS
POST AND PANELS INSTALLED INTO EXISTING CONDITIONS WITH SAKRETE



D-DF-1



D-DF-2

D-DF DIRECTIONAL SIGN - DOUBLE SIDED
SCALE: 1/2" = 1'-0"

COLORS & FINISHES

- P1. BLACK
- V1. BLACK
- V2. WHITE

REVISIONS

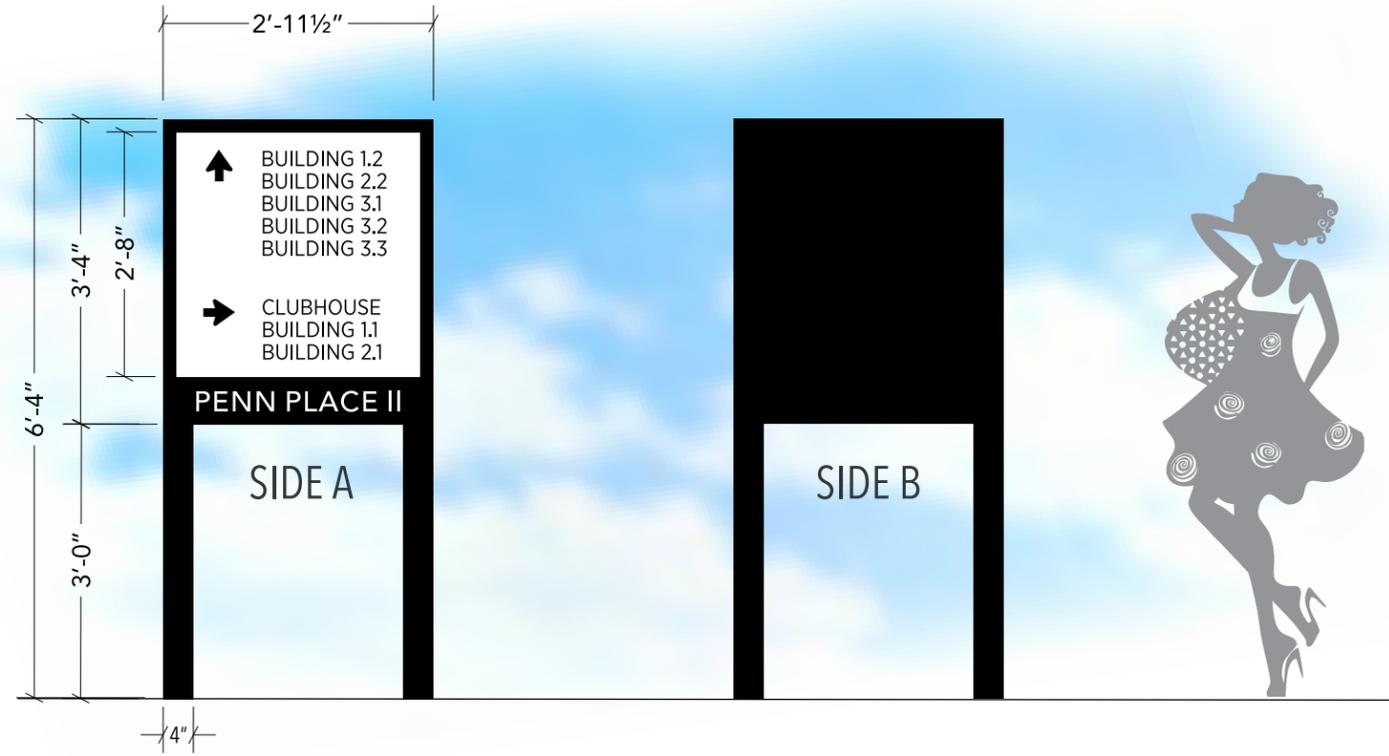
1 11/23/2024 xhz	6 0/00/00 KB
2 12/03/2024 xhz	7 0/00/00 KB
3 12/06/2024 xhz	8 0/00/00 KB
4 0/00/00 KB	9 0/00/00 KB
5 0/00/00 KB	10 0/00/00 KB

APPROVED BY: _____
CLIENT _____
SALES & PM _____
PRODUCTION _____
MEASUREMENTS PER: _____
FIELD CHECK _____

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SPECIFICATIONS

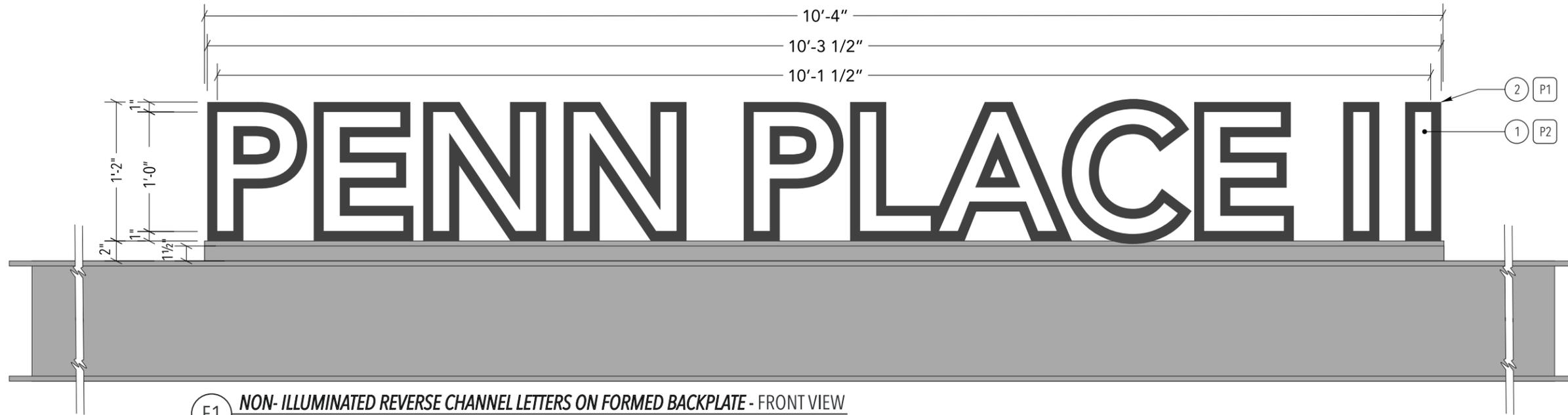
1. **ALUMINUM PANELS:**
.063" THICK ALUMINUM PANEL PAINTED P1
2. **VINYL GRAPHICS:**
CUT AND WEEDED BLACK AND WHITE VINYL GRAPHICS
3. **POSTS:**
4"X4" ALUMINUM TUBE POSTS PAINTED P1
4. **INSTALLATION:**
ALUMINUM PANELS MOUNTED TO POSTS WITH SCREWS
POST AND PANELS INSTALLED INTO EXISTING CONDITIONS WITH SAKRETE



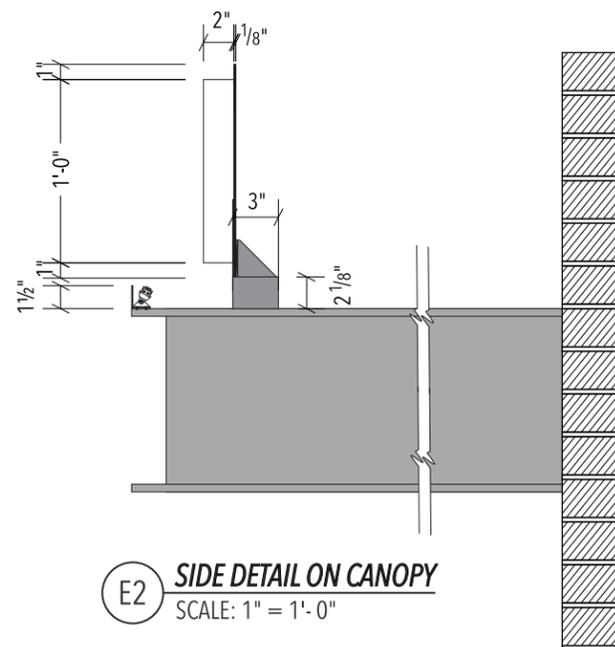
D-SF DIRECTIONAL SIGN - SINGLE SIDED
SCALE: 1/2" = 1'-0"

COLORS & FINISHES

- P1. BLACK 
- V1. BLACK 
- V2. WHITE 



E1 **NON-ILLUMINATED REVERSE CHANNEL LETTERS ON FORMED BACKPLATE - FRONT VIEW**
SCALE: 1" = 1'-0"



E2 **SIDE DETAIL ON CANOPY**
SCALE: 1" = 1'-0"

SPECIFICATIONS

1. **NON-ILLUM. EXT. CHANNEL LETTERS:**

- 2" DEEP FABRICATED ALUMINUM CHANNEL LETTERS
- PAINTED P2, GLOSS FINISH
- FONT: AVENIR LT STD 65 MEDIUM

2. **BACK PLATE & MOUNTING:**

- 1/8" THICK ALUMINUM BACK PLATE PAINTED DARK GREY AND MOUNTED TO A 2" X 3" ALUMINUM FABRICATED RACEWAY w/ GUSSETS. THE RACEWAY WILL MOUNT TO THE TOP OF THE EXISTING C-CHANNEL CANOPY.
- NOTE:** THE RACEWAY, GUSSETS TO BE PAINTED TO MATCH THE EXISTING CANOPY COLOR AS CLOSE A POSSIBLE. (ADC CAN NOT MATCH 100% DO TO SUN AND WEATHER)
- PAINTED P1, MATTE FINISH

3. **UP LIGHTING:**

- L.E.D. LIGHTTRACK TO BE MOUNTED IN FRONT OF THE LETTERS TO GIVE ILLUMINATION. A 1 1/2" L-BRACKET WILL MOUNT IN FRONT OF THE LIGHT TRACK AND BE PAINTED TO MATCH THE CANOPY COLOR.

INSTALLATION:

- ENTIRE SIGN TO BE MOUNTED ON TOP OF EXISTING, C-CHANNEL CANOPY, CENTERED BETWEEN LEFT AND RIGHT ENDS.
- NOTE: MOUNTING METHOD TBD AFTER FIELD SURVEY OF THE EXISTING CANOPY. COLOR MATCH TBD AFTER SURVEY. (CUSTOM TO PROVIDE THE COLOR OR CLOSET MATCH)
- (VIF) PAINTED P1
- LETTERS TO BE BOLTED TO BACKPLATE

CONSTRUCTION DETAILS WILL PROVIDE AFTER REVIEW OF THE DRAWINGS AND SURVEY OF EXISTING CANOPIES

SPECIFICATIONS

P1. DARK GREY (MATTE FINISH)
(FIELD CHECK NEEDED TO MATCH DARK GREY ON EXTERIOR FACADE)



P2. WHITE (HIGH GLOSS FINISH)



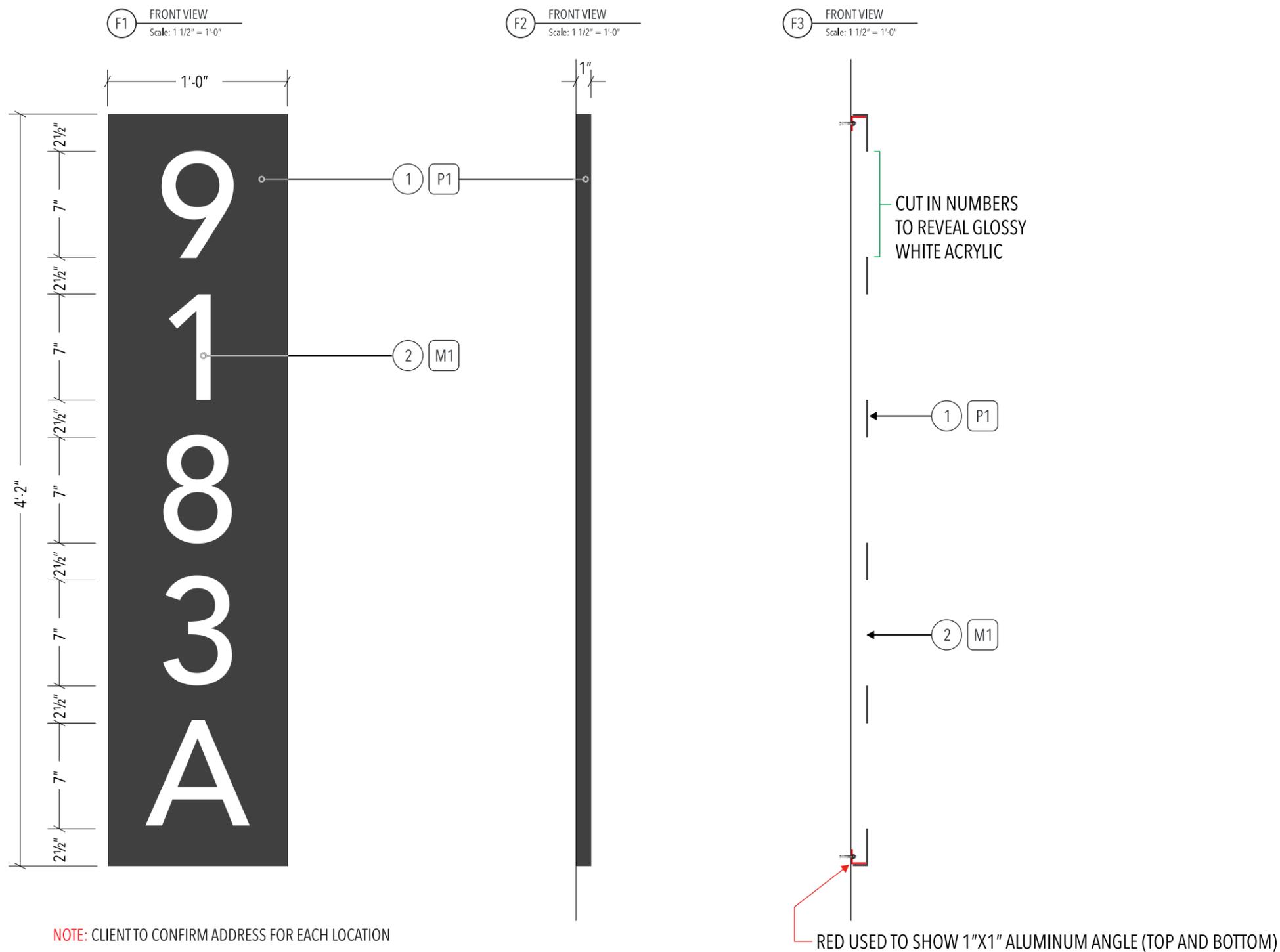
QTY: (1X) SINGLE-FACED

SPECIFICATIONS

- 1. NON-ILLUM. ALUMINUM PAN
 - 1" DEEP FABRICATED ALUMINUM PAN FACE
 - PAINTED P1, MATTE FINISH
- 2. CUT-IN GRAPHICS
 - CUT-IN GRAPHICS BACKED WITH GLOSSY WHITE OPAQUE ACRYLIC
 - FONT: AVENIR LT STD 65 MEDIUM

INSTALLATION

- SIGN MOUNTED TO WALL USING 1"x1" ALUMINUM ANGLE ON TOP AND BOTTOM ONLY AND ANCHORS WITH EPOXY INTO EXISTING FACADE (VIF)
- ALUMINUM PANEL MOUNTED TO ANGLE USING COUNTER SUNK SCREWS (PAINTED P1)



SPECIFICATIONS

- P1. DARK GREY (MATTE FINISH) 
- (FIELD CHECK NEEDED TO MATCH DARK GREY ON EXTERIOR FACADE)
- M1. GLOSS WHITE ACRYLIC 

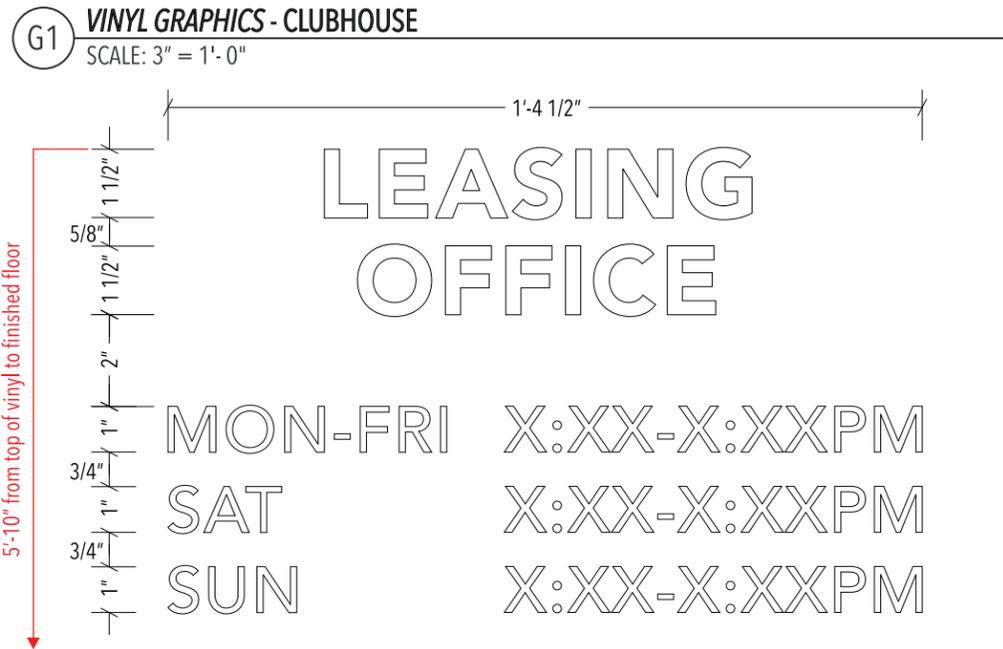
REVISIONS	
1 11/23/2024 xhz	6 0/00/00 KB
2 12/03/2024 xhz	7 0/00/00 KB
3 12/06/2024 xhz	8 0/00/00 KB
4 0/00/00 KB	9 0/00/00 KB
5 0/00/00 KB	10 0/00/00 KB

APPROVED BY: _____
CLIENT _____
SALES & PM _____
PRODUCTION _____
MEASUREMENTS PER: _____
FIELD CHECK _____

SPECIFICATIONS

1. VINYL GRAPHICS:

- CUT AND WEDED VINYL GRAPHICS APPLIED 2ND SURFACE ONTO GLASS SIDELIGHTS
- FONT: AVENIR LT STD 65 MEDIUM



NOTE: HOURS TO BE PROVIDED BY CLIENT

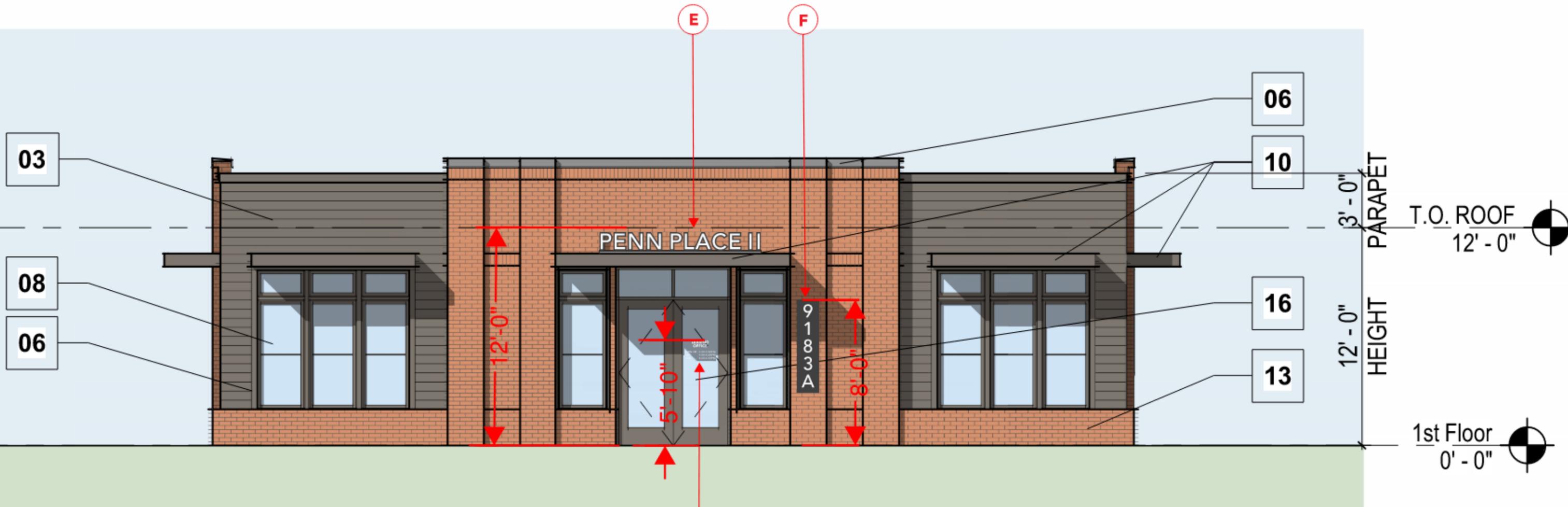
SPECIFICATIONS

V1. WHITE

REVISIONS	
1 11/23/2024 xhz	6 0/00/00 KB
2 12/03/2024 xhz	7 0/00/00 KB
3 12/06/2024 xhz	8 0/00/00 KB
4 0/00/00 KB	9 0/00/00 KB
5 0/00/00 KB	10 0/00/00 KB

APPROVED BY:
 CLIENT _____
 SALES & PM _____
 PRODUCTION _____
 MEASUREMENTS PER:
 FIELD CHECK _____

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A1 AMENITY - NORTH ELEVATION
1/8" = 1'-0"

Additional Back-up

For

DET-2024-020

Penn Place II

**PRE-APPLICATION NEIGHBORHOOD MEETING
WRITTEN SUMMARY
DETAILED SITE PLAN DET-2024-020
PENN PLACE II**

Pursuant to Section 27-3402 of the Zoning Ordinance, a Pre-Application Neighborhood Meeting was held on February 26, 2025 at 6:00 pm regarding Detailed Site Plan DET-2024-020. The Applicant, Penn Place II Owner LLC, is the owner of property located on the south side of Penn Crossing Drive in District Heights, Maryland. The property comprises approximately 4.9 acres and is more particularly described as Parcel 117 on Tax Map 81 (the "Property"). The Property is currently zoned RMF-20 (Residential Multifamily). The purpose of the Detailed Site Plan is to obtain approval to construct 54 dwelling units located in seven three story buildings. The development will also include a free-standing community building.

As required by Section 27-3401, the applicant attended a Pre-Application Conference with staff on January 10, 2025. Thereafter, staff provided comments as well as a mailing list and Zoning Sketch Map for the Pre-Application Neighborhood Meeting. Section 27-3402(c) requires the applicant to provide mailing notice and post the property at least 30 days in advance of the Pre-Application Neighborhood Meeting. On January 27, 2025, the applicant provided mailing notice of the Pre-Application Neighborhood Meeting utilizing the sample mailing letter provided by the Maryland-National Capital Park and Planning Commission ("M-NCPPC"). The mailing notice was sent to all recipients identified on the mailing list provided by staff. Copies of the Notice Letter, Zoning Sketch Map, list of recipients and mailing list receipt are attached collectively as Exhibit "A." Signs were also posted on the property on January 27, 2025. The signs were prepared utilizing the sign template provided by M-NCPPC. Section 27-3407(b)(6)(A) sets forth the posting requirements. In accordance therewith, two signs were posted, one along the property frontage on Penn Crossing Drive and the other along the property frontage on Marlboro Pike. Photographs depicting the signs are marked Exhibit "B" and attached hereto.

The meeting was held at the Oakcrest Community Center, 1300 Capitol Heights Boulevard, Capitol Heights, MD, 20743. proposed development site. The meeting began promptly at 6:00 p.m. A representative of the Applicant, Rahul Sood, began the meeting with a brief introduction as to the purpose of the meeting, which was to inform the community of the proposed Detailed Site

Plan and the intention to develop the property with the proposed multifamily dwellings. Mr. Sood provided an introduction to the developer, Velocity Companies and the development team. He provided a history of the site, including a discussion regarding prior approvals, and noted that the proposed project was part of a larger project consisting of Penn Place I and the proposed development, Penn Place II.

A summary was provided of the recently approved Phase I project (Penn Place I), which includes 168 units across 4 buildings, each building containing 4 stories. Following this summary, there were general questions regarding the Phase I development, the estimated timeline for construction start and completion, the location of entrances into and out of the project, the location of parking, and landscaping along the Penn Crossing Drive frontage.

Mr. Sood then provided a summary of the proposed Phase II project (Penn Place II), consisting of 54 units across 7 buildings which are townhome style apartments. Each building will be 3 stories each. Following this summary, there were general questions about this proposed development, including the site context and location of the proposed entrance, as well as the construction timeline relative to Phase I. The presentation included a summary of the proposed materials, amenities, and parking layout.

Following a summary of the development proposal, the attendees were provided with a summary of the entitlement process for approval of the Detailed Site Plan and the requirement for a Planning Board hearing. In addition to this summary, there was a general discussion about the overall development. The following topics were discussed:

- Security and Safety considerations both during and after construction
- How parking for residents will be managed upon opening
- Construction related concerns
 - Construction timelines;
 - Displacement of wildlife;
 - Securing the site;
 - Ensuring cleanliness of and around the site;

The above summary included several exhibits which were presented during the meeting. Each of the documents required to be presented pursuant to Section 27-3402(c)(3)(B) were included.

Copies of all documents presented during the meeting are attached as Exhibit "C".

The meeting was attended by approximately 5 community representatives. These representatives included the following:

- B.E. Holland with TAP;
- Martha Terrell;
- Willie Cook;
- Precious Smith ;
- Chalita Brandly;

Sign-in sheets were provided at the meeting. Copies of the meeting summary and all presentation materials have been sent to all attendees who provided email addresses at the meeting.

In sum, the meeting was well attended and helpful comments and were provided to assist the Applicant in understanding the concerns and needs of the surrounding community.

EXHIBIT "A"

Pre-Application Neighborhood Meeting

DATE: February 26, 2025, 6:00 pm

Doors will open at 5:30 pm

LOCATION: Oakcrest Community Center, 1300 Capitol Heights Boulevard, Capitol Heights, MD 20743

(Developer Representative will be available to answer questions)

Date: January 24, 2025

Dear Neighbor:

You are invited to a Pre-Application Neighborhood Meeting to review and discuss a detailed site plan application for property containing 4.9 acres and located on the south side of Penn Crossing Drive near its intersection with Marlboro Pike. The property is more particularly referenced as Parcel 117 on Tax Map 81. This meeting is being held in accordance with the Prince George's County Planning Department's Pre-Application procedures for Application Number DET-2024-020.

Meeting Location/Date/Time

The meeting will be held at the Oakcrest Community Center which is located at 1300 Capitol Heights Boulevard Capitol Heights, MD 20743.

Meeting Date: February 26, 2025 at 6:00 pm

Purpose of the Meeting

The Pre-Application Neighborhood Meeting is intended as a way for the Project sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Prince George's County Planning Department. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a development application has been submitted to the Planning Department, you may track its status at <http://www.mncppcapps.org/planning/DAMSWEB/default.cfm>.

What Happens During a Pre-Application Neighborhood Meeting?

During the Pre-Application Neighborhood Meeting, the applicant's representatives will present the proposed development to the community. This presentation will provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible. Pre-Application Neighborhood Meetings are opportunities for informal communication between applicants and the landowners and occupants of nearby lands, and other residents affected by development proposals. Participation in any preliminary, Pre-Application Neighborhood Meeting is for informational purposes only. **Any resultant participation and/or written summary of same shall not be part of the administrative record for any development application that may be filed and accepted.**

A Pre-Application Neighborhood Meeting is required because this project includes (check all that apply):

- A rezoning of a property (including ZMAs, Planned Developments, and CBCA)
- An application for Special Exception use
- A major departure per Section 27-3614(b)(2)
- A Preliminary Plan of Major Subdivision

✓ **Construction, expansion, or alteration of townhouse and/or multifamily dwelling development of greater than ten (10) units**

- Construction, expansion, or alteration of nonresidential development consisting of greater than a total of 25,000square feet of gross floor area.
- Construction, expansion, or alteration of mixed-use development with greater than ten thousand (10,000) square feet of gross floor area and/or greater than ten (10) dwelling units
- A Pre-Application Neighborhood Meeting is optional for this application, but the applicant has opted to hold one

The development proposal is to construct 54 multifamily dwelling units on the property, which will be located in seven buildings. There will also be a free-standing community building. This property consists of 4.9 acres and is currently undeveloped. The property is currently zoned RMF-20 (Residential Multifamily). The application being filed is a Detailed Site Plan, which will approve the site layout and the architecture of the proposed development. Off-street parking will be provided to serve the proposed development.

Existing number of dwelling units	None	Permitted	98	Proposed	54
Existing building square footage	0	Permitted	N/A	Proposed	375,000
Existing number of stories	N/A	Permitted	N/A	Proposed	3 Stories
Existing building height	N/A	Permitted	50 feet	Proposed	35 feet
Existing building depth	N/A	Permitted	N/A	Proposed	33-49 feet
Current zone	RMF-20		Proposed Zone	RMF-20	

Meeting Information:

Applicant: Rahul Sood, Velocity Companies

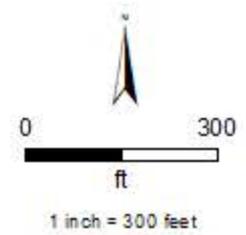
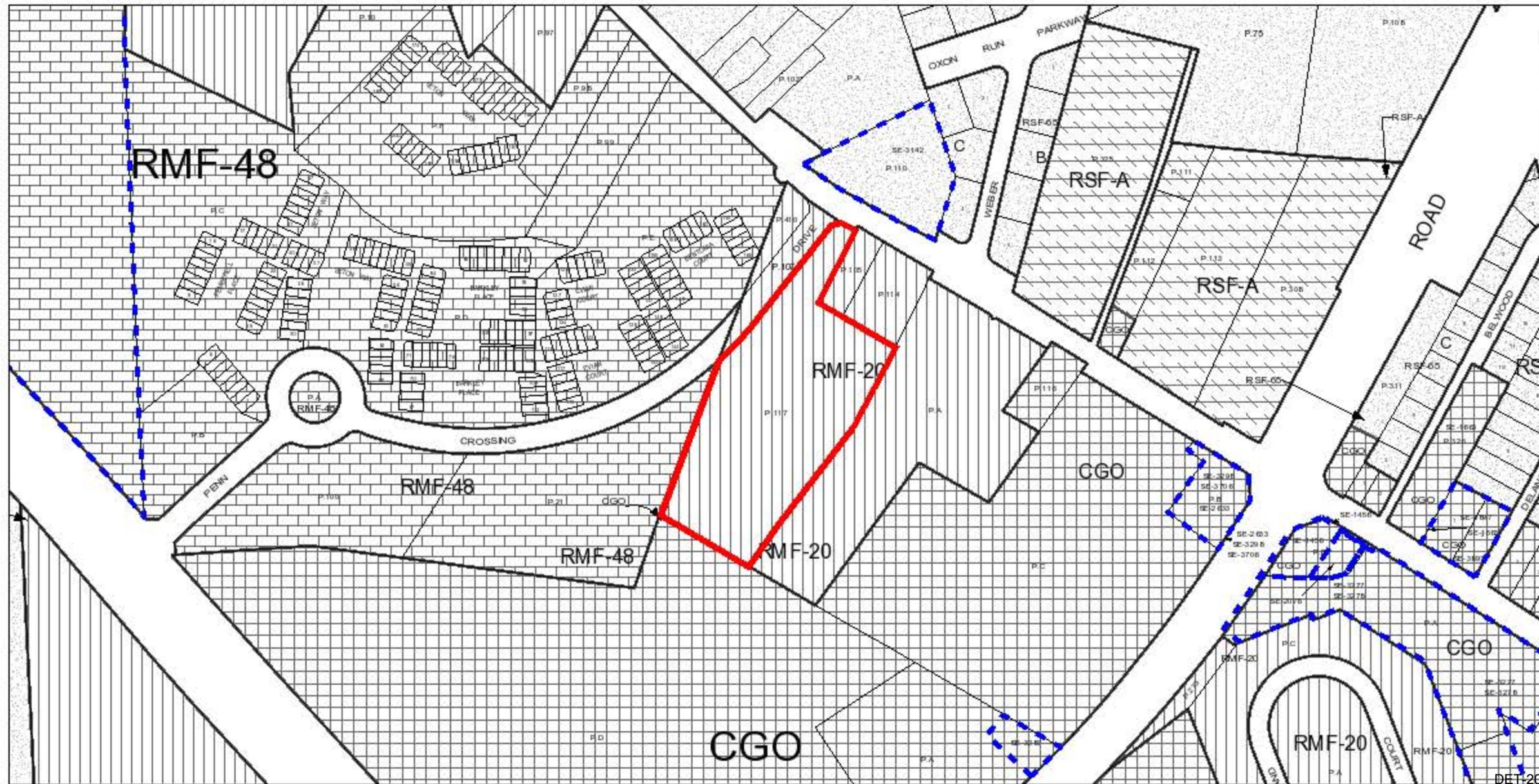
Contact information: rsood@velocity-llc.com

No government agency has reviewed this application. If you have questions about the Prince George’s County Zoning Ordinance, Subdivision Regulations or general development process in the County, please call the Public Information Services Counter at 301-952-3195, or contact the Planning Department via email at PPD-Infocounter@ppd.mncppc.org. You may also find information about the Prince George’s County Planning Department and on-going planning efforts at www.pgplanning.org.

If you wish to become a person of record to this application, you may submit your request online at <http://www.pgplanning.org/1586/Become-a-person-of-record> or by mail to M-NCPCC, Development Review Division, 1616 McCormick Drive, Largo, Maryland 20774. Please provide your name, address, and the above-referenced application number when mailing a written request.

ZONING SKETCH MAP

APP NO: DET-2024-020
EXISTING ZONE: _____
PLANNING AREA: 75A
WSSC GRID: 204SE05
TAX MAP: 81
TAX GRID: B2
COUNCIL DISTRICT: 7



The Maryland-National Capital Park and Planning Commission
Prince Georges County Planning Department
Geographic Information System

Created: 12/26/2024

AFFIDAVIT

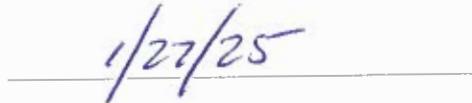
The purpose of this affidavit is to certify that pursuant to The Process Guidelines for Development Review Applications, informational mailing letters regarding Detailed Site Plan DET-2024-020 for Penn Place II and notices of the Pre-Application Neighborhood meeting, were mailed to all adjoining property owners, registered associations, municipalities within a mile, and previous parties of record. The letters, dated January 24, 2025, were mailed on January 27, 2025.

A copy of the letter and a list of those parties receiving the letter are attached and marked as Exhibits A and B.

I, Thomas H. Haller, solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.



Name



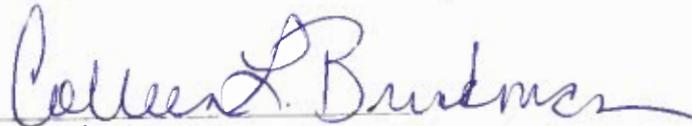
Date

STATE OF MARYLAND

COUNTY OF PRINCE GEORGE'S, ss:

I HEREBY CERTIFY that on this 27th day of January, 2025, before me, the subscriber, a Notary Public, for the State and County aforesaid, personally appeared Thomas H. Haller, being authorized to execute this Affidavit in accordance with the requirements of the Prince George's County Zoning Ordinance for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

Colleen L. Brinkman
Notary Public
Pr. George's County, Maryland
Commission Expires: 6/6/2027



LAW OFFICES
GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774

EDWARD C. GIBBS, JR.
THOMAS H. HALLER
JUSTIN S. KORENBLATT

(301) 306-0033
FAX (301) 306-0037
gibbshaller.com

January 24, 2025

Re: Detailed Site Plan DET-2024-020; Penn Place II

Dear Sir or Madam:

A Detailed Site Plan Application (DET-2024-020) will be submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission, M-NCPPC.

The property forming the subject matter of this application consists of one parcel referenced as Parcel 117 on Tax Map 81 maintained by the State Department of Assessments and Taxation. Parcel 117 contains 4.90 acres. Parcel 117 is currently unimproved. The property is zoned RMI-20 (Residential Multifamily). The nature of this review is for a detailed site plan for the construction of 54 multifamily dwelling units on the property to be located in seven (7) buildings. In addition, a free-standing community building will be constructed for use by the residents.

If you wish to become a Person of Record to this application, you are encouraged to do so at this time. As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance and Subdivision Regulations, but registration is required. You may register online at https://www.mncppeapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive,
Largo, MD 20774

Being a Person of Record on a separate application on the same property does not make you a Person of Record for this application. You must request to become a Person of Record for each separate application (separate applications have different application numbers). At this time no government agency has reviewed the application. **After** the application has been filed, you may contact the M-NCPPC at 301-952-3530.

IMPORTANT: *This notice is your opportunity to interact with the applicant team prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.*

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact Thomas H. Haller, the attorney for the applicant, at 301-306-0033.

Sincerely,

Thomas H. Haller

“Exhibit “A”

Skyline Hills HOA
Attn: Tom Harris
4723 John Street
Suitland, MD 20246

Powder Mill Estates Comm. Group
Attn: Kathy Corley
10908 Barnedale Dr.
Hyattsville, MD 20783

Applegate Condominium
Attn: Bernetta Reese
Suitland, MD 20752

Allan K. Thompson, et al.
2319 Seton Way
District Heights, MD 20747

Darryl L. Leonard
2312 Barkley Pl.
District Heights, MD 20747

Pickwick Square Mutual Homes, Inc.
Attn: Linda Briscoe
1574 Addison Road South
District Heights, MD 20747

Jolinda Agnew
2329 Pemberell Pl.
District Heights, MD 20747

Central Civic Assn. of the Wilburn Comm.
Attn: Daisy Cherry Maggett
6616 Sisalbed Dr.
Capitol Heights, MD 20743

Martha J. Terrell
2301 Barkley Pl.
District Heights, MD 20747

Camp Springs Civic Assn.
Attn: Carolyn Fleming
Temple Hills, MD 20757

Penn Station Improvements LLC
c/o DLC Management Corp.
565 Taxter Rd., Suite 400
Elmsford, NY 10523
[CASE NUMBER: 4-22049]

Sheilah K. Tolson
2302 Bentonla Ct.
District Heights, MD 20747

Verona District Heights Owner
7962 Old Georgetown Rd., #3A
Bethesda, MD 20814

Maggielene Young
2327 Pemberell Pl.
District Heights, MD 20747

Pamela B. McCree
2320 Pemberell Pl.
District Heights, MD 20747

Penn PlaceII Owner LLC
9183A Central Ave.
Capitol Heights, MD 20743

Greater Capitol Heights Improvement Corp.
Attn: Bradley Heard
415 Zelma Avenue
Capitol Heights, MD 20743

John Dodd & Chiquita Cobb
2337 Evian Ct.
District Heights, MD 20747

The Park at Addison Metro HOA, Inc.
Attn: Layla Brown
3414 Morningwood Drive
Olney, MD 20832

Hattie B. McDuffy
2319 Evian Ct.
District Heights, MD 20747

Barnaby Valley Park HOA
Attn: Angelene Jones Perry
2001 Chita Court
Temple Hills, MD 20748

Deborah & Darrell Bennett
2303 Evian Ct.
District Heights, MD 20747

Millwood Community Assn., Inc.
306 ShadyGlen Drive
Capitol Heights, MD 20743

Hillside Civic Assn.
Attn: Shirley Gilmore
1005 Drum Avenue
Capitol Heights, MD 20743

Board of Education
14201 School Ln.
Upper Marlboro, MD 20772

4th Ward Civic Assn.
(Town of Cheverly)
1709 62nd Avenue
Hyattsville, MD 20785

Anita & James Radcliff
2318 Barkley Pl.
District Heights, MD 20747

Fletcher Ruffin, Jr.
6808 Sand Cherry Way
Clinton, MD 20735

St. Margaret's of Scotland Catholic Church
408 Addison Road
Capitol Heights, MD 20743

Pr. George's Co. Educator's Assn.
8008 Marlboro Pike
District Heights, MD 20747

“Exhibit “B”

Fleischman's Village Citizens Assn.
Attn: Stephon Mills
3407 Andover Place
Suitland, MD 20746

Lorraine George
2331 Barkley Pl.
District Heights, MD 20747

Dupont Village Neighborhood Watch
2218 Wyngate Road
Suitland, MD 20746

Barnaby Manor Citizens Assn, Inc.
Attn: James Behr
5008 Boulder Drive
Oxon Hill, MD 20745

Sinh Dinh
19207 Mateny Hill Rd.
Germantown, MD 20874

Mayor Cynthia L. Miller
District Heights Maryland
2000 Marbury Drive
District Heights, MD 20747

Candice C. Wells
2309 Bentonia Ct.
District Heights, MD 20747

Mayor Linda D. Monroe
Capitol Heights, Maryland
One Capitol Heights Blvd.
Capitol Heights, MD 20743

Bernadette V. Hawkins
2305 Ebian Ct.
District Heights, MD 20747

Pr. George's Chamber of Commerce
4640 Forbes Blvd., Suite 130
Lanham, MD 20706

Greater Pr. George's Business Roundtable
M.H. Jim Estepp, President and CEO
10201 Martin Luther King, Jr. Highway, #220
Bowie, MD 20720

Grace L. Henry
2345 Ebian Ct.
District Heights, MD 20747

Central Civic Assn. of the
Wilburn Community
Attn: Daisy Cherry Maggett
6616 Sisalbed Drive
Capitol Heights, MD 20743

Mark J. Greene
2342 Barkley Pl.
District Heights, MD 20747

Brooke Road, Rollins Ave.,
Walker Mill Rd. (BRW) Civic Assn.
Attn: Karen F. Jefferson
1112 Brooke Road
Capitol Heights, MD 20743

George & Carol Bridges
2340 Seton Way
District Heights, MD 20747

Suitland Civic Assn., Inc.
Attn: Charlotte Williams
4801 Tangier Pl.
Suitland, MD 20746

Kevin & Donnell Lucas
2337 Seton Way
District Heights, MD 20747

Berkshire Civic Assn.
Attn: Gregory McClain
2916 Upland Ave.
District Heights, MD 20747

Ann Marie Jessica Cooper
2321 Bentonia Ct.
District Heights, MD 20747

Koppers Fabricators Inc.
P.O. Box 471059
5711 Marlboro Pike
District Heights, MD 20747

Barry Beeren Investments LLC
11654 Plaza America Dr., #653
Reston, VA 20190

Suitland Penn Inc.
6401 Golden Triangle Dr., #305
Greenbelt, MD 20770

Nicole Freeman
2339 Pemberell Pl.
District Heights, MD 20747

Tony Tanner
2337 Pemberell Pl.
District Heights, MD 20747

Ashli L. Wilson, et al.
2335 Pemberell Pl.
District Heights, MD 20747

DJ F Moises Urias, et al.
2333 Pemberell Pl.
District Heights, MD 20747

Arlin Budoo
2331 Pemberell Pl.
District Heights, MD 20747

Prince George's County
County Administration Bldg.
Upper Marlboro, MD 20772

Elmer Juarez Sanchez
2321 Pemberell Pl.
District Heights, MD 20747

Jennifer & Harry L. Wood, Jr.
2319 Pemberell Pl.
District Heights, MD 20747

Adebowale Taofiq Adetunji, et al.
2317 Pemberell Pl.
District Heights, MD

Ivan L. Overton
15213 Jenkins Ridge Rd.
Bowie, MD 20721

Trina & Martin Crowell
129066 Wheatland Way
Brandywine, MD 20613

Jocelyn Y. Johnson
2311 Pemberell Pl.
District Heights, MD 20747

Ashley Lavel Henry
2309 Pemberell Pl.
District Heights, MD 20747

Dana Brooks
2300 Pemberell Pl.
District Heights, MD 20747

Rhonda D. Rhones
2302 Pemberell Pl.
District Heights, MD 20747

Patricia D. Richmond
2304 Pemberell Pl.
District Heights, MD 20747

Maurice D. Kelly
2306 Pemberell Pl.
District Heights, MD 20747

Charemenge Grimes
2308 Pemberell Pl.
District Heights, MD 20747

Cliffonia Bailey
2310 Pemberell Pl.
District Heights, MD 20747

Katherine M. Sumter
2312 Pemberell Pl.
District Heights, MD 20747

Stanton M. Hamlin
11980 Castle Pines Ln
Waldorf, MD 20602

Hazel J. Robinson
2316 Pemberell Pl.
District Heights, MD 20747

Vesta Forest Inc.
9301 Annapolis Rd., #300
Lanham, MD 20706

Vance Evans
2300 Bentonina Ct.
District Heights, MD 20747

Jason W. Smarr
2342 Seton Way
District Heights, MD 20747

Michele & Lavance McNeely
2313 Bentonina Ct.
District Heights, MD 20747

Sonia Amparo & Edith Chew
2327 Evian Ct.
District Heights, MD 20747

Venus L. Freeman
2310 Bentonina Ct.
District Heights, MD 20747

Mattie S. Smith, et al.
2305 Barkley Pl.
District Heights, MD 20747

Robert B. Hawkins
2307 Bentonina Ct.
District Heights, MD 20747

Sean McGee
2343 Barkley Pl.
District Heights, MD 20747

Janice M. Fisher
2333 Seton Way
District Heights, MD 20747

Delores A. Kelly
2346 Barkley Pl.
District Heights, MD 20747

Joyce & James Starks
2323 Evian Ct.
District Heights, MD 20747

Rebecca T. Hammond
2313 Seton Way
District Heights, MD 20747

Towns at Pennsylvania Place
11300 Rockville Pike, #907
Rockville, MD 20852

Janay Burrell
2333 Bentonina Ct.
District Heights, MD 20747

Diane M. Greenwell
2329 Seton Way
District Heights, MD 20747

BLI LLC
4635 Minnesota Ave., N.E.
Washington, D.C. 20019

Yolanda & Tyrone Brown
2352 Seton Way
District Heights, MD 20747

Thurmond Long
2317 Evian Ct.
District Heights, MD 20747

Helena D. Darby
2313 Barkley Pl.
District Heights, MD 20747

Minghui Hu
P.O. Box 360
Falls Church, VA 22040

Algenia Adams
2336 Evian Ct.
District Heights, MD 20747

Annie R. Beatty
2300 Barkley Pl.
District Heights, MD 20747

Artonga Campbell & Ali Seifullah
2311 Seton Way
District Heights, MD 20747

Johnson Revocable Trust
2341 Barkley Pl.
District Heights, MD 20747

Word Power Baptist Tabernacle Inc.
1740 New Jersey Ave., N.W.
Washington, D.C. 20001

Penn Station Assoc Ltd Partnership
c/o Jenco Group
1832 Jefferson Pl., N.W.
Washington, D.C. 20036

Steven & Venzetta Price
2325 Bentonina Ct.
District Heights, MD 20747

Precilla Anna Lawrence
2304 Barkley Pl.
District Heights, MD 20747

Diedra S. Prophet
635 Edgewood St., N.E., #720
Washington, D.C. 20017

Doris & Sherion Murphy
2320 Barkley Pl.
District Heights, MD 20747

Lawrenza & Charles Hunter
2310 Barkley Pl.
District Heights, MD 20747

Crystal Y. Ford
2330 Barkley Pl.
District Heights, MD 20747

Remeo D. Mitchell, et al.
2339 Evian Ct.
District Heights, MD 20747

Brenda Holland & Mack Edwards
2357 Barkley Pl.
District Heights, MD 20747

Saide Y. Ibrahim
2317 Seton Way
District Heights, MD 20747

Brian K. Nwadije
2304 Bentonina Ct.
District Heights, MD 20747

Joel Alston
2302 Barkley Pl.
District Heights, MD 20747

Nicole Jillisa Mason, et al.
2303 Bentonina Ct.
District Heights, MD 20747

Brandon G. Trotter
2334 Barley Pl.
District Heights, MD 20747

Marietha Lott, et al.
2305 Bentonina Ct.
District Heights, MD 20747

Suitland Post 196 Amer Legion Inc.
5716 Marlboro Pike
District Heights, MD 20747

Annette Oxner
2332 Barkley Pl.
District Heights, MD 20747

Cynthia & Robert Dillard
2335 Bentonina Ct.
District Heights, MD 20747

Rhonda & Leda Starks
2350 Seton Way
District Heights, MD 20747

Kimberly & Ronald Wormley
2344 Seton Way
District Heights, MD 20747

Richard L. Adams, et al.
2322 Pemberell Pl.
District Heights, MD 20747

Frederick W. Taylor, Jr.
2323 Barkley Pl.
District Heights, MD 20747

Melvin Argueta-Rejo
2334 Seton Way
District Heights, MD 20747

Steven V. Jones
2315 Barkley Pl.
District Heights, MD 20747

Carolyn Anderson
2339 Barkley Pl.
District Heights, MD 20747

Darrell Carpenter
16811 Blue Indigo Ct.
Accokeek, MD 20607

Combined Properties Silver Hill Ltd Pt
c/o Combined Properties Inc.
7315 Wisconsin Ave., Unit 1000W
Bethesda, MD 20814

Kenneth W. Holland
2314 Evian Ct.
District Heights, MD 20747

Kisha Nichole Davis
2329 Bentonina Ct.
District Heights, MD 20747

Shirley B. Ragland
2326 Barkley Pl.
District Heights, MD 20747

Anthony & Yolanda Hook
2316 Seton Way
District Heights, MD 20747

Shanika R. McBride
2316 Evian Ct.
District Heights, MD 20747

Blendia A. Wiley
2328 Seton Way
District Heights, MD 20747

Clara & Gregory Holloway
2318 Evian Ct.
District Heights, MD 20747

Oakcrest Towers LLC
c/o Scott Management Inc.
300 North Lee St., #200
Alexandria, VA 22314

Thomas A. Jefferson
2343 Evian Ct.
District Heights, MD 20747

Tanja M. Doy
2303 Barkley Pl.
District Heights, MD 20747

Renada L. Johnson
2327 Seton Way
District Heights, MD 20747

Jacqueline Y. Crews
2311 Barkley Pl.
District Heights, MD 20747

Shanielle Newton
2335 Seton Way
District Heights, MD 20747

Ernest R. Parker
2346 Evian Ct.
District Heights, MD 20747

Cynthia M. Harvey
2324 Seton Way
District Heights, MD 20747

Angela Y. Moody
2354 Seton Way
District Heights, MD 20747

Sherry & Tesa Porter
2338 Evian Ct.
District Heights, MD 20747

Raymond R. Faxio
2320 Seton Way
District Heights, MD 20747

Henry B. Culbreath Jr. Rev. Trust
6342 Kinsey Terr.
Lanham, MD 20706

Jamice T. Butler
2330 Seton Way
District Heights, MD 20747

Audrey Washington, et al.
2306 Betonia Ct.
District Heights, MD 20747

Jane B. Monroe, et al.
2318 Seton Way
District Heights, MD 20747

Lillian M. Whren
2323 Betonia Ct.
District Heights, MD 20747

HPA Borrower 2018 I MS LLC
120 S Riverside Plaza, Suite 2000
Chicago, IL 60606

Michael & Josselyn Ford
2344 Evian Ct.
District Heights, MD 20747

John Curry, Jr.
2331 Bentonia Ct.
District Heights, MD 20747

Dawn M. Brown
2307 Evian Ct.
District Heights, MD 20747

Jaime P. Urteaga
2355 Barkley Pl.
District Heights, MD 20747

Isiah T. Nesmith
2347 Barkley Pl.
District Heights, MD 20747

David Matthew Lowery, et al.
2339 Seton Way
District Heights, MD 20747

Robert W. Reed
2309 Evian Ct.
District Heights, MD 20747

Mattie Y. Harvell, et al.
2319 Bentonia Ct.
District Heights, MD 20747

Malcolm & Kimberly Rogers
2315 Evian Ct.
District Heights, MD 20747

Stacey Taylor
2307 Barkley Pl.
District Heights, MD 20747

Adebowale Taofiq Adetunji, et al.
2317 Pembereff Pl.
District Heights, MD 20747

Wanda Tyson Green
2344 Barkley Pl.
District Heights, MD 20747

Tyrice G. Nelson
2328 Barkley Pl.
District Heights, MD 20747

Carla Jordan
2309 Barkley Pl.
District Heights, MD 20747
[CASE NUMBER: 4-22049]

Angelo B. Young
2326 Seton Way
District Heights, MD 20747

Aprcia R. Smith, et al.
2333 Barkley Pl.
District Heights, MD 20747

Larry H. Wade, Jr.
10201 Lily Green Ct.
Upper Marlboro, MD 20772

Angela R. Lee
2308 Betonia Ct.
District Heights, MD 20747

Sheneka L. Smith
2331 Seton Way
District Heights, MD 20747

Shecola Waters
2331 Evian Ct.
District Heights, MD 20747

Trina & Delphine Alexander
2315 Betonia Ct.
District Heights, MD 20747

Alejandro Rivero
10857 Monticello Ct.
Great Falls, VA 22066

Martin Crowell, et al.
12406 Wheatland Way
Brandywine, MD 20613

Kevin D. Reid
2322 Seton Way
District Heights, MD 20747

Deanna & Michael King
8411 Sweeney Dr.
Clinton, MD 20735

Dwayne Curtis, Jr.
2345 Barkley Pl.
District Heights, MD 20747

Jose Nelson Andrade
2312 Evian Ct.
District Heights, MD 20747

Signature Dunhill
c/o Signature Properties
1700 Reisterstown Rd., #215
Baltimore, MD 21208

Chalita D. Brandy
2324 Barkley Pl.
District Heights, MD 20747
[CASE NUMBER: 4-22049]

Richard & Vicittio Johnson
2337 Barkley Pl.
District Heights, MD 20747

Towns at Pennsylvania Place
8920 Stephens Rd., #101
Laurel, MD 20723

Mary & James Gerald
2321 Seton Way
District Heights, MD 20747

Joanne Farmer
2336 Seton Way
District Heights, MD 20747
[CASE NUMBER: 4-22049]

Precious A. Smith
2356 Seton Way
District Heights, MD 20747

Carolyn & Vanita Wilson
2337 Bentonia Ct.
District Heights, MD 20747

Deloris C. Butler
2320 Evian Ct.
District Heights, MD 20747

Joan A. Green
2314 Barkley Pl.
District Heights, MD 20747

Graham & Anestacia Evans
2342 Evian Ct.
District Heights, MD 20747

Darrick Jerome Moore, Sr., et al.
2306 Barkley Pl.
District Heights, MD 20747

Sharene Alexis Cook
2325 Evian Ct.
District Heights, MD 20747

Lucie A G Shepherd
1808 Valley Terr., S.E.
Washington, D.C. 20032

Charles A. McNeil
2313 Evian Ct.
District Heights, MD 20747

Gwendolyn C. Williams
2323 Seton Way
District Heights, MD 20747

Jean Rousseau
2321 Barkley Pl.
District Heights, MD 20747

Dorothea Johnson
2323 Pemberell Pl.
District Heights, MD 20743

NSR Petro Services LLC, et al.
7303 Hanover Pkwy., Suite A
Greenbelt, MD 20770
[CASE NUMBER: 4-22049]

Ellot Stephen Arrington
2351 Barkely Pl.
District Heights, MD 20747

HPA Borrower 2019 1 MS LLC
120 S Riverside Plaza, Suite 2000
Chicago, IL 60606

Tia N. Hawkins
2329 Evian Ct.
District Heights, MD 20747

Tina L. Hogue
2329 Barkley Pl.
District Heights, MD 20747

Leslie M. Bentley
2353 Barkley Pl.
District Heights, MD 20747

Melvin A. Wrenn
2338 Seton Way
District Heights, MD 20747

Derone Francois Ferdinand
2327 Barkley Pl.
District Heights, MD 20747

Edmond Smoot III
5704 Marlboro Pike
District Heights, MD 20747

M-NCPPC
Chief, Park & Planning Div.
Parks & Rec Room 303
6600 Kenilworth Ave.
Riverdale, MD 20737

Capitol Church of God
P.O. Box 235
District Heights, MD 20747

Artis Lee Watkins Rev Liv Tr
2200 Weber Dr.
District Heights, MD 20747

Kenneth M. Brown, Jr., et al.
5700 Marlboro Pike
District Heights, MD 20747

Pr. George's County
5900 Marlboro Pike
District Heights, MD 20747

Valveree D. Stoney
2202 Weber Dr.
District Heights, MD 20747

Jennifer D. Lee
2133 Weber Dr.
District Heights, MD 20747
[CASE NUMBER 4-22049]

Paragon Reo 3 LLC
7467 Ridge Rd., #310
Hanover, MD 21076

Ebele Akanegbu
5620 Marlboro Pike
District Heights, MD 20747

Maureen T. Brannum
2206 Weber Dr.
District Heights, MD 20747

Demetria A. Sutton
2203 Weber Dr.
District Heights, MD 20747

Iris M. Stanton
2103 Burgess Pl.
District Heights, MD 20747

Aaron H. Rogers
2205 Weber Dr.
District Heights, MD 20747

Kenneth Howard
2204 Weber Dr.
District Heights, MD 20747

Scenic Prince George's
Attn: Mark Falzone
1012 14th St., N.W., #1108
Washington, D.C. 20005

Phillip P. Dixon, Jr.
13707 Hotomtot Dr.
Upper Marlboro, MD 20774

Hillcrest-Marlow Heights Civic Assn.
Attn: George W. Hanna
3212 Beaumont St.
Temple Hills, MD 20748

5833 Marlboro Pike LLC
P.O. Box 3444
Merrifield, VA 22116

Penn Place I Owner LLC
9183A Central Ave.
Capitol Heights, MD 20743

Honorable Jolene Ivey
Wayne K. Curry Administration Bldg.
1301 McCormick Drive
Largo, MD 20774

Honorable Krystal Oriadha
Wayne K. Curry Administration Bldg.
1301 McCormick Drive
Largo, MD 20774

Honorable Calvin Hawkins, II
Wayne K. Curry Administration Bldg.
1301 McCormick Drive
Largo, MD 20774

Pre-Application Neighborhood Meeting

DATE: February 26, 2025, 6:00 pm

Doors will open at 5:30 pm

LOCATION: Oakcrest Community Center, 1300 Capitol Heights Boulevard, Capitol Heights, MD 20743

(Developer Representative will be available to answer questions)

Date: January 24, 2025

Dear Neighbor:

You are invited to a Pre-Application Neighborhood Meeting to review and discuss a detailed site plan application for property containing 4.9 acres and located on the south side of Penn Crossing Drive near its intersection with Marlboro Pike. The property is more particularly referenced as Parcel 117 on Tax Map 81. This meeting is being held in accordance with the Prince George's County Planning Department's Pre-Application procedures for Application Number DET-2024-020.

Meeting Location/Date/Time

The meeting will be held at the Oakcrest Community Center which is located at 1300 Capitol Heights Boulevard Capitol Heights, MD 20743.

Meeting Date: February 26, 2025 at 6:00 pm

Purpose of the Meeting

The Pre-Application Neighborhood Meeting is intended as a way for the Project sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Prince George's County Planning Department. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a development application has been submitted to the Planning Department, you may track its status at <http://www.mncppcapps.org/planning/DAMSWEB/default.cfm>.

What Happens During a Pre-Application Neighborhood Meeting?

During the Pre-Application Neighborhood Meeting, the applicant's representatives will present the proposed development to the community. This presentation will provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible. Pre-Application Neighborhood Meetings are opportunities for informal communication between applicants and the landowners and occupants of nearby lands, and other residents affected by development proposals. Participation in any preliminary, Pre-Application Neighborhood Meeting is for informational purposes only. **Any resultant participation and/or written summary of same shall not be part of the administrative record for any development application that may be filed and accepted.**

A Pre-Application Neighborhood Meeting is required because this project includes (check all that apply):

- A rezoning of a property (including ZMAs, Planned Developments, and CBCA)
- An application for Special Exception use
- A major departure per Section 27-3614(b)(2)
- A Preliminary Plan of Major Subdivision

✓ **Construction, expansion, or alteration of townhouse and/or multifamily dwelling development of greater than ten (10) units**

- Construction, expansion, or alteration of nonresidential development consisting of greater than a total of 25,000square feet of gross floor area.
- Construction, expansion, or alteration of mixed-use development with greater than ten thousand (10,000) square feet of gross floor area and/or greater than ten (10) dwelling units
- A Pre-Application Neighborhood Meeting is optional for this application, but the applicant has opted to hold one

The development proposal is to construct 54 multifamily dwelling units on the property, which will be located in seven buildings. There will also be a free-standing community building. This property consists of 4.9 acres and is currently undeveloped. The property is currently zoned RMF-20 (Residential Multifamily). The application being filed is a Detailed Site Plan, which will approve the site layout and the architecture of the proposed development. Off-street parking will be provided to serve the proposed development.

Existing number of dwelling units	None	Permitted	98	Proposed	54
Existing building square footage	0	Permitted	N/A	Proposed	375,000
Existing number of stories	N/A	Permitted	N/A	Proposed	3 Stories
Existing building height	N/A	Permitted	50 feet	Proposed	35 feet
Existing building depth	N/A	Permitted	N/A	Proposed	33-49 feet
Current zone	RMF-20		Proposed Zone	RMF-20	

Meeting Information:

Applicant: Rahul Sood, Velocity Companies

Contact information: rsood@velocity-llc.com

No government agency has reviewed this application. If you have questions about the Prince George's County Zoning Ordinance, Subdivision Regulations or general development process in the County, please call the Public Information Services Counter at 301-952-3195, or contact the Planning Department via email at PPD-Infocounter@ppd.mncppc.org. You may also find information about the Prince George's County Planning Department and on-going planning efforts at www.pgplanning.org.

If you wish to become a person of record to this application, you may submit your request online at <http://www.pgplanning.org/1586/Become-a-person-of-record> or by mail to M-NCPPC, Development Review Division, 1616 McCormick Drive, Largo, Maryland 20774. Please provide your name, address, and the above-referenced application number when mailing a written request.

SIGN POSTING INFORMATION

Application Number: **DET-2024-020**

Application Name: **PENN PLACE II**

Date sign(s) were transmitted to applicant or applicant's agent: January 24, 2025

Number of signs transmitted: 4

Person to whom signs were transmitted: Michael Thomas (Print)
Understands the sign posting affidavit, map and photos must be emailed as one PDF to PGCReferrals@ppd.mncppc.org with subject: Case Number-Name "Posting Affidavit" no later than 14 days before scheduled hearing.

Michael Thomas (Signature)

Capacity in which that person was acting: Agent (owner, applicant, agent)

Date & Time of scheduled NEIGHBORHOOD MEETING: **Wednesday, 02-26-2025 @6:00pm**

Last date sign(s) can be posted: **MONDAY 01-27-2025 by 12midnight**

SIGN POSTING AFFIDAVIT

I, Michael Thomas, hereby certify that the subject property was posted with
(print or type name)

4 sign(s) on January 27, 2025.
(specify number) (date)

X I further certify that the signs were inspected on February 11, 2025 (7 to 15 days after site was posted) and were maintained in a reasonable manner.

Signature: Michael Thomas

DO NOT SUBMIT THIS AFFIDAVIT UNTIL THE SITE HAS BEEN INSPECTED.

Application Number: DET-2024-020 Application Name: PENN PLACE II

Contact Person & Telephone: Michael Thomas 301-637-2510 x220

Company Name & Address: _CV, Inc. 610 Professional Drive, Suite 108, Gaithersburg, Maryland 20879

Capacity in which you are acting: Agent
(owner, applicant, agent)

Note: Attach legible, photograph(s) showing sign(s) in place and at least one additional photograph from a distance sufficient to show physical improvements or natural characteristics to identify the subject property.

Return this affidavit, posting map and photographs saved as one PDF and emailed to PGCReferrals@ppd.mncppc.org Subject: DET-2024-020 PENN PLACE II and "Posting Affidavit" no later than 14 days prior to the Neighborhood Meeting date.

* * * * *



PRE-APPLICATION MEETING

Proposed Development

Address: 14000 WOODBURY DR, WOODBURY, MI 48091

Application No: DET-2024-029

Neighborhood Meeting Information: 240-545-8976

Application Contact: 240-545-8976

For more information about the project, visit: www.detroit.gov/development



MEETING
Proposed Development
240-545-8976

PRE-APPLICATION NEIGHBORHOOD
MEETING

Proposed Development:
[Illegible text]

Application No.:
DET-2024-020

Applicant Contact: [Illegible text]

For more information about this project:
240-545-8976



PUBLIC MEETING
Proposed Development
1400 W. LANSING AVE. (aka 1400 W. LANSING AVE. & W. LANSING AVE.)
Application No. DET-2024-020
Applicant Contact: Mr. Paul A. Lee, 313-486-1234
Neighborhood Meeting Information: 240-545-8976
City of Detroit



PHILADELPHIA NEIGHBORHOOD
MEETING
Proposed Development
Application Number: 240-024-0001
Meeting Date: **240-545-8976**



AHEAD

PRE-APPLICATION NEIGHBORHOOD MEETING

Proposed Development

Project Description:
PENNY PLACE 1.0
3421 AMALBOND PIKE, DISTRICT HEIGHTS
ONE PARCEL FOR DEVELOPMENT OF 54 MULTIFAMILY DWELLING UNITS

Applicant Contact
Name: Rahul Sood
Phone: (240) 731-8124
Email: rsood@velocity-llc.com

For more information about this project or to share comments:
240-545-8976
or email Hearing-Requests@ppd.micppc.org

Application No: DET-2024-020

Neighborhood Meeting Information
DATE: 6:00 PM - 7:00 PM
LOCATION: 1100 Greenfield Blvd

Responsible Party of Record
Name: Velocity LLC
Address: 1100 Greenfield Blvd, Detroit, MI 48207

For more information:
www.micppc.org

PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Zone: R-1
Area: 1.00
Application No.: DET-2024-020
Neighborhood Working Subcommittee
240-545-8976

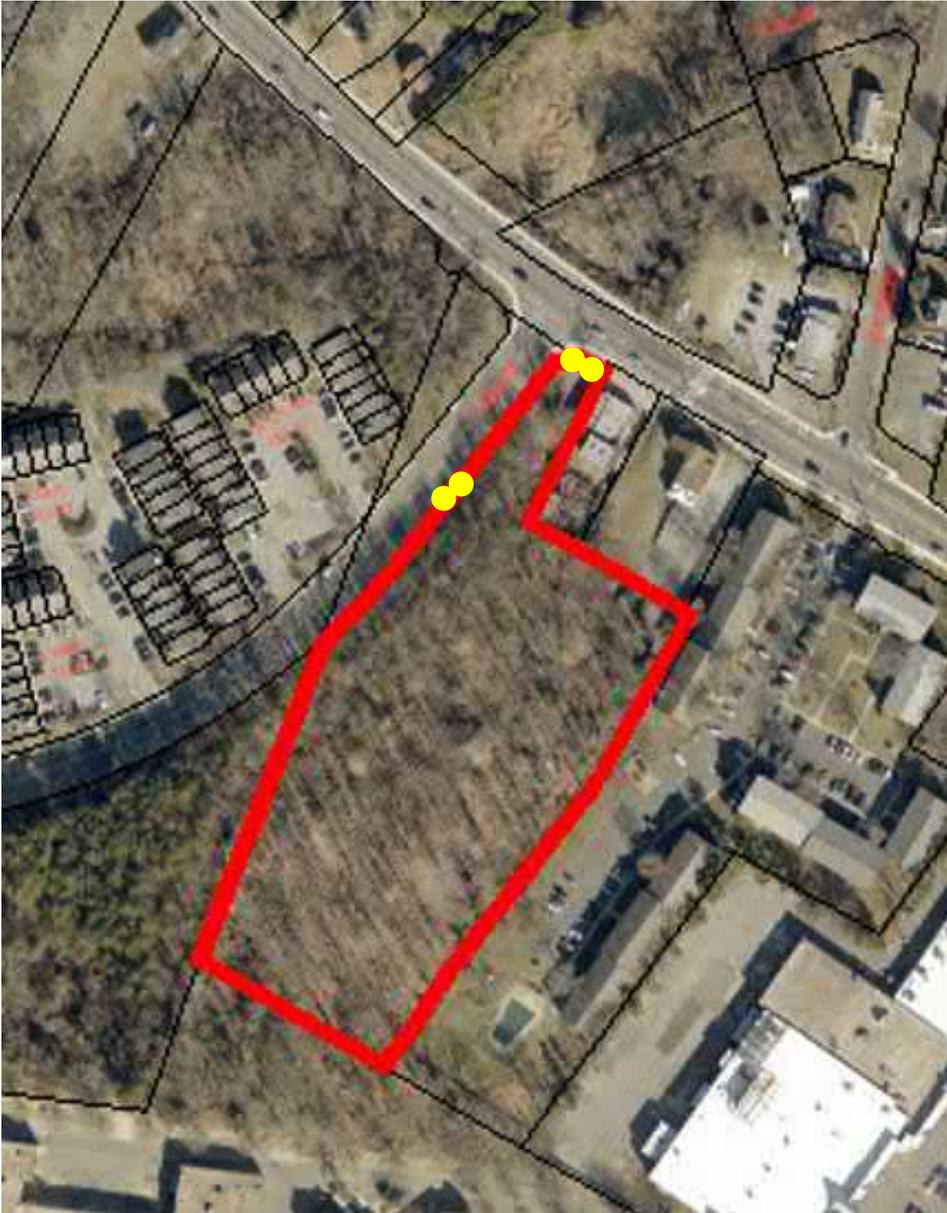
PRE-APPLICATION MEETING
MEETING
Proposed Development
Application No. DET-2024-020
240-545-8976



Case Number: **DET-2024-020**

Neighborhood Meeting Date: 02-26-2025 Time: 6:00 PM

2 double-sided signs (yellow) (for a total of 4 physical signs)





PENN PLACE I & II – SITE PLAN



PENNSYLVANIA PLACE
ON THE AVENUE TOWNHOMES

PENN CROSSING DRIVE
60' RIGHT OF WAY

PENN CROSSING DRIVE
30' RIGHT OF WAY

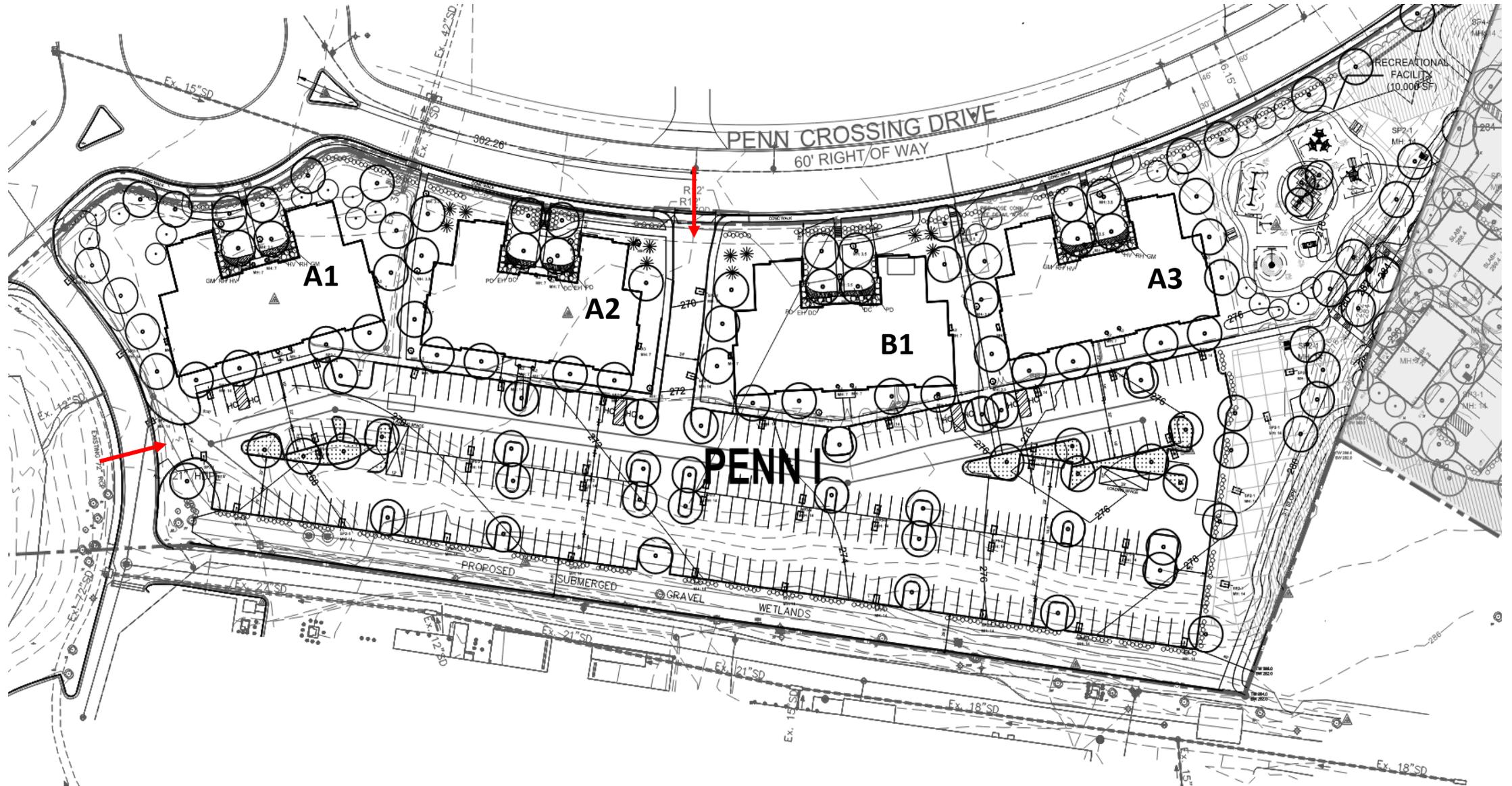
PENNSYLVANIA AVENUE (MD 4)
20' RIGHT OF WAY

PENN PLACE II

PENN PLACE I

PENN STATION SHOPPING CENTER

PENN PLACE I – SITE PLAN



PENN PLACE I – CONCEPT RENDERINGS



PENN PLACE I – CONCEPT RENDERINGS



PENN PLACE I & II – SITE PLAN



PENN PLACE II – NEIGHBORHOOD CONTEXT



PENN PLACE II – EXISTING CONDITIONS



PENN PLACE II – EXISTING CONDITIONS



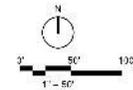
PENN PLACE II – SITE PLAN



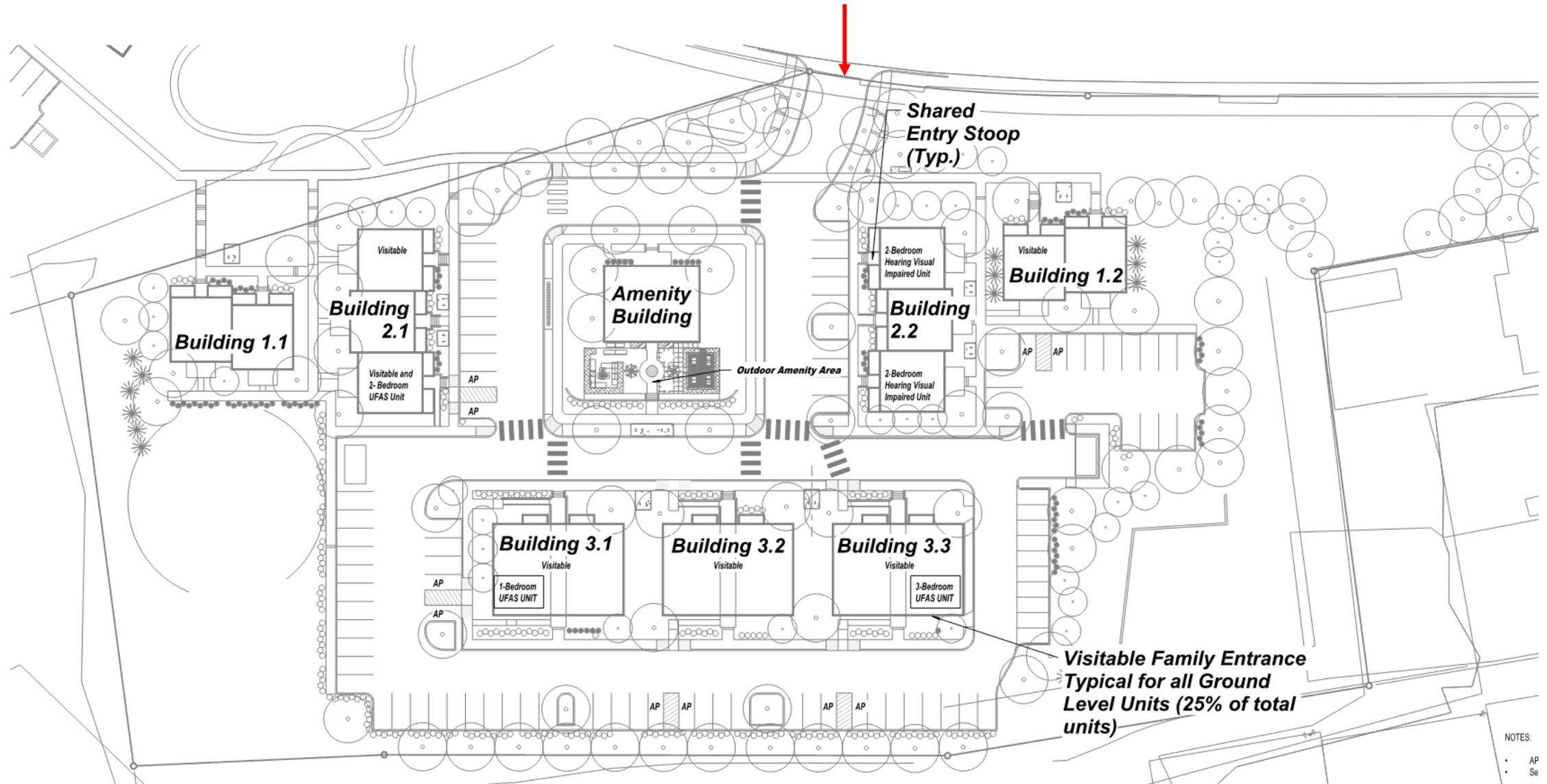
PENN PLACE I
PROP. HOUSING

LEGEND

- SHADE TREE
- FLOWERING TREE
- EVERGREEN TREE
- SHRUBS
- PROP. REFORESTATION
- FORST CONSERVATION
- MBR
- SGW
- PROP. CONTOUR



PENN PLACE II – SITE PLAN



NOTES:
• AP
• Se

PENN PLACE II – CONCEPT RENDERINGS



PENN PLACE II – CONCEPT RENDERINGS



PENN PLACE II – CONCEPT RENDERINGS



PENN PLACE DEVELOPMENT FACT SHEET

	Proposed	Approved
	Penn II	Penn I
Application Number	<i>DET-2024-020</i>	
Acres	4.9	7.5
Number of Dwelling Units	54	168
Building Square Footage	68,054	187,586
Number of Stories	3	4
Building Height	+/- 35'	+/-45'
Zone	<i>RMF-20</i>	M-X-T
Parking Spaces	<i>84 required, 84 proposed</i>	259
Proposed Density	<i>11 Units/Acre</i>	
Permitted Density	<i>20 Units/Acre</i>	

Detailed Site Plan process and how you can participate:

- **The Detailed Site Plan** shows the layout of the site and include, among other things, the location of buildings, roads, sidewalks, and parking. It will also show the building architecture
- The owners and applicants will file an application known as a Detailed Site Plan
- The application number for Penn II is DET-2024-020. Penn I has already been approved
- After the Prince George’s County Planning Department accepts the application, a public hearing date will be scheduled to present the subdivision application to the Prince George’s County Planning Board
- To become a person of record, you may register at the following link:
https://www.mncppcapps.org/planning/Person_of_Record/default.cfm
- After the Planning Board approves the Detailed Site Plan, it will be certified

G.S.PROCTOR & ASSOCIATES, INC.
Community Outreach Summary - Penn Place I & II

NEW CASE - (1/23/23)

1/31/23 MH sent Rev. Richardson an email requesting a meeting.

2/10/23 MH sent Kierra Johnson w/Conifer Village a copy of the Statement of Justification in efforts of a meeting request to her residents.

2/15/23 development team presented the case to Cm Oriadha and Ashanti Martinez.

2/13/23 Kierra Johnson confirmed via voicemail that Conifer Village is not interested in us presenting to their members.

2/21/23 Nicole shared w/us Manager of the HOA is Tanya Brown, here is her email address.
tbrown@cmc-management.com.

2/22/23 GSPA team called all of the contacts that had reached out to Haller.

2/24/23 MH spoke again to Thurmond Long (townhome resident).

3/1/23 Haller and MH presented the case to Willie Cook.

3/1/23 MH sent Mr Cook community mtg announcement.

3/2/23 GSPA team completed leaf drop at Penn Place townhomes.

3/3/23 Haller confirmed Staff Report for the CSP has just been posted.

3/6/23 held community outreach meeting w/Penn Place townhomes at Oakcrest Community Center w/28ppl in attendance.

3/8/23 mtg w/Willie Cook cancelled due to his illness, will reschedule.

3/24/23 Alex, Rahul and MH met with Willie to discuss project updates and follow up with the community.

3/27/23 MH sent Willie contact information for Rahul and Alex.

3/29/23 Alex sent Willie a copy of the presentation.

4/6/23 public hearing held with the Planning Board and they passed the CSP 4-0.

5/4/23 Tati and MH briefed Tiffany Hannon about the case and shared this case will be on next week's district council agenda.

5/8/23 during District Council Cm Oriadha deferred the case to a later date.

5/30/23 during District Council Cm Oriadha waived the right to review and the CSP was approved 8-0.

8/6/23 MH sent Willie Cook email just to stay in touch.

1/23/24 MH sent follow up text to Willie Cook requesting meeting.

1/29/24 Salma shared that they sent out updated notices for Penn II PPS since the mailing list changed and that they are planning to submit the PPS package in the next couple of days (we notified Willie Cook of these updates).

3/12/24 development team met w/Penn Crossing HOA Board of Directors including their property manager.

4/2/24 GSPA team provided Imani Brent w/Cm Oriadha's an update of the project.

6/20/24 provided community outreach update to Tiffany Hannon as well as spoke to Willie Cook about the status of the project.

7/9/24 received introductory email from Willie Cook to the new HOA president, Precious Smith (preciousa.smith@gmail.com).

7/16/24 Rahul and MH met w/Precious Smith at iHop to provide an overview of the project.

7/18/24 sent email to Tiffany Hannon RE Penn Station Shopping Center.

7/24/24 sent follow up text to Tiffany Hannon.

7/25/24 PB approved TCP 4-22049 PENN PLACE 2 4-0.

8/19/24 MH briefed Tiffany Hannon on the ATV issue at Penn Crossing Shopping Center, per Precious Smith's comments.

9/26/24 the PPS 4-23003 PENN PLACE 1 was approved by the Planning Board 3-0.

10/16/24 MH sent community engagement activities/concepts for Rahul and LaShae to consider.

11/14/24 Planning Board approved DSP-23003 for Penn Place I, vote 4-0. No testimony.

11/20/24 GSPA was informed of homeless encampment on the property. MH contacted Mission of Love and visited site/took photos on 11/21/24.

12/5/24 Rahul and MH spoke to Adenia Bradley regarding the encampment residents at the site.

12/10/24 provided Rahul a status update on the homeless encampment.

12/23/24 MH spoke to Brian Judis w/Velocity and confirmed they will be cleaning up the encampment today.