

West Hyattsville



STREETSCAPE STANDARDS

GENERAL DESIGN PRINCIPLES AND INTENT

Intent

The West Hyattsville Transit District Development Plan is designed as “blocks” with respect to land use. Blocks contain buildings, which are located along the street edge to form a street wall. The streetscape standards ensure the design conformance of development along those streets. The standards define the parameters for development. The standards aid the applicant, owner, and building manager in understanding the design relationship between the street and their building lot. These standards promote pedestrian activity at the street level by requiring buildings to have a front entrance orientation along the primary street(s). More specifically, the streetscape standards are intended:

- *To create a consistent building street wall and inviting streetscape along commercial and mixed-use streets and a strong visual appearance along neighborhood residential streets.*
- *To enhance the greenway identity within neighborhoods and extend this identity to commercial and mixed-use areas.*
- *To provide safe pedestrian and bikeway access along all streets.*
- *To develop walkable neighborhoods with contiguous linkages that support residential sociability, commercial activity, and the use of alternative modes of transportation.*

1. **Street Trees:** Street trees shall be provided along all streets to enhance and soften building façades, create street character, and provide shade for pedestrian street level activity. Street trees shall be planted at the time of development and spaced 30 feet apart on center. Where necessary, spacing allowances may be made to accommodate fire hydrants, utility vaults, and other infrastructure elements.
2. **Street Lights:** Street lights shall be installed on both sides of streets along the street tree alignment line and, unless otherwise designated in the West Hyattsville TDDP, at no more than 60-foot intervals measured parallel to the street. At the time of development, the developer is responsible only for the installation of street lights on the side of the street that is being developed.
3. **Sidewalks:** At the time of development, the developer is required to install sidewalks. All sidewalks and primary walkways shall be constructed using special decorative paving materials such as brick, concrete precast pavers, Belgium block, or granite pavers. Samples of proposed paving materials shall be submitted with the detailed site plan for review and approval by M-NCPPC staff. Concrete paving shall be prohibited.
4. **Building Orientation:** The street and building façade shall be the primary focus of the development. All buildings shall front the primary street(s) and dual frontage shall be maintained along all corner lots.
5. **Consistency of Design Elements:** Streetscape elements, such as paving, street furniture, and street trees, shall be consistent within a development project and shall be consistent along the street wall.
6. **Public Art:** Public art shall be provided to enhance the pedestrian street life activity and to provide interest along the streetscape.
7. **Landscaping of Building Fronts:** Building fronts (public), along the streetscape, shall provide planters and window boxes with flowering plants within two feet of the building face.
8. **Screening of Service/Loading Areas From Public View:** Building rears (private) along the lot alley shall provide for commercial operator working environments unseen by the public to allow residents to enjoy private open space areas.
9. **Location of Mechanical Equipment:** The following mechanical equipment shall be located a minimum of 25 feet away from any build-to line and shall not be stored or located within any street, and shall be screened from view of the street: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, or any other similar mechanical equipment.
10. **Roof-Mounted Mechanical Equipment:** Roof-mounted mechanical equipment shall be located away from the building façade edge adjacent the build-to line and shall be screened from pedestrian and vehicular views of the street.

GENERAL STREETSCAPE STANDARDS

Streetscape

1. **Streetscape Paving:** All primary walkways shall be constructed using decorative paving materials. Crosswalks may be constructed with tinted and stamped asphalt. Sidewalk and crosswalk paving materials may include concrete.
2. **Permitted Materials:** Brick, precast pavers, Belgium block, or granite pavers are permitted materials. Samples of proposed paving materials shall be submitted with the detailed site plan for review and approval by M-NCPPC staff and county/municipal public space maintenance agencies.
3. **Streetscape Construction:** All streetscape improvements shall be completed prior to the issuance of use and occupancy permits for the first building. Construction of streetscape improvements shall not be phased.
4. **Streetscape Elements:** Streetscape elements of street trees, street furniture, landscaping and planters, decorative paving, sculpture/artwork, and bus shelters shall be provided on the streetscape plan. All streetscape elements shall include information of location, spacing, quantity, construction details, and method of illumination and shall be required for all streets in accordance with the West Hyattsville TDDP conceptual site plan streetscape sections and public realm elements. Advertisements and signage shall be prohibited on all streetscape elements with the exceptions of bus shelter advertisements approved by the appropriate public transit authority (WMATA or TheBUS) and appropriate transit service-related notices at other locations within the West Hyattsville TDOZ public realm subject to the approval of DPW&T and the appropriate municipality.

Streetscape elements shall include:

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

- Street furniture (benches, trash receptacles, lighting, and bus shelters)
- Landscaping and planters
- Decorative paving
- Sculpture/artwork
- Bus shelters

No street furniture or public works of art, other than publicly maintained streetlights and street trees, shall be installed within public rights-of-way without the permission of DPW&T and/or the City of Hyattsville expressed through an executed memorandum of understanding (MOU) with the developer/applicant. All street furniture on private rights-of-way within the TDOZ shall be maintained by the property owner/developer.

5. **Street Trees (Urban Streets):** Street trees shall be planted along all urban streets in the TDDP according to the streetscape sections. Street trees shall be a minimum four-inch caliper in size, located 30 feet on center, planted in tree grates (minimum four feet by six feet), limbed up to six feet above finished grade, provide a minimum five cubic feet of continuous tree bed underneath the sidewalk pavement system, provide a positive drainage system, and provide an automated irrigation system to promote the health and vigor of the root system. Street trees species shall be large, broad spreading, open-canopy trees at maturity and shall be planted as follows:

- Boulevards—Green Vase Zelkova (*zelkova serrata* ‘Green Vase’) or Northern Red Oak (*quercus rubra*)
- Main Street—Shademaster Honey Locust (*gleditsia triacanthos* ‘Shademaster’)
- Park Drive—Red Maple ‘October Glory’ (*acer rubrum* ‘October Glory’) or Willow Oak (*quercus phellos*)

See TDDP Street Tree Plan and Street Sections in Building Envelope and Block Standards



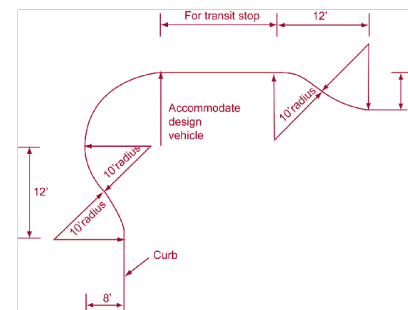
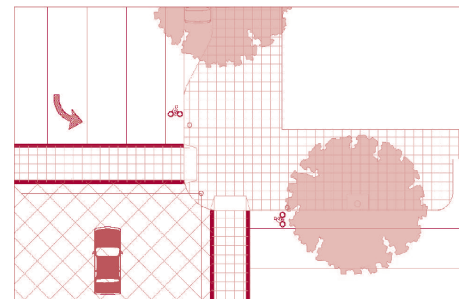
6. **Street Trees (Residential Streets):** Street trees shall be planted along all residential streets in the TDDP according to the streetscape sections. Street trees shall be a minimum four-inch caliper in size, located 30 feet on center, planted in a connected six-foot-wide minimum landscape strip or five square feet dimension per isolated tree, limbed up to six feet above finished grade, provide a minimum 500 cubic feet of soil, and provide an automated irrigation system to promote the health and vigor of the root system. Street trees species shall be large, broad spreading, open-canopy trees at maturity and shall be planted as follows:

- Residential Streets—Marshall’s Seedless Ash (*pennsylvanica fraxinus* ‘Marshall’s Seedless’)
- LID Streets—Black Tupelo (*nyssa sylvatica*), Willow Oak (*quercus phellos*), Red Maple ‘October Glory’ (*acer rubrum* ‘October Glory’), London Plane Tree (*platanus acerifolia* ‘Bloodgood’)
- Local Access Streets—Sweetbay Magnolia (*magnolia virginiana*), Chinese Scholar Tree (*sophora japonica*), Golden Rain Tree (*koelruter a panicles*)

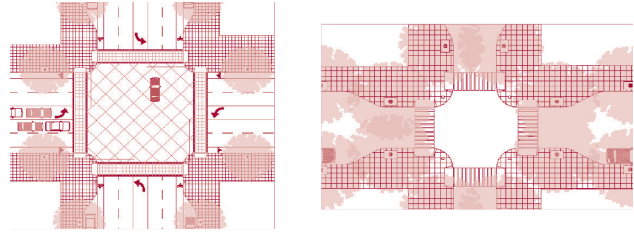
7. **TDDP Street Tree Placement:** Wherever the TDDP does not show street tree placement, street trees shall be planted along the street tree alignment within the streetscape and spaced at 30 feet on center.

8. **Curb Extension for DSP Submittal:** Each applicant or the applicant’s heirs, successors, and/or assignees shall be responsible for providing curb extensions along streets according to the TDDP and streetscape sections. Curb extensions shall be included on the streetscape plan and shall be submitted as part of any application for detailed site plan and building/grading permits. No building or grading permits shall be issued without a detailed site plan that conforms to all curb extension standards in the TDDP.

See TDDP Street Tree Plan and Street Sections in Building Envelope and Block Standards

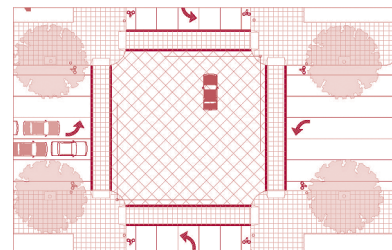


9. **Curb Extension Locations:** Curb extensions shall be located at all intersections and shall be in accordance with all curb extension standards and dimensions of the TDDP. Curb extensions shall narrow the roadway corridor as specified in the TDDP to calm vehicular traffic and provide pedestrian safety.



10. **Curb Radii:** Curb return radii on all intersections shall be 15 feet.

11. **Crosswalks for DSP Submittal:** Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for crosswalk improvements along the entire length of the property frontage where street intersections occur. Crosswalks shall be included on the streetscape plan and shall be submitted as part of any application for detailed site plan and building/grading permits and shall be in accordance with all crosswalk standards and dimensions of the TDDP. No building or grading permits shall be issued without a detailed site plan that conforms to all crosswalk standards in the TDDP.



12. **Crosswalk Locations/Dimensions:** Crosswalks shall be provided at all street intersections and shall be located within two feet of the intersecting streets to promote pedestrian visibility. The crosswalk dimensions shall be a minimum width of 14 feet with red brick crosswalk with a two-foot width concrete banding constructed along each outer edge of the crosswalk to promote high visibility, pedestrian safety, and contrast from the roadway pavement. In addition, a two-foot-wide vehicle stop bar shall be provided a minimum distance of ten feet from the crosswalk area and shall be painted with a white reflective paint for high visibility to prevent vehicles from entering the crosswalk area upon stopping at traffic lights.

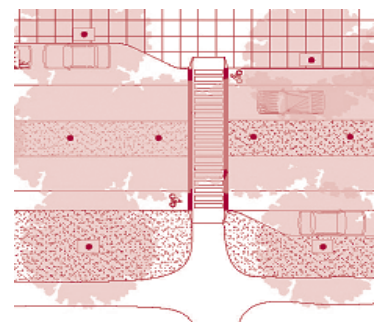


13. **Crosswalk with Median Refuge for DSP Submittal:** Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for pedestrian crosswalks with median refuge improvements along applicable streets bordering all property frontages as specified in the TDDP. Crosswalks shall be dimensioned as specified in this section for crosswalk locations/dimensions. Crosswalks with median refuge areas shall be included on the streetscape plan and shall be submitted as part of any application for detailed site plan and building/grading permits.

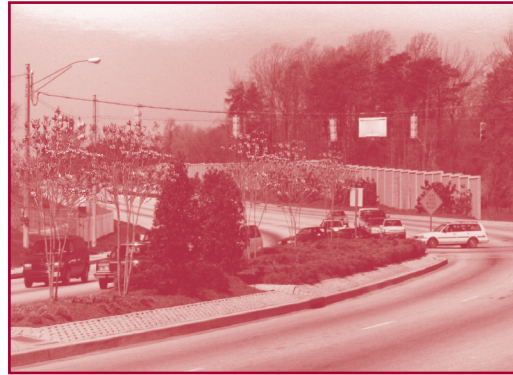
See Map 3 Illustrative Plan



Crosswalk with Median Refuge—Top: Photo of four-lane crossing. Below: Plan view of two-lane crossing



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



Public Street Lighting

Intent

To provide the optimum level of lighting for public safety while minimizing adverse environmental impacts such as glare and light pollution and to ensure a safe and attractive nighttime pedestrian environment. Lighting shall be incorporated into the design of a project so that it reinforces the pedestrian environment, provides continuity to an area, and enhances architectural features.

Permitted and Prohibited Materials

The following is a list of permitted and prohibited materials.

Permitted:

- High-Pressure Sodium.
- Metal Halide (MH) and halogen streetlights may be permitted on privately maintained rights-of-way within the West Hyattsville TDOZ provided that they are maintained by the abutting property owners. Applicants wishing to exercise this option shall submit an executed MOU that clearly delineates responsibility for the maintenance of these fixtures as part of their submission for site plan review.

Prohibited:

- Mercury Vapor (MV).
- Fluorescent.
- Floodlights (i.e., no up-lighting for exterior of buildings).

Configurations and Techniques

1. At the time of the first detailed site plan submission within the TDDP, the M-NCPPC Urban Design staff shall select and specify the lighting fixture(s) to be used for all subsequent development phases within the transit district. A coordinated lighting plan shall be submitted with each detailed site plan. Lighting

fixtures are encouraged to be equal or similar to the lighting details shown in the TDDP.

2. Lighting levels shall be:

- a. Minimum public/private space light levels shall be:

- (1) 1.25 foot-candles for building façades.
- (2) 5.0 foot-candles for building entries.
- (3) 2.0 foot-candles for walkways.
- (4) 0.5 foot-candles for trails.
- (5) 1.25 foot-candles for all other outdoor areas.

- b. Maximum public/private space lighting levels shall not exceed:

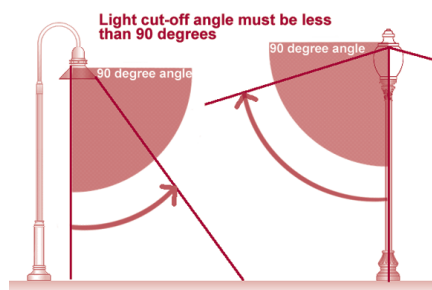
- (1) 2.0 foot-candles for building façades.
- (2) 5.0 foot-candles for building entries.
- (3) 2.0 foot-candles for walkways.
- (4) 1.25 foot-candles for trails.
- (5) 1.5 foot-candles for all other outdoor areas.

3. **Pedestrian Streetlights:** Pedestrian streetlights shall be as specified in the TDDP lighting details. All streetlights shall be a minimum height of 14 feet and a maximum of 16 feet along all arterials, collectors, and local streets. Maximum spacing for streetlights shall be 60 feet on center and located along the street according to the street section diagrams in Building Envelope and Block Standards for tree placement. Street lighting shall be provided along sidewalks and in medians. Metal-halide lamps shall be specified for all lighting. Sodium-based lamp elements shall be prohibited. A note referencing compliance with this

standard shall be placed in the general notes of the detailed site plan and building permit.

4. **Building Façade Lighting:** Exterior lighting of the front building façade shall be mounted between 6 and 14 feet above adjacent grade.
5. **Alley Lighting:** All lots with alleys shall have lighting fixtures within five feet of the alley right-of-way. This fixture shall illuminate the alley, shall be between 9 and 14 feet in height, and shall not cause glare in adjacent lots.
6. **Lighting Fixtures:** Lighting fixtures shall be incandescent, metal halide, or halogen only. No high-pressure sodium, mercury vapor, fluorescent lights, or floodlighting (i.e., no up-lighting) may be used on the exterior of buildings.
7. **Light Glare and Sky Glow:** Full cut-off light fixtures shall be used to shield the disbursement of light to prevent light glare and sky glow. A note referencing compliance with full cut-off light fixtures shall be provided in the general notes of the detailed site plan and building permit.
8. **Lighting for Walkways:** Pedestrian walkway lighting shall include step lights; well lights and lighted bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.
9. **Security CPTED Lighting:** Security lighting shall be provided to illuminate landscaping, parks, and special features and shall be in accordance with Crime Prevention Through Environmental Design (CPTED) standards.
10. **Parking Structure Lighting:** Lighting for parking structures shall satisfy Crime Prevention Through Environmental Design (CPTED) Standards.
11. **Residential Building Lighting:** Porch and/or entry lights shall be required on all residential buildings to create a safe pedestrian environment at night. Porch and/or entry lights for single-family attached residential units shall not exceed 100 watts per fixture.

Minimization of light glare and sky glow with full cut-off light fixture



Blocks and Alleys

Intent

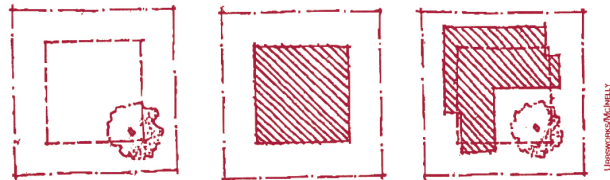
To create a consistent building street wall and inviting streetscape along commercial and mixed-use streets and a strong visual appearance along neighborhood residential streets. Enhance the greenway identity within neighborhoods and extend this identity to commercial and mixed-use areas. Provide safe pedestrian and bikeway access along all streets. Develop walkable neighborhoods with contiguous linkages that support residential sociability, commercial activity, and the use of alternative modes of transportation.

1. **Building Siting:** Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for siting buildings according to the West Hyattsville TDDP and shall be included as part of any application for detailed site plan and building/grading permits. No building or grading permits shall be issued without a detailed site plan that conforms to all building standards in the TDDP.
2. **Lot Frontages:** All lots shall share a frontage line with a street.
3. **Block Size:** Block perimeters and lengths shall be in accordance with the West Hyattsville TDDP block registration plan. No block face shall exceed 400 feet in length without a street, common access easement, alley, or pedestrian pathway that provides through access to another street, alley, or pedestrian pathway.
4. **Alleys:** Alleys shall provide access to the rear of all building lots and off-street parking facilities. Alley construction shall be required as part of any redevelopment project within the rear setback unless an alley already exists.
5. **Dedicated Right-Of-Way For Alleys:** Where an alley does not exist and is not constructed at the time of redevelopment of any property, the developer shall dedicate the alley right-of-way within the rear setback to the county. Pending construction of the alley, the developer or owner shall maintain the dedicated right-of-way by, at a minimum:
 - a. Sodding and providing routine landscape maintenance to the area.
 - b. Keeping the area clear of debris, litter, stored materials, and vehicles.

See Map 13.

6. **Shade Trees:** At least one canopy shade tree per 200 square feet of the required open (unpaved) area shall be planted in the rear lot area and no closer than five feet to any common lot line. Trees shall be a minimum of four-inch caliper and ten feet in height. Tree species shall be as specified in the TDDP street tree list.
7. **Existing Trees:** Buildings shall be sited to preserve existing healthy trees, minimum two-inch caliper, when such siting does not conflict with the approved West Hyattsville TDDP for urban street grid, building footprint, streetscape requirements, or parking. All trees to be preserved shall be delineated on the detailed site plan and building permit(s).
8. **Curb Cuts:** Curb cuts shall be prohibited on Boulevard and Main Street development sites.

See the Siting Requirement in Building and Envelope and Block Standards.



Sidewalks

1. **TDDP Designated Sidewalks:** All sidewalks designated in the TDDP shall be constructed according to the streetscape requirements listed in this section and shall be specified to meet the sidewalk width delineated in the streetscape sections in the TDDP. Streetscape sections shall specify the width and placement of the required sidewalk for all TDDP building street types: Boulevards, Main Street, Park Drive, Residential Street, LID Street, and Local Access Streets.
2. **TDDP Nondesignated Sidewalks:** Sidewalks not designated in the TDDP shall be specified as a minimum of five feet wide and shall meet county specifications.
3. **Paving Materials for Primary Sidewalks:** All primary sidewalks shall be constructed using special decorative paving materials. Concrete and asphalt paving shall be prohibited.
4. **Americans with Disabilities Act (ADA):** All sidewalks shall be constructed to meet ADA federal standards to comply with accessible design.

See Building Envelope and Block Standards for Streetscape Sections

Sod, Groundcover and Mulch

1. **Sod:** All turf grass areas shall provide solid sod areas at installation. Seeding, springs, or sod plugs shall be prohibited. All disturbed areas not proposed for construction shall be sodded. Sod specifications shall be provided on the landscape plan.
2. **Groundcover:** Groundcover may be used in place of turf grass. Groundcover specifications of name, species, quantity, and spacing shall be provided on the landscape plan. Groundcover shall be planted at a minimum spacing of four inches on center.
3. **Mulch:** Mulch shall be shredded hardwood mulch that is brown in color and shall be specified as a minimum four-inch depth on landscape plans. Red cedar mulch or rubber mulch shall be prohibited.
4. **Irrigation:** All sod and groundcover area shall provide an automated irrigation system to maintain the health and vigor of the sod and groundcover.

Landscape

Intent

To ensure the overall visual and physical character of the area will be maintained and enhanced. Landscaping should serve as an amenity, screen, or buffer to enhance the appearance of structures or uses such as parking lots or large blank walls, or to increase the attractiveness of common open spaces.

1. **Plant List:** A plant list shall be included on the landscape plan and shall specify the plant species (botanical and common name), size/caliper, spacing, quantity, construction details (for trees, shrubs, evergreens, and street trees) and method of irrigation and illumination in accordance with the West Hyattsville TDDP streetscape, street tree master plan/plant list, and with the Crime Prevention Through Environmental Design (CPTED) standards promulgated by the National Crime Prevention Council, U.S. Department of Justice. Unplanted mulch beds shall not exceed ten square feet in area; large mulch beds shall be prohibited.

See Building Envelope and Block Standards for Streetscape Sections

2. **Pedestrian Safety with Crime Prevention Through Environmental Design:** Landscape plants provided as buffers and screening shall not impose a safety problem for pedestrians and shall be in accordance with CPTED standards for public safety.



3. **Landscape Screening for Parking Lots:** All off-street surface parking lots shall be screened from view of roadways by the use of a three-foot high solid masonry wall and a maximum three-foot-high evergreen hedge (at plant maturity). The wall and hedge shall be located adjacent to all streetscapes/roadways. Metal, split-face block, chain link, cinder block, and concrete construction shall be prohibited.



4. **Landscape Screening for Loading and Service Areas:** All loading and service areas shall be screened with landscape plantings and a six-foot-high opaque wood or masonry fence and shall not be visible from streets and shall be located a minimum of 50 feet away from public sidewalks. Chain-link fencing is prohibited.



5. **Parking Lot Trees:** Trees shall be planted along all parking lot perimeters and shall be spaced at 30 feet on center in a five-foot minimum width planting area or a tree grate unless shared parking is provided behind buildings accessible from alleys.



6. **Parking Lot Interior Landscaping:** All surface parking lots shall provide interior landscaping. All interior parking lot landscaping shall comply with the requirements of the Prince George's County *Landscape Manual*. Shrub and ground cover beds shall be a minimum of three feet wide and three feet deep. Trees and shrubs shall be fully protected from potential damage by vehicles by the use of curb stops, a raised planter box, a low wall, or bollards.

PARKS AND PLAZAS

Parks

Intent

To regulate the form and appearance of public parks to help ensure a safe and attractive public realm.

1. **Park and Plaza Elements:** At the time of preliminary plan of subdivision and detailed site plan, the Department of Parks and Recreation shall review the detailed site plan for compliance with park and plaza size, location, active and passive recreation amenities, park furniture (benches, trash receptacles, picnic tables, bollards), amenities (e.g., artwork, fountains, chess tables), play equipment, artwork, lighting, and irrigation. The detailed site plan shall include all locations, quantities, and details for benches, trash receptacles, lighting fixtures, bollards, picnic tables, recreation/children's play equipment, and artwork.
2. **Park and Plaza for Crime Prevention Through Environmental Design:** Parks and plazas shall be designed in accordance with the CPTED standards for landscaping and lighting to provide pedestrian safety and security. A note indicating compliance with this standard shall be placed in the general notes section of the detailed site plan.
3. **Plazas in Commercial Areas:** Plazas in commercial areas shall front adjacent retail uses. A minimum 75 percent of the ground-floor building frontage facing a commercial-area plaza shall consist of retail uses.

See Map 5: Parks and Open Space Land



4. **Plaza Size:** A minimum plaza distance to building height ratio of 2:1 shall be provided to eliminate claustrophobic and unsafe pedestrian spaces.
5. **Park and Plaza Lighting:** Parks and plazas shall be illuminated to a minimum 1.25 foot-candles and a maximum of 2.0 foot-candles in accordance with the American with Disabilities Act requirements for parks and recreation spaces.
6. **Park and Plaza Safety:** Parks and plazas shall be free of automobile traffic and shall provide breakaway or retractable bollards along all adjoining roadways to protect pedestrians and provide emergency vehicle access. Bollard type(s) and locations shall be delineated on the detailed site plan and shall be in accordance with the TDDP details. A note indicating compliance with this standard shall be placed in the general notes of the detailed site plan.
7. **Park and Plaza Service Areas:** Loading and service areas shall not be visible from parks and plazas and shall provide landscape screening.
8. **Park and Plaza Accessibility:** All parks and plazas shall be barrier-free and accessible to persons with disabilities, the elderly, and people with strollers, vendors with pushcarts, and shall be in accordance with ADA requirements for parks and recreation spaces.
9. **Park and Plaza Seating:** Parks and plazas shall provide 60 linear feet of seating per acre with a minimum of 30 linear feet regardless of park or plaza size. A variety of seating options should be provided including benches, seating steps, planters, seat walls, table seating, picnic tables, and grassy seating areas. Outdoor seating associated with cafés shall not count toward this seating requirement. For the benefit of persons with disabilities, a minimum of five percent of the required seating shall have backs.



10. **Park and Plaza Landscape:** Landscape beds for parks and plazas shall have a minimum soil depth of two feet for groundcovers and three feet for shrubs, and a note indicating compliance with this standard shall be included in the general notes on the detailed site plan.
11. **Park and Plaza Shade Trees:** Parks and plazas shall have one shade tree per 1,000 square feet of plaza or park area.
12. **Park and Plaza Furniture:** Parks and plazas areas shall provide one trash receptacle per every bench seating area. Trash receptacle detail, quantity, and locations shall be delineated on the detailed site plan.



13. **Irrigation:** All park landscaping shall have an automated irrigation system and a note stating compliance with this standard shall be included in the general notes section on the detailed site plan.

Plazas

Intent

To create a sense of place and visually interesting plazas by incorporating a variety of level changes, planting types, paving materials, seating areas, and outdoor furnishings as appropriate in relationship to the size and setting of the plaza.

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



2. **Plaza Amenities:** Plazas shall provide a variety of activities for pedestrian use and shall provide a variety of functions, such as:

- a. Entertainment
- b. Bus waiting area
- c. Pedestrian links between buildings
- d. Café seating
- e. Seating walls
- f. Fountains
- g. Passive recreation areas



3. **Plaza Design:** The plaza shall be designed to provide a relationship between the building architecture and the plaza, such as repetition of building fenestration pattern in plaza pavement banding and compatibility of façade materials and paving materials.

4. **Plazas Near Parking Structures:** Parking structures that abut plaza areas shall not be allowed unless the parking structure contains ground floor retail or has landscape screening facing, and integrated with, the design of the plaza.



5. **Plaza Shade Trees:** Plaza shade trees shall be a minimum size of 3.5-inch caliper at the time of installation. Trees shall be planted in at least 700 cubic feet of soil per tree with a depth of soil three to four feet and be planted either with gratings flush to grade, or in a planting bed with a continuous area of at least 75 square feet exclusive of bounding wall.

6. **Plaza Entertainment Outlets:** The plaza shall be equipped with 115- and 220-volt outlets as appropriate for entertainment use.

7. **Plaza Performance Stage:** Plaza areas over 10,000 square feet shall provide a minimum 400-square-foot permanent performance stage or space that shall also function as a seating area when not used as a stage. The performance stage/space shall be located on the detailed site plan.



8. **Irrigation:** All plaza landscaping shall have an automated irrigation system and a note stating compliance with this standard shall be included in the general notes section on the detailed site plan.

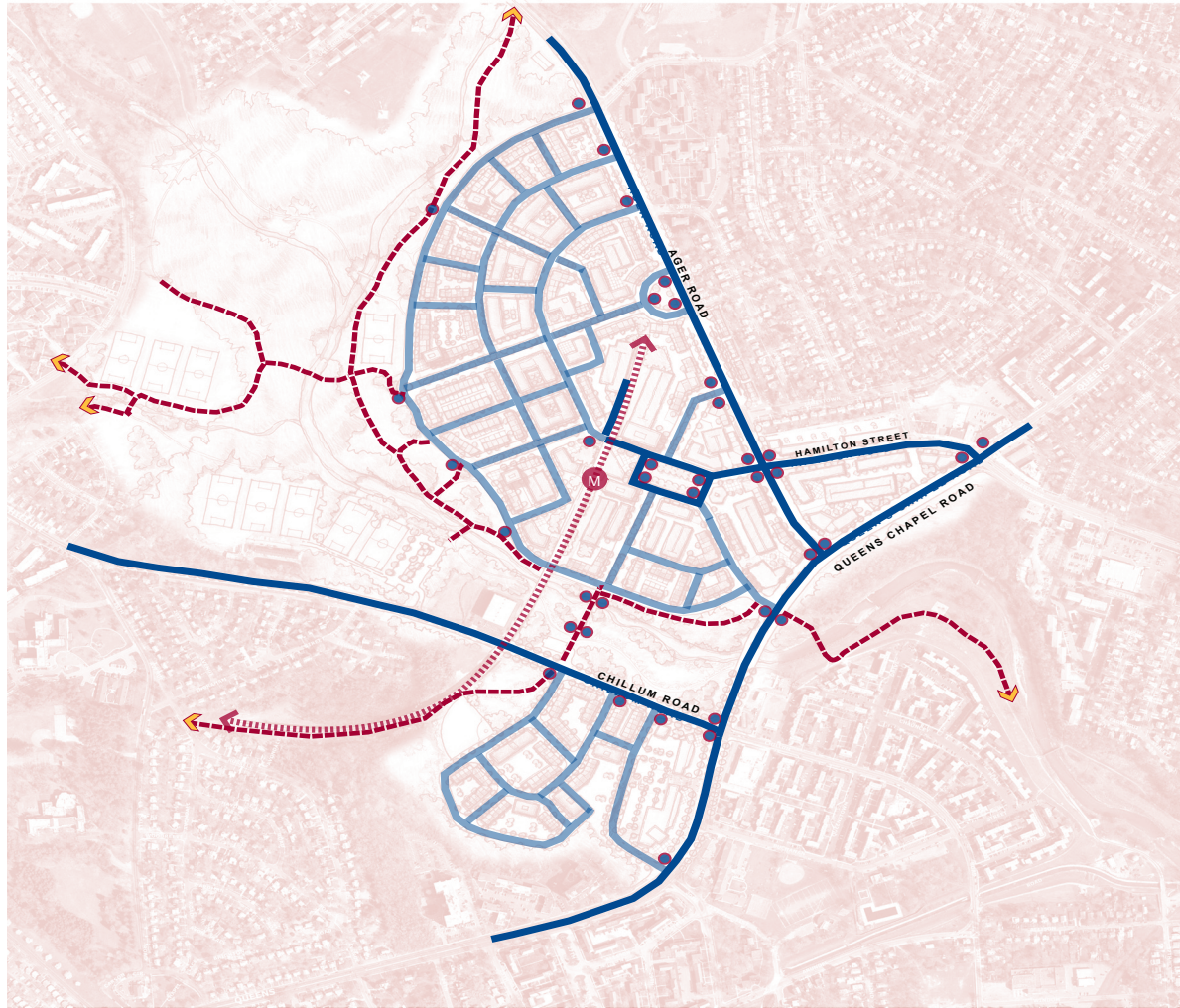
SQUARES AND CIVIC GREENS

Squares *(See Architecture Standards)*

1. **Squares:** Surface treatment and materials (within the area back-of-curb to back-of-curb excluding any civic building, public art or monument footprint) shall provide the following:
 - Minimum 30 percent pervious surface area (turf, groundcover, soil, or mulch). The remaining area shall be paved surface.
 - Public art shall be provided at appropriate locations within the TDOZ subject to the approval of the City of Hyattsville and/or M-NCPPC. Public art proposed for placement in publicly maintained rights-of-way shall be subject to the approval of DPW&T. A memorandum of understanding (MOU) for maintenance of the public art shall be submitted as part of the submission for site plan review.
 - Paved surfaces shall provide a coordinated, distinctive special paving pattern to provide interest to the public art area.
 - Landscape material provided in a square shall be irrigated with an automated irrigation system. A variety of landscape material shall be provided for evergreen, ornamental, and flowering interest. All plant material shall conform to the Crime Prevention Through Environmental Design standards.
 - Lighting of public art, paved areas, and landscaping shall conform to the Crime Prevention Through Environmental Design standards. Lighting details and specifications shall be provided on the landscape plan. Lighting levels shall be specified according to the TDDP requirements.

Civic Greens

2. **Civic Greens:** Surface treatment and materials (within the area back-of-curb to back-of-curb excluding any civic building, public art, or monument footprint) shall provide the following:
 - Minimum 60 percent pervious surface area (turf, groundcover, soil, or mulch). The remaining area shall be paved surface.
 - Public art shall be provided at appropriate locations within the TDOZ subject to the approval of the City of Hyattsville and/or M-NCPPC. Public art proposed for placement in publicly maintained rights-of-way shall be subject to the approval of DPW&T. A memorandum of understanding (MOU) for maintenance of the public art shall be submitted as part of the submission for site plan review.
 - Paved surfaces shall provide a coordinated, distinctive special paving pattern to provide interest to the public art area.
 - Landscape material provided in a square shall be irrigated with an automated irrigation system. A variety of landscape material shall be provided for evergreen, ornamental, and flowering interest. All plant material shall conform to the Crime Prevention Through Environmental Design standards.
 - Lighting of public art, paved areas, and landscaping shall conform to the Crime Prevention Through Environmental Design standards.

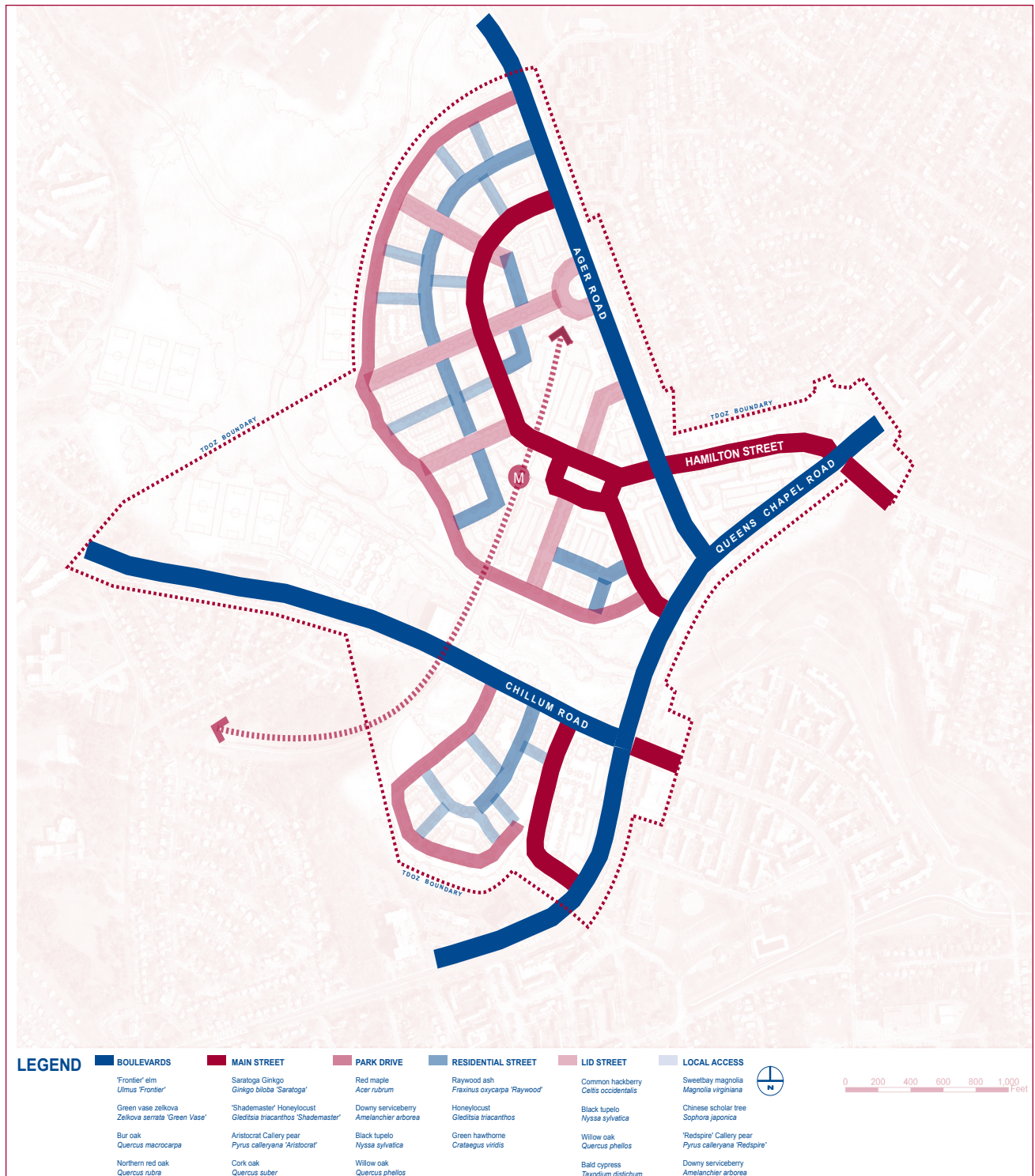


LEGEND

- Highest intensity lighting
- Residential street lighting
- Safe pedestrian lighting
- Gateway lighting

0 200 400 600 800 1,000 Feet

Map 27 Illustrative Street Lighting Master Plan



Map 28 Illustrative Street Tree Master Plan

