

February 2006

*Approved*  
*Suitland Mixed-Use Town Center*  
*Development Plan*



SUITLAND



The Maryland-National Capital Park and Planning Commission

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## **ABSTRACT**

**TITLE:** Approved Suitland Mixed-Use Town Center Zone Development Plan

**AUTHOR:** The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department

**SUBJECT:** Mixed-Use Town Center Development Plan

**DATE:** February 2006

**PLANNING AGENCY:** The Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

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**ABSTRACT:** This development plan includes a design review process and standards to establish a framework for business and property owners, tenants, residents, County officials and staff to review planned new development or redevelopment within the Mixed-Use Town Center Zone. This rezoning effort is intended to foster redevelopment and revitalization to create a town center in Suitland that will include the County's Suitland Manor redevelopment project. It will also implement the county's 2002 General Plan Regional Center recommendation for this area that includes the Suitland Metro Station. The Mixed-Use Town Center Zone stipulates that regulations concerning the location, size and other provisions for all buildings and structures in the zone are as provided in an approved town center development plan.

This document provides the following: a brief introduction and historical overview; overall development and design concepts; a specific long-range development concept that proposes areas for mixed-use and residential development with new and improved public spaces; specific design principles and standards to guide development necessary to create a town center; description of the local design review and special permit processes; inventory of existing uses and street right-of-way widths; the permitted uses and special permit process in the M-U-TC Zone; and recommended plant species.

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The Commission has three major functions:

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- The acquisition, development, operation, and maintenance of a public park system; and
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## FOREWORD

The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission (M-NCPPC) is pleased to make available the Approved Suitland Mixed-Use Town Center (M-U-TC) Development Plan, the next step leading to revitalization of the Suitland community. The plan is the culmination of an extensive neighborhood revitalization effort begun in the early 1990s in the Suitland focus area in which planning and other county agency staff worked with community members to identify and prioritize local needs and develop an action plan to address those needs. As a result of this community effort, the *Suitland Revitalization Action Plan* was published in 1995 and included a broad vision and specific community recommendations, including the creation of a town center at the crossroads of Silver Hill and Suitland Roads to revitalize the business district and the Suitland Manor apartment complex.

The development plan builds on this vision through the establishment of an M-U-TC Zone, which allows for a mix of uses, and town center-appropriate design standards and guidelines. The intent of the zone is to provide more design flexibility, while promoting more compatible and attractive development for older communities. The Suitland M-U-TC Zone is also a designated regional center in the county's General Plan, and will capitalize on the area's proximity to the Suitland Metro Station and the redevelopment and expansion that is occurring at the Suitland Federal Center.

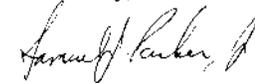
In accordance with M-NCPPC's mission of citizen outreach, the Suitland M-U-TC development plan was developed with substantial input from stakeholders, residents, and property and business owners through a series of community workshops. The plan is a continuation of the community efforts begun over a decade ago to encourage reinvestment and redevelopment in Suitland. The plan contains recommendations for future development within the town center and locally tailored design standards for new and infill development. These standards will replace the existing development standards contained in the Prince George's County Zoning Ordinance.

The preliminary development plan and zoning map amendment (ZMA) were released in February 2005. The Planning Board and the Prince George's County Council held a joint public hearing on the document on March 15, 2005. The public hearing was advertised in newspapers of record and all owners of property proposed for rezoning were mailed notification of this action. All comments and recommendations presented at the public hearings became a matter of public record and were summarized and reviewed by the Planning Board and/or District Council in their deliberations prior to their actions on the development plan and zoning map amendment. The Planning Board approved with modifications the development plan on July 7, 2005 per Resolution PGCPB 05-134. The modified development plan and ZMA were approved by the Council on February 28, 2006 (CR014-2006 DR-2).

The redevelopment of Suitland represents a tremendous opportunity for the county to create a long-desired attractive town center that will provide both a community gathering place as well as a new shopping and working environment. The flexible development standards included in the M-U-TC can provide the incentives needed to build on the tremendous assets that already exist, including the improved Suitland Federal Center with its 10,000 employees and the Suitland Metro Station with its many daily commuters. M-NCPPC is excited to have assisted in the effort by partnering with the community to create locally tailored development standards and a plan that will promote a strong mixed-use center with high quality design.

I would also like to acknowledge the work of our former Planning Board Chairman, Elizabeth Hewlett, and Planning Board Member, James Harley, who oversaw the completion of the development plan. We look forward to continuing to work together to make great things happen in Suitland!

Sincerely,



Samuel J. Parker, Jr.  
Chairman

## INTRODUCTION

The focus of the Mixed-Use Town Center (M-U-TC) Zone is the intersection of Silver Hill and Suitland Roads. The proposed town center includes all four quadrants of the intersection, the Suitland Federal Center, the Suitland Metro Station, and the residential development across from the Suitland Metro Station, along Swann Road, and in Suitland Manor. The area contains many of the basic elements needed to achieve a successful town center—a strong mixed use potential comprising the major employment base (Suitland Federal Center), sites for commercial development, a mix of residential development, and a major Metro station. At present, however, these elements are neither strong enough individually nor sufficiently interdependent to create a cohesive, economically attractive, and distinctive “place.”

The proposed M-U-TC is well served by roadways and bus and rail transit. The Suitland Metro Station, which opened in 2000, has linked the area to the rest of the region. In addition, the area is in close proximity to Washington, D.C., adjacent to Suitland Parkway and Pennsylvania Avenue (MD 4), and not far from the Capital Beltway and Branch Avenue (MD 5). Moreover, both Silver Hill and Suitland Roads are heavily traveled corridors, with Silver Hill Road receiving roughly twice the average daily traffic volume of Suitland Road. The proposed M-U-TC, however, is not well served by an effective pedestrian network.

The Prince George’s County Council initiated the Suitland M-U-TC development plan and zoning map amendment process in early 2002. The goal has been to create a new mixed-use town center for Suitland. The vision for

this regional center is mixed residential and nonresidential development at moderate to high densities and intensities, with a strong emphasis on transit-oriented development.

The Suitland M-U-TC development plan is intended to capitalize on the new development and redevelopment that is occurring at the Suitland Federal Center and at various older apartment complexes abutting the business district. A new master plan for the Suitland Federal Center, the community’s major employer in the county with 9,000 employees, has been completed. This number of employees is expected to grow to 11,000 in 2010. Construction has begun on new office buildings for the two major tenants at the federal facility, the National Oceanic and Atmospheric Administration (NOAA) and the Census Bureau. There are also possible future development sites on the campus along Suitland Road.

A major new residential development near the intersection of Suitland and Silver Hill Roads, Windsor Crossing is replacing one of Suitland’s most deteriorated and crime-ridden apartment complexes, Manchester Square. This new development includes 95 condominium units, 130 multifamily garage villa rental units, and a 125-unit senior housing complex.

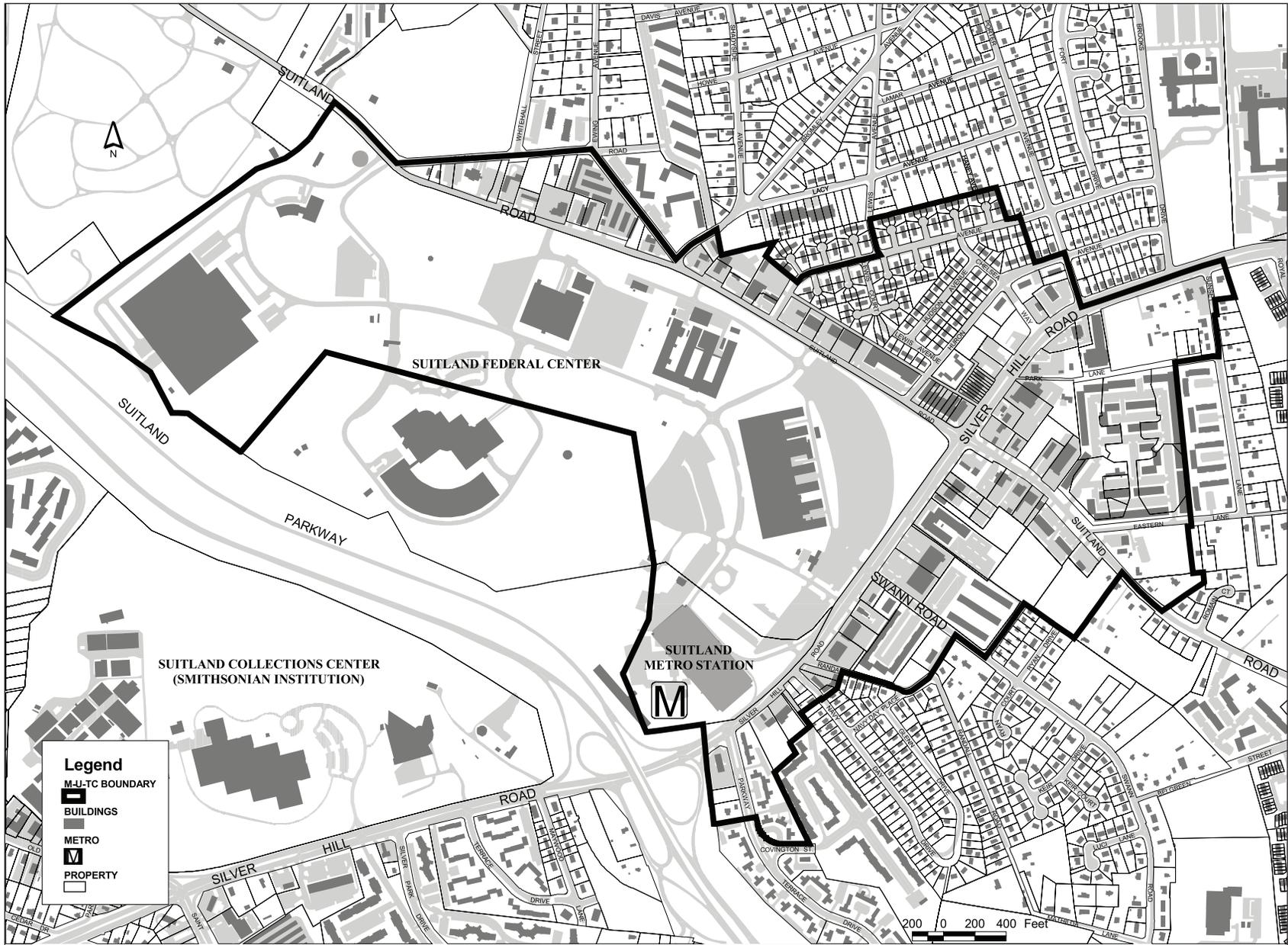
## Planning Background

The 1985 approved Suitland-District Heights and Vicinity Master Plan recommended continued commercial use and the 1986 adopted Sectional Map Amendment retained commercial zoning for most properties in the proposed town center area along Silver Hill and Suitland Roads. Much of the strip commercial development that exists along Silver Hill and

Suitland Roads was in existence at the time the master plan was adopted and approved. The master plan designated a Neighborhood Business Revitalization (NBR) area because of its distressed conditions: disjointed streetscape with no unifying theme, inadequate parking and vehicular access, and a predominance of clutter and visual blight. The NBR program was intended to focus public resources on improving the area, but very little was accomplished.

The county renewed its efforts to revitalize the business district in the early 1990s. As part of a countywide neighborhood revitalization effort, three focus areas were identified where Planning Department and county agency staff worked with communities to identify and prioritize local needs and to develop an action plan to address those needs. Suitland was designated the southern focus area. The *Suitland Revitalization Action Plan* was published in 1995 and included a vision for the future as well as recommendations for improving the area’s business sector, community image, programs and services, public facilities, and safety. In addition, the plan defined possible strategies for improving the Suitland Manor apartment area.

In 2002, a new general plan was approved, providing broad guidance for the future growth and development of Prince George’s County. The plan designated more than two dozen metropolitan, regional, and community centers, which are focal points for increased efforts to concentrate development that can take advantage of existing or future investments in high-capacity mass transit services. It is recommended that in addition to transit services (rail or bus), pedestrian and trail facilities be provided within these centers. The Suitland town center area is defined as a regional center



Map 1. Suitland Mixed-Use Town Center Zone Boundary

in the *Prince George's County Approved General Plan* (October 2002). Regional centers are locations for regionally marketed commercial and retail centers, office and employment areas, higher educational facilities, and possibly sports and recreation complexes primarily serving Prince George's County.

## Suitland Revitalization Action Plan

The 1995 *Revitalization Action Plan* for Suitland focused on improving the community's business district at the crossroads of Silver Hill and Suitland Roads. The community vision for this "core" was a "Town center providing an attractive focal point for members of the community to gather, socialize and shop."

This new town center comprised elements that included a revitalized commercial area that would successfully serve both residents and area workers; a unified sign system that would provide a "distinct character" for the area; a lively, busy Suitland Metro Station; and upgraded public spaces including trails, sidewalks and streets. Overall, the plan called for creating a cohesive, identifiable image and function for this area.

The action plan helped establish the Suitland Business Association. A key goal of the plan is "an appropriate mix of businesses and services to create a strong, competitive market." To accomplish this goal, plan recommendations included upgraded streetscapes, a more attractive Suitland Federal Center, and design alternatives for businesses within the area.

Another important goal of the action plan is the revitalization of one the community's most distressed apartment complexes, Suitland



*Workshop participants.*

Manor. The Suitland Manor redevelopment project is the centerpiece of the county's revitalization efforts in Suitland. The complex is near the intersection of Silver Hill and Suitland Roads, across Suitland Road from the Suitland Federal Center. The property currently contains a mix of mostly blighted apartment buildings and older strip commercial development. The Redevelopment Authority is acquiring properties, relocating families, and demolishing existing structures to make way for the redevelopment of this prime site to become part of a new mixed-use town center. The M-U-TC zoning map amendment effort is to provide

for flexible land use regulations and design guidelines to direct development of the county's 33-acre Suitland Manor redevelopment project.

## Mixed-Use Town Center (M-U-TC) Zone and Process

The M-U-TC Zone was created to encourage the establishment of appropriate mid-density mixed-used centers. This zone permits a broader range of uses than are allowed in traditional business districts in an effort to foster more lively, successful town center areas. Moreover, the M-U-TC Zone recognizes the critical role of urban design in establishing a flourishing

town center. Therefore, an early step in the M-U-TC zoning process involves the creation of a development plan with locally tailored design guidelines and standards.

The process for establishing a town center development plan for Suitland included five community workshops. The workshops were a continuation of the efforts begun nearly a decade ago to encourage reinvestment and redevelopment in this older commercial, and adjacent residential, area. The vision for Suitland expressed in the 1995 *Revitalization Action Plan* is still relevant as a guide for current planning.

“Overall, Suitland is an economically vibrant community, which enhances and stimulates community-directed commercial growth. New development and redevelopment allow for reinvestment into our self-sustaining community.”

## Community Workshops

At the first workshop in fall 2002, participants were presented with a review of planning efforts within the M-U-TC area, were introduced to a range of urban design concepts of potential relevance to the Suitland area, and worked in small group sessions to explore potential boundaries, land uses, themes, and design concepts for the area. There was general consensus at the first workshop that the M-U-TC Zone should extend down both sides of Silver Hill Road to the Metro station and should include the commercial areas along Silver Hill and Suitland Roads.

Workshop participants focused largely on a community-centered theme for the area, while still recognizing the regional importance of

Silver Hill Road. For example, many expressed the view that the Suitland town center should reflect and strengthen the image of Suitland as a friendly, caring, and safe community. It was felt that the town center should create a strong community “place”; one that will evoke civic pride and local reinvestment.

A number of urban design images were presented to elicit community preferences on preferred design concepts. The images that received the most positive discussion included:

- A lively and varied town center streetscape that promotes ground floor retail and encourages pedestrian activity.
- Parking areas located to the rear of buildings and lots so that they are not easily visible from the street.
- A balanced mix of housing types on the lower end of the density scale (e.g., townhouses, particularly those in “mansion style” structures; single-family attached units; and single-family detached units).
- Community parks with an emphasis on landscape features (trees, plants and flowers).
- Human-scale, safe, attractive streets that encourage and invite pedestrian use.

At the second workshop, a range of conceptual development plans was presented and discussed. From the information received during the first workshop, it became clear that the primary focus for the town center should be a community-based core along Suitland



*Community representatives at a Saturday workshop.*

Road and a secondary mixed-use regional node along Silver Hill Road capable of attracting users from the Suitland Federal Center, the Metro station, and those traveling along that corridor. The workshop participants strongly endorsed a greatly improved pedestrian and open space system that allows the community easier and safer access to the town center, including the Suitland Federal Center (its major employment center) and the adjacent residential neighborhoods. Through discussions at the second workshop, the final concept presented in this document evolved.

At subsequent workshops, design standards and guidelines were discussed for different areas in the town center. Community representatives broke up into work groups to discuss the form and function of development needed to create a town center: (1) “main street” development, where a mixed-use commercial core should be established; (2) “neighborhood streets,” where new residential development should

be encouraged to complement the main street development; and (3) a public open space network that should provide connectivity throughout the town center.

Community representatives voiced their design preferences and development concerns. A consistent theme was for quality, attractive mid-density development. Flat, one-story buildings with little ornamentation and disjointed and unattractive building and property signs should be prohibited. The participants were also concerned about mixed-use development that had residential uses above commercial development along Silver Hill or Suitland Roads. Their preference was for a horizontal and vertical mix of commercial uses in multistory buildings on the main roadways.

Community participants desire an attractive and continuous streetscape to help create the distinctive image and safe pedestrian environment. In order to be successful, all agreed that much effort needs to be put into creating a walkable town center. Of critical concern to the community was designing a safe town center. Lighting and building designs that discourage crime were stressed. Pedestrian safety was a key concern for the major roadways, Silver Hill and Suitland Roads, that traverse the town center and divide the community. The poor and unsafe pedestrian access from the surrounding residential neighborhoods and the business district to the Suitland Metro Station is a critical obstacle to the development of the town center. Due to its somewhat isolated location at the edge of the proposed M-U-TC Zone, good access is critical to connect the station to the town center. Community participants stressed the need for safer access to the Metro where at least one

pedestrian fatality had occurred in crossing Silver Hill Road to the station. Continued efforts are essential to address the current deficiencies in the sidewalks and pedestrian crossings on Silver Hill Road, which provide pedestrian connections to the station.

The community input received from these workshops was invaluable and provided guidance and many details for Suitland's M-U-TC design standards and guidelines. A list of the workshops and the participants is included in Appendix A.

### Development Plan Intent

The M-U-TC Zone, as established by the county, is intended to encourage flexibility in land uses within a defined area in order to create active, economically viable settings in which to live and work. To ensure that each M-U-TC Zone is responsive to its specific context, a set of local design standards and guidelines are established as part of the M-U-TC zoning process. Through the establishment of a clear set of expectations and a simplified development process, it is anticipated that an M-U-TC Zone will be able to attract new development more readily than it might without such designation. Finally, each M-U-TC encourages ongoing community involvement with the establishment of a local advisory group to review development proposals for the area.

The intent in establishing an M-U-TC Zone for Suitland has been to effectively build upon the momentum created by the current revitalization efforts in a way that will result in a lively, accessible, and economically self-sustaining town center area.

The Suitland Mixed-Use Town Center Zone Development Plan, which includes both a conceptual development plan and design standards and guidelines, establishes the framework for future development in the Suitland area. It is intended to be used by local residents and business owners, public officials, and prospective developers. Specifically, the development plan will provide for:

- A technical basis for consistent review of development or redevelopment proposals by the citizen advisory design review committee and technical staff.
- A reference for developers and designers to use to fulfill the design review requirements and achieve the community's design goals.



## HISTORIC OVERVIEW OF SUITLAND

Before the Civil War, the area Suitland now comprises was sparsely populated and farmed by only a few families. Produce was easily transported to markets in the nation’s capital using the Navy Yard Bridge. Communities did not begin to develop in this area until after the Civil War—one of them was the village that took the name of Suitland.

After the Civil War and the emancipation of the slave population, many large antebellum plantations had been broken up into small farms. When the institution of slavery was abolished (in 1862) in neighboring Washington, D.C., many African Americans from the Suitland area moved into Washington.

The first discrete community to develop in this area was Silver Hill, and by the early 1870s Silver Hill had a concentration of population. Within a few years, however, a small community (first known as Suitsville) had begun to develop only a mile to the north, largely due to the activities of “Colonel” Samuel T. Suit (1832-1888). Samuel T. Suit was born in Bladensburg, where his father operated a tavern. As a young man he worked at a distillery in Kentucky and then returned to Prince George’s County. He operated a fruit farm of more than 500 acres in the area that is now Suitland and also established a distillery that became a very successful business. It was Suit who brought about the construction of Suitland Road, providing a more direct route between his community and Washington, D.C. Elected to the Maryland Senate in 1873, Suit was also much involved in the development of the railroads in the Washington area. He was an



*Historic Suitland House on the Suitland Federal Center Campus.*

incorporator and president of the Washington City and Point Lookout Railroad Company, which built its branch line into Washington in 1873–74.

The community, soon called Suitland after its most enterprising citizen, got its own post office in 1878, and shortly thereafter had several stores, blacksmiths’ shops, a hotel, and a Methodist Church. At first the schoolhouse for the community was a short distance to the south near the community of Silver Hill, but by 1894 a new schoolhouse was constructed on what had been Colonel Suit’s property. At the

end of the nineteenth century the area was still essentially rural and agricultural.

Unlike many new communities in Prince George’s County at the turn of the nineteenth century, Suitland’s new residents did not organize themselves as a municipality. In the early 1900s local residents formed the Suitland Improvement Association. This group later became known as the Suitland Citizens Association and constructed the existing association building on Silver Hill Road.

During the years just before and during World War II, the Suitland area saw significant

growth, largely because of the expansion of federal government facilities. The Suitland Federal Center opened in 1941 at the intersection of Suitland and Silver Hill Roads. Another leading catalyst for change in this area was the establishment of Andrews Air Force Base, first called Camp Springs Army Air Field when it became operational in May 1943. A few months later construction began on the Suitland Parkway to connect Bolling Air Force Base and the District of Columbia with Andrews Air Force Base. The parkway, completed in December 1944<sup>1</sup>, had a significant effect on development of the surrounding area, providing an efficient line of transportation between Washington and the residential suburbs to the east and southeast.

The twentieth century saw the beginnings of development in the Suitland area, including several residential subdivisions near the Silver Hill crossroads. The construction of the Safeway store at the corner of Silver Hill and Suitland Roads in 1944 further opened the area to increased commercial and residential development. Over the next several decades commercial development sprang up along much of Silver Hill and Suitland Roads. In the 1980s and 1990s, however, many of the businesses relocated to the newer shopping centers built in the area, particularly along Pennsylvania Avenue. Many of the commercial areas that remained along the major roadways suffered from physical deterioration and high turnover rates and vacancies.

It was also during the last 20 years that many new townhouse developments were built in the area with over 525 new townhouses being built

during the 1990s. Nevertheless, the population actually declined in the area. According to U.S. Census Bureau statistics, Suitland's population peaked in 1990 to 35,111 residents and declined in 2000 to 33,515 residents in over 14,000 residential units.

## Poised for the Future

Today, the Suitland community is poised to attract new commercial and residential development. The Suitland Metro Station built in 2000 has surpassed its initial ridership forecasts. Over 3,200 passengers use this station on a daily basis. A new master plan for the 226-acre Suitland Federal Center has been completed that includes two new buildings, recommended sites for future development along Suitland Road, and overall site enhancements including new trails and a stormwater management plan. A new National Oceanic and Atmospheric Administration (NOAA) building has been completed and a new headquarters for the U.S. Census Bureau is planned for completion by 2008. A major catalyst to the creation of a town center in Suitland will be the ongoing project by the Prince George's County Redevelopment Authority to transform the 30-acre Suitland Manor tract at the northeast corner of Suitland and Silver Hill Roads. A new mixed-use neighborhood is planned to replace the current development, which includes a myriad of almost 200 apartment buildings with more than 700 units and 13 commercial properties.

In addition to this significant public investment in new development projects, the community has worked to strengthen and expand the

activities of its long-standing Suitland Citizens Association. The organization has created a community development corporation to actively work to implement community projects and coordinate with local groups furthering recreation, beautification, and crime reduction/safety programs and activities. The association works closely with the Suitland Business Association, particularly in its efforts to make Suitland a safer community.

A number of other community-created nonprofit organizations continue to work to improve the community. Reaching Objectives through Joint Actions (ROJA) provides numerous programs to assist families and youth in Suitland. The Suitland Family and Life Development Corporation was established in 1996 to implement the employment and job training recommendations in the action plan. A major project of this organization is the completion of the Suitland Technology Center, which will be located in a former restaurant on Suitland Road. Already under renovation, this 8,000-square-foot facility is to be converted into a "one-stop shop" technology center through job creation, information technology (IT) training and placement, and small/micro business development.

The 1997 Suitland community vision for new development and economic growth may soon be realized as the citizens of Suitland and neighboring residents, like their eighteenth century counterparts, continue to work together for a better Suitland.

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<sup>1</sup> Suitland Parkway was listed in the National Register of Historic Places in 1995.

## ANALYSIS OF EXISTING DEVELOPMENT CHARACTERISTICS

### Land Use

Commercial properties front the east side of Silver Hill Road, from Suitland Parkway to Sunset Lane, as well as the west side from Suitland Road to Porter Avenue. Commercial properties also front the south side of Suitland Road, south of Silver Hill Road and along the north side across from the Suitland Federal Center. Just south of the Silver Hill Road intersection, there are a limited number of commercial properties on the north side of Suitland Road.

The uses occupying the series of strip shopping centers include a range of local-serving independent retail such as dry cleaners, liquor stores, hair salons, barber shops, beauty supply stores, carpet stores, and fast food/carry-out restaurants. Numerous churches are now operating out of former commercial buildings near the crossroads. In addition, the Suitland Citizens Association and the Sheet Metal Union have their headquarters building on Silver Hill Road across from the Suitland Federal Center. There are two freestanding office buildings on Silver Hill Road, north of its intersection with Suitland Road. One of these buildings houses medical and dental uses; the other is nearly vacant. See the Inventory of Existing Uses for a detailed list of commercial uses currently in the proposed M-U-TC area.

The existing residential uses in the proposed town center include a mix of apartment buildings with a few isolated single-family

homes. The apartments include the older four-unit apartment buildings that compose Suitland Manor and the garden apartment complexes on Suitland Road. These residential uses are older and reflect the suburban qualities of the area at the time they were built.

### Building Design

#### Height

Building heights typically range from one-story structures of approximately 12-16 feet in height to three-story buildings with approximate heights of 32 to 40 feet. There are a few taller buildings in the study area, mostly concentrated in the Suitland Federal Center campus, with one five-story professional office building located along Silver Hill Road. Building heights of two to four stories are an appropriate height for mixed-use town center development.

#### Width

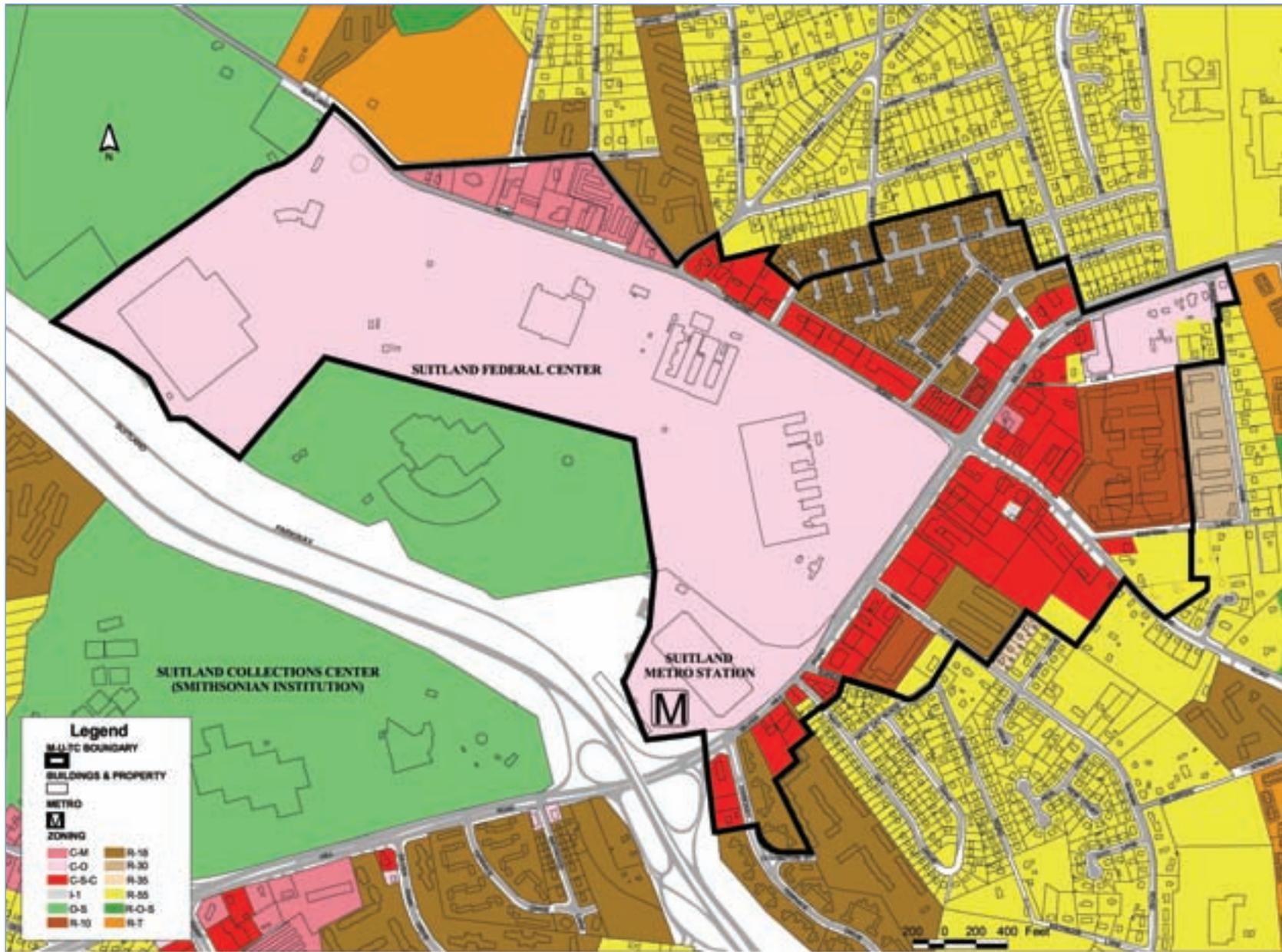
Building widths vary according to the original uses for which the buildings were designed. Commercial structures and related service areas tend to occupy most of the given lot, and many of the businesses along Suitland and Silver Hill Roads are unified by party walls in the strip shopping centers. The multifamily residential buildings of Suitland typically occupy two- to four-lot widths, while single-family homes are of a consistent single-lot width.

#### Setbacks

Nearly all commercial buildings on Suitland and Silver Hill Roads are separated from the street by narrow parking lots. Therefore, setbacks are often significant, ranging from 16 to 60 feet depending on parking configuration. Although there are consistent setbacks within shopping centers, there is little consistency



*Commercial building on Silver Hill Road.*



Map 2. Suitland Mixed-Use Town Center Existing Zoning

between separate centers, and a common street wall is not present. Setbacks in the residential areas are mostly uniform and appropriate for residential development.

### Roof Types

Commercial roof types are predominantly flat or flat with a parapet wall. Residential uses are mainly gable or hip, occasionally featuring shed- or hip-roof attic dormers. There are a handful of buildings or additions with inconsistent roof types that are not compatible with the existing roof forms. This situation leads to visual clutter and contributes to a haphazard appearance.

### Construction Materials

Nearly all of the commercial and multifamily residential buildings in Suitland are of masonry construction, with one or two wood frame infill structures. Brick is the most commonly used masonry material. Single-family residential development is dominated by wood frame structures faced in siding and featuring brick or masonry block foundations.

### Color

Colors for the numerous masonry walls are generally beige, brown, tan, and red. The Suitland Corner shopping center at Suitland and Silver Hill Roads is gray and off-white. In addition, there are a number of other colors present, occasionally resulting in incompatible matches. Diversity in color generally adds to the streetscape and can be beneficial if color choices are carefully planned to ensure compatibility of colors and materials throughout the town center.

### Distribution of Windows/Doors

For the most part, window and door distribution reflects the commercial uses along Suitland and Silver Hill Roads, consisting of large expanses of storefront windows along the ground floor. When present, upper levels are marked by rows of single-punched openings occasionally broken by a double-punched window. Buildings that are residential in appearance feature openings that reflect typical residential construction.

### Architectural Styles and Orientation

The commercial buildings within the area are mostly flat-front structures. They lack the necessary details and ornamentation, such as pediments, friezes, recesses and projections, and lintels that could provide character to the town center. The multifamily homes of Suitland Manor are also lacking ornamentation and detail, resulting in numerous structures



*Suitland Manor 4-unit apartment building.*

with an interchangeable appearance. Other multifamily buildings in the area reflect the typical architecture of early 1960s garden-style apartments. The widest variety in architectural styles occurs in the single-family buildings located around the periphery of the commercial core of Suitland.

### Awnings and Canopies

Awnings and canopies are in abundance along the Suitland and Silver Hill Road corridors. They are typically located above windows and doors, helping to define the commercial uses. However, most of them are of metal or shingle construction and of varying heights and widths within shopping centers. Only one cloth/canvas awning exists in this area.

Awnings and canopies can serve several purposes in the development of a town center. They help define building signs and screening elements and give an inviting feeling to the public. Awnings made from cloth/canvas are not as heavy and rigid as metal or shingles and are generally more appropriate for use in a town center.

### Site Design

#### Streets

Streets are in poor repair in much of the Suitland M-U-TC study area. There is a lack of marking and little distinction has been made to separate parking areas for the Suitland Corner Shopping Center from the travel lanes of Suitland Road. Several of the residential

streets, especially in the Suitland Manor development, are strewn with sizable potholes and are in disrepair. In contrast, Silver Hill Road is generally in good repair due to the recent work completed by the State Highway Administration (SHA) in its project to improve access to the Suitland Metro Station. Traffic volume and excessive speeds are a major concern within the study area. Vehicular alleys are in disrepair and are in extremely poor condition overall.

### Parking and Circulation

The bulk of parking is located just off the street, separated by a curb or sidewalk. Some parking areas are directly served from a street and require backing out into traffic. They are dangerous to move in and out of as a result of the traffic volume and excessive speeds common to the major roads of Suitland. All parking areas along the commercial corridors of Suitland and Silver Hill Roads are unscreened and clearly visible from the streets. The bulk of the parking lots are paved with bituminous asphalt, which is appropriate for parking uses. Several of the parking areas require patching and resurfacing. Landscaping is scarce, but a small number of trees have been planted along commercial frontage on Suitland Road, spaced approximately 12 to 20 feet apart. The balance of the landscaping consists of narrow strips of grass along lot perimeters.

### Mechanical Equipment

The visibility of mechanical equipment from roads has not been of significant concern within the M-U-TC area. The commercial buildings in this area often form continuous street walls, making it difficult for a pedestrian or motorist to see mechanical equipment located on

the roof. Parapet walls on most of the other structures also screen mechanical equipment. In some cases, a lack of parapets results in visible machinery from the streetscape.

The views from adjacent properties are a somewhat larger problem. Although continuous streetscapes are formed within shopping centers, there are larger gaps between centers where equipment is more visible from the street. In addition, several vacant or underdeveloped lots allow for unscreened mechanical equipment to become visible to the pedestrian or motorist. This is undesirable and should be addressed.

### Signs

The commercial strips of Suitland and Silver Hill Roads are cluttered with numerous business and advertisement signs. Some of the signs are back-lit, electrical signs, with a few neon signs located in storefront windows throughout the area. Many signs are of the lettered signboard type, attached to building walls. There is an inordinate amount of temporary signage, consisting mainly of cloth, light signboard, cardboard, and paper construction. These temporary signs can be found affixed to building façades, placed in storefronts, hanging on poles, and driven into the ground. There are a handful of freestanding signs and only those of the Suitland Federal Center are monumental

signs of a type appropriate for town center development.

## Streetscape

### Sidewalks and Crosswalks

Sidewalks run along both Suitland and Silver Hill Roads. However, the sidewalk nearest to the Suitland Federal Center on the southern side of Suitland Road ends 50 feet west of the intersection. Sidewalks on the northern edge of Suitland Road are in generally good condition. The use of special paving elements can tie into the masonry buildings and help define building entrances, and the sidewalk fronting Suitland Corner uses brick in this manner. Along Silver Hill Road, SHA has reconstructed the sidewalks south of Suitland Road as part of the public infrastructure efforts related to the opening of the Metro station. However, the sidewalks north of Suitland Road are in need of repair and maintenance.



*Existing sidewalk network on Suitland Road.*

Crosswalks within the study area are lacking and insufficient to meet the needs of the citizens of Suitland, and need to be addressed. Most of the crosswalks that do exist were recently completed by SHA and consist of brick pavers set within a concrete outline, resulting in a high durability, more visible appearance.

Overall, the pedestrian connections and convenient community linkages between residential and commercial areas are not well accommodated throughout the area. Sidewalks are missing in some areas and are in poor condition in others. Where sidewalks are in place, they typically lack any streetscape amenities such as trees, landscaping, special paving, trash receptacles, or pedestrian-scale lighting. Pedestrian lighting has been installed along portions of Silver Hill Road by SHA as part of its access improvements to the Suitland Metro Station. The area contains few bike trail accommodations and a limited number of bus shelters.

### **Furniture**

Street furniture in this area consists of a small number of trash receptacles and planter boxes tied into the appearance of the special sidewalk pavers along the Suitland Corner shopping center, as well as pedestrian-scale lighting fixtures along Silver Hill Road south of the intersection with Suitland Road. There are few amenities such as benches, water features, and bus shelters. Street furniture can help increase comfort and provide a welcoming atmosphere by complementing other design elements. The lack of carefully chosen, decorative street furniture is a missed opportunity.

### **Landscaping**

Landscaping in the commercial area is sparse aside from a few trees planted along some of the parking lots. A lack of landscaping can make a place seem uninviting. Elements such as street trees and planted areas can assist in breaking the monotony of parking lots, streets, and sidewalks in the commercial corridors. Residential areas feature mature tree growth within yards and along streets, providing visual interest for those places.



## SUITLAND MIXED- USE TOWN CENTER DEVELOPMENT CONCEPT PLAN

### Introduction

The Suitland town center development concept plan builds upon the area's numerous assets. The assets that contribute to the town center's success include close proximity to the Suitland Metro Station; busy arterial roads that provide direct access to a major parkway and highways; a sizable number of workers in the Suitland Federal Center; nearby attractive

neighborhoods; and a variety of pleasant parks and open spaces. The concept plan attempts to:

- Encourage attractive and compatible mid-rise, mixed-use buildings along Silver Hill and Suitland Roads to create a distinctive and viable town center.
- Provide a safe and attractive pedestrian network that encourages walking to work, shops, schools, parks and transit.
- Provide easy access for vehicles, yet minimize the impact of parking by locating parking lots primarily behind structures.
- Integrate existing neighborhoods into the town center by reinforcing easy and convenient access by both vehicles and

pedestrians and by creating new residential areas of compatible height and scale.

- Expand and enhance the existing open space network to create an open space spine from the Washington National Cemetery through a new Suitland Federal Center green to the Suitland Community Park.

The land use and design concepts for Suitland focus on changing both the uses and development pattern in the Mixed-Use Town Center Zone. Two development areas, "main street" and "neighborhood street," have been created in the town center that promote different types of development in terms of land use, physical design, and scale. These development areas are described below and delineated on the concept plan (See Map 3). The concept plan promotes a more compact transit-oriented development pattern with recommendations for creating new open spaces, consistent streetscape, and public alleys, which are to be incorporated into new development. The concept plan encourages more attractive and cohesive design of both public spaces and new private development.

### Land Use Concept

The main street area includes groupings of properties that front on Suitland's two major roadways, Silver Hill and Suitland Roads. This area is recommended primarily for a mix of commercial uses. Residential development is recommended for the neighborhood street area that includes properties in Suitland Manor and on Swann Road, where residential redevelopment is proposed to strengthen the town center by expanding the range of current housing types.



*Suitland Metro Station.*



*Concept illustration of Suitland promenade.*

### **Commercial Development (Boulevard and Main Street Areas)**

The concept plan reflects the town center's function as a service center for both the households nearby and the Suitland Federal Center employees. Convenience retail, eating and drinking establishments, and service-office space should be the predominant commercial uses on Silver Hill Road and at the intersection of Silver Hill and Suitland Roads. Uses of a noncommercial nature, such as a storefront church, are discouraged. By placing commercial uses across from the Suitland Federal

Center's main gate, the concept plan seeks to capitalize on the placement of the new U.S. Census Bureau headquarters closer to Silver Hill Road. Restaurants and a bank are good candidates for this site.

The concept plan's land use mix and scale (maximum three- to five-story buildings along main streets with the possibility of higher buildings on the boulevards) meet the area's market and economic potential. The land use mix reflects a neighborhood service center surrounded by new residential development. A market analysis for the area based on

current conditions indicated that public sector assistance might be required to attain the quality and type of commercial development needed to create a successful town center. A shopping center across from the Suitland Federal Center could improve the economics of redeveloping this part of the town center. Assuming public sector land assembly assistance, additional retail space will be supportable on Silver Hill Road across from the Suitland Federal Center's main gate. Eating and drinking establishments as well as service uses (like a bank) could be attracted to this location. The target market for this center is Suitland Federal Center employees. Limited office may also be supportable at this location. The timing of such a project would be driven by the completion of the new U.S. Census Bureau headquarters building, projected to be open in 2007.

Only with new development will upper-story office uses be feasible in the town center within the next five years. Although the concept plan recommends office above retail on Suitland and Silver Hill Roads, it is unlikely that the market will support this much office space in the town center within the foreseeable future.

Multi-tenant office investment should occur in concert with major retail redevelopment. The two locations prime for such major redevelopment are the northwest corner of Suitland and Silver Hill Roads (part of the Suitland Manor redevelopment project) and on Silver Hill Road across from the Suitland Federal Center's main gate. It should be noted that the master plan for the Suitland Federal Center also recommends office use along Suitland Road for this facility. It is contemplated that additional federal agencies could be accommodated on the campus, which

would result in additional employees and again strengthen the demand for commercial goods and services in the town center.

Strong consideration should be given to locating public office buildings at the intersection of Homer Avenue and Suitland Road. A market analysis done for the development plan indicates that the private market will not invest in offices at this location within the next ten years. By contemplating office use at the Homer Avenue and Suitland Road intersection, the plan responds to the limitations of the retail market. Anchor offices would allow retail to prosper between Homer and Silver Hill Roads. Without the office anchor, retail will sprawl further west along Suitland Road as it does today. Sprawl compromises the establishment of a town center.

A key ingredient to successful town centers is the placement of public facilities within the center. Community representatives have recommended locating new public facilities in the Suitland M-U-TC as well. Community facilities, such as libraries, can generate a significant amount of activity, which would again bring in more potential customers and visitors and add to the vitality of the M-U-TC. The Suitland area is currently served by the Spalding Library, which is located on Old Silver Hill Road within a few miles of the proposed town center. As part of an overall revitalization strategy, a number of communities have sold existing public facilities for private development and used the proceeds to build new public facilities in strategic locations as part of redevelopment projects. This may be a strategy to consider in the redevelopment of Suitland Manor for the commercial properties at the

northwest corner of Suitland and Silver Hill Roads.

### Residential Development (Neighborhood Street Area)

The concept plan also includes redeveloping most of the existing apartment buildings in Suitland Manor into new residential uses. The redevelopment should balance the market's demand for new households and density with a variety of household types and community stability. The residential development in Suitland Manor should target the family, as well as area workers and other households interested in living in a community-centered environment that is in close proximity to a Metrorail station. With the completion of the new Shadyside Elementary School, this neighborhood will become attractive to new families. Homeownership and affordability should both be encouraged in Suitland Manor. Housing types recommended to satisfy this criteria include townhouses, duplexes, "zero-lot line" single-family, and traditional single-family housing. Other housing types may be allowed if they meet the goals and objectives of the development plan and are consistent with the Suitland M-U-TC design standards and guidelines.

In addition to Suitland Manor, new residential development is also recommended along Swann Road. Consideration should be given to building mid-density condominium units at this location as a transitional use between the commercial development recommended along the Main Street of Silver Hill Road and the existing single-family neighborhood. Courtyard-style condominiums that are sited with their entrances facing the street, forming private rear

courts with amenities and buffered rear parking, are a housing type that could help diversify and strengthen the existing supply of housing in the town center. Given this site's close proximity to the Suitland Metro Station, it offers a great opportunity to market to transit users to increase ridership.

### Design Concept

In a suburban community such as Suitland that was designed for the automobile and has become dominated by it, redesign is critical. This task requires the introduction of successful urban elements to transform the town center core area. There are four design themes that have been identified as essential to the development of the town center:

- Character
- Diversity
- Accessibility
- The Public Realm

Goals and objectives have been created for each of these themes. These principles were used to develop the design standards and guidelines for future development in the town center.

#### Character

Character is the identity of a place, which consists mainly of the positive visual features and pattern of local life. Character is a feature that differentiates one place from all others. Good places usually have characteristics that people can easily comprehend and appreciate. Character should generate a positive mental image. It is presented in specific physical forms that may be a combination of various elements such as building styles and materials, landscaping, signage, and public spaces.

*Goal: To create a unique image for Suitland that will help forge a sense of community and induce civic pride.*

### *Objectives*

- Establish focal points in gateway areas by locating landmarks and preserving vistas to and from the core area.
- Provide a uniform way-finding signage system.
- Strive for the attractiveness of architectural excellence in higher-quality building design, especially at street corners, major intersections, or at the ending point of a vista.
- Define streets according to their classification through special street tree planting, sidewalks, and other public improvements (pedestrian-scaled street lamps, sidewalk pavers, appropriate size and types of street trees, signage, and landscaping).
- Expound on the region's major architectural heritage—Georgian and Victorian styles.

### *Diversity*

Diversity means more choices and variety. Diversity can only be achieved through the mix of uses, which generate different site layouts, building forms, types and sizes. This helps to attract people to live, work and play in the same area. Diversity through mixed-use development usually translates into density and vibrancy. Successful town centers are vital places with a right and fine-grained mix of uses. They are also safe communities that are physically designed to deter crime and ensure a safe living environment.

*Goal: To build a diversified Suitland town center that is full of choice and variety to meet different needs of the community so as to maintain a vibrant atmosphere and generate an exciting environment.*

### *Objectives*

- Promote mixed-use development.
- Provide for community-needed services.
- Incorporate a variety of residential uses to ensure a critical mass of activity.
- Encourage various modes of transportation.
- Create parking districts to promote and plan for shared parking among adjacent uses and to bring multiple facilities under common parking management.

### *Accessibility*

The mixed-use nature of the traditional town center usually draws a critical mass of pedestrian activities through a physical concentration of retail, service, office and other compatible uses. The large destination traffic volume requires a multimodal transportation system to support it. A successful town center has a well-designed network of connected destinations, routes, and human-scale signage for pedestrians,



*People of all ages feel comfortable in a well-designed pedestrian environment.*



*Water attracts people and delights children.*



*An inviting plaza encourages people to gather and to shop.*

cyclists and vehicles to maximize accessibility to the center and facilitate the movement within it.

*Goal: To maximize accessibility to the Suitland town center by providing good access to a multimodal transportation system and to create a permeable and legible Suitland town center that is easy to get to and move through.*

#### **Objectives**

- Provide a multimodal transportation system consisting of public rail and bus service, pedestrian paths, bicycling opportunities, and automobile access.
- Establish a hiker/biker network with accessibility throughout the area.

- Provide bicycle lanes and a pedestrian path network.
- Maximize the pedestrian connectivity of all public spaces and public parking sites.
- Establish a well-designed directional signage system.
- Use a secondary/supporting road system and frontage roads to provide a vehicular alternative for parallel movement along the main street areas of Silver Hill and Suitland Roads.

#### **The Public Realm**

The public realm is vital to encouraging and promoting human activities. The public realm consists of streets, squares, plazas, parks, greens, arcades, and other outdoor areas that not only accommodate everyday life but also host important public events. The public realm must include interesting activity nodes that nurture social interaction and prompt social involvement.

*Goal: To build a high-quality public realm network that is functional, attractive, comfortable, and safe that can provide a memorable and enjoyable experience in the town center.*

#### **Objectives**

- Locate public spaces in major activity nodes along main streets.
- Incorporate various forms of open/public space, such as an arcades, plazas, atriums, etc. in development.
- Plan street-level uses that are related directly to pedestrians around the public spaces.

- Encourage a permeable storefront around public spaces to enhance natural surveillance.
- Use high-quality paving, planting, lighting, and other landscape elements and provide interesting focal points.

## Town Center Concept Plan

Major elements of the concept plan include the creation of two different types of mixed-use concentrations; proposals for new and upgraded public infrastructure; and the creation of a much-enhanced open space network to “tie” the town center together and ensure the creation of a truly walkable community. An overview of the various elements of the concept plan is presented below.

### Mixed-Use Areas

The concept plan recommends the establishment of two mixed-use areas and recommends capitalizing more on the Suitland Metro Station. Specifically, it recommends:

- Creation of a mixed-use area focused at Silver Hill Road and Swann Road (across from the Suitland Federal Center) that emphasizes office uses and higher density residential development.
- Creation of a mixed-use area north of Suitland Road at Huron Avenue that focuses on community-oriented retail, office, and residential uses.
- Creation of opportunities for mixed-use development at the Suitland Metro Station area including both sides of Silver Hill Road.
- Provision of the majority of on-grade parking for commercial areas in the center

or rear of blocks or parcels, with limited convenience parking along Suitland Road.

### New and Upgraded Public Infrastructure

The concept plan recommends improving the safety of the town center’s roadways for both pedestrians and vehicles. Traffic calming and controlling methods need to be employed to improve roadways in the center. In addition, wider sidewalks buffered from traffic by planting along both Silver Hill and Suitland Roads is recommended in the plan. Specific details on the recommended streetscape improvements are shown in the Design Standards and Guidelines section. The streetscape plan will result in a safer and more attractive pedestrian environment and help mitigate the negative impacts of Silver Hill and Suitland Roads that tend to divide the community. In addition to enhancing the existing major roadways, the concept plan recommends:

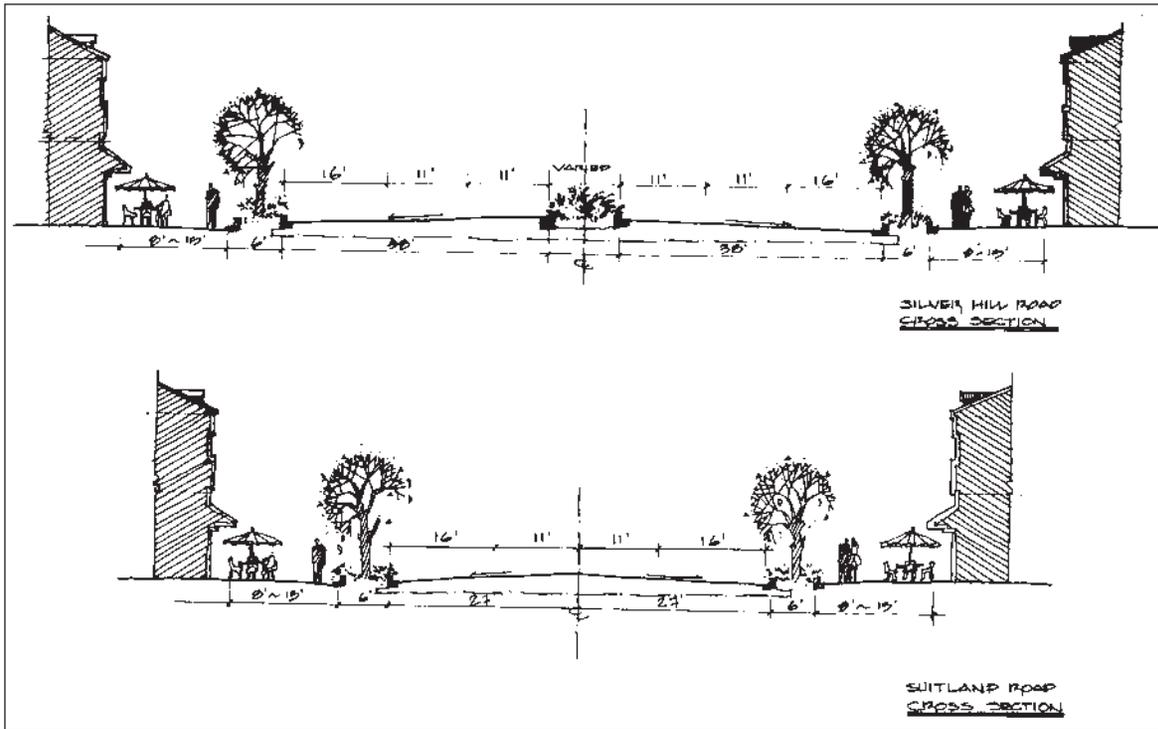
- Upgrading of Suitland Road to accommodate the Suitland Federal Center master plan and Suitland Manor redevelopment project.
- Relate new streets and open spaces in the town center to the proposed framework of streets, gateways, entrances, and open spaces in the Suitland Federal Center.
- Use alleys to provide access to the rear of main street development and to the adjacent residential development. The alley in the Suitland town center plan is not viewed as a “back” street, but rather as a more intimately scaled residential street. Alleys are used to provide access to single family “zero-lot line” homes and garages

in the residential portion of the Suitland town center. The plan indicates residential entrances, rather than garages, facing on the primary streets.

- Reuse many of the existing streets in Suitland Manor and other areas of the town center.
- Improve pedestrian crossings on Silver Hill and Suitland Roads. Consider separate pedestrian lights or overpasses.
- Establish a series of interconnected open spaces and pedestrian connections that link key development areas.
- Protect existing neighborhood resources by maintaining and reinvigorating street and pedestrian connections.
- Establish four gateways to the town center area, two each on Suitland Road and Silver Hill Road.
- Establish gateways into neighborhoods through the creation of new open spaces and streetscape features.



*Extra amenities create identity in the town center.*



Typical street sections for Silver Hill and Suitland Roads.

### Open Space Network

The open space network is a critical element of the development concept plan. The major open space elements proposed for Suitland’s town center include a Suitland Federal Center green, town center plaza, neighborhood greens, and a Suitland promenade along Suitland Road. These major spaces are in addition to smaller public plazas and other forms of public open spaces that may be developed. The following gives an overview of open space; more detailed guidelines that should be followed in developing these spaces are included in the design standards and guidelines.

### Suitland Federal Center Green

Formerly the site of the community’s water tower, a new community park has been identified in the Suitland Federal Center master plan for the southwest corner of the intersection of Suitland and Silver Hill Roads. The design of a public space at this prominent location has long been identified as important to creating a unique image for Suitland. A public art process, which included both Suitland Federal Center employees and residents, resulted in a design for a sculpture to be constructed at this location. The metal sculpture, entitled “I Love A Parade,” could provide a distinctive and attractive public space that would be linked to both the proposed Suitland promenade and the town center plaza across Suitland Road from the site. Consideration should also be given to utilizing this green as one of the federal government’s

*A model of the “I Love a Parade” sculpture designed for the Suitland Federal Center Green.*



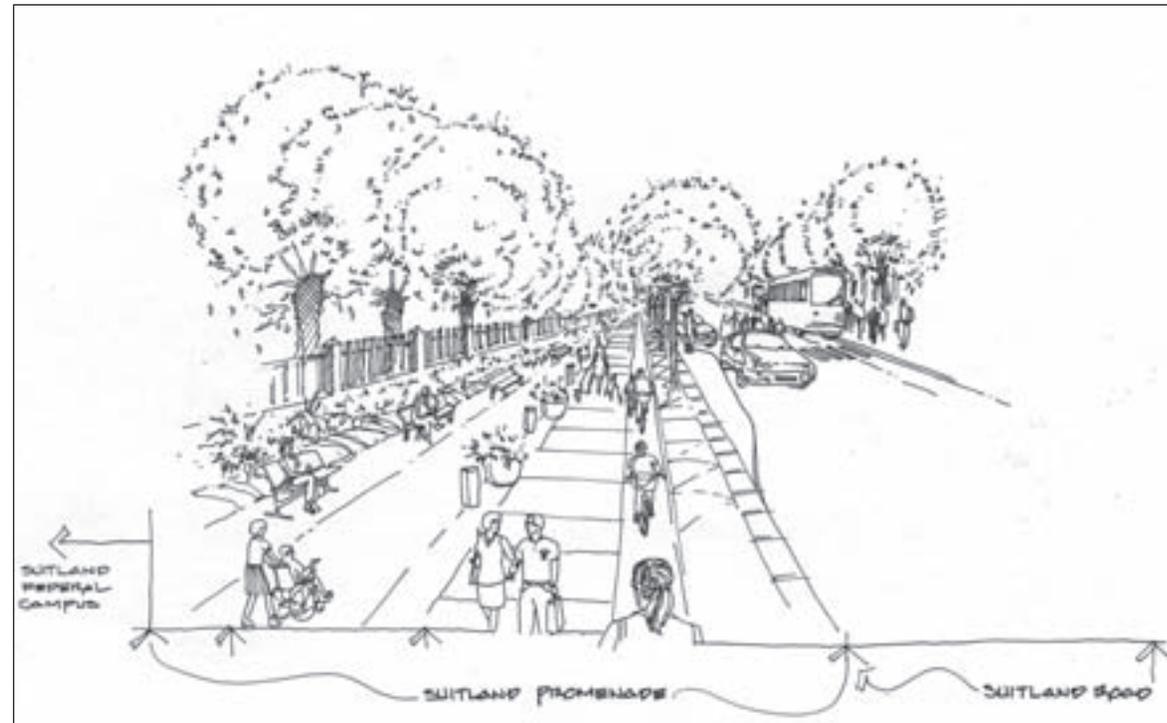
memorial sites. Development of this site should be done in collaboration with the General Services Administration (GSA) as it razes the existing U.S. Census Bureau building and continues to implement the Suitland Federal Center master plan.

### *Town Center Plaza*

The town center plaza is the major meeting place for the community in the Suitland M-U-TC. It will be an essential element of the Suitland Manor redevelopment plan. The perimeter of the town center plaza should be composed of active uses that attract and generate pedestrian traffic such as retail, services, cafés, and restaurants, as well as higher-density residential.



*Design public spaces with built-in natural surveillance by multiple users for senior and child safety.*



*The Suitland promenade will provide a critical link in the Town Center's open space network.*

### *Suitland Promenade*

Suitland promenade is the green spine of the M-U-TC, which will serve as a linear town park for Suitland. Suitland promenade will make full use of federal land along the southern edge of Suitland Road that is not planned for development in the Suitland Federal Center campus master plan. The Suitland promenade will connect the Washington National Cemetery at the western end to the Suitland Community Park to the east. Consideration should be given



*Small gardens are an important element in an open space network.*

to opening up the Henson Creek tributary that runs through the area identified on the plan. The design of the Suitland promenade should incorporate the concept of a linear urban park and accommodate pedestrian, hiker, and cyclist activities.

### *Neighborhood Greens*

Neighborhood greens are the basic building block of a public open space system that is closest to residents. Neighborhood Greens should be located within a quarter-mile of residential uses and accommodate neighborhood residents.

## DESIGN STANDARDS AND GUIDELINES

The Suitland Mixed-Use Town Center envisioned through these design standards and guidelines during the rezoning process is an attractive place with the following major physical features:

- A compact built environment with a pedestrian-friendly and well-landscaped town center core with mixed-use buildings that have pedestrian-oriented storefronts.
- Concentrations of uses and buildings in the core area through different forms of mixed-use development where visitors can accomplish multiple tasks with one trip and reduce the use of automobiles.
- Human-scaled, contextually designed buildings defining spaces in the town center core area and providing visual interest.
- Attractive, walkable and safe public spaces with well-designed public amenities that serve as the focus of activity.
- Buildings located close to the street with wide sidewalks where people shop, socialize and recreate.
- Parking as an integrated element of site design in an unobtrusive, secondary and creative physical arrangement.

### Applicability

The design standards and guidelines are applicable to any new development and exterior renovation of buildings that are located within the boundary of Suitland Mixed-Use Town Center Zone, unless otherwise noted, including:

- Buildings

- Additions
- Exterior renovations
- New entrance and window treatments
- Signs
- Fencing

These standards replace requirements that are set forth in the Zoning Ordinance and the *Landscape Manual* and set requirements for site, building, and public space design, including build-to lines, fencing, buffers, landscaping, parking, streetscape, building height, architectural form and detailing, signage, lighting, stormwater management, parks, and plazas. Subdivisions shall be reviewed for compliance with relevant standards such as those affecting circulation.

The design standards and guidelines also establish a new design review procedure that consolidates the existing development review process. The design review in the Suitland mixed-use town center features more extensive citizen participation and is more responsive to the local development needs.

The enactment of the design guidelines, however, does not amend any other county regulations, such as building codes, and federal statutes, such as the Americans with Disabilities Act. All sidewalks and access to public buildings shall comply with the Americans with Disabilities Act.

Under the Zoning Ordinance, and for the purposes of this Mixed-Use Town Center Zone, development is any activity that materially affects the condition or use of land or a structure. Redevelopment, rehabilitation, and renovation of existing structures are all

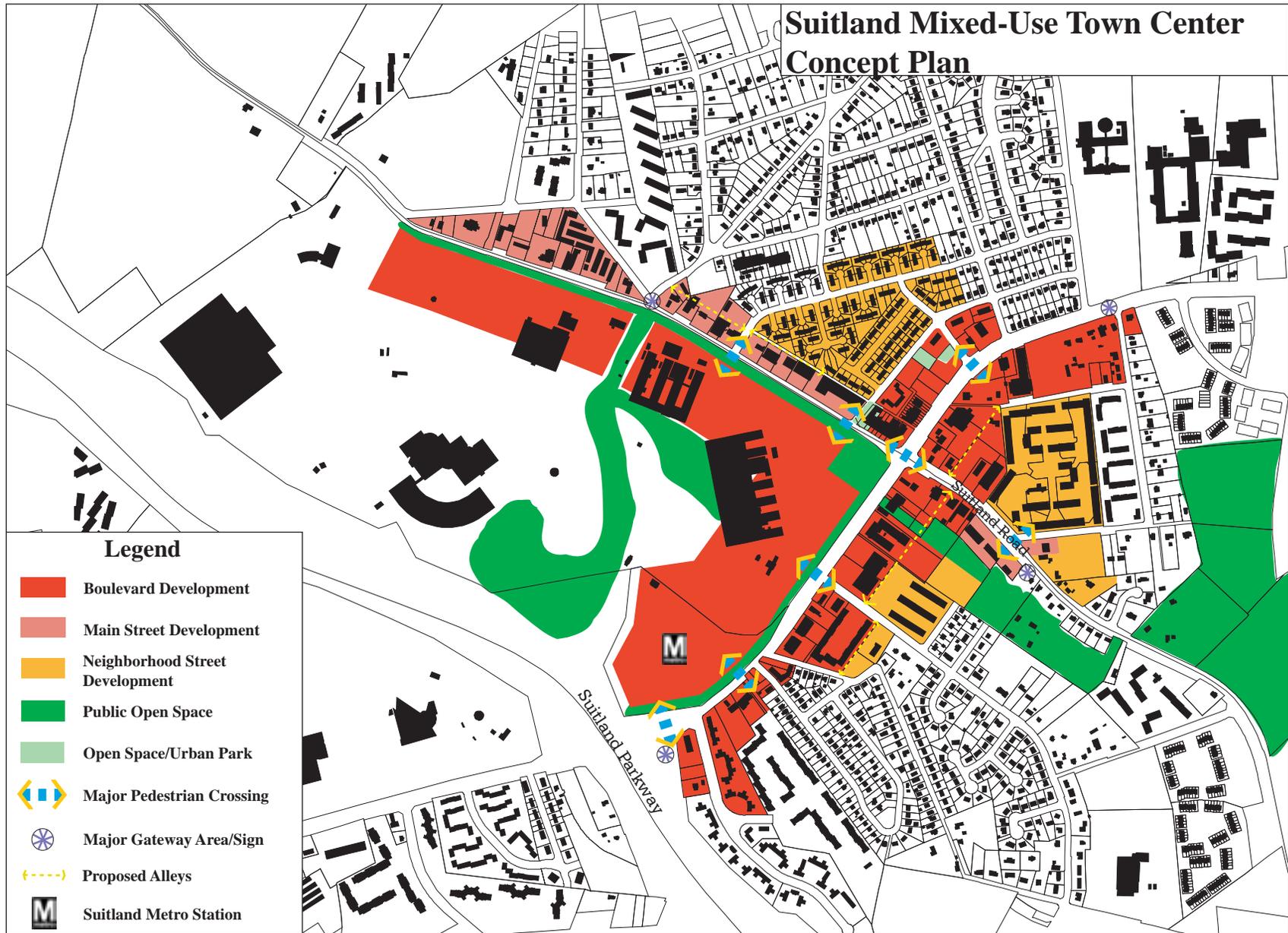
forms of development. A change from a lower intensity impact use to a higher intensity impact use, as indicated in Table II in Section 4.7 of the *Landscape Manual*, is also a form of development.

Development that increases existing gross floor area (GFA) by 15 percent or 7,500 square feet, whichever is smaller, shall subject the site to full review for compliance with the design standards. Lesser changes to the site, and additions to single-family residential dwellings, shall not subject the entire site to review for compliance, only the portion impacted by the improvement.

The following are exempt from the full or partial review for conformance with the mixed-use town center design standards and guidelines:

1. Additions of less than 250 square feet in GFA and additions to single-family residential dwellings shall be exempt from the requirements of the building placement and streetscape sections.
2. Routine maintenance. Repair of legally existing development or improvements shall not be subject to the design standards and guidelines.

As set forth in Section 27-108.01 of the Zoning Ordinance, “the words ‘shall,’ ‘must,’ ‘may only,’ or ‘may not’ are always mandatory standards and not discretionary. The word ‘may’ is permissive. The words ‘including’ and ‘such as’ do not limit a term to the specified examples, but are intended to extend its meaning to all other instances or circumstances of like kind or character.”



Map 3. Suitland Mixed-Use Town Center Concept Plan.

Pictures, drawings, diagrams and other graphics in the design guidelines are intended to illustrate the objectives of the design standards and guidelines.

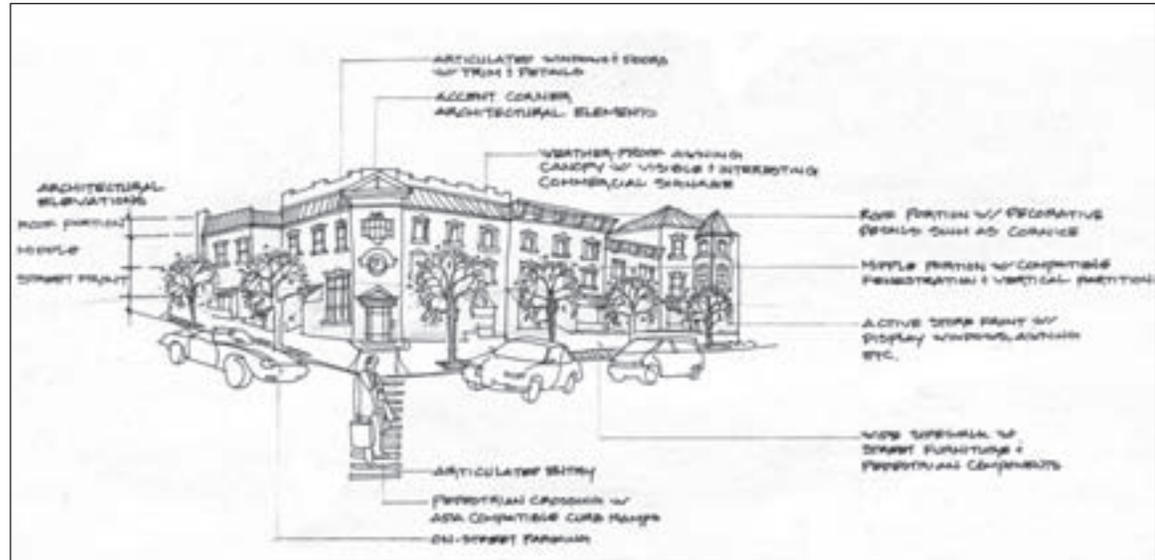
## How to Use

The M-U-TC Zone is intended to be flexible and allow the applicant alternatives to strict application of all of the design standards when developing in accordance with the goal, design principles, and intent statements of the development plan. These shall be used to evaluate the conformance of each proposal with specific standards in the M-U-TC development plan.

## Organization

The design standards and guidelines are organized into five major sections, each covering a different aspect or development area of the town center concept plan. These sections are further divided to assist in the organization of the standards and guidelines section of this development plan. The five sections and major elements are:

- Commercial District (consists of “Boulevards” and “Main Streets”)
- Residential District (also referred to as “Neighborhood Street”)
- Public Space
  - Open Space
  - Streetscape/Alleys
- Parking and Loading
  - Parking Requirements
  - Circulation and Parking Area Design
  - Landscaping, Buffering and Screening



*Main street concept.*

- Signage
  - Sign Provision
  - Sign Design
  - Sign Definitions

The Commercial and Residential District standards are organized into three categories: Site Design, Building Design, and Streetscape.

## Commercial District

*Objective: A dynamic mixed-use, transit-oriented commercial core centered upon the intersection of Silver Hill and Suitland Roads, complemented by a pedestrian-friendly, traditional main street environment on Suitland Road west of Silver Hill, and along Huron and Swann Roads.*

The commercial district consists of transit-oriented commercial “boulevards” along Silver Hill Road and Suitland Road east of Silver Hill, and traditional “main streets” on Suitland Road

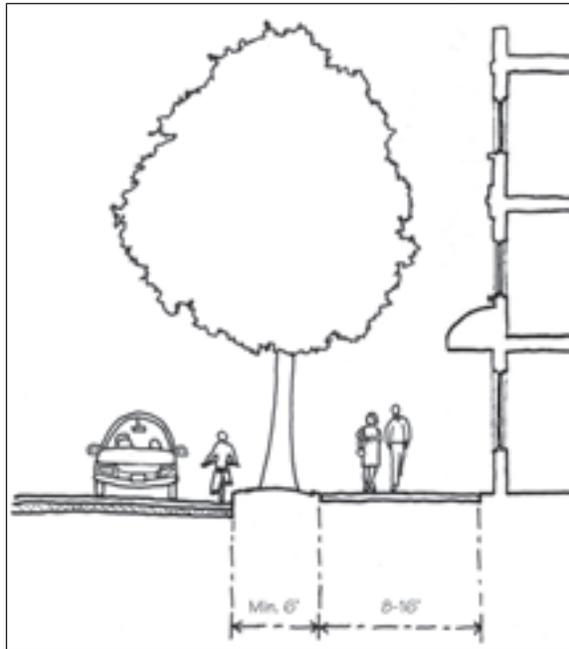
west of Silver Hill and along Huron and Swann Roads.

## Site Design

*Intent: Create an attractive and interesting development pattern that encourages compatible ground floor mixed-use and commercial retail uses, which are keys to a successful town center. Create a sense of enclosure and a pedestrian-friendly environment, and help define public space by use of a consistent setback of buildings (streetwall) close to the street edge. Comprehensive, pedestrian-scaled lighting solutions should be provided to address building, site, and pedestrian safety.*

### Building Placement

1. Buildings shall be set back a minimum of 14 feet and a maximum of 22 feet from the edge of the curb to maintain a continuous street edge and provide for an enhanced



*Buildings should be set back 14–22 feet from the curb.*

streetscape for pedestrian activities. Variations in building setbacks in adjoining buildings should not be more than three feet.

2. Buildings should be oriented to the street. The primary building entrances should be clearly visible from the street and related to the sidewalks. Building entrances should be recessed in order to define the entry point and maintain a coherent pattern along the sidewalk.

#### *Landscaping, Buffering, and Screening*

1. Landscape treatment should be extensively used to accent entry points, street corners, and signage. Landscaping should also be used along pedestrian and bicycle paths to define these spaces. Each development should have a landscape component as an integrated part of the site design proposal.

#### *Stormwater Management*

1. Low-impact development techniques, as contained in the current version of the design manual, “Low-Impact Development Design Strategies: An Integrated Design Approach,” as published by the Prince George’s County Department of Environmental Resources, shall be used on all sites as the primary method of collecting and/or treating stormwater.

#### *Utilities and Services*

1. All new development sites shall place utility lines underground or relocate them to the rear of the property.
2. Development on smaller sites and all redevelopment/infill sites should place utility lines underground or relocate them to the rear of the property.
3. All service components, such as mechanical equipment, dumpsters, and loading docks and storage, service, and delivery areas, shall be properly screened from public view



*Buildings should be oriented to the street for maximum visibility and good pedestrian access.*



*Plantings can be used to attractively screen mechanical equipment.*

both from adjacent development and from public rights-of-way. Screening methods include, but are not limited to, continuous solid, opaque wood fences, masonry walls, metal screens on steel frames, and combinations thereof. Screening material and their design should be compatible with the associated building.

4. If an alley exists between the commercial district development and property in the noncommercial district development areas, screening should be utilized and designed in a way to visually shield unsightly elements such as dumpsters and loading areas.

### Building Design

*Intent: The height, scale, and massing of buildings in new development in Suitland are integral elements to the character of the town*

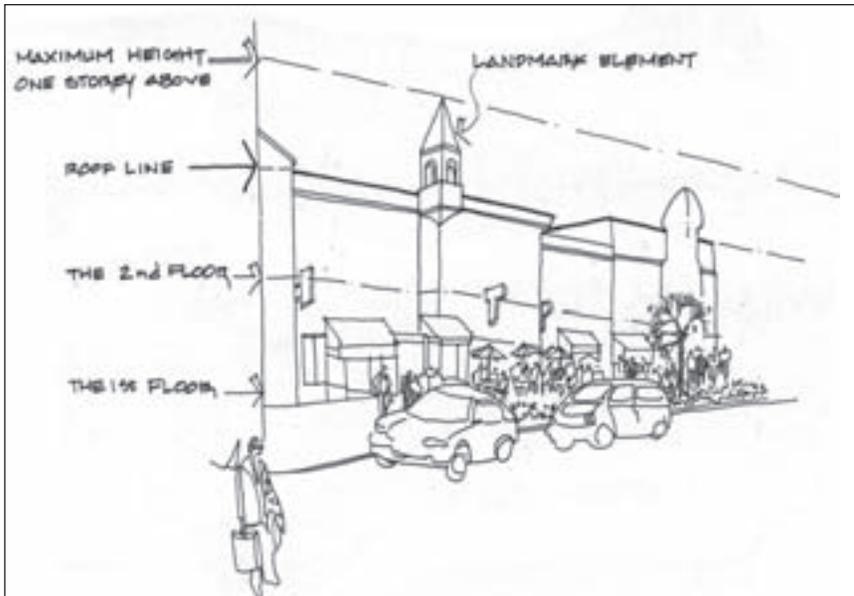
*center and help shape the pedestrian’s streetscape experience. Massing changes such as building plane projections, recesses, arcades, overhangs, projecting display windows and architectural detailing enhance the visual experience, establish human scale, provide continuous visual interest, and contribute to comfortable, attractive, and successful pedestrian environments. High-quality, durable materials contribute to an attractive community, and well-designed storefronts attract pedestrian activity and ensure the success of mixed-use development.*

### Form and Massing

1. Buildings shall be oriented to primary streets, particularly Silver Hill or Suitland Roads.
2. Buildings along a “boulevard” (Silver Hill Road and Suitland Road east of Silver Hill)

should be a minimum of two stories in height.

3. Buildings along a “main street” (Huron Avenue, Swann Road, and Suitland Road west of Silver Hill Road) shall be a minimum of two stories and a maximum of five stories in height.
4. Buildings should transition in height, stepping down from the tallest adjacent to Suitland and Silver Hill Roads to shorter heights toward the rear of the site and along Huron Avenue and Swann Road to provide a transition to the residential-scale development that surrounds the Suitland mixed-use town center.
5. Other architectural features, such as landmark elements (including but not limited to a tower, arches, cupola, or



*Buildings should be oriented to primary streets with distinct architectural features that add to the town center’s identity.*



*Corner buildings play an important design role in town centers.*

unique roof forms), serve as identifiable and memorable features and may exceed this limit. These features shall not extend beyond one story in height above the highest point of the roof of the building to which it is attached.

6. Distinct building forms incorporating landmark elements and special architectural features are encouraged, especially on corner lots.
7. Buildings should consist of clearly defined base, middle and top sections (tripartite design).
8. The ground floors should be aligned throughout the commercial district at a height of no less than 14 feet. Vertical integration of uses within a building is encouraged and should be reflected in the use of architectural details.
9. Traditional roof styles such as gabled, hipped, stepped, and peaked roofs add interest and variety to buildings and should be incorporated in developments.

### *Façade Design*

1. Façades should maintain a consistent width and a continuous alignment of building roofs, cornices, windows, and other fenestration patterns.
2. Building storefronts shall feature display windows, doors, and other fenestration to add visual interest at the street level and to maintain a strong visual connection between the street and street-level uses. Special attention should be given to the size, location, design, and appearance of the uses.

3. Corner buildings shall be treated as landmarks in design or decorated with landmark elements because they serve as focal points in the commercial district. Well-designed corners enhance legibility by creating visual interest and contribute to a distinctive identity.
4. Commercial district façades shall be designed to incorporate modulation through the use of materials, detailing, projections and recesses, and window placement that helps to reduce the bulk and mass of the building.
5. Buildings composed of “ribbons” or “bands” of glass and architectural precast panels shall be avoided.
6. Ground floor windows shall meet the following criteria:
  - a. Dark-tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.
  - b. On the ground floor, buildings shall incorporate large, multipane windows.



*A building type not appropriate for town centers.*

Transom lights above the windows are encouraged.

- c. Signage or screens, temporary and permanent, shall not obscure windows. At least 75 percent of the window area shall be unobscured so that people can see and be seen from the ground floor.
  - d. Windows shall have proportional vertical emphasis. Horizontal windows may be created when a combination of vertical windows is grouped together or when mullions divide a horizontal window.
7. Secondary rear and/or side entrances should be well lighted and clearly articulated.
  8. Design elements such as display windows, integrated lighting, and signage should be utilized to stimulate interest at the street level and enhance the pedestrian experience.
  9. Recessed entrances, porches, seating, awnings, canopies, and arcades should be used to provide weather protection, security, and safety for customers and pedestrians and to provide pedestrian interest.



*Attractive and interesting town center facades.*



*Interesting facade material adds character to town center buildings.*

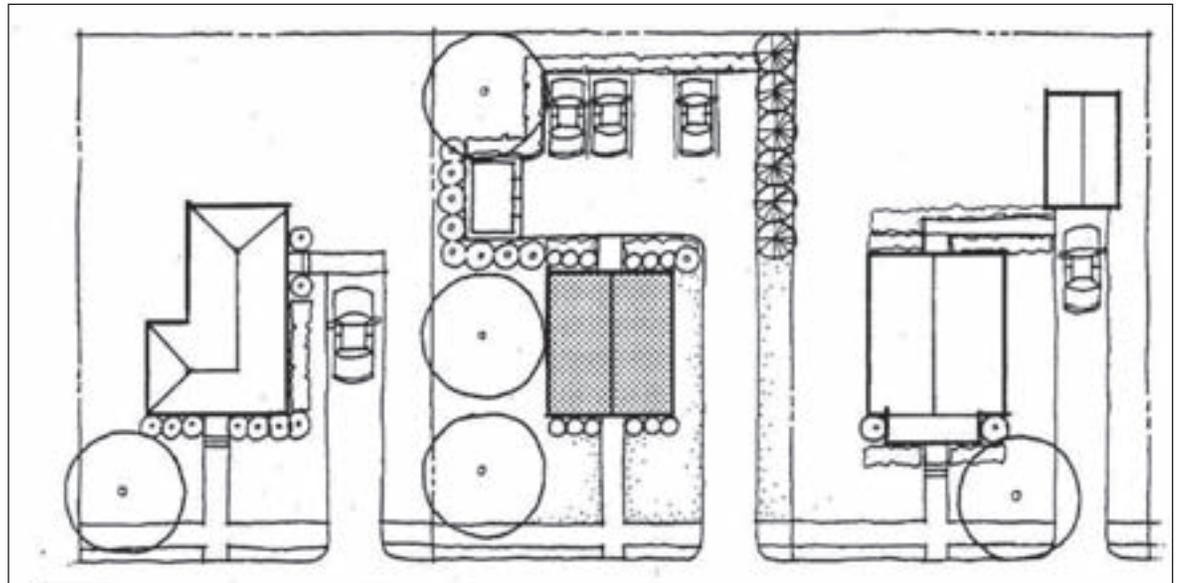
10. Façade materials shall be high quality, durable and attractive (such as brick, stone and masonry). Imitation or synthetic exterior building materials that stimulate the appearance of natural stone or brick shall be avoided.
11. Exterior colors should be complementary to adjacent buildings and the overall character of the area.
12. Building entrances shall be a prominent part of the building design and should be highlighted by using architectural elements such as an entrance tower, pediment, portico, breezeway, antechamber, outdoor plaza, and surrounds decorations.
13. At least one building entrance shall be on a public street. If a building has frontage on two public streets, at least one entrance shall be on a public street and can be located at the intersection of the streets upon the corner.

### *Building Lighting and Security*

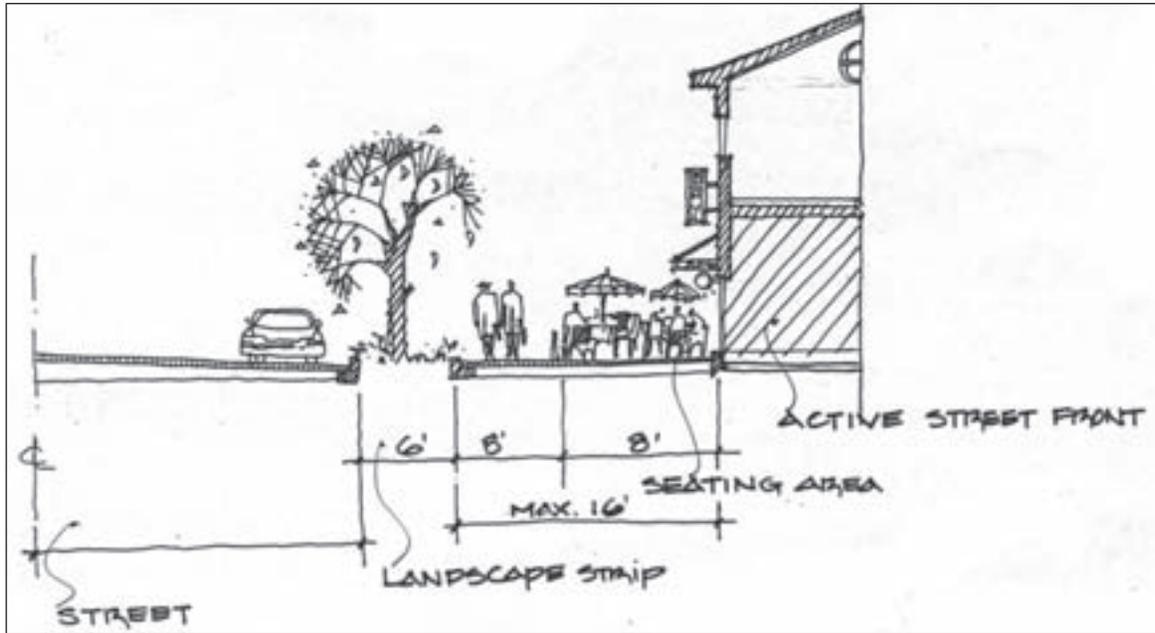
1. Lighting is an integral element in the overall architectural design and character of all buildings within the town center and shall:
  - a. Provide adequate safety and visibility around the building entrances and perimeter.
  - b. Direct glare away from adjoining properties and public rights-of-way.
  - c. Be coordinated with site lighting.
  - d. Be constructed of attractive, high-quality materials.
2. Exterior burglar bars on windows and doors shall not be used in the town center.

### *Former Residential Buildings in Commercial Uses*

1. Residential dwellings converted to a commercial use shall preserve the residential appearance and important architectural features in terms of color, materials, and design.
2. All door and window openings shall be preserved and maintained.
3. Front yards shall relate to the adjacent residential buildings and surrounding neighborhood context.
4. Front yards shall remain as green space and be planted and well maintained. Paving of front yards is discouraged; parking should be in the rear of the building.



*Preserve the residential appearance of converted buildings by preserving the front yard and locating screened parking and storage areas in the rear of the property.*



Provide for a minimum 6-foot-wide landscape strip to buffer pedestrians from traffic.

## Streetscape

*Intent: A continuous system of wide sidewalks and inviting streetscape amenities, which encourage window-shopping and streetscape activities, are key to the success of mixed-use town center areas and should be provided along both sides of the roads. Visual connections between the sidewalk and store interiors provide observation of the street and increase safety. Storefronts that are open and inviting, outdoor café seating, street trees, and high-quality sidewalks contribute to interesting, comfortable, and safe street environments that serve the community and enrich street life. On-street parking is used to further buffer pedestrians from the vehicular traffic on the major thoroughfares through the town center.*

## Sidewalks and Storefronts

1. Sidewalks shall be separated from streets by a landscape strip at least six feet in width to allow for street trees and to buffer pedestrians from street traffic.



*Attractive, wide streetscapes provide enjoyable and functional pedestrian space.*

2. Sidewalks shall be a minimum of 8 feet wide and should be a maximum of 16 feet and constructed of durable, attractive materials such as brick, stone, or high-quality concrete accented with brick.
3. Sidewalk materials should be continued across curb cuts whenever possible. Accent paving should be used to define pedestrian crossings. Special attention should be given to major pedestrian crossings on Silver Hill and Suitland Roads.
4. All sidewalks shall have accessible ramps and comply with the regulations of the Americans with Disabilities Act (ADA).
5. Traffic-calming devices, such as curb bump-outs, should be incorporated into the streetscape design wherever possible. Special pedestrian-scale lighting should be used to increase pedestrian safety.
6. Merchandise should not be displayed in front of or leaning against the exterior façade(s) of a building. Exceptions can be made for appropriate merchandise such as fresh cut flowers or organized town centerwide promotional events.



*Well designed and appropriately placed street furniture is vital to a successful town center.*

*Street Furniture and Streetscape Elements*

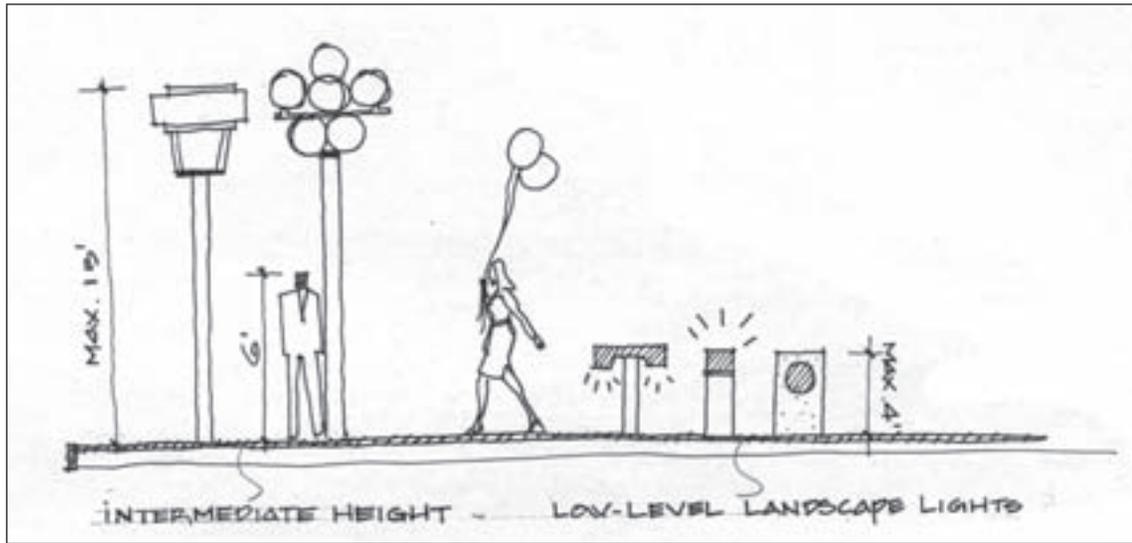
1. Freestanding planters and protective devices such as bollards should be provided between sidewalks and the vehicular traffic and help shape the pedestrian realm.
2. Street furniture shall be provided and include (but is not limited to) benches, trash receptacles, public lighting fixtures, planters, bike racks, and other structures that are necessary to provide amenities to pedestrians and enhance the aesthetics of the street. The furniture should be



*Bus shelters should complement and add diversity to the streetscape.*

decorative, functional and scaled to fit the space. The Design Review Committee may decide on specific model numbers for street furniture elements in the future.

3. Street furniture should be constructed of durable materials such as cast iron, aluminum, stainless steel or recycled plastic lumber and require minimal maintenance.
4. Improved bus shelters and signage should be provided to facilitate mass transit



*Various types of lighting should be provided in the town center.*

usage, increase transportation options, and improve linkages.

5. All new retail and office development shall provide a minimum of two bicycle parking spaces per 10,000 square feet of gross floor area (GFA) or fraction thereof.
6. Covered (open-air) bicycle parking spaces should be provided for mixed-use development and be an integrated part of sidewalk design.
7. Bicycle racks shall be located in highly visible, well-lighted areas near building entrances, and bicycle parking areas shall not obstruct walkways.
8. Bicycle parking may be provided within a building, but the location must be easily accessible for bicyclists. Establishments that provide internal bicycle parking should consider providing lockers and shower facilities to encourage employees to bike to work.

Streetscape elements (furniture, paving/hardscape, landscape, etc.) should be standard throughout the commercial district and be compatible with existing elements located along Silver Hill Road.

*Site and Streetscape Lighting*

1. Lighting fixtures should be an integral component of the overall architectural design and character of all buildings. Human-scale, pole-mounted light fixtures should be used to effectively illuminate streets and sidewalks in the commercial district. Additional lighting, such as building-mounted fixtures provided by individual commercial establishments, is also encouraged. Applications for development in the commercial district shall include a lighting plan. Lighting fixture designs for both pole-mounted and building-mounted luminaries should be

compatible with existing street light fixtures placed by SHA along Silver Hill Road.

2. One consistent type of ornamental pole and luminary should be used throughout the commercial district. Light fixtures should be constructed of attractive, durable materials and be easy to maintain. If the Design Review Committee specifies a model number, all future development and redevelopment should use the same model fixture.
3. Pedestrian-scale light fixtures should be a combination of low-level and intermediate-height landscape lights. The maximum height of the pedestrian-scale light fixtures should not exceed 15 feet.
4. Exterior lighting fixtures should direct light to specific locations and away from adjoining properties and employ glare reduction techniques.



*Lighting is critical to the look and safety of a town center.*

## Residential District

*Objective: A healthy and safe network of neighborhood streets with moderate density development where residents can live and play.*

The residential district consists of areas located behind the commercial district, specifically Suitland Manor and several properties located on either side of Swann Road. The residential district is also known as “neighborhood street” to further define the desired character of the area.

## Site Design

*Intent: To develop attractive, compact and walkable residential neighborhoods with a mix of residential housing types that incorporate a variety of architectural styles and can accommodate a range of income levels and lifestyles.*

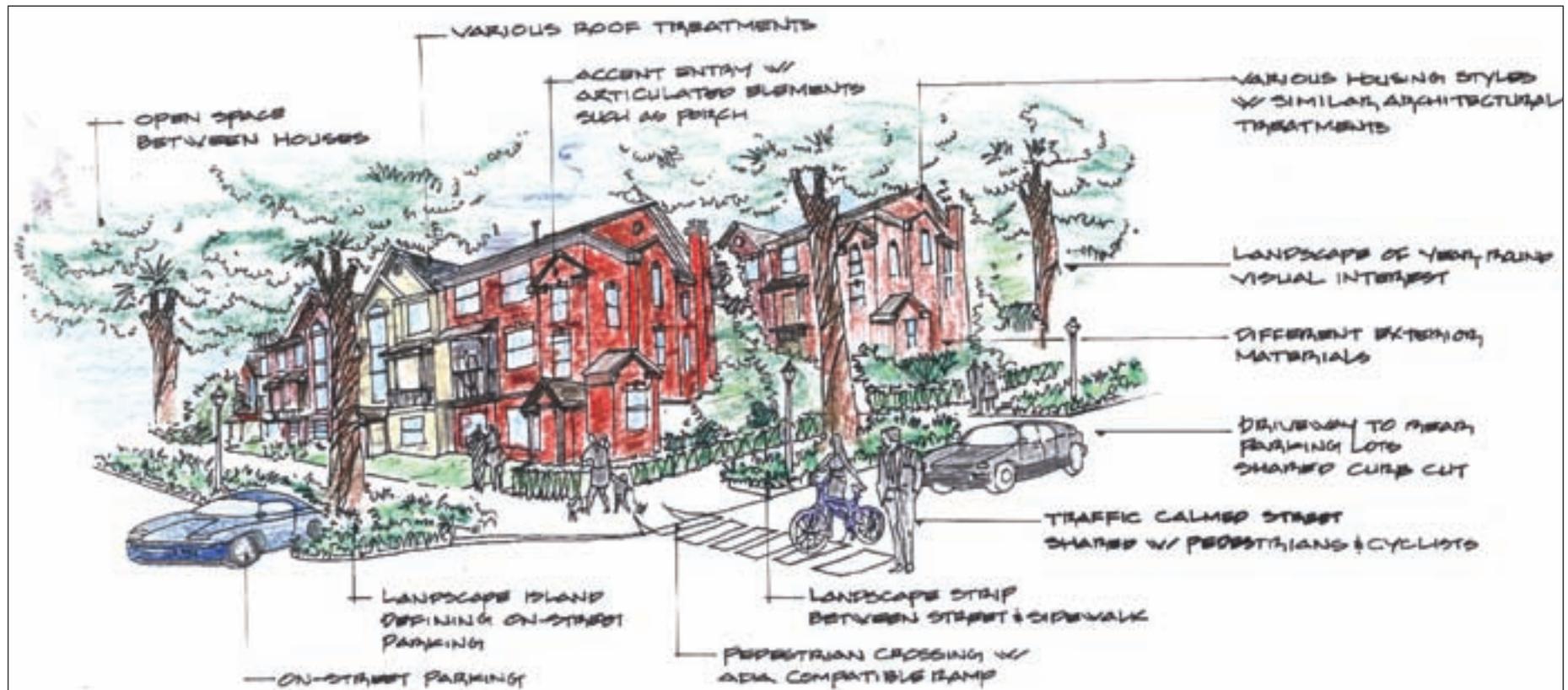
### Building Placement

1. Buildings shall be oriented to and front the street. Each building shall have a minimum of one direct pedestrian path to the street.

2. Buildings should be set back from the sidewalk a maximum of 20 feet. Buildings closer to the sidewalk are encouraged for greater interaction and to provide greater opportunities for “eyes on the street.”

### Landscaping, Buffering, and Screening

1. Landscape treatments should be used to accent entry points, street corners, signage, and pedestrian and bicycle paths. Each development should have a landscape component as an integrated part of the site design proposal. Existing trees and landscaping should be retained wherever it is possible.





*Buildings should be oriented to and close to the street to provide greater interaction.*

2. Residential gateway signs and the main entrances to multifamily buildings should be accented with appropriate plant material.
3. When a multifamily residential use is adjacent to a single-family detached residence, landscaping and screening shall be provided. A landscaped yard of no more than 20 feet in width, with a minimum of 80 plant units per 100 linear feet of the adjacent property line, should be provided.
4. Walls, fences, and plantings should be used to define boundaries, provide access control, and distinguish private and public areas.
5. The placement of walls, fences, and plantings should not create blind spots or hiding places.

#### ***Stormwater Management***

1. Low-impact development techniques, as contained in the current version of the design manual, Low-Impact Development Design Strategies: An Integrated



*Screen trash and dumpster areas with structures that are compatible with the main building.*

Design Approach, as published by the Prince George's County Department of Environmental Resources, shall be used on all sites as the primary method of collecting and/or treating stormwater.

#### ***Utilities and Services***

1. All new development sites shall place utility lines underground or relocate them to the rear of the property.
2. Development on all redevelopment/infill sites should place utility lines underground or relocate them to the rear of the property.
3. All service components, such as mechanical equipment, dumpsters, loading docks, and

storage, service, and delivery areas, shall be properly screened from public view both from adjacent development and from public rights-of-way. Screening methods include, but are not limited to, continuous solid, opaque wood fences, masonry walls, metal screens on steel frames, and combinations thereof. Screening material and their design should be compatible with the associated building.

## Building Design

*Intent: Buildings should be designed to accommodate human activity by providing features that stimulate social interaction, such as porches, balconies, terraces, and yards that are oriented and close to the “neighborhood streets.”*

### Form and Massing

1. Buildings should be a minimum of two stories and a maximum of three stories in height, not including active living space in a dormered attic. Decorative architectural elements may exceed this height limitation but shall not extend beyond one additional story above the highest point of the roof of the building to which it is attached.



*Buildings should vary in height from two to three stories.*

2. Traditional roof styles such as gabled, hipped, stepped and peaked roofs and combinations thereof add variety and interest to buildings and should be incorporated into the development.



*Roof styles should be varied to add interest.*

### Façade Design

1. Façade design should emphasize architectural elements such as porches, windows, balconies, variations in rooflines, dormers, window and door treatments, cornices, and turrets.
2. Façade materials shall consist primarily of brick or stone.
3. Single-family (detached/attached) residential buildings should have masonry façades (brick, stone or approved equal) on at least 100 percent of three sides, including

the front (excluding gables, windows, trim and doors).

4. Multifamily residential building types should incorporate masonry façades (brick, stone or approved equal) on 100 percent of all façades (or sides).
5. All multifamily buildings should provide a patio or porch for all units on the ground level to increase natural surveillance of the surrounding area.
6. Front porches may be built in the 20-foot setback, but porches cannot be closer than four feet from the sidewalk. Front porches shall be in proportional scale with the house.



*Complementary architectural features, particularly front porches, add interest and character to a residential neighborhood.*



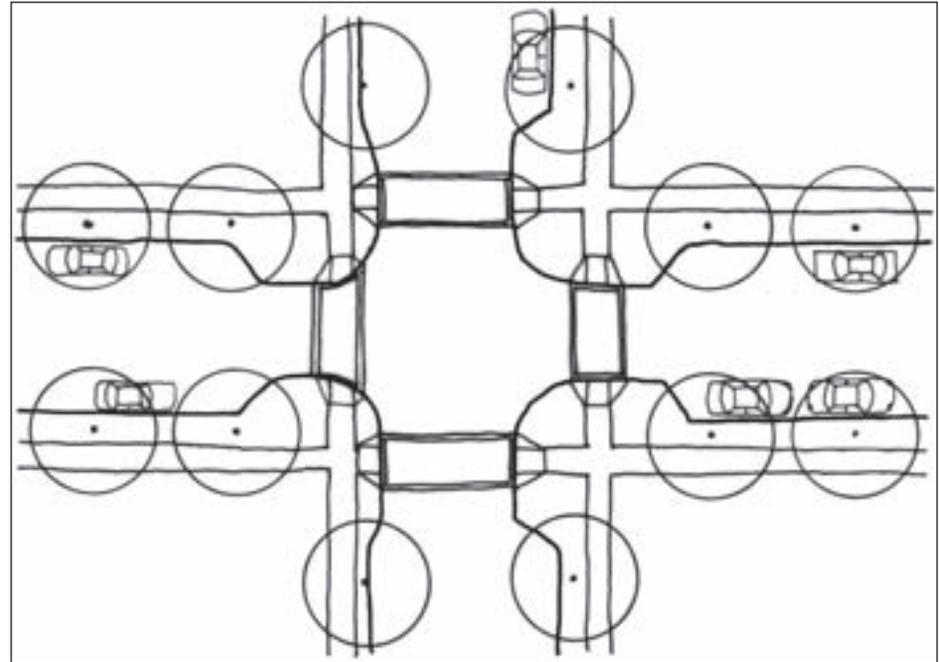
*A continuous, attractive sidewalk is important to residential neighborhoods.*

### **Streetscape**

*Intent: An improved pedestrian environment with wide sidewalks, continuous street trees, and innovative traffic-calming design. Sidewalks should be pedestrian-friendly, safe, and attractive.*

#### **Sidewalks**

1. A continuous sidewalk system shall be provided on both sides of the streets. Sidewalks shall be between six and eight feet in width, shall be buffered from vehicular traffic by a minimum six-foot-wide landscaped strip, and shall be paved with bricks, concrete pavers, or high-quality



*“Safe-crosses” provide safety for pedestrians and vehicular flow.*

- concrete accented with brick. Concrete with a broom finish may also be an acceptable finish if approved by the Design Review Committee.
2. Crosswalks at intersections should be clearly marked and designed with appropriate traffic-calming techniques such as curb extensions to increase pedestrian safety.
3. In areas of new development intersections should be designed with “safe-crosses” on streets with on-street parking by expanding the sidewalk adjacent to the intersection.
4. Bicycle use should be incorporated into the design of roadways and sidewalks.

### *Street Furniture and Streetscape Elements*

1. Street furniture such as benches and trash receptacles should be provided at appropriate locations along the streets.

2. Exterior lighting fixtures should direct light to specific locations and away from adjoining properties and employ glare-reduction techniques.

### *Site and Streetscape Lighting*

1. Lighting fixtures should be an integral component of the overall architectural design and character of all buildings. Sidewalks and other public spaces that link residential buildings to the street should be well lighted with human-scale lighting fixtures. Applications for development in the residential district shall include a lighting plan. Lighting fixture designs for both pole-mounted and building-mounted luminaries should be compatible with existing street light fixtures placed by SHA along Silver Hill Road.



*Simple street furniture is important to commercial and residential neighborhoods.*

## Public Spaces

*Objective: Develop a safe, attractive and quality public open space system where people enjoy passive and active recreational and community activities.*

### Open Space

*Intent: A public system of open and green spaces that incorporate natural features, have ample amenities, provide visual interest, are interconnected, easily accessible, and provide a natural respite from the built environment. Public art is an important element of the public space system. Public spaces are responsive to the surrounding streets and buildings and provide natural surveillance and safety for the users. Public open space in the town center is properly buffered from vehicular traffic so that users can enjoy and relax in the space. Public spaces are designed for easy visibility and surveillance.*

### Public Space

1. Public open spaces shall be at grade with sidewalks except that in special cases, a three-foot differential between the sidewalk and the space may be allowed for physical definition of space.



*Paths and hard surfaces in public spaces help define the space.*

2. Paths and walkways shall be clearly marked and separated from vehicular travel ways and shall connect to the sidewalk system.
3. All public open spaces shall comply with the Americans with Disabilities Act.

### Furniture and Streetscape Elements

1. A minimum of four seats (benches, chairs, or low walls of a height suitable for seating) shall be provided for every 2,500 square feet of public open space or private space that is used by the public.



*Seating elements can be functional while adding to the interest of public spaces.*

2. A minimum of one trash receptacle shall be provided for each 2,500 square feet of public open space.
3. One drinking fountain should be provided for each 5,000 square feet of public open space.
4. A minimum of two bicycle parking spaces should be provided for every 2,500 square feet of public open space.
5. If water features such as fountains and pools are provided, a minimum area of 300

square feet of public open space shall be required for each feature.

### Screening

1. Screening treatments should include openings to allow for observation of screened areas to ensure safety.

### Stormwater Management

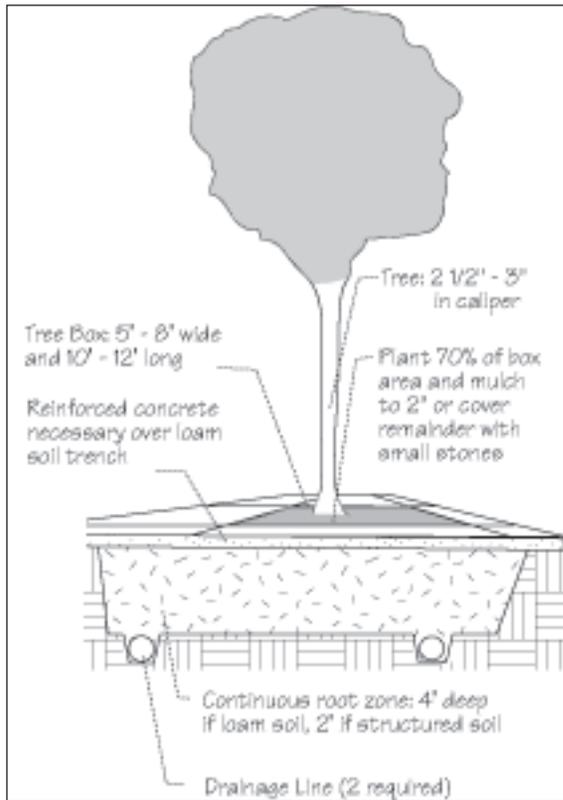
1. Stormwater management facilities should be designed as visual amenities incorporated into the overall design of the site and use environmentally friendly “green” techniques and methods. Low-impact development techniques, such as those described in the current version of the design manual, Low-Impact Development Design Strategies: An Integrated Design Approach, published by the Department of Environmental Resources, shall be used as the primary method of collecting and treating stormwater.

### Streetscape/Alleys

*Intent: The street is an essential element of the public open space network. In addition to allowing for the movement of vehicles, streets provide opportunities for residents and visitors to gather, socialize, and experience the town center. Trees and other plantings provide visual interest, shade, and a sense of enclosure that helps to define streets and create comfortable space. Alleys provide additional pedestrian and bicycle linkages throughout the town center.*

### Street Trees

1. Street trees shall be used along both sides of all roadways within the M-U-TC development plan area to define the street edge, provide a shaded overhead canopy,



*Street trees shade the sidewalk and give the town center a positive identity.*

and establish a unifying element to the street environment.

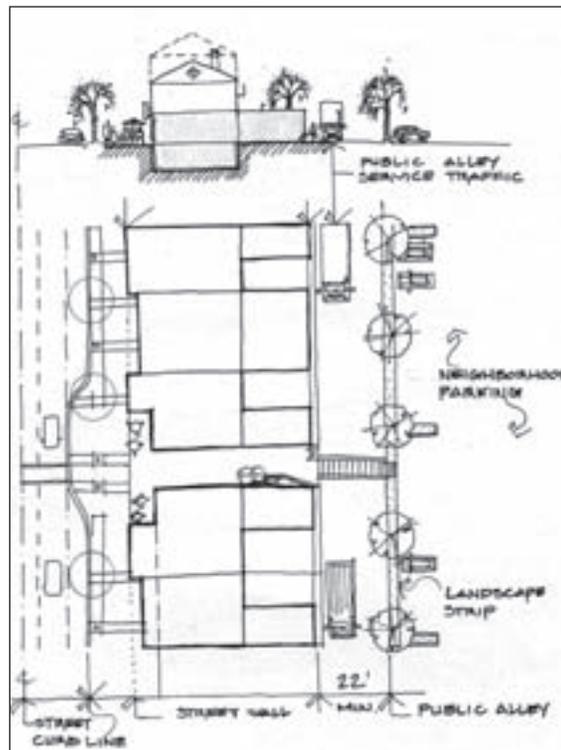
2. Medium to large deciduous shade and decorative trees shall be utilized for street trees and shall be planted between 30 and 40 feet on center. Street trees shall be a minimum height of 12 feet and minimum caliper of 2½ to 3 inches with a clear trunk height between 6 and 9 feet, when planted.
3. Street trees shall be selected for each roadway from the approved list in Appendix C and shall be compatible with existing street trees and contribute to the

distinct identity of the major roads within the M-U-TC.

4. The minimum planting area for street trees shall be six feet in width, eight feet in length, and a four-foot soil depth. Tree planting pits should be fenced or covered with pervious pavement to protect the roots and soil.

### Alleys

1. All new public alleys should have a minimum width of 22 feet (with a minimum paved width of 18 feet) in order to provide secondary pedestrian or service access to the rear of lots.



*Well-designed alleys improve the look and function of town centers.*

2. Landscaping and screening in public alleys shall maintain maximum visibility. The minimum height for any shrubs and fences shall be four feet and the maximum height shall be six feet. The fence shall be visually permeable between the portions of height from four to six feet. The minimum trunk height for any trees in public alleys shall be not less than eight feet.
3. The design of public alleys should maximize visibility and accessibility to and from the adjacent properties and road network. Public alleys should also focus on human-scale design elements such as various architectural treatments, landscaping, lighting, signage, and combinations thereof. Combining different uses such as service access and pedestrian hiker/biker paths in public alleys will create more eyes on the alley and deter criminal activities.
4. Buildings along alleys should be designed or renovated to incorporate pedestrian-oriented features and provide pedestrian interest along the alley.



*Well-designed alleys are functional and attractive.*

### *Screening and Buffering*

1. Mechanical equipment, dumpsters, storage, service, loading and delivery areas shall be screened from public view by the use of plantings, walls, or fences.
2. Chain-link fencing (of any type), corrugated metal, corrugated fiberglass, sheet metal, or wire mesh shall not be used as a screening material. The use of barbed or razor wire is not permitted.



*This fence and landscaping inadequately screen the mechanical equipment.*

## Parking and Loading

*Objective: A well-designed network of shared and structured parking areas that allow a reduction of parking requirements while still ensuring sufficient parking is available to meet the needs of residents and businesses.*

### Parking Requirements

*Intent: A reduction of parking requirements results in more open space available for the enjoyment of all residents, as paved areas are consolidated and reduced. Sufficient parking is still available to meet the needs of the community. Structured parking is allowed and encouraged to further reduce the impact of impervious surfaces on the visual and natural environment.*

#### 1. Parking Requirements for All Nonresidential Development:

- a. The minimum number of parking spaces permitted for each land use type shall be reduced 50 percent from the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. If off-site shared parking is utilized in accordance with off-site shared parking requirements below, then this minimum for on-site parking may be waived.
- b. The maximum number of parking spaces permitted for each land use type shall be equal to 80 percent of the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. If structured parking is

provided this maximum number may be increased.

- c. Off-site and shared parking should be used to the greatest extent possible to meet parking requirements.
- d. Where shared parking is utilized, the applicant shall provide details of the development's proposed uses and required parking. The applicant shall then demonstrate that the available shared parking is adequate to meet all or part of the parking needs of the proposed uses in addition to any other development being served by the shared parking lot. The applicant shall also provide information on the times when the uses operate so as to demonstrate the lack of potential conflict between multiple uses. The shared parking facility must be within a walkable distance (a quarter of a mile) to the primary entrances of all uses being served.
- e. To encourage the construction of structured parking facilities in the town center and to promote economic development, the establishment of a parking district in accordance with the requirements of Division 27, Section 399-413, of the Prince George's County Code is recommended. Applicants within an established parking district may have the minimum parking requirements reduced or waived provided that the applicant agrees to pay a fee-in-lieu for the required number of parking spaces that are to be waived and/or a special assessment as defined by the parking district.

- f. Wherever possible, incentives should be provided to encourage use of alternative modes of transportation other than single-occupancy vehicles. These incentives can be used to reduce the minimum off-street parking requirements between 5 and 20 percent. The alternatives include contributing to the county and/or city ride sharing programs, providing private incentives for car- and vanpooling and bicycle use, participating in usage of public transportation programs such as WMATA's Metrochek and MTA's Commuter Choice Maryland, or provision of private shuttle bus service. Verifiable data must be produced that supports the desired reductions in the minimum off-street parking.
- g. When off-site parking is necessary to meet the parking requirements, the applicant shall provide satisfactory documentation such as affidavits, lease agreements, or other agreements to show that parking is provided off-site and is located within a quarter-mile of the proposed development.

#### 2. Parking Requirements for Residential Development:

- a. The maximum number of parking spaces permitted for residential development shall be 1.5 spaces per dwelling unit and the minimum shall be 1.0 parking spaces per dwelling. Additional spaces provided in the form of structured parking may be approved on a case-by-case basis. If an individual attached or detached dwelling includes an attached garage, the maximum

number of parking spaces permitted may increase to 2.0 spaces per dwelling unit to allow for a one-car garage with driveway or a two-car garage without driveway.

- b. Multifamily housing for the elderly or physically handicapped shall provide a minimum of .66 parking space and a maximum of 1.5 spaces per dwelling unit.

### Circulation and Parking Area Design

*Intent: Parking lots are designed and located so that they do not dominate the streetscape, obscure building frontages, endanger pedestrians, or overwhelm the visual environment. Large, single parking lots are discouraged in favor of shared lots, a network of lots broken into smaller sections by trees and medians, and by structured parking.*

1. Drive-in or drive-through windows for any new use, other than for banks, shall not be permitted.
2. Drive-in or drive-through windows for banks shall be located to the rear of the lot.
3. The design of vehicular circulation should consider the safety of pedestrians and cyclists. Bike routes and pedestrian crossings should be highly visible to ensure safety.
4. Direct and illuminated pedestrian connections shall be provided between parking areas and adjacent buildings/destinations.
5. Street design should incorporate traffic-calming techniques such as speed humps, ramps, special raised pavement crossings, curb extensions, and painted crossings on pavement.

6. Vehicular access to Commercial District development should be limited to alleys or side streets, wherever possible.
7. Curb cuts onto streets in the Commercial District should be minimized by encouraging shared access points for abutting properties, vehicular connections between adjacent uses, and the use of service alleys for loading and unloading purposes.
8. Direct and illuminated pedestrian connections shall be provided between parking areas and adjacent buildings/destinations.
9. Curb cuts onto a “neighborhood street” should be located no closer than 20 feet to the point-of-curvature of an intersection so that they will not create a traffic hazard.
10. Creative parking solutions such as parking garages that integrate other street-level uses and shared parking should be used wherever possible.
11. Parking garages shall incorporate architectural design or landscape features to screen parked vehicles from passing pedestrians and motorists and not dominate the street edge.
12. Parking garages shall be an integral component with surrounding buildings and structures and shall incorporate similar high-quality building materials, colors and massing. Whenever possible, parking structures should be located in the interior of a building site.
13. If fronting a street, parking garages shall incorporate architectural features and detailing such as single-punched openings

resembling windows to mimic the character and design of traditional building forms.

14. The height of parking garages should not detract from or overwhelm the design of the associated building(s) and should not exceed the height of buildings constructed as part of the same development/redevelopment proposal.



*Parking garages should be an attractive addition to the town center.*



*Parking garages can be successfully integrated into buildings.*

15. Residential garages shall be sited to reduce visual impact on the street by locating the garage toward the side or rear of a lot and recessing the garage a minimum of six feet from the front building façade.
16. Parking lot lighting shall be designed to provide uniform light distribution so as to avoid creating isolated and remote areas and to create pedestrian ways that are well illuminated and clearly delineated within parking lots.
17. Parking areas should be clearly visible from adjacent windows, doorways, and walkways to maximize surveillance.
18. On-site parking shall be located at the rear of the site when possible. If not possible, parking may be provided on the side of the building (never in front of the building, between the building and the street), and shall not exceed 30 percent of the lot frontage. Parking shall be accessed from alleys and side streets.
19. Shared parking areas should be located to the interior of blocks and lots to the extent possible.
20. On-street parking should be allowed with the approval of the appropriate transportation agency. On-street parking should be provided for disabled citizens and the parking spaces clearly marked. On-street parking should be located a minimum of at least ten feet away from driveways that lead to any shared parking garages.
21. At least one parking space in each parking lot of 20 spaces or more should be designated for police vehicles.

### Landscaping, Buffering, and Screening

*Intent: The use of trees, shrubs, flowering plants, and decorative walls and fences mitigate the visual impact of parking areas. Large parking lots are separated into smaller sections to help make lots safer for pedestrians, and shade is provided in medians and along the edges of lots to contribute to an improved micro-climate by reducing thermal heat “islands” caused by large segments of exposed asphalt and concrete.*

1. Landscaping, buffering, and screening shall be provided for all parking lots and parking garages.
2. When a parking lot is located adjacent to a public right-of-way (not including alleys), landscaping shall consist of a minimum three-foot wide landscaped strip between the right-of-way line and the parking lot, with a minimum three-foot high grille or metal latticework fence or brick, stone or finished concrete wall to screen the parking lot. The wall shall be located adjacent to but entirely outside the three-foot landscaped strip. A minimum of one shade tree per 35 linear feet of frontage, excluding driveway openings, shall be provided.
3. Perimeter landscaping for parking lots shall consist of a landscaped strip between the parking lot and any adjacent property line and be a minimum of five feet wide for sites over 10,000 square feet and a minimum of two feet wide for sites of 10,000 square feet or less. The landscaped strip shall contain one tree and three shrubs per 35 linear feet of parking lot perimeter adjacent to a property line. (Shade trees need not be planted 35 feet on center). Any shade trees planted to fulfill another requirement of

these standards that is located within 15 feet of the edge of the parking lot, or any existing shade tree exceeding four inches caliper that is located within 15 feet of the edge of the parking lot, may count toward fulfillment of this requirement.

4. Interior planting areas shall be provided for any parking lot 5,000 square feet or larger. A minimum of 8 percent of the lot area must consist of interior planting area. For purposes of calculation, all areas within the perimeter of the parking lot shall be counted, including planting islands and all interior driveways and aisles, except access drives and aisles with no parking spaces. Landscaped areas situated outside the parking lot, such as peripheral areas and areas surrounding buildings, may not be counted as interior planting area.
5. At least one shade tree shall be provided for each 300 square feet (or fraction) of interior



*Screening methods used should provide visual interest.*

landscaped area provided. These trees shall have a clear trunk height at least six feet above finished grade level.

6. If a parking lot less than 6,000 square feet is built without interior landscaping and later expanded so that the total size of the lot is greater than 6,000 square feet, then the interior landscaping shall be provided for the entire parking lot.
7. Planting spaces shall be large enough to allow for healthy tree growth and shall be protected from car overhangs and opening car doors.
  - a. A minimum of 60 square feet of continuous pervious land area shall be provided for each tree, which shall be at least five feet in diameter.
  - b. A curb or wheel stop shall be provided for all parking spaces adjacent to planting or pedestrian areas to protect those areas from bumper overhang by parked vehicles.
  - c. Planting islands parallel to parking spaces shall be a minimum of nine feet wide to allow car doors to swing open.
  - d. In cases where planting islands are located perpendicular to parking spaces with parking heading into the planting island on both sides, the island shall be a minimum of eight feet wide to allow for bumper overhang. Where parking spaces are located on only one side of such a planting island, the island shall be a minimum of six feet wide.



*Planting areas need to be designed so that they are safe from pedestrians and cars.*

## Signage

*Objective: An attractive, legible signage system that contributes to the character of town center and helps people find their ways easily.*

### Sign Provision

*Intent: Site signs provide directional information, identification, enhanced public safety, and site orientation. Directional signs provide directions and information about a place and should be attractive, legible, and compatible in terms of shape, color, size, lettering style, and location. A comprehensive sign program should be established for the town center to create a uniform directional signage system. Sign design should differentiate between pedestrian-oriented and vehicle-oriented signs in terms of shape, size and location. Pedestrian-oriented signs are the preferred style for town centers. They should be of appropriate scale for pedestrians and generate visual interest. Attractive, low monument-style signs are favored over traditional freestanding signs because they enhance the visual character of the community while reducing clutter.*

1. A common sign plan shall be provided for each new multi-tenant (three or more businesses) office, nonresidential, and mixed-use building or when there is more than one principal building on a single parcel. Applications for major exterior renovation (35 percent or more of front façade) shall also require a common sign plan. Common sign plans shall specify standards for a consistent sign design and shall address lighting, color, lettering style, size, height, quantity, and location within the site and on the building.



*Freestanding, pole-mounted commercial signs are not allowed.*

2. Freestanding, pole-mounted commercial signs shall not be allowed.
3. All commercial uses should have one primary sign that identifies the main business and product on the site, and one secondary identification sign mounted on the rear elevation if there is access from the rear of the building to the establishment.
4. Each multifamily complex shall incorporate a ground-mounted or monument gateway or entrance sign. This sign should be a maximum of four feet in height. Plantings, natural stone, and/or low masonry walls shall be incorporated around the base of these signs to soften their appearance and enhance their integration with the landscape.

5. Signs mounted on the roof of a building or which project above the roofline shall not be allowed.
6. Gateway signs should be provided at locations shown on the Suitland M-U-TC concept plan.
7. Commercial uses are highly encouraged to provide pedestrian blade signs. The sign area should not be more than two square



*Pedestrian blade signs add variety and attract interest from passersby.*

- feet, and maximum hanging height for the lowest part of the sign should not be more than eight feet.
8. Directory signs should be provided for each shopping complex or center. Directory signs should be built as monument-style signs and externally illuminated. The maximum

height of directory signs should not be more than six feet and maximum sign area per face should not be more than 25 square feet. The location and materials of directory signs should be carefully considered so that they do not overwhelm the visual environment.



Directory signs add to the town center's legibility.

## Sign Design

*Intent: Carefully selected and designed signs enhance the built environment by providing consistency and compatibility with the surroundings. Complementary materials and design of signs built at an appropriate scale help create an attractive identity that enhances the sense of place of the community. Consolidated signage and the reduction and elimination of inferior temporary signs reduce visual clutter and contribute to vibrant, thriving businesses and neighborhoods. Building-mounted signs are used to identify businesses, products, and other information necessary for retail, office, mixed-use, and multifamily development. Signs and graphics to advertise places of business should be an integrated part of the commercial establishments and be compatible with the surrounding physical and visual character of the area. Commercial signs should be related to*

*businesses and products located on site and promote the individuality of the establishments. Signs should appear to be an integral element of the building design.*

1. Commercial uses with only one street frontage shall have one primary identification sign. If a commercial use is located at a corner site, a second identification sign no larger than the required primary identification sign shall be allowed.
2. Signs shall be constructed of durable, high-quality materials such as brick, cut stone, stainless steel, or other similar materials.
3. Signs shall be compatible in design, color, and materials with the overall architectural character of associated buildings on the parcel or property.
4. Identification signs can be either building-mounted or project from the building. Any



Signs should be easy to read, attractive and functional.



*Identification signs can add interest to an area.*

projecting sign should be located at least eight feet above ground at its lowest point. The maximum allowable projection should not be more than 42 inches from the vertical plane of the wall to which a projecting sign is attached.

5. Internally illuminated signs shall not be permitted. Internally illuminated individual letters attached to a nonilluminated background may be permitted subject to the approval of the Design Review Committee.
6. Signs should be externally illuminated. The illumination of a sign should be shaded, shielded, or directed so that the light intensity does not adversely affect the surrounding area.
7. Special effect signs that use unconventional lighting methods should only be approved on a case-by-case basis.
8. Sign colors should be selected to contribute to the legibility and design integrity of signage. Color selection should provide a substantial contrast between the colors and material of the background and the letters



*An example of pin lettering used on a business identification sign.*

or symbols of the text to make the sign easier to read.

9. Sign colors should be limited to three on any given sign. Too many colors may distract the reader, reduce legibility, and make the sign less effective.
10. Awning and canopy signs are highly recommended and should be printed, painted, sewn, or silk-screened onto the canopy or awning flap. Signage on awnings should be placed on the valance flap, but may be allowed on the shed portion of the awning.
11. Banner signs add liveliness and a sense of vibrancy to the street and, therefore, are strongly encouraged in the commercial district. Banner signs should not extend more than 60 inches (at full extension in windy conditions) from the vertical plane of the building to which it is attached. In addition, banner signs should be located at least eight feet above ground at their lowest point.

12. Hanging signs add visual interest and vitality to a street and are strongly encouraged. The placement of a hanging sign should not impede the safe movement of people within a public right-of-way. The projecting distance and clearance from the ground should be in compliance with those of the projecting signs (42 inches maximum projection, eight-foot minimum clearance).



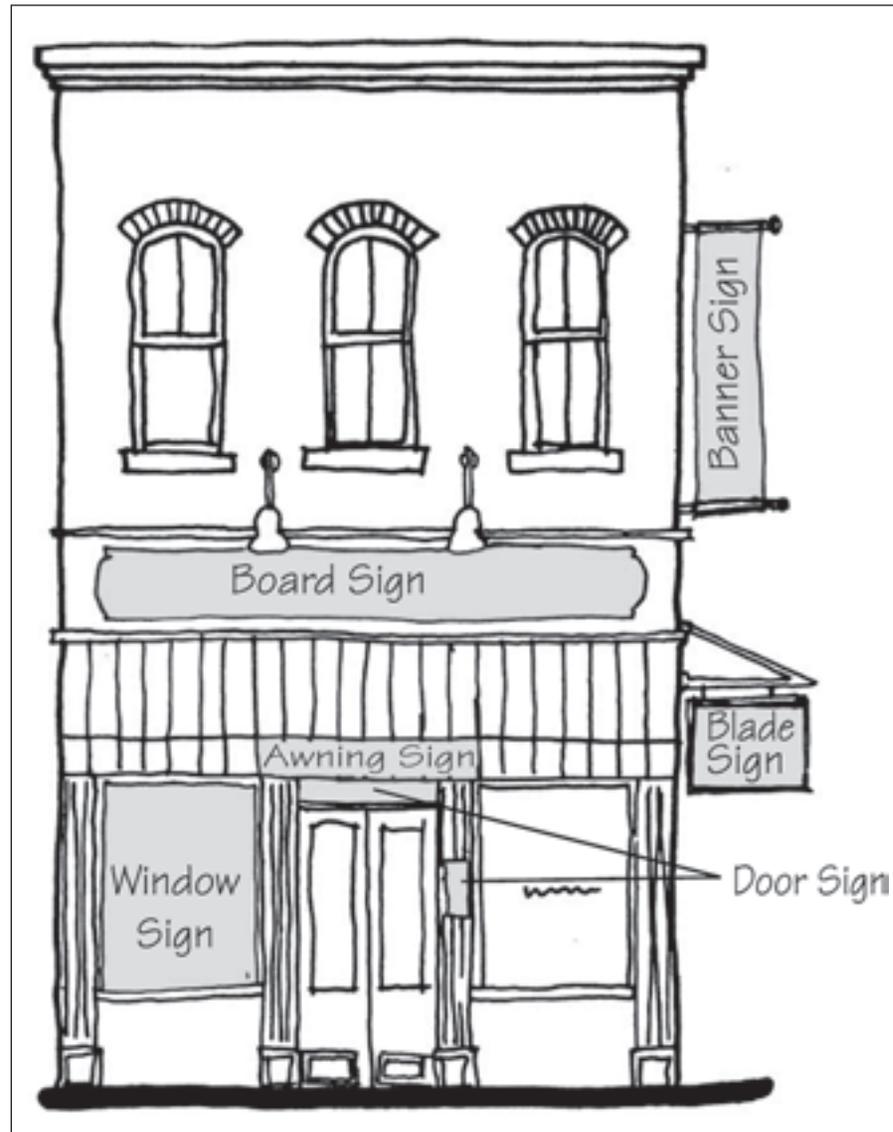
*This hanging sign has become a new landmark.*

13. Window signs are permitted in the commercial district. Total window sign coverage shall not exceed 25 percent of the total window area on which they are displayed.
14. Vehicular directional signs should not exceed six feet in height and 20 square feet per sign face.

15. Portable signs should be allowed and are encouraged for dining establishments. The maximum sign area should be no more than six square feet and the maximum height should not be more than 42 inches. Portable signs shall be constructed of durable, attractive materials.



*Portable signs provide another easy method to attract customers.*



*Use signage that relates to pedestrians and fits the overall design of the building.*

## Sign Definitions

1. Monument Sign: A sign mounted directly on a solid base rather than attached to a pole or other support.
2. Gateway Sign: Gateway signs are used to signify a special place and indicate when one has entered a distinct area. Gateway signs can be monument or traditional freestanding styles, incorporate a message center, be combined with other transportation structures such as an overpass, or be incorporated into a gateway park design. Gateway signs should be larger in scale than other directional signs, succinct in text, and attractive to both pedestrians and motorists.
3. Pedestrian Blade Sign: A pedestrian blade sign provides directional information and business identification to passing pedestrians to help people find their way around.
4. Directory Sign: A directory sign provides information about a place. It usually contains a location map and text information.
5. Vehicular Directional Sign: A vehicular directional sign provides driving information for motorists. Parking lot identification signs should be combined with vehicular directional signs.
6. Banner Sign: A logo or design placed on a lightweight material that can move with the wind.
7. Hanging Sign: A sign suspended from a support and projected from the building wall.
8. Window Sign: A sign designed for view from the outside and painted on or attached to the inside of a commercial window.
9. Portable Sign: Any sign or advertising device such as an A-frame sign that is designed to be used temporarily to attract passing pedestrians.

Type	Number Limit	Max. Area (Sq. Ft.)	Max. Projection (Ft.)	Max. Height (Ft.)	Min. Height for Projecting/Hanging Signs (Ft.)
Identification Sign	1	100-25	3.5	-	8
Awning/Canopy Sign	No	-	-	-	8 <sup>1</sup>
Banner Sign	No	-	5	-	8
Hanging Sign	No	10	3.5	-	8
Window Sign	No	25% <sup>2</sup>	-	-	-
Portable Sign	No	6	-	3.5	-
Gateway Sign	4	-	-	-	-
Pedestrian Blade Sign	No	2	-	8	-
Directory Sign	2	25	-	8	-
Vehicular Directional Sign	No	20	-	6	-
Site Regulatory Sign	No	6	-	6	-

Notes: 1. Minimum height from sidewalk surface to bottom edge of awning or canopy.  
2. 25 percent of window area.



## DESIGN REVIEW PROCESS

All new development, signs, fencing, parking, lighting and exterior renovations occurring within the Suitland mixed-use town center will be reviewed by the Suitland Mixed-use Town Center Design Review Committee to ensure that they meet the development plan goal and design principals, standards and guidelines. See specific standards and guidelines for applicability. The Design Review Committee is advisory to the Prince George’s County Planning Board and is assisted by staff from the Planning Department’s Community Planning Division. The Design Review Committee is composed of seven members from a pool of applicants solicited from the community and the represented associations—the Suitland Citizens and Business Associations—and the Suitland Federal Center. The county councilmember forwards the names of the recommended applicants to serve on the committee to the Planning Board for their review and approval. Each member of the committee serves for a one- or two-year term.

### Committee Membership

A seven-member Suitland mixed-use town center Design Review Committee shall be comprised of two citizen association representatives; two business association representatives; two at-large representatives (residents, business and/or property owners) and one representative from the Suitland Federal Center. In reviewing qualifications for membership, the Planning Board shall give preference to members having technical or design expertise in a related field such as planning, local history, architecture, landscape

architecture, real estate, education, law, finance, or the building trades.

### Building Permit Application Process

Prior to actual submittal of any building permits to the Prince George’s County Department of Environmental Resources, the applicant must submit his/her permit plans to the committee. Applicants should meet with Community Planning South Division staff prior to submittal to discuss the process and the applicant’s building plans. *All relevant building and site plan information necessary to show compliance must be submitted.* Such information may include:

- A site plan including property lines with bearings and distances, building location, parking and loading, landscaping, and vehicular and pedestrian access points to and from the site. All planned improvements should be clearly marked and details provided.
- Elevation drawings showing all façades including all relevant information such as building height, architectural features and detailing, openings (including windows and doors), materials, and color.
- Sign details including the dimensions, colors, materials, and lighting.
- Parking plan and supporting documentation particularly for shared parking or alternative transportation reductions.
- Additional details for other site elements such as lighting, screening, fencing and other amenities.

Committee meetings shall be called within 30 days of receipt of a completed application by

staff. The applicant shall be notified of the date, time and place of the committee meeting and is required to attend the meeting to present the application. The staff shall review the application and make a recommendation to the committee as to the application’s compliance with all relevant design recommendations and requirements in the Suitland M-U-TC development plan. The committee can take one of the following actions:

1. Recommend approval of the application as submitted.
2. Recommend approval of the application with conditions.
3. Defer the application until the next meeting, which must be held within 30 days. (A deferral of an application by the committee can occur only once. However, the applicant may request an additional deferral, but final action must be taken within 90 days of receipt of the application.)
4. Recommend denial of the application with explanation of what design criteria was not met by the application.

The committee shall submit written documentation of the committee’s action (if the application is deferred) or recommendation within two weeks to the Planning Director of the Prince George’s County Planning Department. If no correspondence is received, it will be assumed the committee has no comments on the application.

The committee shall make a recommendation to the Planning Director as to whether the proposed development is in compliance with the development plan’s overall development and design concepts as well as the specific design standards and guidelines. A copy of

the committee's recommendations shall be submitted with all building permit applications, and all pertinent building plans shall be stamped by the committee signifying that they are in compliance with all pertinent development plan requirements and conditions recommended by the Design Review Committee. Consequently, any necessary revisions must be made to the plans prior to submitting them for a building permit unless the applicant is not in agreement with the committee's recommendations.

If a development application is recommended for denial, or approval with conditions that an applicant is not in agreement with, the applicant may appeal that decision to the Prince George's County Planning Board through the special permit process.

## Special Permit Application Process

Special permits are required for certain designated uses and for departures from the development plan. The requirements for special permits are shown in Section 27-239.02 of the Zoning Ordinance. Any departure from the plan is incorporated as an essential component of the special permit application and does not require the filing of a separate departure application. All requests for special permits shall be in the form of an application filed with the Planning Board. The required application form, and fees associated with the application, may be obtained from the Planning Department's Development Review Division or obtained directly from the department's web site.

Prior to making a decision on a special permit application, the Planning Board shall hold a public hearing on the application. The Planning

Board hearing shall be scheduled not less than 45 days from the date the application is accepted, unless waived by the applicant. The applicant is required to send (by certified mail) notice of the hearing at least 14 days before the scheduled hearing date to any municipality within which the site is located and all owners of abutting properties (including those directly across the street, alley or steam).

In order for the Planning Board to grant a special permit in the M-U-TC Zone for uses specified as such in the Use Table (see Appendix B), it shall find that the site plan is in conformance with the approved town center Development Plan and the guidelines therein and any specific criteria set forth for the particular use.

To grant departures from the strict application of any standard or guidelines approved in the Suitland M-U-TC development plan, the Planning Board must make the following findings listed in Section 27-548.00.01 of the Zoning Ordinance:

- A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic condition, or other extraordinary situation or conditions.
- The strict application of the development plan will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property.
- The departure will not substantially impair the intent, purpose, or integrity of the General Plan, master plan, or the town center development plan.

All special permit applications are referred to the Design Review Committee for review and recommendation.

## Appendix A

### Suitland M-U-TC Community Workshops

#### Topics and Dates:

- |    |  |                    |
|----|--|--------------------|
| 1. | Introduction and Project Overview  | September 28, 2002 |
| 2. | Community discussion on design and development   | November 2, 2002   |
| 3. | Review town center issues and initiate development of design standards                                 | January 11, 2003   |
| 4. | Review and discussion of proposed design standards for future main street and neighborhood development | February 1, 2003   |
| 5. | Review of Final Draft of Suitland M-U-TC Development Plan and proposed design standards and guidelines | March 1, 2003      |

#### Participants:

Mr. and Mrs. Tarick and Monica Ali	Mr. Fred Clarke	Mr. Michael Fowlkes
Ms. Eleanor Andrews	Ms. Islin Clayton	Ms. Courtney Galiber
Mr. Benjamin Andrews	Ms. Gladys Clayton	Ms. Barbara Gardner
Ms. Pocahontas Y. Ashe	Ms. Lynne L. Coleman	Ms. Anetaa George
Mr. Chris Bailey	Mr. Leroy Coleman Jr.	Mr. Ernest A. Givens
Ms. Johnnie Mae Barber	Ms. Mary V. Coleman	Mr. and Mrs. Emory and Marcia Givens
Ms. Gloria Bellamy	Ms. Brenda Collington	Mr. James D. Goggins
Ms. Joanne C. Benson	Mr. David Cook	Mr. Jonathan Golub
Mr. Lee Booze	Ms. Erlene Cordell	Ms. Gloria J. Gordon
Mr. Bill Boston	Mr. and Mrs. Leroy and Joyce Cowan	Mr. Ted Gray
Mr. Peter Boyd	Ms. Marjorie Cunningham	Mr. Kenny Harris
Mr. B. T. Braswell	Mr. Willie Davis	Ms. Myrna Harris
Mr. Edward Broadnax	Ms. Megen Davis	Ms. Ruth Harris
Ms. Renee Brooks	Ms. Janey L. Davis	Ms. Mary A. Harris-Newton
Ms. Laura H. Brown	Ms. Brenda C. Dowtin	Ms. Lydia Harvey
Mr. Clifton Brown	Ms. Bridgette Dyson	Ms. Alice C. Hayes
Mr. Richard A. Brown	Ms. Janette Dyson	Mr. Hobert Henline
Mr. Marcus Carlock	Ms. Marie Earnshaw	Ms. Tarisha Hoavey
Mr. Samuel Chavarria	Mr. Greg Edwards	Mr. John Hunter
Ms. Marguerite Clark	Ms. Janice Euell	Ms. Elsie Jacobs
Mr. Benny Clark	Ms. Ida M. Evans	Ms. Kiersten Johnson
	Ms. Dorothy Foote	Mr. William Kemp

Ms. Sylvia Kemper  
Mr. Joseph Kim  
Ms. Regina Kirby  
Ms. Vivian Kirk  
Mr. W. Astor Kirk  
Ms. Margaret Lawley  
Ms. Shirley F. Long  
Ms. Judith Lovelace  
Ms. Mildred Lyon  
Mr. Ivan Lyons  
Ms. Shirley S. Malloy  
Ms. Joen T. March  
Mr. and Mrs. Jack and Anna T. Marsh  
Ms. Evelina Mathei  
Mr. Robert P. Mathis  
Ms. M. Mays  
Ms. Sherry McAllister  
Ms. Jacqueline McCanto  
Ms. Jeannette McCottry  
Ms. Marjorie McGlore-Cummingham  
Ms. Malqueen Middleton  
Ms. Frances Mily  
Ms. Onelyn Minor  
Ms. Ethal Mitchell  
Ms. Phyllis S. Moffett  
Mr. Harvey R. Moore  
Ms. Lorraine Neal  
Ms. Vernoica Neville  
Ms. Hazel Newell  
Ms. Mary A. Newton  
Mr. and Mrs. George and Darlie Norton  
Mr. Walter Odom  
Ms. Iris Patten  
Mr. and Mrs. Ron and LaVelle Patton

Ms. Laurie M. Peason  
Mr. George Pecot  
Mr. Anthony Pinkney  
Ms. Nadine Plummer  
Ms. Ida Powell  
Mr. John Priebe  
Ms. Sylvia Quinton  
Ms. Blanche Redd  
Mr. Al Robinson  
Mr. and Mrs. Greg and Lordes Roy  
Ms. Susan Russell  
Ms. Jenny H. Russell  
Ms. Cynthia Samuel  
Mr. J. J. Seacey  
Ms. Ethel Shepard-Powell  
Ms. Gwen Sherrod  
Mr. Kevin Sills  
Mr. Bryan Simmons  
Ms. Gloria Simms  
Mr. Michael Simpson  
Mr. Ernest E. Sligh  
Mr. Glenn L. Smith  
Ms. Leila Diane Speel  
Mr. Lawrence Spriggs  
Mr. and Mrs. Woodrow and Jerie Synder, Sr.  
Mr. Edward J. Talbert  
Mr. William G. Taylor, Sr.  
Ms. M. Ashley Taylor  
Mr. and Mrs. O. Frederick Taylor  
Ms. Magdaline P. Thames  
Ms. Shonya Thomas  
Ms. Valderna Tinner  
Ms. Jan Townsherd  
Ms. Mocile Trotter

Mr. Abdual Umar  
Ms. Yvonne Vaughn  
Ms. Amie Via  
Ms. Beatrice Vines  
Mr. Eugene Vines  
Ms. Ruth C. Walls  
Ms. Lana Watkins  
Mr. Oscar Watson  
Ms. Martha White  
Mr. Carlton C. Whiting  
Ms. Williamette Whiting  
Mr. Carlton C. Whiting  
Mr. and Mrs. Alphonso and Cynthia Wilkeson  
Ms. Natasha Williams  
Ms. Charlotte Williams  
Ms. Francine Williams  
Mr. Carl Wilson  
Mr. Roger Wissman  
Mr. and Mrs. Kevin and Danette Wolford  
Ms. Alice W. Yates  
Ms. Saluda Young  
Ms. Gwen F. Young  
Ms. Rita Young

## Appendix B: Inventory of Existing Uses—May 2003

Address	Company Name	Product/Services
4409 Arnold Road	Good Samaritan Mission	Religious Institution
4653 Huron Avenue	True Faith Deliverance Church	Religious Institution
4501 Silver Hill Road	Sudsville	Laundromat
4511 Silver Hill Road	Suitland Lawnmower	Lawn and Garden
4517 Silver Hill Road	No. 1 Carry Out	Restaurant/Carry-Out
4519 Silver Hill Road	Silver Hill Liquors	Liquor Store
4521 Silver Hill Road	Suitland Cleaners	Dry Cleaner
4523 Silver Hill Road	Best One Food	Food Service
4535 Silver Hill Road	Goodyear	Gasoline/Auto Repair
4601 Silver Hill Road (A)	Greater Dimension Faith Ministries	Religious Institution
4601 Silver Hill Road (B)	Perfect Ten Nails	Beauty and health
4615 Silver Hill Road	Famous Pawnbrokers	Pawn Store
4621 Silver Hill Road	Popeye's	Restaurant/Carry-Out
4625 Silver Hill Road	Carpet Discounter Wholesale	Carpets Retail store
4701 Silver Hill Road	Rite Aid	Drug Store
4703 Silver Hill Road	Shear Paradise	Hair Care
4705 Silver Hill Road	Vacant	
4707 Silver Hill Road	Vacant	
4709 Silver Hill Road	Vacant	
4711 Silver Hill Road	Vacant	
4713 Silver Hill Road	Vacant	
4715 Silver Hill Road	Vacant	
4719 Silver Hill Road	Vacant	
4719 Silver Hill Road	Hunter Memorial AME Church	Religious Institution
4725 Silver Hill Road	Solid Rock Missionary Baptist Church	Religious Institution
4725 Silver Hill Road	Sheet Metal Workers Union	Union Hall
4729 Silver Hill Road	Suitland Citizens Association	Community Association
4731 Silver Hill Road	Supreme Cleaners	Dry Cleaners
4733 Silver Hill Road	Star and Sew Vacuum	Vacuum Sales
4735 Silver Hill Road	Christ Did It All Beauty Salon	Hair Care

Address	Company Name	Product/Services
4737 Silver Hill Road	Allow God Ministries	Religious Institution
4747 Silver Hill Road	Exxon	Gasoline/Auto Repair
4801 Silver Hill Road	Amoco	Gasoline/Auto Repair
4802 Silver Hill Road	Frank's Barber	Hair Care
4804 Silver Hill Road	Karen's Cookies	Bakery
4805 Silver Hill Road	Legend Exports	Auto Sales
4807 Silver Hill Road	Wade Service Center	Gasoline/Auto Repair
4808 Silver Hill Road	Vacant	
4809 Silver Hill Road	Paradise Fabrics	Fabric Store
4810 Silver Hill Road	Shirl's Furniture	Furniture
4811 Silver Hill Road	Suitland Bowl	Bowling Alley
4812 Silver Hill Road	New Era Carry Out	Restaurant/Carry-Out
4813 Silver Hill Road	Ernie's Barber	Hair Care
4814 Silver Hill Road	Suitland Dental Center, LLC	Dental Care
4815 Silver Hill Road	Elite Hair Design	Hair Care
4817 Silver Hill Road	Vacant	
4819/4821 Silver Hill Road	Paradise Fabrics	Fabrics/Carpeting
4820 Silver Hill Road	Forest Laundromat	Laundromat
4821 Silver Hill Road	S M Carpet	Carpets
4823 Silver Hill Road	S M Carpets	Carpets
4828 Silver Hill Road	Suitland Animal Hospital	Animal Hospital
4831 Silver Hill Road	Vacant	
4834 Silver Hill Road	Vacant	
4835 Silver Hill Road	McDonald's	Restaurant/Carry-Out
4900 Silver Hill Road	Dentist	Dental Care
4900 Silver Hill Road	Oral Surgery	Dental Care
4900 Silver Hill Road	Dentist	Dental Care
4900 Silver Hill Road	Metropolitan Nutrition Center	Health Services
4900 Silver Hill Road	Silver Hill Walk-In Clinic	Health Services
4900 Silver Hill Road	All About Health Counseling	Health Services
4900 Silver Hill Road	Chiropractic and Rehabilitation	Health Services
4910 Silver Hill Road	Video Outlet	Video Sales

Address	Company Name	Product/Services
5105 Silver Hill Road	Dr. Roh, Medical	Health Services
5105 Silver Hill Road	Arnold Popkin, Attorney	Lawyer
5105 Silver Hill Road	Pilgrimage Christian Church	Religious
5105 Silver Hill Road	DataFirst, Inc.	
5105 Silver Hill Road	Vacant	
5111 Silver Hill Road	Sunset Family Medical Center	Health Services
5208 Silver Hill Road	Freeman Law Office	Lawyer
5210 Silver Hill Road	Martin's Bail Bond and Insurance	Bail Bonds
4302 Suitland Road	Marshall's Funeral Home/All Stone Memorials	Funeral Services
4308 Suitland Road	Marshall's Funeral Home	Funeral Services
4346/4350 Suitland Road	Andre's Brushless Car Wash	Car Wash
4400 Suitland Road	Cedar Hill Inn	Liquor Store
4410 Suitland Road	Vacant	
4412 Suitland Road	Prism Auto Glass/Services	Gasoline/Auto Repair
4414 Suitland Road	Shurgard Self Storage	Storage
4434 Suitland Road	Suitland Complete Auto Service	Gasoline/Auto Repair
4500 Suitland Road	Shell	Gasoline/Auto Repair
4508 Suitland Road	Suitland Family & Life Enrichment Center, Inc.	
4510 Suitland Road	Auto Sound Express/Viper Security Systems	Auto Parts
4520 Suitland Road	Suitland Post Office	Post Office
4524 Suitland Road	Laundromat	Laundromat
4600 Suitland Road	Vacant	
4606 Suitland Road	Suitland Florist	Florist
4608 Suitland Road	Custom Draperies and Upholstery	Fabric Store
4612 Suitland Road	Royce's TV	Electronics
4616 Suitland Road	China Sea Restaurant and Carry Out	Restaurant/Carry-Out
4622 Suitland Road	Budget Furniture	Furniture
4626 Suitland Road	Hi's Food	Food
4628 Suitland Road	China Foods	Restaurant/Carry-Out
4632 Suitland Road	Smith's Tax Service Center	Accounting
4634 Suitland Road	Preferred Labor, LLC	Temporary Labor Services
4636 Suitland Road	Hairisma 2000	Hair Care

<b>Address</b>	<b>Company Name</b>	<b>Product/Services</b>
4638 Suitland Road	Vacant	
4642 Suitland Road	Sweetland Discount	Liquor Store
4646 Suitland Road	Elements of Entertainment	Entertainment/Parties
4650 Suitland Road	God's Church International	Religious
4654 Suitland Road	Lake Trout/Suitland Carryout	Restaurant/Carry-Out
4658 Suitland Road	Suitland Pawn and Paging	Pawnbrokers
4660 Suitland Road	Trojan Labor	Temporary Labor Services
4662 Suitland Road	Parks Fish and Produce	Food Service
4666 Suitland Road	Suitland Beauty Supply	Beauty and Health
4668 Suitland Road	Sonny's Barbershop	Hair Care
4670 Suitland Road	Vacant	
4700 Suitland Road	Suitland Liquor	Liquor Store
4702 Suitland Road	Tienda Karina Spanish Market	Food
4704 Suitland Road	Boutique	Variety Store
4706 Suitland Road	Vacant	
4710 Suitland Road	Ideal Cleaners	Dry Cleaner
4712 Suitland Road	Executive TV and Paging	Electronics
4716 Suitland Road	Vacant	
4720 Suitland Road	Beauty Supply	Beauty and Health
4724 Suitland Road	Dollar Store	Retail Sales
4806 Suitland Road	State Cleaners	Dry Cleaner
4809 Suitland Road	Mt. Ararat Baptist Outreach Center	Religious Institution
4810 Suitland Road	Vacant	
4811/4813/4815 Suitland Road	Assembly of the Faiths Church	Religious Institution
4814 Suitland Road	Raymar Plumbing, Inc.	Plumbing Service
4818 Suitland Road	Mount Ararat Church	Religious Institution
4819 Suitland Road	THBCJCAF	Religious Institution
4905 Suitland Road	Suburban Electronics	Electronics
4907 Suitland Road	Professional Hair Braiding	Hair Care
4909 Suitland Road	Ray's Hairstylist and Barb's Boutique	Hair Care
4911 Suitland Road	Wireless Connections	Electronics
4913 Suitland Road	Century Nail	Beauty and Health

<b>Address</b>	<b>Company Name</b>	<b>Product/Services</b>
4915 Suitland Road	Good East Carry Out II	Restaurant/Carry-Out
4917 Suitland Road	Supermarket	Food
4919 Suitland Road	Vacant	
4923 Suitland Road	Vacant	
4927 Suitland Road	God's Word Christian Church	Religious Institution
4929 Suitland Road	Food for Life	Restaurant/Carry-Out
4931/4933 Suitland Road	GLOW Academy	Day Care
4935 Suitland Road	Suitland Pharmacy	Pharmacy
4937 Suitland Road	Mother's Love Day Care	Day Care
5001 Suitland Road	Vacant	
5002 Suitland Road	Dental Office	Dental Care
5006 Suitland Road	Fleet Reserve Assn. Branch 67	Vehicles Services
3235 Swann Road	Suitland Christian Church	Religious Institution

## Appendix C: EXISTING AND PROPOSED RIGHTS-OF-WAY

### Silver Hill Road

Proposed (1985 Suitland Master Plan): 120'

Existing:

North of Intersection with Suitland Road: ~95'

South of Intersection with Suitland Road: ~85-95' (Variable island width)

At Intersection with Suitland Road: ~102'

At Suitland Federal Center: ~105'

### Suitland Road

*Proposed (1985 Suitland Master Plan):*

East of Intersection with Silver Hill Road: 100'-120'

West of Intersection with Silver Hill Road: 80'

Existing:

East of Intersection with Silver Hill Road: ~50'

West of Intersection with Silver Hill Road: ~72'

### Homer Avenue

Proposed (Record Plat of Suitland Manor): 50'

### Lewis Avenue

Existing and Proposed: 40'

### Swann Road

Existing and Proposed: 60'

### Eastern Lane

Existing and Proposed: 50'

## Appendix D

### Division 3. Uses Permitted

#### Sec. 27-547. Uses permitted.

(a) No use shall be allowed in the Mixed Use Zones, except as provided for in the Table of Uses. In the table, the following applies:

- (1) The letter “P” indicates that the use is permitted in the zone indicated.
- (2) The letters “SE” indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.
- (3) The letters “PA” indicate that the use is permitted, subject to the following:
  - (A) There shall be no entrances to the use directly from outside the building;
  - (B) No signs or other evidence indicating the existence of the use shall be visible from the outside of the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
  - (C) The use is secondary to the primary use of the building;
- (4) The letters “PB” indicate that the use is permitted, subject to the following:
  - (A) The use shall be related to, dependent on, and secondary to a principal use on the premises;
  - (B) The use shall be located on the same record lot as the principal use;
  - (C) The use shall not be located within a building not occupied by the principal use; and
  - (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.
- (5) The letters “SP” indicate that the use is permitted subject to the approval of a Special Permit, in accordance with Section 27-239.02.
- (6) The letter “X” or a blank (unless otherwise clear from the context) indicates that the use is prohibited.
- (7) All uses not listed are prohibited.
- (8) Whenever the table refers to an allowed use, that use is either permitted (P), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.

(CB-23-1988; CB-2-1994)

**(c) TABLE OF USES FOR M-U-TC ZONE.**

	<b>ZONE</b>
<b>USE</b>	<b>M-U-TC</b>
<b>(1) COMMERCIAL:</b>	
(A) Eating or Drinking Establishments:	
Drive-in restaurant	SE
Fast-food restaurant:	
(i) Within a wholly enclosed shopping mall, or department, variety, or drug store	P
(ii) Within an office building	P
(iii) Within a hotel	P
(iv) All others	SE
Other than a drive-in or fast-food restaurant (which may include incidental carry out service, except where specifically prohibited):	
(i) Without entertainment (of any sort) other than music, and no patron dancing	P
(ii) Within an office building	P
(iii) Accessory to an allowed use	P
(iv) All others	SE
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:	
Gas station	SE
Incidental automobile service in a parking garage	SE
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	SE
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair	SE
(CB-26-2002)	
Vehicle, boat, or camping trailer rental:	
(i) If existing prior to the adoption date of the M-U-TC Zone	SP
(ii) All others	SE
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	SE
Vehicle parts or tire store without installation facilities	P
(C) Offices:	
Bank, savings and loan association, or other savings or lending institution:	
(i) Automatic teller machine, only	SP
(ii) All others	P
Check cashing business	SP
Office accessory to an allowed use	P
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P
Office, except as otherwise provided	P

USE	ZONE M-U-TC
(D) Services:	
Animal hospital, animal training, kennel	SE
Artist's studio	P
Barber or beauty shop	P
Bicycle repair shop:	
(i) Nonmotorized only	P
(ii) All others	SE
Blacksmith shop	P
Blueprinting, photostating, or other photocopy establishment	P
Catering establishment:	
(i) Accessory to an allowed use	P
(ii) With a retail component	P
(iii) All others	SE
Data processing	P
Dry cleaning or laundry pickup station	P
Dry cleaning store or plant:	
(i) Retail	P
(ii) Wholesale (may include retail service)	X
Electric or gas appliances, radio, or television repair shop	P
Employment agency	P
Fortune telling	SE
Funeral parlor, undertaking establishment	SP
Household appliance or furniture repair shop	P
Key or locksmith shop	P
Laboratory	P
Laundromat	SP
Laundry store or plant:	
(i) Retail	P
(ii) Wholesale (may include retail service)	X
Lawn mower repair shop, provided all repairs are performed within a wholly enclosed building	SP
Machine shop accessory to an allowed use	SP <sup>1</sup>
Massage establishment	SE
Newspaper publishing establishment	SE
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	P
Photography studio or darkroom	P
Pizza delivery service, limited to off-premises delivery with no eat-in, drive-in, or carry-out service	P

	ZONE
USE	M-U-TC
Printing shop:	
(i) Less than 2,000 square feet	P
(ii) 2,000 square feet or greater	SP
Sauna or steam bath	PB
Shoe repair shop	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	P
Travel bureau	P
Upholstery shop	P
Veterinarian's office:	
(i) Outpatient	P
(ii) Inpatient	PB
Watch or jewelry repair shop	P
(E) Trade (Generally Retail):	
Arts, crafts, and hobby supply store	P
Bakery products, wholesale (must include retail sales)	P
Bicycle (sales) shop:	
(i) Nonmotorized, only	P
(ii) All others	SE
Book (except adult bookstore), camera, gift, jewelry, music, souvenir, or other specialty store not specifically listed	P
Bottled gas sales:	
(i) Accessory to an allowed use	P
(ii) All others	SE
Building supply store:	
(i) Wholly enclosed, except for nursery stock	P
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high	SE
Bulk retailing of products allowed to be sold in a M-U-TC Zone	P
Carpet or floor covering store	P
Clothing, dry goods, millinery, or shoe store	P
Confectioner:	
(i) Retail	P
(ii) Wholesale	PB
Department or variety store	P
Drug store	P
Florist shop	P
Food or beverage goods preparation on the premises of a food or beverage store for retail or wholesale sales	PB
Food or beverage store, excluding liquor stores	P

USE	ZONE M-U-TC
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:	
(i) Less than 3,000 square feet	SP
(ii) 3,000 square feet or greater	SE
Hardware store	P
Household appliance or furniture store	P
Lawn mower (sales) store	P
Liquor stores	SP
Newspaper, magazine, or tobacco shop	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:	
(i) Less than 3,000 square feet	SP
(ii) 3,000 square feet or greater	SE
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed:	
(i) Not more than 6 feet from main building (subject to Section 27-388)	P
(ii) More than 6 feet from main buildings (subject to Section 27-388)	SE
Paint or wall covering store	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies	P
Retail shop or store (not listed) similar to one permitted (P)	P
Seafood market	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P
Sporting goods shop, which may include marine equipment and supplies	P
Stationery or office supply store which may include the sale of furniture or business machines	P
Swimming pool or spa sales and service (excluding outdoor display)	P
Toy store	P
Video game or tape store	P
<b>(2) INSTITUTIONAL/EDUCATIONAL:</b>	
Adult day care center	SP
Church or similar place of worship, convent, or monastery	SP
Day care center for children:	
(A) In accordance with Section 27-464.02(a)(1)(A)	P
(B) All others	SP
Hospital (may include a private spa)	SE
Nursing or care home (may include a private spa)	SE

USE	ZONE
	M-U-TC
School, Private:	
(A) Driving school, automobile only	P
(B) For artistic instruction (including a studio)	P
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	SE
(E) Tutoring establishment	P
(F) Private schools, subject to Section 27-463	P
(G) All others	SE
<b>(3) MISCELLANEOUS:</b>	
Accessory structures and uses, except as otherwise provided	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE
Adaptive use of a Historic Site, when not otherwise allowed	SE
Auction house	SP
Carpentry, cabinet making, or other woodworking shop:	
(A) Accessory to an allowed use	P
(B) All others	SP
Cemetery or crematory:	
(A) Cemetery, accessory to a church, convent, or monastery	SP
(B) All others	X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:	
(A) With no outdoor storage of materials or equipment	P
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least 8 feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery	X
(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site	X
Contractor's office (must include sanitary facilities, construction yard or shed, or storage building (in connection with a construction project) as a temporary use:	
(A) In accordance with Sections 27-260 and 27-261	P
(B) All others	X
Rental of any merchandise allowed to be sold in the zone:	
(A) If the merchandise sold is permitted by SP	SP
(B) If the merchandise sold is permitted by SE	SE
(C) If the merchandise sold is permitted by right	P

USE	ZONE
	M-U-TC
Sign, in accordance with an approved Development Plan	P
Storage, wholly enclosed, accessory to an allowed use	P
Wholesaling of products incidental to the retail sales of the products on the premises	PB
<b>(4) PUBLIC/QUASI PUBLIC:</b>	
Community building, except as otherwise provided	P
Library, private	P
Post Office	P
Public building and use, except as otherwise prohibited	P
Voluntary fire, ambulance, or rescue station	P
<b>(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>	
Amusement arcade	SE
Archery or baseball batting range	SP
Auditorium	P
Billiard or pool parlor	SE
Bowling alley	SE
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	SP
Club or lodge (private, nonprofit) except as otherwise provided	SP
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P
Miniature golf course	SP
Museum, aquarium, art gallery, cultural center, or similar facility	P
Park or playground	P
Performance arts center, in accordance with Section 27-548.01.03 (CB-12-2001)	SP
Recreational or entertainment establishment of a commercial nature, if not otherwise specified	SE
Reducing/exercise salon or health club	P
Rifle, pistol, or skeet shooting range:	
(A) Indoor	SE
(B) Outdoor	X
Skating rink	SP
Spa (community)	PB
Spa (private), accessory to an allowed dwelling unit	P
Spa (public):	
(A) Accessory to a hotel or motel	P
(B) Accessory to a reducing/exercise salon or health club	PB
(C) Accessory to a commercial swimming pool	PB
(D) Unrestricted	SE
Swimming pool:	

USE	ZONE
	M-U-TC
(A) Accessory to a hotel or motel	P
(B) Community	SP
(C) Indoor	SP
(D) Private, accessory to an allowed one-family detached dwelling	P
(E) All others	SE
Tennis, basketball, handball, or similar court:	
(A) Indoor (within a permanent wholly enclosed building)	P
(B) Outdoor	SP
(C) With a temporary removable cover (bubble)	SP
Theatre:	
(A) Indoor	P
(B) Outdoor	SE
(C) Drive-in	X
<b>(6) RESIDENTIAL/LODGING:</b>	
Apartment housing for the elderly or physically handicapped	SP
Artists' residential studios, in accordance with Section 27-548.01.03 (CB-12-2001)	SP
Country Inn	SP
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in the M-U-TC Zone, or was legally erected in the M-U-TC Zone under prior regulations	P
Dwelling unit:	
(A) Within a building containing commercial uses on the first floor	P
(B) All others	SP
Hotel or motel	SE
Tourist Home	SP
<b>(7) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:</b>	
Helistop	SE
Broadcasting studio (without tower)	P
Bus station or terminal	SE
Parking garage, commercial	SP
Parking lot, commercial:	
(A) With shuttle service to Metro, MARC, or similar mass transit service	SP
(B) All others	SE
Parking of vehicles accessory to an allowed use	P
Public utility use or structure	P
Satellite dish antenna, in accordance with Section 27-541.02:	
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P
(B) More than 10 feet in diameter to serve only 1 dwelling	SE

	ZONE
USE	M-U-TC
(C) All others	P
Taxicab dispatching station:	
(A) Without cab storage, repair, or servicing	P
(B) With cab storage	SE
(C) With cab repair or servicing within a wholly enclosed building	X
Taxicab stand	P
Telegraph or messenger service	P
Tower, pole, or antenna (electronic, radio, or television, transmitting or receiving), except a satellite dish antenna:	
(A) Freestanding for commercial or noncommercial purposes, not exceeding 100 feet above ground level	P
(B) Freestanding for commercial or noncommercial purposes, exceeding 100 feet above ground level	SE
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P
(D) Attached to a roof for commercial purposes, exceeding 40 feet above the height of the building	SP
(CB-123-1994)	
<sup>1</sup> The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located.	
<sup>2</sup> Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of twenty-five thousand (25,000) square feet. All such uses on property less than twenty-five thousand (25,000) square feet in existence on September 1, 2002, may not be certified as nonconforming uses and must cease operations on or before August 31, 2005.	
(CB-33-2002)	

## Division 5. Special Permits And Departures From The Development Plan

### Sec. 27-548.00.01. Special Permits.

(a) Authorization.

(1) A Special Permit may be permitted by the Planning Board, in accordance with the provisions of Section 27-239.02.

(2) The Planning Board is authorized to allow departures from the strict application of any standard or guideline approved in a Town Center Development Plan in accordance with the procedures set forth in Section 27-239.01 and subject to the following findings:

(A) A specific parcel of land has exceptional narrowness, shallowness, or shape; exceptional topographic conditions; or other extraordinary situations or conditions;

(B) The strict application of the Development Plan will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and

(C) The departure will not substantially impair the intent, purpose, or integrity of the General Plan, Master Plan, or the Town Center Development Plan.

(CB-2-1994)

## Subdivision 5. Special Permits

### Sec. 27-239.02. Special Permits.

#### a) Procedures.

##### (1) Application.

(A) All requests for Special Permits shall be in the form of an application filed with the Planning Board. The Planning Board shall determine the contents of the application and shall provide the application. The minimum submission requirements are:

(i) Six (6) copies of a site plan, and other graphic illustrations which are considered necessary to indicate what is being proposed; and

(ii) Six (6) copies of a written explanation by the applicant explaining how the proposed site plan satisfies the U-L-I Zone Design Guidelines or the Town Center Development Plan regulations and development guidelines.

(B) The application may be filed prior to, or concurrently with, an application for a building or use and occupancy permit.

##### (2) Hearing.

(A) Prior to making a decision on a Special Permit application, the Planning Board shall hold a public hearing on the matter. The Planning Board shall adopt the procedures under which the hearing will be held.

(B) The Planning Board hearing shall be scheduled not less than forty-five (45) days from the date the application is accepted, unless waived by the applicant.

##### (3) Referral.

(A) The Planning Board shall refer applications for Special Permits to the Department of Environmental Resources for its comments or recommendations. These comments or recommendations (if any) shall be available for public examination at least seven (7) days prior to the public hearing.

##### (4) Technical Staff Report.

(A) The Technical Staff shall analyze the request and shall forward its comments and recommendations to the Planning Board.

##### (5) Planning Board decision.

(A) After the close of the record, the Planning Board shall take action on the request. The decision of the Planning Board shall be based on the record, and shall be embodied in a resolution.

(B) The Planning Board shall give written notice of its decision to all persons of record and to the District Council.

(C) The Planning Board may only approve a Special Permit contrary to the recommendation of a municipality containing the subject land within its boundaries upon the affirmative vote of four-fifths (4/5) of the members of the full Planning Board.

(6) Required Findings.

(A) The Planning Board may grant a Special Permit in the U-L-I Zone if it finds:

- (i) The site plan generally conforms with the U-L-I Zone Design Guidelines; and
- (ii) The site plan generally conforms with the design guidelines in an approved Master Plan or other applicable plan.

(B) The Planning Board may grant a Special Permit in the M-U-TC Zone if it finds that the site plan is in conformance with the approved Town Center Development Plan and its guidelines and specific criteria for the particular use. In the event a Special Permit is approved by the Planning Board, the approval is conditional upon the issuance of a building or use and occupancy permit by the Department of Environmental Resources, Permits and Review Division.

(C) The Planning Board may grant a Special Permit in other zones, as provided in the use tables, if it finds:

- (i) The site plan generally conforms with design guidelines in an approved Master Plan or other applicable plan; and
- (ii) The site plan shows that the proposed use will not be incompatible with adjacent properties because of building or site design.

(7) Conditional approval.

(A) When a Special Permit is approved, any requirements or conditions deemed necessary to protect adjacent properties and the general neighborhood may be added.

(8) Appeals.

(A) A final action by the Planning Board on any application for a Special Permit may be appealed within thirty (30) days after the action is taken by any person who appeared at the hearing (in person or in writing) and who is aggrieved by the action to the Circuit Court pursuant to the Maryland Rules of Procedure governing appeals of administrative decisions. The Circuit Court may dismiss the action; affirm, reverse, or modify the Planning Board's action; or remand the action to the Planning Board for further consideration, or an appropriate combination of the above.

(B) The applicant or any party to the Circuit Court review may seek review of any final judgment by the Circuit Court by appeal to the Court of Special Appeals.

(CB-1-1994; CB-2-1994; CB-15-1998; CB-12-2001; CB-41-2002; CB-12-2003; CB-1-2004)

## Appendix E

### Recommended Landscaping Plants and Trees

Shade Trees							
Botanical Name	Common Name	Cultivars/ Varieties	Use	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in square feet)
<i>Acer buergeranum</i>	Trident Maple		S, P	yellow, orange, red	20-25	20-25	
<i>Acer rubrum</i>	Red Maple	October Glory, Red Sunset	S, P	red, orange-red	50-60	40-50	250
<i>Acer tataricum</i>	Tatarian Maple	Rubrum	M, S, P	yellow	15-25	15-25	
<i>Acer truncatum</i>	Purple Blow Maple, Shantung Maple		M, S, P	orange-red	25-35	25-35	
<i>Aesculus flava</i>	Yellow Buckeye		P		60-80	60	175
<i>Carpinus caroliniana</i>	American Hornbeam		S, P	orange-red	35-50	35-50	125
<i>Celtis occidentalis</i>	Common Hackberry		S, P	yellow	40-60	40-60	175
<i>Cercidiphyllum japonicum</i>	Katsura Tree	Tree form only	S, P	yellow-orange	40-60	25-60	175
<i>Cladrastis kentukea (lutea)</i>	American Yellowwood		S, P	yellow	50-75	50-75	175
<i>Fagus grandifolia</i>	American Beech		S, P	yellow	75-100	50-75	250
<i>Fagus sylvatica</i>	European Beech		S, P	bronze	50-60	50	175
<i>Fraxinus pennsylvanica</i>	Green Ash	Only male grafted Marshall's Seedless, Patmora, Summit	W, S, P	yellow	50-60	35-55	250
<i>Ginkgo biloba</i>	Ginkgo	Only male cultivars Not Lakeview Not Princeton Sentry	S, P	yellow	40-80	30-40	175

KEY: S=Street tree, P=Park, plaza, or ample area landscape tree, W=Wetland tree, M=Median tree, where median is less than eight feet in width, otherwise, may use any tree limbed to nine feet in height.

Shade Trees							
Botanical Name	Common Name	Cultivars/ Varieties	Use	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in square feet)
<i>Gleditsia triacanthos var. inermis</i>	Thornless Honeylocust	Imperial, Moraine, Shademaster, Skyline	S, P	yellow	40-80	40-70	250
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	Only male cultivars	S, P		60-75	40-50	175
<i>Liquidambar styraciflua</i>	American Sweetgum	Not Gumball or Ocone	P, W	orange, red, burgundy, or purplish	60-80	40-60	175
<i>Liriodendron tulipifera</i>	Tuliptree	Ardis, Compactu, Aureomarginatum, Mediopictum, Fastigiatum, Integrifolium	P	yellow	60-100	20-80	250
<i>Magnolia acuminata</i>	Cucumbertree Magnolia		P, W		50-80	50-80	250
<i>Nyssa sylvatica</i>	Blackgum		S, P	scarlet red	50-75	35-50	175
<i>Ostrya virginiana</i>	American Hophornbeam Eastern Hophornbeam	Tree form	S, P	golden yellow	35-50	20-35	75
<i>Oxydendrum arboreum</i>	Sourwood		S, P	scarlet red	35-50	20-35	125
<i>Plantanus x acerifolia</i>	London Plane Tree	Bloodgood	S, P		70-80	55-65	250
<i>Platanus occidentalis</i>	American Planetree, Sycamore		S, P, W		75-90	60-70	250
<i>Prunus x incam</i>	Okame Cherry		P	yellow, red	15-20	20	125
<i>Prunus x yedoensis</i>	Yoshino Cherry		P		35-45	35-45	175
<i>Quercus acutissima</i>	Sawtooth Oak	Chenii, Gobbler	S, P		40-60		250

KEY: S=Street tree, P=Park, plaza, or ample area landscape tree, W=Wetland tree, M=Median tree, where median is less than eight feet in width, otherwise, may use any tree limbed to nine feet in height.

Shade Trees							
Botanical Name	Common Name	Cultivars/ Varieties	Use	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in square feet)
<i>Quercus bicolor</i>	Swamp White Oak		S, P, W	yellow- brown	50-80	50-75	250
<i>Quercus coccinea</i>	Scarlet Oak		S, P	scarlet	75	45	250
<i>Quercus falcata</i>	Southern Red Oak		S, P				250
<i>Quercus palustris</i>	Pin Oak		P	scarlet red	50-75	50-75	250
<i>Quercus phellos</i>	Willow Oak		S, P		55-75	45-60	250
<i>Quercus robur</i>	English Oak, Truffle Oak, Pedunculate Oak	Fastigiata	S, P		50-70		75
<i>Quercus rubra</i>	Northern Red Oak		S, P	red	60-75	60-75	250
<i>Quercus shumardii</i>	Shumard Oak		S, P	red-brown	60-80	45-65	
<i>Quercus velutina</i>	Black Oak		P		50-60		250
<i>Sophora japonica</i>	JapanesePagodatree Scholar Tree	Fastigiata, Regent	S, P		40-70	40-70	175
<i>Taxodium distichum</i>	Common Baldcypress		P, W		50-70		250
<i>Tilia americana</i>	American Linden, Basswood	Redmond	S, P	golden yellow	75-100	50-75	175
<i>Tilia cordata</i>	Littleleaf Linden	Chancellor, Corinthian, Greenspire, Shamrock	S, P		50-70	20-30	175
<i>Tilia tomentosa</i>	Silver Linden	Green Mountain, Sterling	S, P		30-40	45-55	175
<i>Ulmus americana</i>	American Elm	Only disease resistant cultivars	S, P	golden yellow	75-100	75-100	250
<i>Ulmus parvifolia</i>	Chinese Elm	Dynasty	S, P	red-orange	50-70	50-60	250
<i>Zelkova serrata</i>	Japanese Zelkova	Green Vase, Village Green	S, P	red	50-60	50-60	250

KEY: S=Street tree, P=Park, plaza, or ample area landscape tree, W=Wetland tree, M=Median tree, where median is less than eight feet in width, otherwise, may use any tree limbed to nine feet in height.

Smaller Deciduous Trees									
Botanical Name	Common Name	Cultivars/ Varieties	Use	Flower Color	Fruit Color	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in sq. feet)
<i>Acer campestre</i>	Hedge Maple	Queen Elizabeth	Sh			yellow	25-40	25-40	175
<i>Acer palmatum</i>	Japanese Maple		O			varied	15-25		75
<i>Aesculus x carnea</i>	Ruby Red Horsechestnut	Briottii	O, Sh	red, pink			35-50	30-45	
<i>Amelanchier canadensis</i>	Serviceberry		S, W	white	red	gold-orange	10-20	10-15	125
<i>Amelanchier x grandiflora</i>	Serviceberry	Robin Hill	O	white	purple	yellow-red	20-25	15-18	125
<i>Betula platyphylla</i>	Japanese White Birch	Whitespire, Fargo	O, W			yellow	40-50	15-25	
<i>Cercis canadensis</i>	Redbud		O	purple-pink			20-30	25-35	125
<i>Chionanthus retusus</i>	Fringe Tree			white		yellow	15-25	10-35	150
<i>Chionanthus virginicus</i>	Fringe Tree			white		yellow	15-25	10-35	150
<i>Cornus alternifolia</i>	Pagoda Dogwood		O, U	white	blue-black		15-20		125
<i>Cornus kousa</i>	Kousa Dogwood		O	white, pink	red	red-purple	20-30	20-30	75
<i>Cornus florida</i>	Dogwood		O, U	white	red	reddish purple	18-25	15-20	125
<i>Cornus mas</i>	Corneliancherry Dogwood		S, O	yellow clusters			20-25	15-20	125
<i>Crataegus crus-galli</i>	Thornless Cockspur Hawthorn	Inermis, Cruzam	S, O	white	red	orange-purple-red	15-20	20-25	
<i>Crataegus laevigata</i>	English Hawthorn	Crimson Cloud Superba	S, O	red	red		15-20	12-18	125

\*Thorns not desirable. Use Key: S=has screening properties, O=useful as an ornamental or specimen tree, U=understory (grows in shaded, partially shaded and sunny areas, S=some cultivars may be small shade trees, W=grows in moist to wet soil

Smaller Deciduous Trees									
Botanical Name	Common Name	Cultivars/ Varieties	Use	Flower Color	Fruit Color	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in sq. feet)
<i>Crataegus</i>	Washington Hawthorn		S, O	white	red	orange-purple-red	20-30	20-30	125
<i>Crataegus viridis</i>	Green Hawthorn	Winter King	S, O	white	red	yellow- red	25-30	25-30	125
<i>Laburnum x watereri</i>	Goldenchain Tree		O, U	yellow			12-15	8-10	
<i>Lagerstroemia indica</i>	Crape Myrtle	Only tree forms	O, U, Sh	purple			10-30	10-25	75
<i>Magnolia stellata</i>	Star Magnolia		O	white			15	20-25	75
<i>Magnolia x soulangiana</i>	Saucer Magnolia		O, Sh	pink-white			25-30	10-15	125
<i>Malus spp.</i>	Crabapple	Southern varieties and disease resistant varieties only	O, Sh	white to purple			20-30		75
<i>Prunus cerasifera</i>	Myrobalan Plum, Cherry Plum		O, Sh	pink		red-purple	15-20	10	75
<i>Prunus sargentii</i>	Sargent Cherry	Columnaris	O, Sh, U	pink		red-orange-yellow	20-40	12-18	125
<i>Prunus serrulata</i>	Japanese Cherry (Oriental)		O, Sh	pink			20-25	5-10	175
<i>Prunus x yedoensis</i>	Yoshino Cherry		O, Sh, U	varies		yellow	35-45	35-45	150
<i>Chionanthus virginicus</i>	White Fringetree		O, S	white			12-20	12-20	

\*Thorns not desirable. Use Key: S=has screening properties, O=useful as an ornamental or specimen tree, U=understory (grows in shaded, partially shaded and sunny areas, S=some cultivars may be small shade trees, W=grows in moist to wet soil

Smaller Deciduous Trees									
Botanical Name	Common Name	Cultivars/ Varieties	Use	Flower Color	Fruit Color	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in sq. feet)
<i>Pyrus calleryana</i>	Callery Pear	Only Glens Form, Jaczam, Jilzam, Aristocrat, not Bradford	O, S	white		yellow, red, purple, orange	30-40	15-20	175
<i>Styrax japonicus</i>	Japanese Snowbell		O, U	white, pink		yellow	20-30	10-15	125
<i>Syringa reticulata</i>	Japanese Tree Lilac		O, S	white			25-30	15-25	75

\*Thorns not desirable. Use Key: S=has screening properties, O=useful as an ornamental or specimen tree, U=understory (grows in shaded, partially shaded and sunny areas, S=some cultivars may be small shade trees, W=grows in moist to wet soil

Evergreen Trees					
Botanical Name	Common Name	Description	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in sq. feet)
<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar	Slow-growing, lower branches may require pruning	20-60	10-15	75
<i>X cupressocyparis leylandii</i>	Leyland Cypress	Broad, symmetrical pyramid, fast growth rate	60-100	20-30	100
<i>Ilex x attenuate</i> 'Fosteri'	Fosters Holly	Dense evergreen, produces numerous berries in fall	20	10	125
<i>Ilex opaca</i> (female)	Female American Holly	Dense evergreen, produces numerous berries in fall	15-60	15-20	75
<i>Ilex opaca</i> (male)	Male American Holly	Flowers to pollinate female hollies	15-60	15-20	75
<i>Picea glauca</i>	White Spruce	Slow-growing conical tree with short branches	20-30	15-25	100
<i>Picea pungens</i>	Colorado Spruce	Broadly conical tree, rigid branches with stiff needles	80-120	15-25	100
<i>Pinus</i> spp.	Pine	Varies by species	varies	varies	75-150
<i>Pseudotsuga menziesii</i>	Douglas Fir	Fast-growing, symmetrical, pyramidal	25-50	30	100
<i>Thuja</i> spp.	Cedar	Dense, conical growth	100	10-15	75
<i>Tsuga canadensis</i>	Canadian Hemlock	Broad pyramid with arching, drooping branches, grows in shaded areas	80-100	15-25	175
NOTE: Evergreen trees may provide buffering, screening, and attractive edging in public spaces.					

Shrubbery					
Botanical Name	Common Name	Flower	Fall Color	Height (in feet)	Width (in feet)
<i>Abelia x grandiflora</i>	Glossy Abelia	pinkish-white	bronze	3-6	3-6
<i>Azalea supp.</i>	Azalea	varies		1.5-6	2-6
<i>Clethra alnifolia paniculata rosea</i>	Summersweet	white (or pink)			3-6
<i>Cornus alba</i>	Tatarian Dogwood	yellow		4-8	4-8
<i>Cornus sericea</i>	Redosier Dogwood	white		6-10	6-10
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	pink	red	6-10	6-10
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	white-pink	red berries	5-6	6-8
<i>Cotoneaster horizontalis</i>	Rock or Rockspray Cotoneaster		purple	5-6	6-8
<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	pink	yellow-red	6-10	6-10
<i>Cotoneaster multiflorus</i>	Many-flowered Cotoneaster	white	yellow	9-12	9-12+
<i>Euonymus kiautschovicus</i>	Spreading Euonymus	white	evergreen	8-10	8-10
<i>Forsythia spp.</i>		yellow		6-10	10-15
<i>Hamamelis vernalis</i>	Vernal Witch Hazel		yellow	6-10	6-10
<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea	white, pink, blue		3-6	3-6
<i>Hydrangea paniculata</i>	Panicle Hydrangea	white		10-20	10-20
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	white	wine	4-6	3-5
<i>Ilex cornuta Rotunda</i>	Chinese Dwarf Holly		evergreen		
<i>Ilex crenata GreenLuster</i>	Green Luster Holly		evergreen		2-3
<i>Ilex crenata 'Hetzl'</i>	Large Convex Leaved Holly		evergreen		4-6
<i>Ilex glabra 'Compacta'</i>	Dwarf Inkberry		evergreen		2-4
<i>Jasminum nudiflorum</i>	Winter Jasmine	white			
<i>Juniperus spp.</i>	Juniper		evergreen	5-10	8 - 12
<i>Kalmia latifolia</i>	Mountain Laurel	pink-white	evergreen		5-12
<i>Leucothoe spp.</i>	Leucothoe	white	burgundy purple	3-6	3-6
<i>Ligustrum spp. except obtusifolium and vulgare, which are invasive</i>	Privet	white		12-15	12-15
<i>Lonicera fragrantissima</i>	Winter Honeysuckle	white	red berries	10	10
<i>Mahonia aquifolium</i>	Oregon Grape Holly	yellow			3-5
<i>Mahonia bealei</i>	Beales Mahonia				
<i>Myrica pensylvanica</i>	Bayberry		evergreen	5-6	spreading
<i>Myrica cerifera</i>	Bayberry		evergreen	5-6	spreading

Shrubbery					
Botanical Name	Common Name	Flower	Fall Color	Height (in feet)	Width (in feet)
<i>Nandina domestica</i>	Heavenly or Sacred Bamboo	white		6-10	
<i>Osmanthus spp.</i>	Devilwood				
<i>Pieris japonica</i>	Japanese Andromeda	white	burgundy	6-10	
<i>Prunus laurocerasus 'shipkaensis'</i>	Cherry Laurel	white	evergreen	5-10	6-8
<i>Pyracantha spp.</i>	Firethorn	white	evergreen	10-12	
<i>Rhododendron spp.</i>	Rhododendron	many	evergreen	3-15	
<i>Rosa virginiana</i>	Virginia Rose	pink	purple to red	4-6	4-6
<i>Spiraea nipponica 'Snowmound'</i>	Snowmound Nippon Spirea	white		3-5	3-5
<i>Spirea prunifolia</i>	Bridalwreath Spirea	white		4-9	6-8
<i>Spiraea thunbergii</i>	Thunberg Spirea	white		3-5	3-5
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	white		6-8	12
<i>Syringa spp.</i>	Lilac	white, pink, lavender		6-20	4-15
<i>Taxus baccata 'Repandens'</i>	Spreading English Yew		evergreen	2-4	1-1.25
<i>Taxus x media 'Hicksil'</i>	Flower Hicks Yew		evergreen	2-20	8-10
<i>Viburnum spp. except dilatatum, which may be invasive</i>	Viburnum	white	wine		4-12
<i>Weigela florida</i>	Old Fashioned Weigela	pink			7-10

Low-Growing Shrubbery					
Botanical Name	Common Name	Flower	Fall Color	Height (in inches)	Width (in inches)
<i>Berberis spp. except thunbergii</i>	Dwarf Red or Crimson Pygmy Barberry		red	6-24	12-36
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster		red to purple	36	72
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster		purple	18	72
<i>Cotoneaster salicifolus</i>	Willowleaf Cotoneaster		purple	10-15	10-15
<i>Euonymus fortunei 'Berryhill'</i>	Euonymus Hedge		evergreen	30	30
<i>Euonymus bungeanus</i>	Winterberry Euonymus		red	18-24	18-24
<i>Forsythia viridissima 'Bronxensis'</i>	Bronx Greenstem Forsythia	yellow		12-24	72
<i>Ilex crenata 'Helleri'</i>	Hellers Dwarf Japanese Holly	small white with berries	evergreen	24	12-36
<i>Juniperus conferta</i>	Shore Juniper		evergreen	12-18	72-108
<i>Juniperus horizontalis</i>	Creeping Juniper		evergreen	12-24	4-8
<i>Juniperus sabina 'Broadmoor'</i> and <i>'Tamariscifolia'</i>	Broadmoor Juniper and Tams Juniper		evergreen	18-24	72-120
<i>Spiraea x bumalda 'Anthony Waterer'</i>	Anthony Waterer Spiraea	rose-pine	pinkish-green	24	24
<i>Spiraea x bumalda 'Gold Flame'</i>	Gold Flame Spiraea	red, copper, orange, gold	evergreen	24	24
<i>Thuja occidentalis 'Hetz Midget'</i>	Hetz Midget Arborvitae		evergreen	18	12-18
<i>Viburnum opulus 'Nanum'</i>	Dwarf European Cranberry Bush		evergreen	24	24-30

Ornamental Grasses				
Botanical Name	Common Name	Flower	Height (in inches)	Width (in inches)
<i>Andropogon scoparius</i>	Little Blue Stem		24-36	24
<i>Carex speciosa</i> 'Catlin Sedge'	Catlin Sedge		36	12
<i>Cortaderia selloana</i>	White Pampas Grass	white plumes	60-84	48-60
<i>Cortaderia selloana</i> 'Pumila'	Compact Pampas Grass	silver pine	48-60	24-36
<i>Festuca ovina glauca</i>	Blue Fescue	blue	36	12
<i>Miscanthus purpurascens</i>	Deep Red Grass	red plumes	60	48
<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	plumes	60-84	96-120
<i>Miscanthus sinensis</i> 'Gracillimus' nana	Dwarf Maiden Grass	red pink	48-60	36-48
<i>Miscanthus sinensis</i> 'Graziella'			48	36
<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	red pink	60	48-60
<i>Miscanthus sinensis</i> 'Zebrinus'	Yellow Banded Maiden Grass		72-84	60
<i>Miscanthus variegatus</i>	Maiden Grass		48-60	36
<i>Panicum virgatum</i> 'Haense Herms'	Red Switch Grass	silver pink	36-48	24-36
<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	copper	36	24-36
<i>Pennisetum alopecuroides</i> 'National Arboretum'	Late Blooming Fountain Grass	copper	24	18-24
<i>Pennisetum caudatum</i>	White Flowering Fountain Grass	white	48-60	24-36
<i>Pennisetum hamlin</i>	Green-Beige Maiden Grass	beige plumes	48	24-36
<i>Sesleria autumnalis</i>	Autumn Moor Grass	silver white	36	12
<i>Sorghastrum nutans</i> 'Sioux Blue'	Sioux Blue Indian Grass	gold	36	48-72

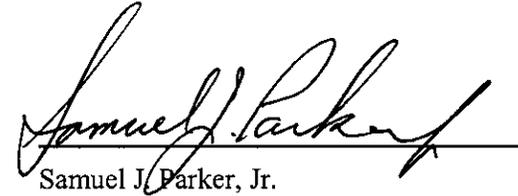
CERTIFICATE OF ADOPTION AND APPROVAL

This Approved Suitland Mixed-Use Town Center Development Plan amends the 1986 *Approved Suitland-District Heights and Vicinity Master Plan and Sectional Map Amendment for Planning Areas 75A and 75B*. The Development Plan and accompanying M-U-TC Zoning Map Amendment were adopted by the Prince George's County Planning Board by Resolution No. 05-134 on July 7, 2005, and were approved by the Prince George's County Council, by Resolution No. 14-2006 (DR-2) on February 28, 2006, after an advertised joint public hearing was held on March 15, 2005.

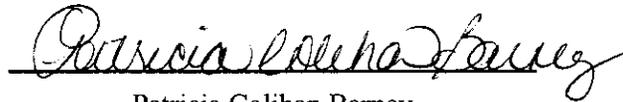
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## **Acknowledgments**

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department

Fern V. Piret, Ph.D., Planning Director  
Michael E. Petrenko, AICP, Deputy Planning Director  
Al Dobbins, AICP, Chief, Community Planning Division

## **Project Team**

Theresa Bond, Project Leader, Planner Coordinator, Community Planning Division  
Robert Cline, AICP, Project Facilitator, Community Planning Division\*  
Catherine Jones, Planner, Community Planning Division\*  
Christine Osei, Planner Coordinator, Community Planning Division  
Gail Rothrock, AICP, former Project Facilitator, Community Planning Division  
Chad Williams, Planner Coordinator, Community Planning Division  
Henry Zhang, AICP, Planner Coordinator, Development Review Division

## **Project Resources**

Steve Adams, RLA, Supervisor, Urban Design Review Section, Development Review Division  
Faroll Hamer, Chief, Development Review Division  
Don Herring, Senior Planner, Park Planning and Development Division  
Theodore W. Kowaluk, Senior Planner, Research Section, Information Center  
Faramarz Mokhtari, Planner Coordinator, Countywide Planning Division  
Susan Pearl, Planner Coordinator, Countywide Planning Division\*  
Fred Shaffer III, Planner Coordinator, Countywide Planning Division

## **Technical or Administrative Assistance**

Sheri Bailey, GIS Technician III, Information Management Division  
Terry Dandridge, Stock Clerk II, Information Center\*  
John Ferdock, Graphic Designer, Information Center\*  
Mary E. Goodnow, Publications Specialist, Information Center  
LaTasha Harrison, Stock Clerk II, Information Center  
James Johnson, Stock Clerk II, Information Center  
Susan Kelley, Supervisor, Publications, Graphics and Office Services Sections, Information Center  
Judy Leyshon, Graphic Designer, Information Center  
Nancy Mattingly, Administrative Aide IV, Community Planning Division  
Dee McChesney, Publications Specialist, Information Center  
Terri Plumb, Publications Specialist, Information Center  
Gary R. Thomas, Principal Planning Technician, Community Planning Division  
Elaine Wright, Administrative Aide III, Community Planning Division

\*Former employee

## **Planning and Design Consultant Team**

Rhodeside & Harwell Incorporated  
*Landscape Architects & Planners*

ZHA, Inc.  
*Economics*

Cho Benn Holback + Associates  
*Architecture*





 **SUITLAND** Mixed-Use Town Center 

*Approved Suislaw Mixed-Use Town Center Development Plan*

*February 2006*