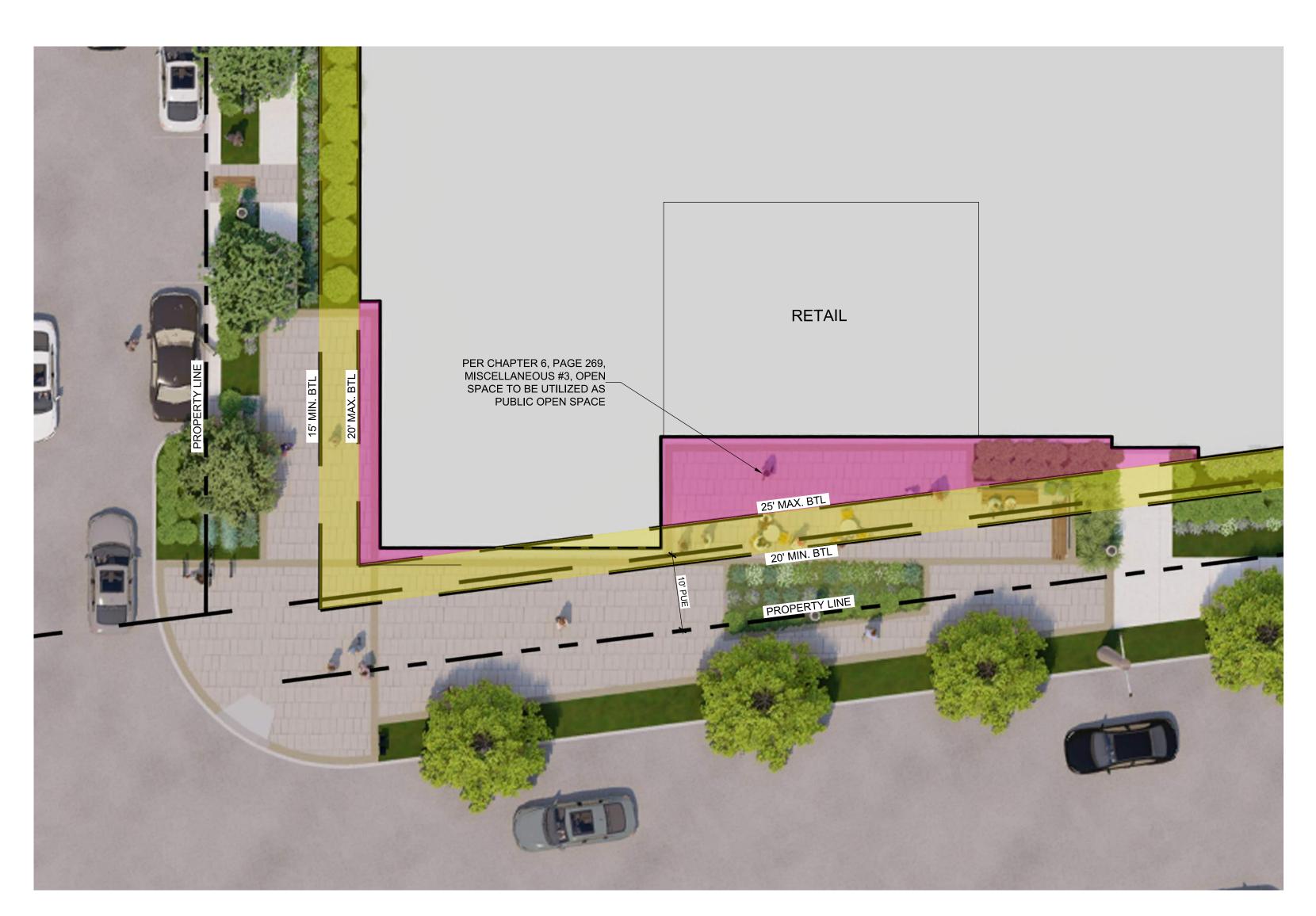
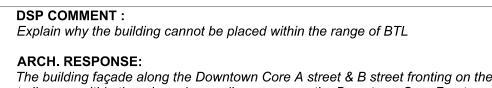


1 STREET FRONTAGE / FACADE WITHIN BUILD-TO-LINE L1-08 1"= 30"



2 ENLARGEMENT - STREET FRONTAGE / FACADE WITHIN BUILD-TO-LINE



ARCH. RESPONSE:
The building façade along the Downtown Core A street & B street fronting on the buildto line are within the min and max allowances per the Downtown Core Frontage/BuildTo Zone Standards: Existing Public Streets, except for the retail area along the
Downtown Core A street. The retail location along the Downtown Core A portion of the
site was pulled away from the Build-To line to help emphasize the public space / retail,
this portion of the building is located visually with the intersection of Toledo Road and
America Blvd, stepping this façade back creates a focal point, and ties into the retail
elements along America Blvd, as well, the stepped back public space along Toledo
Road encourages a livelier streetscape. Additionally, along Toledo Road stoops have
been provided for unit entry points to enhance the pedestrian atmosphere along the
street, these projections occur from the building facade against the max BTL to a
public utility easement running along Toledo road 4' from the max BTL.

# DOWNTOWN CORE FRONTAGE/BUILD-TO ZONE STANDARDS COMPLIANCE

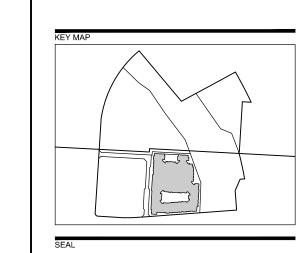
MIN. % OF STREET FRONT/FACADE WITHIN 10' BUILD-TO LINE

STREET FRONT	TOTAL LENGTH OF BLDG.	TOTAL DIMENSION WITHIN BUILD-TO LINE	% OF BLDG. WITHIN BUILD-TO LINE
TOLEDO ROAD =	317.5'	26.5' + 208.3' = 234.8'	73.9%
NEW STREET =	421.9'	17.4' + 30.0' + 144.5' + 119.4' = 341.3	80.8%

**LEGEND** 

BUILD-TO-LINE ZONE

SPACE BEYOND BUILD-TO-LINE



NOT FOR CONSTRUCTION

TOLEDO ROAD

PROJECT NUMBER:
DSP-19050

DEWEY L C 6525 BELCREST ROAD #300 HYATTSVILLE, MD 20782

LANDDES	IGN PROJ.# 2019059	
F	REVISION / ISSU	ANCE
NO.	DESCRIPTION	DATE
2	DSP SUBMISSION	10.11.201
3	DSP SUBMISSION	02.21.202

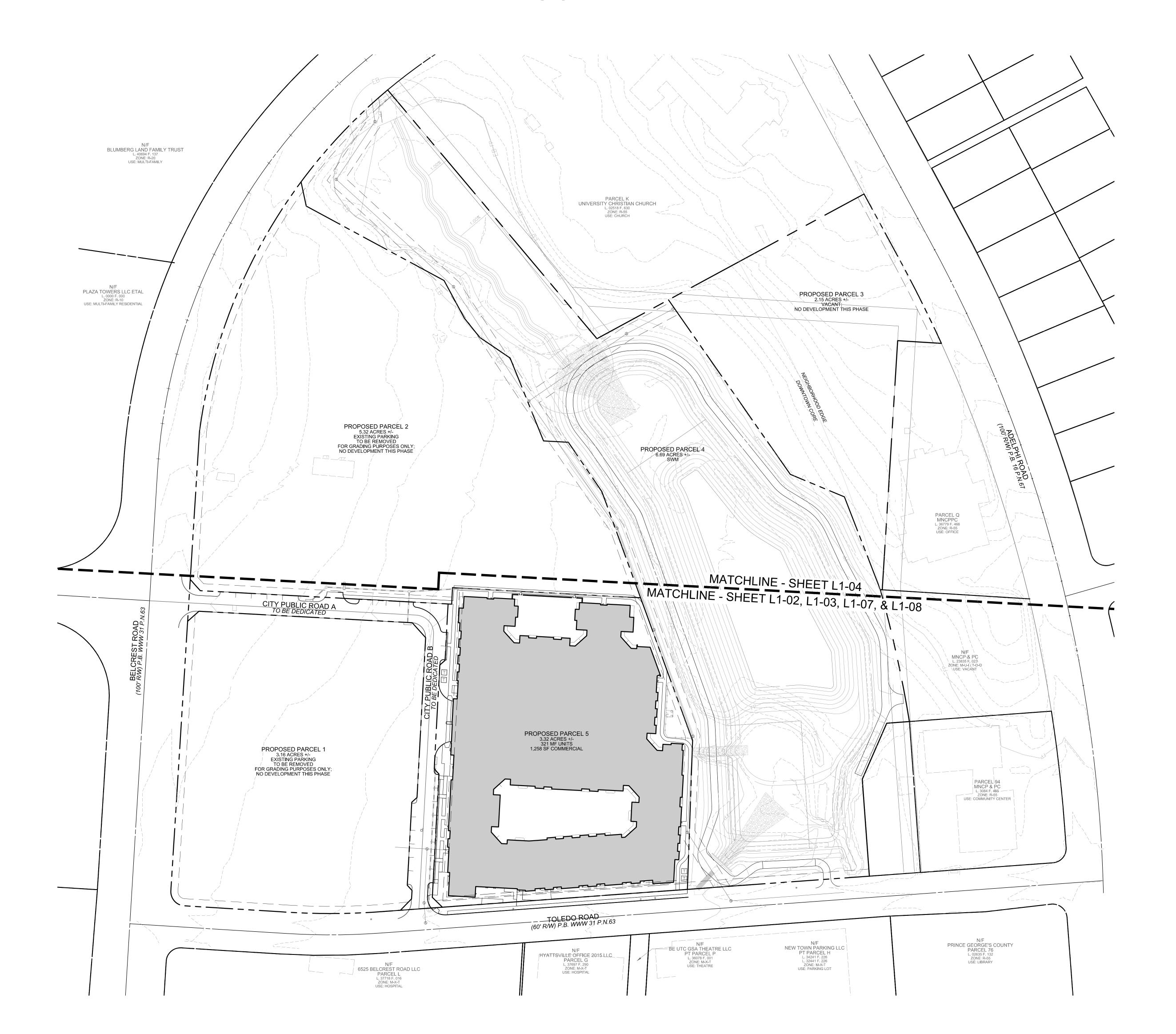
DESIGNED BY: JG, KG, AN DRAWN BY: KG, AN CHECKED BY: JG, KG

VERT: N/A HORZ: AS NOTED

ORIGINAL SHEET SIZE: 30" X 42"

BUILD-TO-LINE EXHIBIT

# DEWEY PROPERTY LANDSCAPE PLAN



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# PRINCE GEORGE'S PLAZA TDDP

X X X X LM X	N/A N/A N/A
x x x LM x	N/A N/A
x x x LM x	N/A
x x x LM x	
x x x LM x	TDDP
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	N/A
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	N/A
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	х
	х
1.04	TDDP
LIVI	
	LM x

TABLE 41. PAGE 194 PRINCE GEORGE'S PLAZA TDDP

SECTION 25-127(B)(1)(I) TREE CANOPY COVERAGE EXEMPTION PROPERTIES SUBJECT TO TREE CANOPY COVERAGE REQUIREMENTS CONTAINED IN AN APPROVED TRANSIT DISTRICT OVERLAY (T-D-O) ZONE OR A DEVELOPMENT DISTRICT OVERLAY (D-D-O) ZONE ARE EXEMPT FROM THE TREE CANOPY COVERAGE REQUIREMENTS CONTAINED IN THIS DIVISION.

# SHEET INDEX

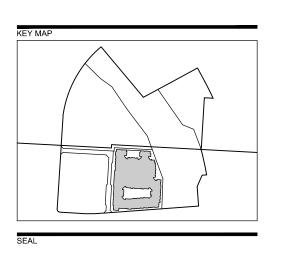
L1-01	COVER
L1-02	MATERIALS PLAN
L1-03	LANDSCAPE PLAN
L1-04	LANDSCAPE PLAN
L1-05	DETAILS
L1-06	NOTES
L1-07	LIGHTING & PHOTOMETRICS PLA
L1-08	BUILD-TO LINE EXHIBIT

PROPOSED TRANSFORMER

# LEGEND

	BOUNDARY LINE
	PARCEL LINE
	EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
FP	EXISTING FLOODPLAIN
EB	EXISTING ENVIRONMENTAL BUFFER
$\bigoplus$	EXISTING POWER POLE
	EXISTING LIGHT POLE





NOT FOR CONSTRUCTION

TOLEDO ROAD

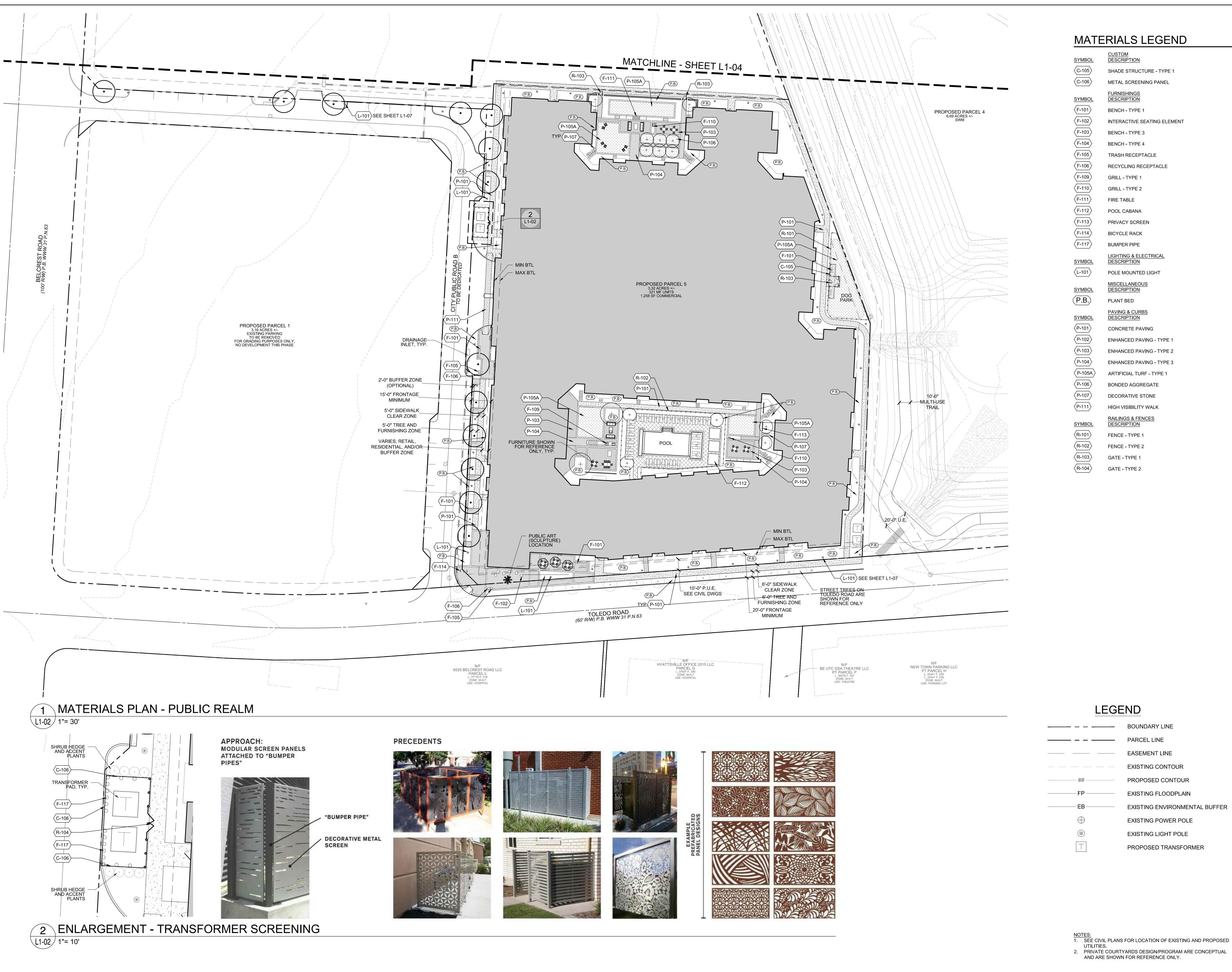
PROJECT NUMBER:
DSP-19050

DEWEY L C 6525 BELCREST ROAD #300 HYATTSVILLE, MD 20782

LANDDES	ANDDESIGN PROJ.# 2019059			
F	REVISION / ISSUA	NCE		
NO.	DESCRIPTION	DATE		
2	DSP SUBMISSION	10.11.2019		
3	DSP SUBMISSION	02.21.2020		
l	SIGNED BY: JG, KG, AN			
DR	AWN BY: KG, AN			
CH	ECKED BY: JG, KG	ORTH		
70,122				
VER	T: N/A			

ORIGINAL SHEET SIZE: 30" X 42"

COVER



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MATERIALS LEGEND CUSTOM DESCRIPTION SHADE STRUCTURE - TYPE 1 METAL SCREENING PANEL DESCRIPTION BENCH - TYPE 1 INTERACTIVE SEATING ELEMENT BENCH - TYPE 3 BENCH - TYPE 4 TRASH RECEPTACLE RECYCLING RECEPTACLE GRILL - TYPE 1 GRILL - TYPE 2 (F-111) FIRE TABLE POOL CABANA PRIVACY SCREEN BICYCLE RACK BUMPER PIPE LIGHTING & ELECTRICAL DESCRIPTION POLE MOUNTED LIGHT DESCRIPTION PAVING & CURBS DESCRIPTION CONCRETE PAVING **ENHANCED PAVING - TYPE 1 ENHANCED PAVING - TYPE 2 ENHANCED PAVING - TYPE 3** ARTIFICIAL TURF - TYPE 1 **BONDED AGGREGATE** DECORATIVE STONE RAILINGS & FENCES DESCRIPTION FENCE - TYPE 1 (R-102) FENCE - TYPE 2 (R-103) GATE - TYPE 1

GATE - TYPE 2

LEGEND

**BOUNDARY LINE** 

EASEMENT LINE

EXISTING CONTOUR

PROPOSED CONTOUR

EXISTING FLOODPLAIN

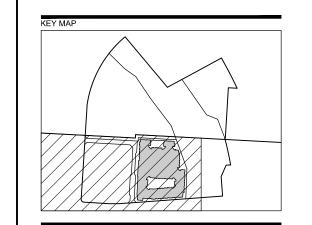
**EXISTING POWER POLE** 

**EXISTING LIGHT POLE** 

PROPOSED TRANSFORMER

EXISTING ENVIRONMENTAL BUFFER

PARCEL LINE



200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784

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**NOT FOR** CONSTRUCTION

**TOLEDO ROAD** PROJECT NUMBER: DSP-19050

DEWEY L C 6525 BELCREST ROAD #300

HYATTSVILLE, MD 20782

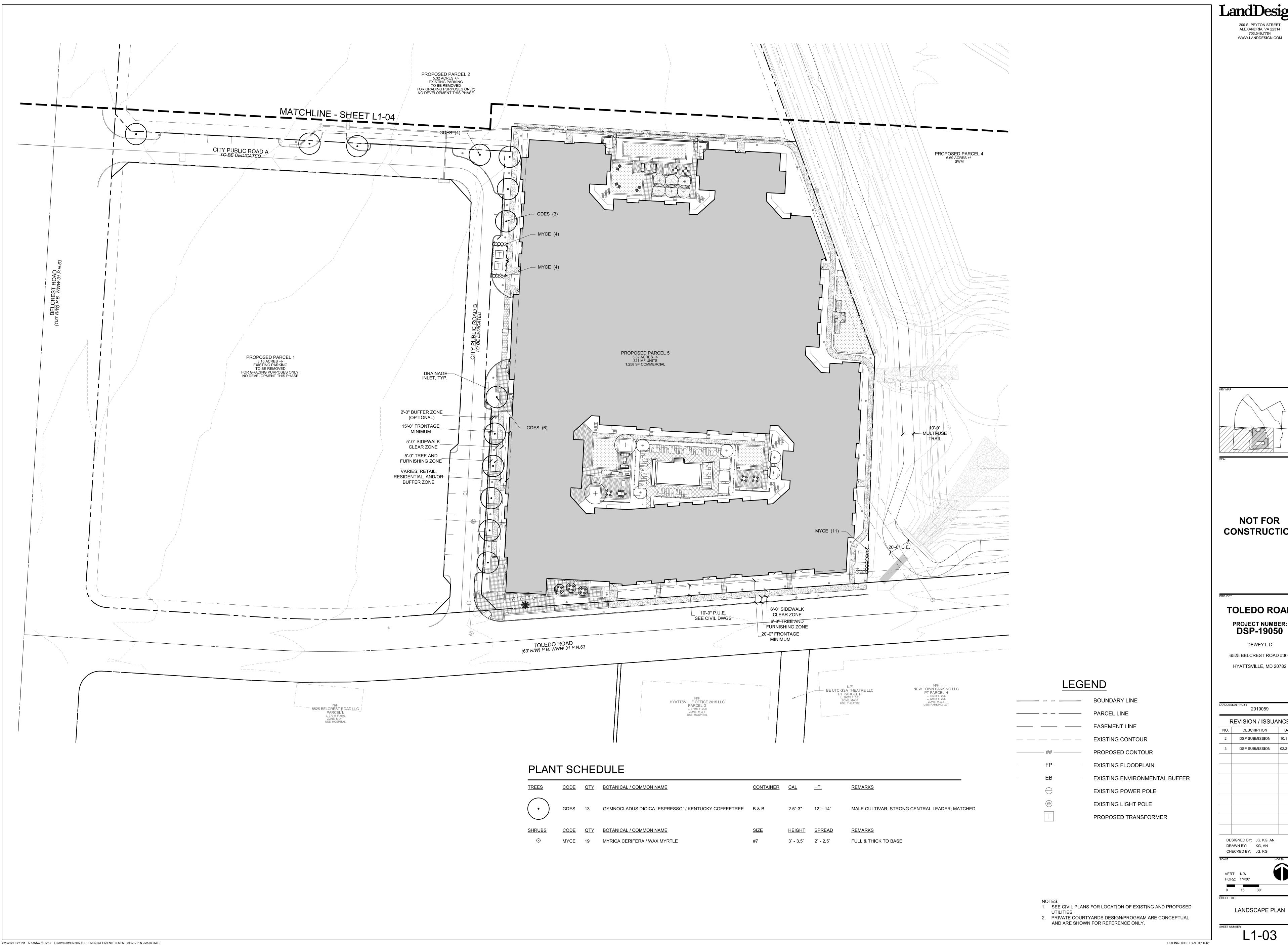
2019059 REVISION / ISSUANCE DSP SUBMISSION 02.21.2020

DESIGNED BY: JG, KG, AN DRAWN BY: KG, AN CHECKED BY: JG, KG

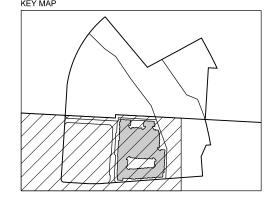
ORIGINAL SHEET SIZE: 30" X 42"

MATERIALS PLAN

L1-02



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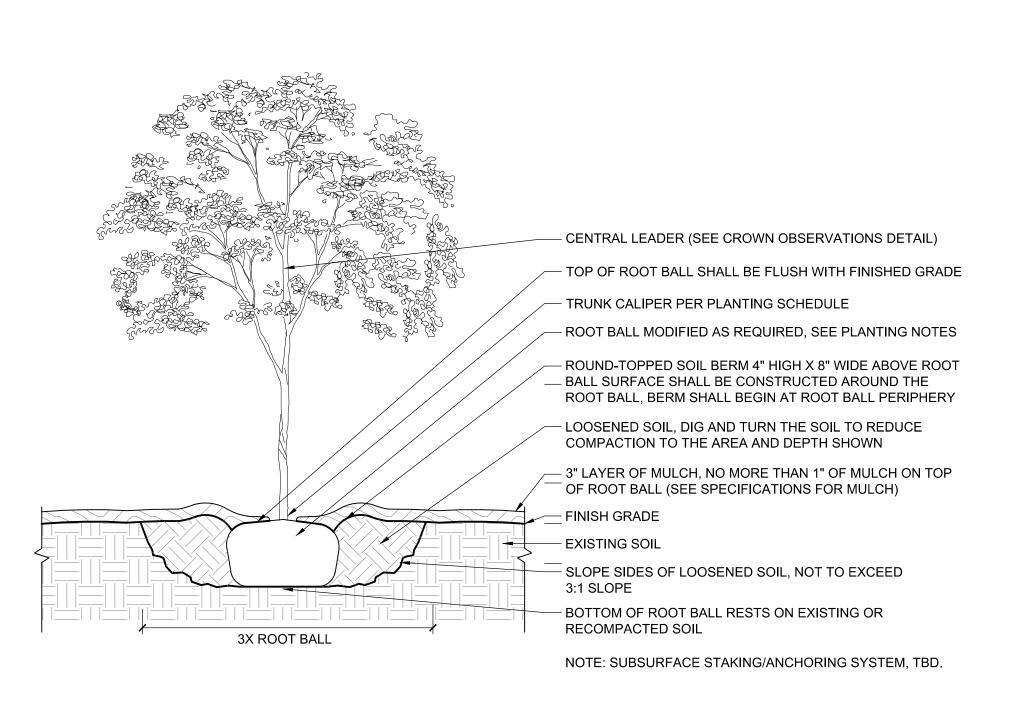
**TOLEDO ROAD** PROJECT NUMBER: DSP-19050

DEWEY L C 6525 BELCREST ROAD #300

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REVISION / ISSUANCE				
NO.	DESCRIPTION	DATE		
2	DSP SUBMISSION	10.11.2019		
3	DSP SUBMISSION	02.21.2020		

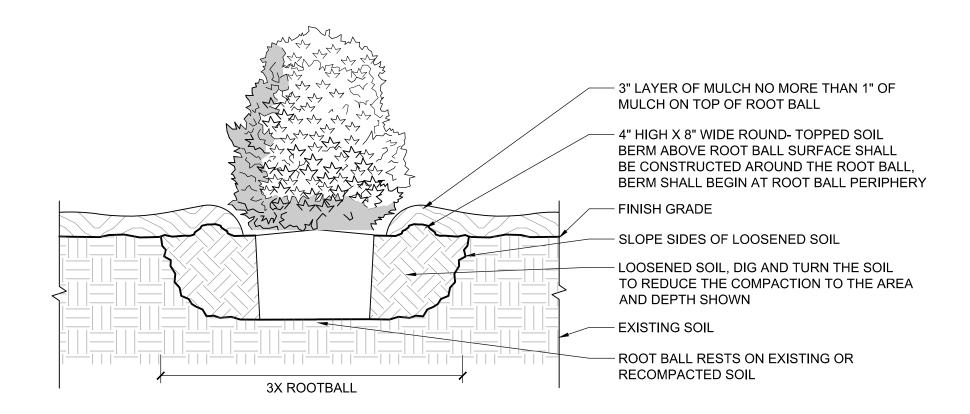
LANDSCAPE PLAN





1 TREE PLANTING

SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING

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SCALE: 3/4" = 1'-0"

LandDesign

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
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NET WAT

NOT FOR CONSTRUCTION

TOLEDO ROAD

PROJECT NUMBER:
DSP-19050

DEWEY L C 6525 BELCREST ROAD #300

HYATTSVILLE, MD 20782

2019059

REVISION / ISSUANCE

NO. DESCRIPTION DATE

2 DSP SUBMISSION 10.11.2019

2 DSP SUBMISSION 10.11.2019
3 DSP SUBMISSION 02.21.2020

DESIGNED BY: JG, KG, AN
DRAWN BY: KG, AN
CHECKED BY: JG, KG

SCALE

VERT: N/A HORZ: AS NOTED

ORIGINAL SHEET SIZE: 30" X 42"

DETAILS

1 05

# 1.0 GENERAL NOTES:

1.1 THIS PLAN IS FOR PLANTING ONLY.

1.2 UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

1.3 <u>REQUIREMENTS:</u> ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

1.4 PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

1.5 APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL LANDSCAPING AND TREE PLANTINGS REQUIRED BY THIS PLAN SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PRODUCED BY THE AMERICAN ASSOCIATION FOR NURSERYMEN; WASHINGTON, DC. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED AS NEEDED.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS GUIDELINES CURRENT (5TH) EDITION AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LCA) OF MARYLAND, THE DISTRICT OF COLUMBIA AND

MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ABORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

1.6 SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST.

1.7 QUANTITIES: QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1.8 PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 15 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.9 GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE

1.10 DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY BY THE CONTRACTOR, REGARDLESS OF THE SEASON. THE CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1.11 PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS.

# 2.0 MATERIALS

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2.1 PLANTS: ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE OF DISEASE AND ANY EVIDENCE OF INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, TREES WITH BROKEN, CROOKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1-1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN OVER.

2.2 BALLED AND BURLAPPED (B&B) MATERIAL: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.

2.3 CONTAINER GROWN MATERIAL: ROOTBALL MASS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.

2.4 SHADE TREES: CALIPER SHALL BE MEASURED AT SIX (6") INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

2.5 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.6 MINIMUM SIZES: SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. 2.7 MULCH: IS TO BE DOUBLE SHREDDED HARDWOOD BARK.

2.8 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT.

2.9 ORGANIC AMENDMENTS: IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF MOLD, ECOLOGY - A LOW PH COMPOSED SEWAGE SLUDGE PRODUCT, OR OTHER APPROVED ORGANIC MATERIAL SHALL BE THOROUGHLY DISCED INTO THE TOPSOIL AREA.

# 3.0 INSTALLATION:

3.1 VERIFY GRADES: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.

3.3 PLANTING FIELD ADJUSTMENTS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

3.4 TOPSOIL INSTALLATION: TOPSOIL SHALL BE SPREAD TO FINISH GRADE OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" AND WORKED INTO THE TOP 12" OF SOIL. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING COMPACTION.

3.5 PLANTING: BACKFILL THE PLANTING HOLES WITH PLANTING BACKFILL MIX. REMOVE ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH ATOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS.)

3.6 WATERING: ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING UNTIL THE SOIL IS SATURATED. PLANTS SHALL BE WATERED A MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTANCE BY THE OWNER. DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT FREE CONDITION.

3.7 <u>EROSION CONTROL</u>: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL RYE GRASS BEFORE INSTALLATION AT THE RECOMMENDED RATE TO STABILIZE AREA, OR OTHER EQUIVALENT EROSION CONTROL PRACTICE.

3.8 FIELD ADJUSTMENTS: LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN DRAINAGE SWALES.

3.9 TREE STAKING AND GUYING: SHALL BE DONE PER DETAILS IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

3.10 BURLAP, TAGS AND TWINE: ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.

3.11 PLANT SPACING: SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.

3.12 SOIL EXCAVATION: ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.

3.13 INSPECTIONS: THE CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). THE CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND PLANT ANY MISSING PLANTS.

3.14 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF TWO (2) FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

3.15 PLANTING MEDIUM SOIL MIX: WHERE EXISTING SOIL IS CONTAMINATED AND UNAVAILABLE FOR USE IN PLANTING MEDIUM MIX FOR BACKFILL OR PLANTERS, TOPSOIL SHALL BE USED TO COMPLETE THE MIX. SOIL MEDIUMS SHALL BE MIXED PER LANDSCAPE SPECIFICATIONS.

# 5.0 PROTECTION AND PRESERVATION OF EXISTING VEGETATION:

5.1 PROTECTION AND PRESERVATION METHODS: VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL BE ENCLOSED IN A PROTECTION ZONE WHICH ESTABLISHES LIMITS OF CONSTRUCTION DISTURBANCE TO THE ROOT AREA OF DESIGNATED PLANT MATERIAL. ALL PROTECTION ZONES AND MEASURES SHALL BE ESTABLISHED TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL AFFAIRS. FENCING SHALL BE INSTALLED AT THE PERIMETER OF ALL PROTECTION ZONES. FENCING SHALL BE INSTALLED IN ACCORDANCE WITH THE FAIRFAX COUNTY CODES:

TYPE OF MATERIAL SPECIFIED MAY VARY DUE TO SITE DISTURBANCE LIMITS AND PROXIMITY TO DESIGNATED VEGETATION, SPECIAL OR PAVED AREAS. SILT, EROSION CONTROL OR GEOTECHNICAL FABRIC MATERIALS ARE NOT ACCEPTABLE FOR USE AS VEGETATION PROTECTION FENCE MATERIALS. AREAS WHICH ENCOMPASS GROUPINGS, OR INDIVIDUAL SPECIMEN VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL NOT BE VIOLATED THROUGHOUT THE ENTIRE CONSTRUCTION

- PERIOD BY ACTIONS INCLUDING. BUT NOT LIMITED TO: PLACING, STORING OR STOCKPILING BACKFILL OR CONSTRUCTION RELATED SUPPLIES.
- FELLING TREES INTO THE DESIGNATED AREA. 3) BURNING WITHIN OR IN CLOSE PROXIMITY.
- 4) MODIFYING SITE TOPOGRAPHY IN A MANNER WHICH CAUSES DAMAGE BY COLLECTION/PONDING OR FLOW CHARACTERISTICS OF SITE DRAINAGE.
- TRENCHING OR GRADING OPERATIONS. OPERATING EQUIPMENT OR MACHINERY.
- PARKING OF CONSTRUCTION VEHICLES.
- TEMPORARY OR PERMANENT PAVING OR IMPERVIOUS SURFACE INSTALLATION. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION INSTALLATION.
- 10) DISPOSAL OF CONSTRUCTION DEBRIS OR CHEMICAL POLLUTANTS.

5.2 MAINTENANCE: VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, ITEMS SUCH AS: MONITORING HEALTH, GROWTH AND VIGOR OF VEGETATION, SELECTIVE PRUNING, WATERING, FERTILIZATION, INSTALLATION OF MULCH AND IN-LINK REPLACEMENT OF SEVERELY OR TERMINALLY DAMAGED VEGETATION. MAINTENANCE SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL ACTIVITIES.

5.3 REPLACEMENT OF DAMAGED VEGETATION: IN-KIND REPLACEMENT OF DAMAGED EXISTING VEGETATION SHALL BE LOCATED ON PRIVATE OR PUBLIC LANDS TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL ACTIVITIES.\* IN-KIND REPLACEMENT OF DAMAGED VEGETATION SHALL AT A MINIMUM BE PERFORMED AT A RATIO OF ONE TREE (IN ACCORDANCE WITH SECTION IV. SPECIFICATION OF PLANT MATERIAL BELOW) PER INCH OF THE SUM TOTAL CALIPER INCH MEASUREMENT OF TREE(S) OR GROUPING OF VEGETATION WHICH ARE DEEMED SEVERELY OR TERMINALLY DAMAGED.\* APPLICANT, OWNER OR SUCCESSOR LIABILITY FOR IN-KIND REPLACEMENT OF DAMAGED VEGETATION SHALL EXTEND FOR A PERIOD OF TWO CALENDAR YEARS FROM DATE OF CERTIFICATE OF OCCUPANCY. FOR THE PURPOSES OF THIS INFORMATION, 'IN-KIND' REFERENCES THE SPECIES, CHARACTER AND PROJECTED MATURE SIZE OF SUBJECT VEGETATION. REMEDY REQUIREMENTS SHALL BE DETERMINED BY THE DIRECTOR OF RECREATION, PARKS AND CULTURAL AFFAIRS AND BASED UPON SEVERITY OF DAMAGE.

# ALEXANDRIA, VA 22314 703.549.7784

WWW.LANDDESIGN.COM

**TOLEDO ROAD** 

PROJECT NUMBER

DSP-19050

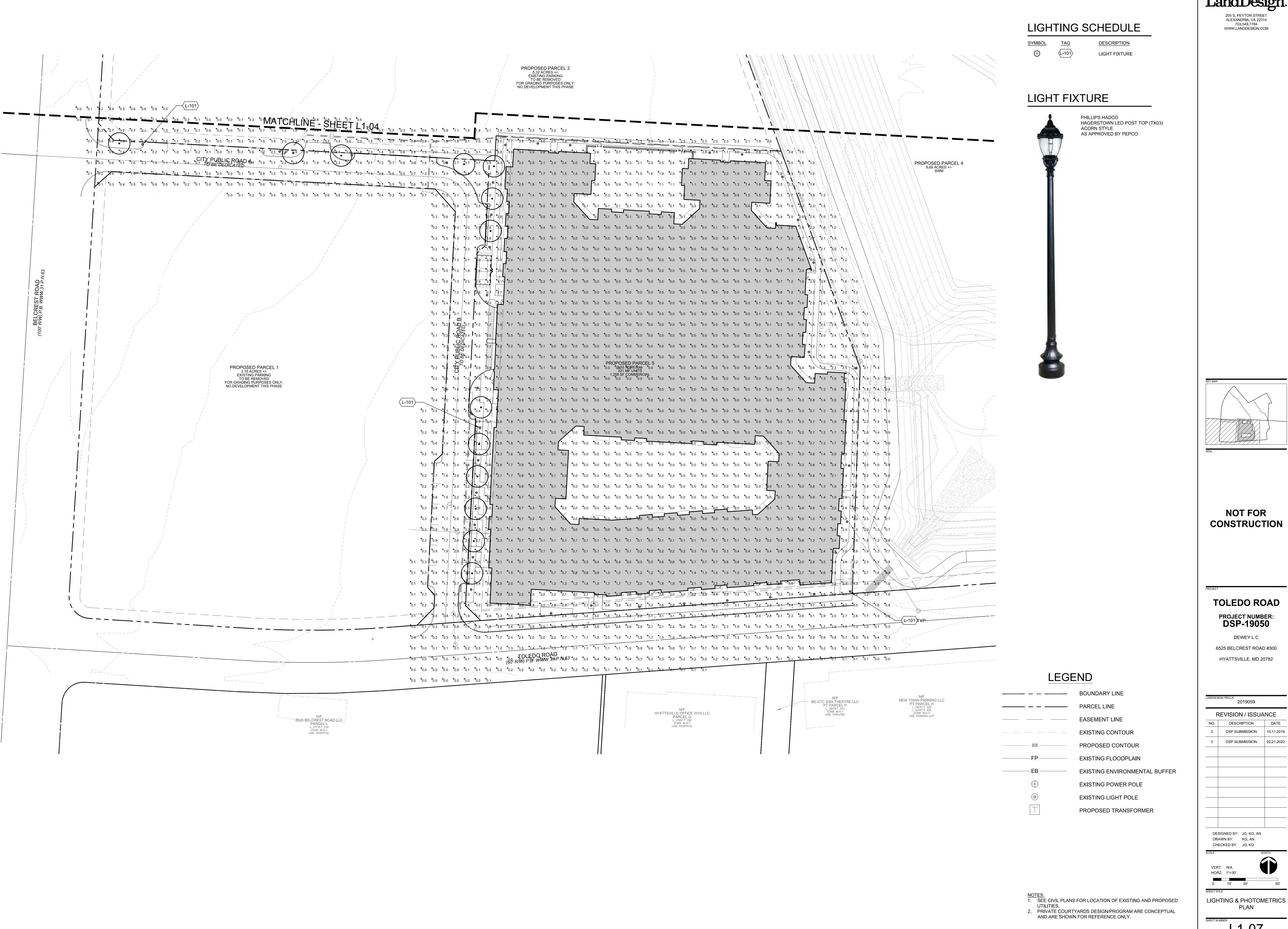
DEWEY L C 6525 BELCREST ROAD #300 HYATTSVILLE, MD 20782

2019059 REVISION / ISSUANCE DESCRIPTION DSP SUBMISSION 10.11.2019 DSP SUBMISSION 02.21.2020

DRAWN BY: KG, AN CHECKED BY: JG, KG

HORZ: N/A

DESIGNED BY: JG, KG, AN



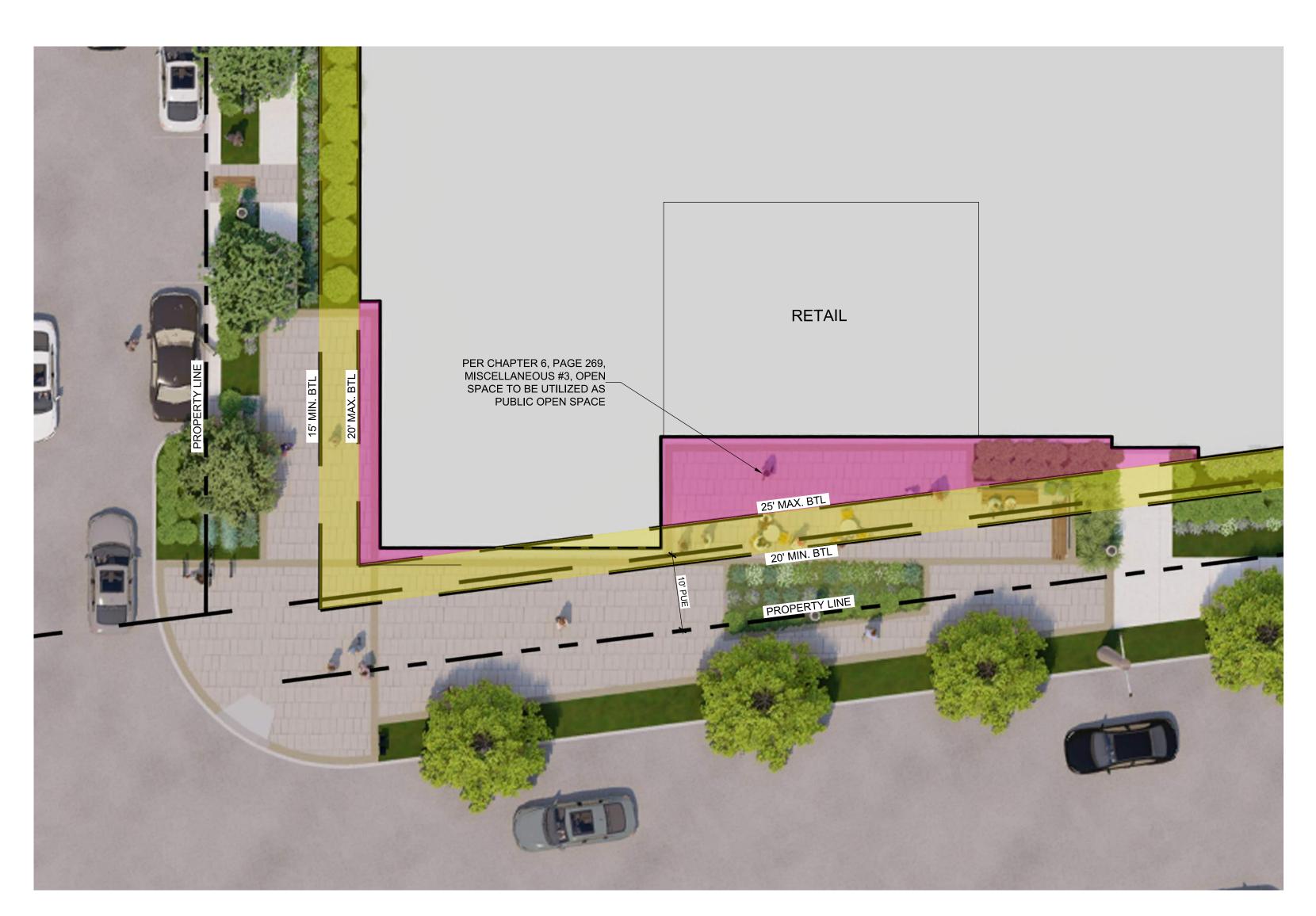
2/20/2020 6:28 PM ARIANNA NETZKY G:\2019\2019\59\CAD\DOCUMENTATION\ENTITLEMENTS\9059 - PLN - MATR.DWG

ORIGINAL SHEET SIZE: 30" X 42"

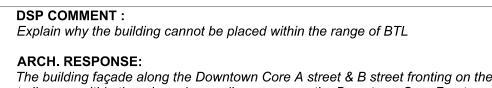
200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784



1 STREET FRONTAGE / FACADE WITHIN BUILD-TO-LINE L1-08 1"= 30"



2 ENLARGEMENT - STREET FRONTAGE / FACADE WITHIN BUILD-TO-LINE



ARCH. RESPONSE:
The building façade along the Downtown Core A street & B street fronting on the buildto line are within the min and max allowances per the Downtown Core Frontage/BuildTo Zone Standards: Existing Public Streets, except for the retail area along the
Downtown Core A street. The retail location along the Downtown Core A portion of the
site was pulled away from the Build-To line to help emphasize the public space / retail,
this portion of the building is located visually with the intersection of Toledo Road and
America Blvd, stepping this façade back creates a focal point, and ties into the retail
elements along America Blvd, as well, the stepped back public space along Toledo
Road encourages a livelier streetscape. Additionally, along Toledo Road stoops have
been provided for unit entry points to enhance the pedestrian atmosphere along the
street, these projections occur from the building facade against the max BTL to a
public utility easement running along Toledo road 4' from the max BTL.

# DOWNTOWN CORE FRONTAGE/BUILD-TO ZONE STANDARDS COMPLIANCE

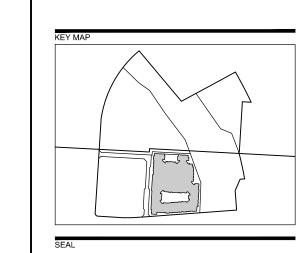
MIN. % OF STREET FRONT/FACADE WITHIN 10' BUILD-TO LINE

STREET FRONT	TOTAL LENGTH OF BLDG.	TOTAL DIMENSION WITHIN BUILD-TO LINE	% OF BLDG. WITHIN BUILD-TO LINE
TOLEDO ROAD =	317.5'	26.5' + 208.3' = 234.8'	73.9%
NEW STREET =	421.9'	17.4' + 30.0' + 144.5' + 119.4' = 341.3	80.8%

**LEGEND** 

BUILD-TO-LINE ZONE

SPACE BEYOND BUILD-TO-LINE



NOT FOR CONSTRUCTION

TOLEDO ROAD

PROJECT NUMBER:
DSP-19050

DEWEY L C 6525 BELCREST ROAD #300 HYATTSVILLE, MD 20782

LANDDES	IGN PROJ.# 2019059	
F	REVISION / ISSU	ANCE
NO.	DESCRIPTION	DATE
2	DSP SUBMISSION	10.11.201
3	DSP SUBMISSION	02.21.202

DESIGNED BY: JG, KG, AN DRAWN BY: KG, AN CHECKED BY: JG, KG

VERT: N/A HORZ: AS NOTED

ORIGINAL SHEET SIZE: 30" X 42"

BUILD-TO-LINE EXHIBIT





## Land Use | Vision

A vibrant new integrated and compact mixed-use Regional Transit District for Prince George's County with a variety of housing, employment, retail, and entertainment choices.

## **Land Use** | Goals

- A mix of land uses that complement each other, help to create and support an attractive and vibrant public realm, and are within convenient walking distance of each other and public transit.
- Sufficient capacity to help meet the County's Growth Management Goals of 50 percent of new dwelling units and new jobs within Regional Transit Districts.
- The accommodation of the anticipated amount and mix of development through a significant redevelopment of the Transit District.

## **Land Use** | Character Areas

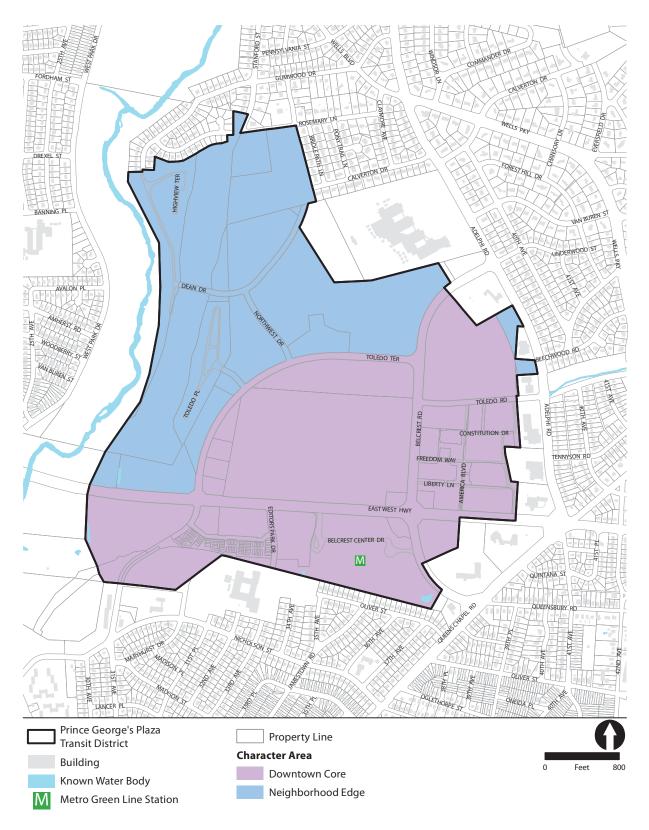
The Transit District envisions two distinct but interconnected neighborhoods that capitalize on the area's transit network, recreational amenities, and retail draw and enhance its environmental setting and historic resources. Each neighborhood contributes to the gradual transformation of what is currently an auto-oriented landscape into a regionally competitive, walkable, transit-oriented center, or, perhaps more simply put, a great urban place.

The **Downtown Core** is the Transit District's central activity hub, with a mix of residential, retail, and office development framing lively walkable streets. A new skyline announces the downtown to visitors while the iconic pedestrian bridge, a link to the past, serves as a canvas for area artists. Green spaces and plazas invite farmers markets, outdoor movie nights, and pickup games. New pedestrian-friendly streets lined with cafés and stores draw commuters between the Prince George's Plaza Metro Station and the Mall at Prince Georges. The parking lot at the Mall is

developed with new buildings that help reposition MD 410 (East West Highway) from a local commuter route to a true Main Street. New street life, wayfinding signage, and programming integrate rejuvenated spaces on either side of MD 410 (East West Highway) and Belcrest Road into an exciting, desirable, trend-setting regional destination.

The Neighborhood Edge is a residential area that transitions the intensity and vibrancy of the Downtown Core to surrounding established residential neighborhoods. A mix of housing types—including townhouses and single-family detached homes—broadens the Transit District's appeal to current and future residents. Wide tree-lined sidewalks, parks, and public open spaces, including a new greenway, connect residents to schools, public facilities, the Northwest Stream Valley Park, and other amenities.

**Map 14. Character Areas** 



## **Land Use** | Areawide Land Use Policies and Strategies

**POLICY LU1** Promote a pedestrian-friendly, transit-supportive development pattern in the Transit District.

**Strategy LU1.1:** Provide consolidated public parking facilities, underground utilities, new sidewalks, street trees, bicycle facilities, landscaping, and public spaces to build the urban fabric and infrastructure needed to support and facilitate new development opportunities.

**Strategy LU1.2:** Incorporate an integrated and safe pedestrian, bicycle, and transit circulation network into the overall design of the Transit District (see the Transportation and Mobility section).

**POLICY LU2** Create sufficient residential capacity to help meet the County's Growth Management Goal of 50 percent of new dwelling units within Regional Transit Districts.

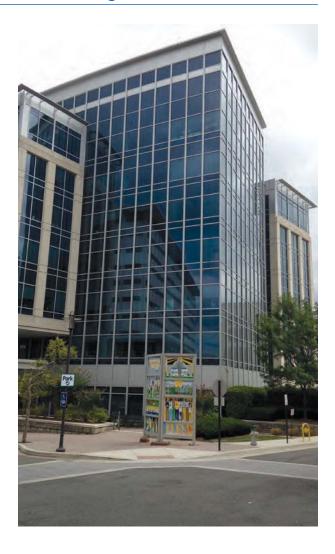
**Strategy LU2.1:** Preserve the Neighborhood Edge as an exclusively residential area.

**Strategy LU2.2:** Encourage high-rise and mid-rise apartments, condos, and townhouses, consistent with the Regional Transit District Growth Management Goal.

**Strategy LU2.3:** Rezone commercially-zoned properties to mixed-use zones, increasing available space for dense residential construction.

**POLICY LU3** Facilitate transition to new zoning and subdivision ordinances.

**Strategy LU3.1:** Engage property owners in the zoning and subdivision rewrite project, educate them on the new ordinances, and work with them to seamlessly transition to the new regulations and procedures.



# **Community Heritage, Culture, and Design** | Areawide Public Realm Policies and Strategies

POLICY HD4 Create an active, interesting, enlivening, and dynamic public realm.

**Strategy HD4.1:** Create a series of frontage zones, with regulations to support pedestrian circulation, retail and dining activity, street trees and stormwater management features, street furnishings, and infrastructure such as parking meters and street lights.

**Strategy HD4.2:** Encourage active ground floor uses, such as retail, institutions, cultural and artistic spaces, eating and drinking establishments, and other uses.

**Strategy HD4.3:** Create a linear Central Plaza between the proposed new western entrance of the Metro station and the main entrance of the Mall at Prince Georges. North of MD 410 (East West Highway), this plaza would be bounded by a one-way pair of Downtown A Streets. South of MD 410 (East West Highway), this plaza would be narrower to accommodate Downtown A Street frontage zones and bus traffic. At the Mall at Prince Georges, this plaza may be bisected by cross streets. Construction of this plaza may be phased as redevelopment north of MD 410 (East West Highway) is anticipated to occur before redevelopment south of MD 410 (East West Highway).

**Strategy HD4.4:** In addition to the public parks and open spaces identified in Strategy PR1.1, create publically accessible open spaces, through the use of public use easements where necessary, at the following locations:

- 1. Public facilities constructed within the Transit District.
- 2. Integrated with any new multifamily buildings in the R-10 or R-18 zones.
- 3. A significant common or green at a central location on the site of the Mall at Prince Georges.

**Strategy HD4.5:** Encourage the construction, throughout the Transit District, of tot lots, playgrounds, climbing opportunities and other features geared toward children.

**Strategy HD4.6:** Consider the strategic location of dog parks and other pet amenities throughout the Transit District.

**Strategy HD4.7:** Create a greenway (with a shared-use path) between Dean Drive and Adelphi Road, to be located generally south of Northwestern High School and Wells Run. This greenway should include, encompass, or parallel, as appropriate, any stormwater management features or facilities draining into Wells Run.

**Strategy HD4.8:** Work closely with targeted property owners to relocate interior or inwardfacing retail and commercial tenants to new ground-level spaces fronting key streets.

**Strategy HD4.9:** Modify landscaping standards to permit urban-appropriate landscaping and environmental features and discourage the creation of suburban landscape features in the Downtown Core. (See also Strategies PR1.1, PR1.8, PR3.1, and PR4.3.)

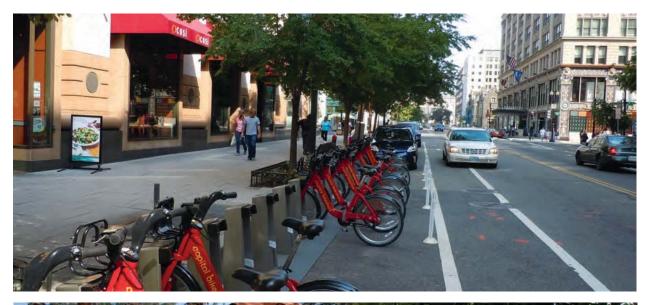
**Strategy HD4.10:** Wherever feasible, utility structures, equipment, and transmission lines should be placed underground.

# **General Applicability and Administration** | Public Improvements

Within the Transit District, the property owner is required to construct and may be required to maintain, all the streetscape improvements on the proposed development site. These improvements may include but are not limited to, the installation of sidewalks, curbs, and gutters; street trees; street furnishings; and the undergrounding of utilities in accordance with any comprehensive undergrounding program that may be established to implement the recommendations of the TDDP. Required public improvements may also involve the construction of

new streets and trails to meet the connectivity goals of the plan. The extent of the improvements shall be proportionate to the scope of the project.

The property owner may (a) perform construction and maintenance themselves, or (b) enter into an agreement with Prince George's County, a municipality, and/or a third party authorized to construct and maintain said improvements, or some combination of the two options.





# **Streets and Frontage** | Build-to Lines and Zones | Building Entrances

#### **Standards**

- Primary entrances shall be located at the front façade of the buildings. If a building fronts on both A and B Streets, Pedestrian Street, or Promenade, its primary entry shall be located on the A Street.
- Service entrances shall be at the rear of the building.

# Streets and Frontage | Build-to Lines and Zones | Articulation

#### **Standards**

- Unless otherwise stated in the Transit District Standards, bays, balconies, cornices, and blade signs may only encroach across the build-to line for up to 25 percent of the building frontage.
- For multifamily residential buildings, bays, balconies, cornices, and shading devices shall not encroach across the build-to line beyond 10 feet.
- Porches and stoops may only encroach beyond the BTL within the Residential Frontage Zone for a maximum of nine feet.
- To provide visual interest and to reduce the perceived massing and scale of buildings, building architecture shall incorporate at least three of the following design elements:

- » Colonnades
- » Gables
- » Hip roofs
- » Towers
- » Dormers
- » Archways
- » Covered entries
- » Repetitive window openings
- » Arched and corbelled parapets
- » Cornices
- » Transoms
- » Other design elements deemed appropriate by the Planning Board.

#### **Guidelines**

- Architectural treatment is recommended at the
  expression line to provide a shadow line, pattern, or
  texture effect. The treatment may be molding,
  projection, material change, or architectural element
  that serves to separate the lower story from the
  upper stories of the building façade at that location.
- Roof lines, parapets, and building heights should be architecturally articulated, diverse in design form, and varied in height with adequately scaled and proportioned architectural cornices and applied treatments that complement the building's design.
- Upper-story wall treatment should be coordinated and complement the design of the lower-story façade.
- Along primary building façades facing streets, façade articulation should average a minimum of 50 feet.
- Blank walls should be avoided because they disrupt the street pattern and make an uninviting pedestrian experience; however, if necessary, blank walls should not be more than 10 to 20 feet wide.
- Building corners should be articulated.

# **Site Elements** | Screening

#### **Standards**

- Screening materials shall consist of evergreen trees and shrubs, walls, or fences.
- Loading areas consisting of off-street loading spaces, loading docks, and service or maintenance areas shall be screened so as to not be visible from an A Street or single-family residential dwelling units.
- All mechanical equipment and meters shall be screened to prevent excessive noise and visual impacts on surrounding properties.

#### **Guidelines**

- Screening options may include:
  - » Six-foot-high, sight-tight, and/or green fences.
  - » Architecturally decorative or green walls.
  - » Evergreen screens (height, spacing, and variety to be determined at the time of Detailed Site Plan based upon the size and location of the area to be screened).
- All dumpsters; trash pads; trash and recycling collection; or storage areas should be carefully located and oriented on the site to be as inconspicuous as possible.\*

# **Site Elements** | Walls, Fences, and Gates

#### **Standards**

The following are permitted:

- » Fences and gates, up to a height of 40 inches, to delineate outdoor seating areas within the retail zone for eating and drinking establishments.
- » Walls, fences, and/or gates where expressly permitted by this TDDP for screening purposes.
- » Walls required for the retention of earth, support of a structure, or architectural façade of a structure.
- » Only in the R-20 and R-80 zones, fences enclosing all or a portion of a rear yard and garden walls; such walls shall not occur forward of the rear of a primary building.

#### Guideline

Fence type should be consistent along a block face.

The following are prohibited:

- » Chain link fencing, barbed wire, wire mesh, corrugated metal or fiberglass, split fencing, sheet metal, and paneled materials.
- » Except where expressly permitted by this TDDP, all other walls, fences, and gates abutting pedestrian or vehicular rights-of-way in the Neighborhood Edge or located anywhere in the Downtown Core.

<sup>\*</sup>Blank walls should be avoided along pedestrian rights-of-way because they disrupt the street pattern and make an uninviting pedestrian experience; however, if necessary, blank walls should not be more than 10 to 20 feet wide.

## **Downtown Core Standards** | Intent

To create a compact, walkable, mixed-use regional destination whose built environment promotes a sense of place and includes multimodal transportation access, lively streetscapes, and active public spaces.

#### **DOWNTOWN CORE GENERAL**

#### **Standards**

- Accessory buildings are not permitted within the Downtown Core. Accessory, subordinate, and service uses should be housed within the main building or attached parking structure.
- There are no lot coverage or minimum green area requirements for development within the Downtown Core.

#### Guideline

- On private streets in the Downtown Core, all pedestrian crosswalks should be a minimum of 12 feet wide.
- All public utilities should be placed underground, above-ground in alleys, or otherwise behind structures.

#### **DOWNTOWN CORE BLOCKS**

#### **Standard**

Primary façades shall face A Streets, Pedestrian Streets, or Promenades.

#### **Guidelines**

- Buildings should occupy the perimeter of a block.
- Blocks should range in size from 200 to 400 linear feet on each side.

#### **DOWNTOWN CORE A STREET**

#### **Standards**

- The following streets existing in the Downtown Core on July 19, 2016, are to be considered A Streets:
  - » MD 410 (East West Highway)
  - » Belcrest Road
  - » Toledo Terrace
  - America Boulevard
  - » Toledo Road

- Primary entrances to new buildings shall be located on A Streets.
- No service area or loading dock shall be permitted adjacent to any street unless enclosed such that all sides appear as a primary façade similar to the primary façade of the main building, including design, detail, finished material, and landscaping.

#### **DOWNTOWN CORE B STREET**

#### Standard

Streets existing in the Downtown Core on July 19, 2016 not identified as A Streets are to be considered B Streets.  Delivery services, loading, dumpsters, parking facility (surface and structured) entrances, and above-ground utilities servicing buildings fronting on A Streets or Pedestrian Streets shall be located on B Streets or Alleys.

#### Guideline

Secondary building entrances may be located on these streets.

#### **DOWNTOWN CORE PEDESTRIAN STREETS AND PROMENADE**

#### **Standards**

- Access to a Promenade shall be limited to bicycles and pedestrians. Vehicular access is prohibited on promenades, except emergency and service vehicles, and other temporary access as permitted by DPW&T or the City of Hyattsville, as applicable.
- Service and loading entrances are not permitted on Pedestrian Streets or Promenades.

#### **DOWNTOWN CORE FENESTRATION**

#### **Standards**

- Façades at the ground level facing A Streets, Pedestrian, Promenade, or fronting an open space shall be visually permeable (clear glass windows, doors, etc.); at a minimum, 50 percent of the ground floor façade shall consist of transparent materials (glass).
- Tinted or mirrored glass, or glass blocks are not permitted.

#### Guideline

- Fenestration should be a minimum of 70 percent of first-floor façades along A Streets. On B Streets where retail is the first floor use, the minimum
- percentage should be 60 percent of the ground floor façade.

#### DOWNTOWN CORE MIXED-USE AND NONRESIDENTIAL BUILDINGS

#### **Standards**

- All buildings on abutting lots within the Downtown Core shall be attached at the sides, except where separated by a street (as defined by this TDDP), plaza, or public open space.
- The minimum clear height of retail space and of storefront fenestration is 14 feet.
- Retail awnings may encroach across the BTL for a maximum of six feet. Marquees, fixed canopies, and all other permitted overhead entry features may encroach beyond the BTL for more than six feet maximum but may not project beyond the Tree and Furnishing Zone.

#### **Guidelines**

- Components of ground floor frontage for commercial or other nonresidential uses should support an active streetscape.
- All buildings located at the intersections should incorporate landmark or/and architectural elements (sculptures, unique building shapes, interesting façade articulations, etc.) to highlight intersections as the entry points to the Transit District.
- All street-defining buildings on corners should orient main entrances toward the corner.

- First floor balconies should be recessed from the main building façade, or three feet higher than ground elevation.
- · Overhead features such as awnings and fixedcanopies should maintain a clear height of at least eight feet.
- Retail entries should be spaced along a frontage at 75-foot intervals maximum to encourage active streetscape. Tighter spacing is encouraged.