

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

3
4
5 PARKSIDE, SECTION 4
6 Specific Design Plan, SDP-1601-03

7
8 T R A N S C R I P T
9 O F
10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14
15 July 9, 2020

16 VOLUME 1 of 1
17

18
19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair

22 A. SHUANISE WASHINGTON, Commissioner

23 MANUEL R. GERALDO, Commissioner

24 WILLIAM M. DOERNER, Commissioner

25
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OTHERS PRESENT:

ANDREW BISHOP, Staff, Urban Design Section

JILL KOSACK, Staff, Urban Design Section

KIM FINCH, Staff, Environmental Planning Section

GLENN BURTON, Staff, Transportation Section

ROBERT ANTONETTI, Esquire, Attorney for Applicant

E X H I B I T S

Marked and Entered

Applicant's Exhibit Nos. 1-2

5

Staff's Exhibit No. 1

5

1 it prevents them from here and they have to unmute from
2 there.

3 MADAM CHAIR: Okay. Rachel, you have to unmute
4 yourself. All right. I'm going to come back. Basim
5 Kattan?

6 MR. KATTAN: I'm present.

7 MADAM CHAIR: Okay. Keith Tunell? Keith? Okay.
8 Arthur Horne?

9 MR. ANTONETTI: Madam Chair, Rachel and Keith and
10 Arthur are with the applicant, but they're really only there
11 to listen or answer questions if asked.

12 MADAM CHAIR: Okay.

13 MR. ANTONETTI: So I'll fill in if necessary if
14 they can't --

15 MADAM CHAIR: Okay.

16 MR. ANTONETTI: -- unmute or join.

17 MADAM CHAIR: Okay. Wes Guckert?

18 MR. GUCKERT: Present.

19 MADAM CHAIR: Okay. That's what I call loud and
20 clear. Okay. All right. Thank you, Mr. Guckert. Okay.
21 Now that concludes the signup list. And if you need them,
22 Mr. Antonetti, well you'll figure out how to get them.
23 Okay. So with that, we do have two exhibits, we have
24 Applicant's temporary trail signage exhibit which we'll call
25 Applicant's Exhibit Number 1. And then we have applicant's

1 proposed revised conditions which we will call Applicant's
2 Exhibit Number 2 and both are accepted into the record.

3 (Applicant's Exhibit Nos. 1-2
4 were marked and entered into
5 the record of proceedings.)

6 MADAM CHAIR: Okay.

7 UNIDENTIFIED SPEAKER: DPIE referral? DPIE
8 referral.

9 MADAM CHAIR: Excuse me, and the DPIE referral
10 dated July 1, 2020, and that would be I guess that's, well
11 did you submit that, Mr. Antonetti? No, that'll --

12 MR. ANTONETTI: I did not that came from the --

13 MADAM CHAIR: Okay. We'll call it Staff Exhibit
14 Number 1.

15 (Staff's Exhibit No. 1
16 was marked and entered into
17 the record of proceedings.)

18 MADAM CHAIR: Okay. Thank you. With that Mr.
19 Bishop, you are on.

20 MR. BISHOP: Thank you, Madam Chair. Good morning
21 Madam Chair, members of the Planning Board, for the record,
22 Andrew Bishop with the Urban Design Section. Item 8 is an
23 SDP application which proposes the development of a mixed
24 retirement development consisting of 188 single family
25 detached and 96 single family attached dwellings in Section

1 4 of Parkside.

2 The applicant has submitted additional information
3 prior to the Wednesday deadline and will be proposing
4 revised conditions and is prepared to discuss these and the
5 exhibits if the Board would like the applicant to elaborate
6 on them. Slide 2, please.

7 The site is in Planning Area 78, Council District
8 06. Slide 3, please.

9 The property is located on the east and west sides
10 of Melwood Road, south of Westphalia Road. Slide 4, please.

11 The site is in the R-M Zone within Section 4 of
12 the larger Parkside development. This section of Parkside
13 is surrounded by single family detached homes and vacant
14 land to the north, east by Section 7 of Parkside, west by
15 Section 2 and proposed Rock Spring Drive and south by
16 Section 3 and Central Park Drive. Slide 5, please.

17 The site is in the Noise Impact Zone and the
18 Height Zone, DEM of the Military Installation Overlay Zone
19 which requires the residential development to meet specific
20 requirements. The proposed single family detached and
21 attached buildings meet these regulations and are further
22 discussed on page 11 of the Technical Staff Report. Slide
23 6, please.

24 This aerial shows the property which is currently
25 under construction and is outlined on the slide here in red.

1 Slide 7, please.

2 The site includes varied topography and the
3 impacts to the regulated environmental features on site have
4 been previously approved and no new impacts are proposed
5 with this application. Slide 8, please.

6 This slide shows the Master Plan rights-of-way
7 which abut the property. These include the repose collector
8 Rock Spring Drive west of the site shown in green and the
9 major collector of Central Park Drive in blue. Slide 9,
10 please.

11 This exhibit shows the overall Site Plan of the
12 Parkside development with Section 4 highlighted in yellow
13 showing its relationship to the rest of the community. For
14 orientation purposes you can see that this portion of the
15 development is centrally located and directly north of
16 Section 3 and north of the feature Central Park. Slide 10,
17 please.

18 This is the Illustrative Site Plan submitted with
19 the application and shows the single family attached and
20 detached dwellings on the site, which are arranged in a
21 modified grid pattern. The development includes a number of
22 open spaces and pocket parks with passive and active
23 recreational facilities for the residents. The Melwood
24 Legacy Trail is a 10-foot wide hiker biker trail which runs
25 through the middle of Section 4 and forms the spine of the

1 community, linking the development to Sections 5 and 6 south
2 of the subject site. Slide 11, please.

3 A mix of single family attached and detached
4 alternatives are proposed with the application and are
5 designed with master done options to appeal to the senior
6 population. The following elevations were provided by the
7 applicant and show the character of the proposed buildings.
8 This slide shows three front loaded two car garage models
9 that are proposed for the 96 single family attached
10 dwellings, including the Flow, Awaken, and Connect models.
11 Slide 12, please.

12 This slide shows the rear elevation of these
13 models. Slide 13, please.

14 And lastly, this slide shows the proposed side
15 elevations. Slide 14, please.

16 The following slides will show the single family
17 detached models proposed with the application. This slide
18 shows the Adventurer. Slide 15, please.

19 Multiple elevations are available for this model
20 and offer a variety of architectural options. Slide 16.

21 This slide shows the single family detached model
22 the Curator. Slide 17, please.

23 Again, multiple elevations are offered and include
24 balanced fenestration, enhanced window trim, and roofed
25 porches over the front doors. Slide 18, please.

1 This slide shows the third single family detached
2 model, the Enthusiast. Slide 19, please.

3 The alternative elevation shown here proposed
4 different roof lines and porch options. Slide 20, please.

5 Lastly, this slide shows the fourth of single
6 family detached model, the Virtuoso. Slide 20, please.

7 The alternative elevation shown here proposes a
8 variety of different building materials. All the
9 architectural elevations for the single family attached and
10 detached models have been evaluated by staff and have been
11 found acceptable. Slide 22, please.

12 This exhibit highlights the pedestrian and road
13 network of the community and it includes sections of the
14 roadways proposed with the application. The vehicular
15 roadways are shown here in red and the pedestrian network is
16 shown in blue and green.

17 In conclusion, the Urban Design Section recommends
18 the Planning Board adopt the findings of this report and
19 approve Specific Design Plan SDP-1601-03 and Type 2 Tree
20 Conservation Plan, TCP2-0142016-03 for Parkside Section 4,
21 subject to the conditions found in the Staff Report. The
22 applicant has proposed revised condition language which is
23 included in your backup and has been reviewed by staff and
24 staff is in agreement with the proposed language. This
25 concludes staff's presentation. Thank you.

1 MADAM CHAIR: Thank you Mr. Bishop, let's see if
2 there is any questions. Madam Vice Chair?

3 MADAM VICE CHAIR: No questions, Madam Chair.

4 MADAM CHAIR: Commissioner Washington?

5 COMMISSIONER WASHINGTON: Yes, if we could go back
6 to Slide 13, please, I believe that's the one with the Flow,
7 Connect and Lincoln. Yes, in just looking at the
8 fenestration illustrated here, I'm wondering what's in the
9 upper portion of those homes above the two windows?

10 MR. BISHOP: On these slides it looks like it's a
11 vinyl siding option on it. I'll let the applicant --

12 COMMISSIONER WASHINGTON: No, no, no. No, I'm
13 wondering what is it actually a room? Because there are no
14 windows on the upper portion of the home. Exactly, yes in
15 those areas.

16 MR. BISHOP: I'm going to let Mr. Antonetti
17 address that question.

18 COMMISSIONER WASHINGTON: Okay. Thank you, Mr.
19 Bishop. Yes, because it looks, well I'd be curious to what
20 Mr. Antonetti has to say. Thank you. No further questions,
21 Madam Chair.

22 MADAM CHAIR: Okay. Commissioner Doerner?

23 COMMISSIONER DOERNER: No questions.

24 MADAM CHAIR: Commissioner Geraldo? Commissioner
25 Geraldo?

1 COMMISSIONER GERALDO: No questions.

2 MADAM CHAIR: Thank you. Okay. Mr. Antonetti,
3 you're on.

4 MR. ANTONETTI: Good morning, Madam Chair, members
5 of the Planning Board, for the record, Robert Antonetti with
6 the Law Firm of Shipley and Horne. We're pleased to
7 represent the applicant, SHF Property Owner for this Section
8 4. With me today we have Mr. Basim Kattan, Keith Tunell may
9 be on the line, he's with the builder, Rachel Leitzinger
10 with Dewberry, Wes Guckert our transportation engineer and
11 John Ferrante's with me in cyberspace, but he is an
12 essential part of the Shipley and Horne Team, I just wanted
13 to thank him for his work on this.

14 We'd also like to thank Mr. Bishop for his
15 thorough review of the application and his willingness to
16 interact with the applicant as we prepared for today's
17 hearing. It's always appreciated and again I don't mean to
18 sound like a broken record but I continue to be thoroughly
19 impressed with the staff, the Planning Board, and the
20 technical aspects of these hearings. It is quite a feat to
21 do these week to week and you do it so seamlessly and
22 professionally and it's greatly appreciated, thank you for
23 everything that you do.

24 MADAM CHAIR: Thank you, Mr. Antonetti.
25 Appreciate it.

1 MR. ANTONETTI: With regards to Section 4 as Mr.
2 Bishop stated, this is the third revision of this Specific
3 Design Plan. We are so excited to bring this forward. This
4 is the mixed retirement development or MRD portion of the
5 Parkside project, at least the portion that's controlled by
6 the applicant. And you know the site is selling well, the
7 project overall is selling very well. It's one of the top
8 selling communities in Maryland. It was the top selling in
9 Maryland prior to COVID-19. I'm not sure how that data is
10 tracking right now, but it's doing very well. The mixed
11 retirement component is a condition of the zoning, it is
12 required to be located within certain portions of the
13 project, Section 4 is that portion of the project for our
14 purposes and it will be age restricted with the appropriate
15 covenants for 55 and older.

16 The project is very exciting because as you know
17 the development is very expensive. The Parkside site is on
18 beautiful rolling hill type layout overall and the site
19 development is quite expensive for any section, market or
20 mixed retirement. It's been challenging to find a mixed
21 retirement partner or builder who'd be able to build and
22 offer a lot price to justify the development costs overall
23 for bringing something to market.

24 Fortunately, we have that situation here and the
25 elevations that you have seen, I hope you would agree, are

1 very exciting and very interesting and well diversified
2 product elevation types that we think will be incredibly
3 well received in the market and within the aging population
4 of the county and the region. So we expect this to meld
5 seamlessly with the overall fabric and success of the
6 Parkside project to date.

7 With regards to the elevations that were shown,
8 even at Slide 13 (indiscernible) so what is above,
9 Commissioner Washington, is living space shown on that
10 elevation. And while there's no windows shown there, there
11 is conditions in the Staff Report dealing with high
12 visibility lots and end wall features, you know, these
13 aren't fully optioned elevations, so changes to the side
14 elevations are possible, you know, as buyers you know select
15 what they, what their preference is when they go to
16 contract.

17 You know, with regards to the project overall and
18 while it is part of Parkside, there are ample amenities,
19 it's a quite well amenitized (phonetic sp.) section. You
20 did hear about, see a slide about pedestrian connectivity,
21 including internal trails, connector trails, and the Master
22 Plan Trail which is the Melwood Legacy Trail. Melwood
23 Legacy Trail is essentially following the road alignment of
24 historic Melwood Road and it continues through the central
25 park which is a large kind of regional park area that has

1 been dedicated to the Commission. And so it will be a
2 connection to that to the northern most portion of the
3 project.

4 There are other amenities that are significant
5 that includes in addition to the open spaces shown, there's
6 a picnic pavilion, exercise stations, a butterfly garden, a
7 dog park, bocce ball court and then there's also sitting
8 area with a pavilion as well. So these amenities, while
9 they are not exclusive to Section 4, in other words, we
10 can't prohibit other members of the Parkside community from
11 using them, they are proximate to Section 4 and Section 4
12 being kind of the northern most or the northeastern most
13 quadrant of this large project, will very likely be mainly
14 utilized by the age restricted senior component that will be
15 populating Section 4 if this application is approved.

16 There will be an HOA, a separate HOA for this
17 Section. The HOA will maintain landscape elements, the
18 front and side yards, and there will be an option for
19 maintenance of the rear yard. So some of these homes may
20 have fenced rear yards, that's an option of the owner if
21 they do, they'll either maintain it themselves and you know
22 plant their own gardens and landscaping, or they'll have the
23 option to have that maintained as well. But the HOA will
24 maintain other aspects of this area.

25 With that, again we're very excited. I won't

1 belabor the presentation, but we're very excited to move
2 this forward with your support. We do have some recommended
3 condition changes marked as Applicant's Exhibit 2, otherwise
4 we believe that the application meets all the requirements
5 of the Zoning Ordinance for approval in SDP including past
6 conditions. And I can go through the condition changes at
7 the discretion of the Board quickly or not. But staff is in
8 agreement with the language and we are very thankful for the
9 opportunity to present this today.

10 The rest of our team were here to answer any
11 questions that you may have and you know we look forward and
12 urge your support for this wonderful application. So thank
13 you --

14 MADAM CHAIR: Okay.

15 MR. ANTONETTI: -- for your time and I'll be
16 willing to go through the conditions if that would be the
17 preference of the Board.

18 MADAM CHAIR: Mr. Antonetti, just succinctly if
19 you could. I think the first one is fine, 1C is fine
20 because it says unless modified by DPIE, which make sense.
21 And then you have a lot of deletions.

22 MR. ANTONETTI: Yes.

23 MADAM CHAIR: Okay.

24 MR. ANTONETTI: Yes. The deletions really are in
25 recognition of, there was a plan, as you know materials need

1 to be resubmitted no later than 35 days prior to the
2 hearing.

3 MADAM CHAIR: Yes.

4 MR. ANTONETTI: There was a subsequent plan set
5 that contained many of these details and in an exercise of
6 efficiency, was to make sure that any precertification
7 conditions you know accurately reflect the plans that the
8 staff actually had as part of their review.

9 MADAM CHAIR: Okay.

10 MR. ANTONETTI: So Condition 1B, E, F, all those
11 either materials or changes to the plans have already been
12 made so I think staff recognized that at conference call,
13 and yes they have all that material and it's sufficient.

14 MADAM CHAIR: And then obviously 1K is important
15 to us so that's fine. So all the other deletions and then 2
16 makes sense because whichever approval is last.

17 MR. ANTONETTI: Yes.

18 MADAM CHAIR: Okay, 3 let's --

19 MR. ANTONETTI: I think it's in 3.

20 MADAM CHAIR: 3, let's go, 3.

21 MR. ANTONETTI: Sorry.

22 MADAM CHAIR: Can you just touch on 3 and I think
23 that's about it.

24 MR. ANTONETTI: Certainly. Condition 3 is about
25 the Melwood Legacy Trail, the timing for it. Since it's

1 following generally the location of historic Melwood Road it
2 does run through the middle of the project, which is fine
3 we've designed with that in mind.

4 However, since it's in the middle of the project
5 we want to make sure that the construction of it stays in a
6 way that it might not be, that it would not interfere with
7 the development of or remainder of the project at the homes
8 and would not invite individuals to kind of traverse
9 construction areas. So what we've done is we've separated a
10 northern and a southern portion of it, leading to each
11 respective boundary lines and we've offered permit triggers
12 to make sure that there's teeth to it that the Master Plan
13 trails are provided in a timely but appropriate fashion. So
14 that's what this condition recommends and reflects those
15 condition triggers that we've discussed with staff for the
16 northern and southern portion of this trail.

17 MADAM CHAIR: Okay. Okay. Got it. So again I
18 think that was Applicant's Exhibit Number 2 and okay, so
19 let's see if the Board has any questions of you. Madam Vice
20 Chair?

21 MADAM VICE CHAIR: No questions at this time,
22 thank you.

23 MADAM CHAIR: Commissioner Washington?

24 COMMISSIONER WASHINGTON: No questions and thank
25 you, Mr. Antonetti.

1 MADAM CHAIR: Commissioner Doerner?

2 COMMISSIONER DOERNER: No questions.

3 MADAM CHAIR: Commissioner Geraldo?

4 COMMISSIONER GERALDO: No questions.

5 MADAM CHAIR: Okay. All right. Well that's it.

6 So and none of your folks are to speak at this time, right?

7 MR. ANTONETTI: That is correct.

8 MADAM CHAIR: Okay.

9 MR. ANTONETTI: They're with us.

10 MADAM CHAIR: Okay. So if no one else has
11 anything to add like Mr. Burton or Ms. Finch, I don't know
12 or Mr. Bishop if you have anything to respond to, please say
13 so now or else I'm calling for a motion.

14 MR. BISHOP: Nothing to add, Madam Chair.

15 MADAM CHAIR: Okay. Is there a motion?

16 COMMISSIONER WASHINGTON: Madam Chair, I move that
17 we adopt the findings of staff and approve SDP-1601-03 and
18 TCP2-104-2016-03 along with the associated conditions as
19 outlined in staff's report and as further amended by
20 Applicant Exhibit Number 2.

21 MADAM CHAIR: We have a motion --

22 MADAM VICE CHAIR: Second.

23 MADAM CHAIR: -- and a second by Vice Chair
24 Bailey. Vice Chair Bailey?

25 MADAM VICE CHAIR: I vote aye.

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MADAM CHAIR: Commissioner Washington?

COMMISSIONER WASHINGTON: Aye.

MADAM CHAIR: Commissioner Doerner?

COMMISSIONER DOERNER: Aye.

MADAM CHAIR: Commissioner Geraldo?

COMMISSIONER GERALDO: Aye.

MADAM CHAIR: Okay. The ayes have it 5-0.

(Whereupon, the proceedings were concluded.)

DIGITALLY SIGNED CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

PARKSIDE, SECTION 4

Specific Design Plan, SDP-1601-03



By: _____

Date: September 28, 2020

Diane Wilson, Transcriber