

Request	Reference	Requirement	Requested	City's Comments
1	Ground Floor Retail (Page 67)	"Buildings shall front on the street and square and provide ground level retail uses"; "Buildings shall provide retail on all ground floor elevations"	A cafe open to the public is proposed on the ground floor	As a medical office building, Staff does not believe additional retail is necessary or compatible. A public café is sufficient. Staff would like to see the pharmacy open to the public as well.
2	Building Envelope and Block Standards- General Design Principles and Intent (Page 68)	"Building parking areas (off-street) shall be...shared by multiple owners/uses."	Single use parking garage.	City Staff does not oppose this request. The medical office building itself houses multiple uses including medical offices, labs, a pharmacy, and a café that all share the parking garage.
3	General Design Principles and Intent-Building Street Types (Page 69)	Facades of bldg. shall be constructed at the build-to-line or sidewalk edge for at least 75% of the street frontage	68.4% frontage buildout	City Staff does not oppose this request, as areas unable to meet the BTL standard contain an easement. Staff believes landscaping can be used to fill in areas built further back from the BTL.
4	General Design Principles and Intent-Building Street Types (Page 74)	Building Heights along Residential Streets - Four to six stories along Little Branch Run	Three stories	Within the standards, buildings along Ager Road must have a minimum height of three stories while buildings along Little Branch Run must be a minimum of four stories. As the primary entrance is along Ager Road, City Staff believes the applicant should be held to the standards associated with Ager Road, in this case, a three stories height minimum.
5	General Design Principles and Intent-Building Street Types (Page 75)	Build-to line façade percentage on Little Branch Run - 75% frontage buildout	72.8% frontage buildout	City Staff supports this modification as 2.2% of the frontage is negligible and the areas unable to meet the BTL standards are constrained by a Public Utility Easement.

6	General Design Principles and Intent (Page 82)	Landscaping of Building Fronts - "Building fronts (public), along the streetscape, shall provide planters and window boxes with flowering plants within two feet of the building face."	None. The applicant is not proposing planters and window boxes within two feet of the building.	Street trees were approved under the infrastructure DSP-16029. Hyattsville DPW Staff approved the applicant's submitted landscape plan. In addition, City Staff recognizes that the style and design of the building is not conducive to window boxes.
7	Streetscape Standards (Page 81-90)	Streetscape, Street Tree and Lighting Standards along Ager Road - Various requirements	<p>No modification to existing condition.</p> <p>*Use brick pavers connecting to the existing streetscape constructed by Prince George's County thru the green streets program.</p> <p>*No crosswalks are proposed.</p> <p>*Streetscape improvements will be completed prior to the issuance of the use and occupancy permit and will not be phased.</p> <p>*All streetscape elements are shown on the submitted landscape plan.</p> <p>*The County is revising the road layout along the front of the building and coordinating all updates and construction.</p>	As Prince George's County is in the process of implementing an approximately \$11.7 million green street construction project, City Staff does not want the applicant to provide improvements which will be eliminated in the near future by the County's project. The County's project aims to improve the appearance, safety and functionality of Ager Road and will likely include tree planting, storm water management, and bike lane installation.
8	Streetscape Standards (Page 90)	Public Street Lighting-Lighting Fixtures - Incandescent, metal halide, or halogen only.	LED lighting is proposed.	The current lighting requirement is out-of-date. City Staff supports the use of LED lights as they are to a higher standard (cost less, use less energy, last longer).

9	Streetscape Standards-Blocks and Alleys (Page 91)	Alleys shall provide access to the rear of all building lots and off-street parking facilities. Where not constructed, right of way for an alley must be dedicated.	No alley is proposed to be constructed or dedicated.	City Staff does not believe an alley is necessary as there is access to the medical building on all four sides – direct frontage on Ager Road and Little Branch Run, a service entrance west of the building, and the structured parking garage to the south.
10	Streetscape Standards-Blocks and Alleys (Page 92)	Curb cuts shall be prohibited on Boulevard and Main Street development sites.	A right-in/right-out access is proposed for the garage from Ager Road, a Boulevard Street.	City Staff believes a curb cut is necessary on Ager Road as most of the vehicle traffic will be coming from this road. Rerouting vehicle traffic to Little Branch Run, a residential street, is not ideal.
11	Architecture Standards-Building Facades (Page 104-105)	Permitted and Prohibited Materials - facades shall provide architectural material that meets the materials list specified in the architectural standards.	Alternative materials are proposed. A modification is requested to include metal panels, composite architectural panels (minimal usage) and digital LED panels. There will be no usage of the prohibited materials listed in the TDDP.	Because the applicant is not requesting the use of prohibited materials and the design and function of materials has expanded since the adoption of the TDDP, City Staff does not anticipate any issues with the applicant’s proposed materials.
12	Architectural Standards General Design Principles and Intent (Page 106)	Windows and Doors/Entrances - Windows shall not span vertically more than one story.	The building façade includes curtainwall framing systems with insulated glazing that extends from the ground floor to the roof. Windows are placed in relation to the proposed floor plans and do not span across walls, floors, or mechanical spaces.	A curtainwall is a unique feature that will create lateral sightlines and be a visual break in the building mass. It’s a façade treatment that does not carry much structural load from the building. Curtainwalls can help the building resist air and water infiltration and insulated glazing can help reduce heat transfer across part of the building envelope. The northernmost curtainwall allows visibility

				of the internal metal stairs which adds architectural interest and visibility to the street.
		A maximum of five windows may be ganged horizontally.	Windows are ganged horizontally in groups larger than five windows. Each window is separated by a vertical mullion or column, pier, or wall section.	These windows are located within the curtainwall framing system and break up the horizontal mass of the eastern elevation. They provide a unique, high quality architectural feature. Limiting the applicant to five would narrow the strips of glazing and be out of scale with the rest of the building.
		Windows shall be no closer than 30 inches to building corners.	Windows are placed closer than 30 inches to exterior building corners.	Special hardware/materials or techniques (framing, reinforcement, etc.) should be used to ensure structural strength and integrity. City Staff is generally supportive of corner windows as they provide additional day light into the building.
		Single panes of glass shall not be larger than 6 feet high by 4 feet wide.	The curtainwall and storefront glass panels are larger than 6 feet high and 4 feet wide.	City Staff has little concern with the increased window size as the curtainwall façade treatment it will not carry much structural load and the storefront is on the first floor. Larger panes will be in scale with façade.
		Windows shall allow a minimum 60% of surface view into the building for a depth of at least 20 feet.	The view into the building to a depth of 20 feet is interrupted by interior wall configurations.	City Staff requests the first-floor surface view into buildings meet the required 20 feet for the frontage along Ager Road.

		Windows shall be double hung, single-hung, awning or casement windows. Fixed windows are only allowed as a component of a window system that includes operable windows. The maximum pane size is 40" by 40".	All windows are proposed to be fixed units and non-operational, and the window systems are not limited to double-hung, single hung, awning or casement windows. The proposed windows are 54" wide by 64" high.	Staff does not have an issue with the increased window size and does not have an issue with non-operational windows as long as the building has proper ventilation. The non-operational windows will provide a view while being safer and more energy efficient.
13	Architectural Standards General Design Principles and Intent (Page 107)	Building signage shall be illuminated with external lighting only. Lettering for all signage shall not exceed 18" in height or width and 3" in relief. Ground mounted signage is prohibited.	Building signage will be internally illuminated. Lettering for all wall mounted building signage will vary in height between 24" and 36" and will be 4-5" deep. Ground mounted monumental signage is proposed.	The City requests building signage be illuminated with external lighting, as stated in the standards. City Staff does not take issue with the proposed ground mounted signage as it will be necessary to direct traffic into the parking garage area.
14	General Design Principles and Intent (Page 109)	For off-street parking structures, landscaping shall be provided at the rate of one tree (2.5-inch caliper) and three shrubs (24-inch) height per ten linear feet of parking façade. The garage is 66 ft. wide along Ager Road, requiring 7 shade trees and 20 shrubs.	3 shade trees and 20 shrubs are proposed.	Hyattsville DPW Staff approved the applicant's submitted landscape plan.
		Retail uses shall be provided in the ground floor of any parking structure with street frontage within commercial mixed-use blocks. (p. 112)	None	Staff believes a retail element within the ground floor of the parking structure is not advisable.

		<p>Parking structure entrances and exits shall not be more than 16 feet clear height and 24 feet clear width. Parking access shall consist of a single location point for entry/exit purposes to minimize curb cuts.</p>	<p>The parking structure entrance is not more than 16 feet clear height but is more than 24 feet clear width. There are two points of access to the garage – Little Branch Road to the North and off of Ager Road to the East.</p>	<p>The increased width will allow for three lanes – a drop off lane, a bypass lane, and an exit lane – which will prevent traffic backup. The second entrance off Little Branch Run is dedicated for service vehicles and improves the traffic circulation of the site.</p>
		<p>Parking structure elevators shall be constructed of glass walls. (p.114)</p>	<p>The parking structure elevator will not be transparent.</p>	<p>City Staff does not oppose this modification as long as additional measures are taken to increase visibility, security, and safety of those using the elevators.</p>
		<p>Parking structure lighting shall be 250W metal halide. (p. 115)</p>	<p>The parking structure lights will be LED.</p>	<p>The current lighting requirement is out-of-date. City Staff supports the use of LED lights as they are to a higher standard (cost less, use less energy, last longer).</p>
		<p>Parking structures shall have 10-foot 6-inch ceilings. (p. 115)</p>	<p>The first floor of the parking structure has a 12-foot ceiling.</p>	<p>City Staff does not anticipate any major issues with this modification. The increased ceiling height will allow greater visibility and openness where the security area and patient drop-off are located. It will also better accommodate handicap parking, vans, and Metro Access vehicles.</p>