Computer generated rendering from Rooftop of Building 2

Planting

Street tree planting will follow TDOZ manual in that each street will have a unique street tree species. Street trees will be 3 ½" – 4" caliper at installation and will be planted in tree lawns predominantly, although, as mentioned, tree pits will be utilized in the areas where there is retail at the ground level. These tree pits will be planted with a hardy ground cover like Liriope muscari ' Big Blue' and will be a minimum of 5 feet by 10 feet.

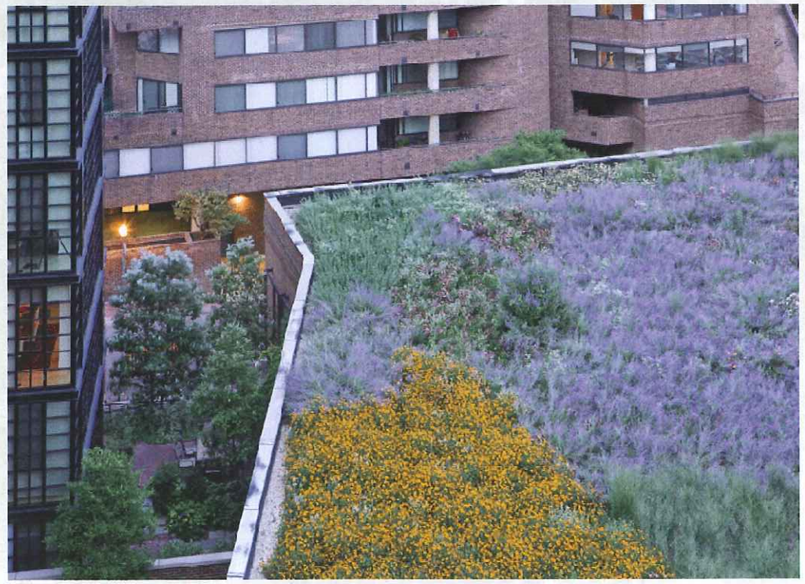
Organized planting which responds to the architectural fenestration will characterize the building frontages along Toledo Terrace. These planting areas will include an organized arrangement of lawn panels, street trees planted in lawn, and beds of various perennials, shrubs and small trees.

Along the buildings, in other places, a similar arrangement of planting will be used to separate the pedestrian from the building edge and to soften the face of the buildings against the pedestrian scale.

Paving

The selected hardscape materials will also help to add a sense of identity to the project. High quality paving materials, such as distinctly scored concrete with brick banding, concrete unit pavers, brick and /or granite will be used around the project. Banding and accent paving will be used to highlight design elements and where possible will correspond to the architecture.

Computer generated image of Public Plaza



* The 3 photos above are for illustrative purposes only and may not reflect the exact product actually provided.

Plazas

The larger plaza will be designed to function in a variety of ways. Since the grade changes significantly between the roads running along each long side of the plaza, the space will be broken up across varying levels. These grade changes will be accomplished in smooth transitions and adjacent spaces will not be more than three feet apart vertically.

The main plaza features two distinct open hardscape areas. The upper area serves as the larger flexible open space, containing a covered structure, several seating types, and the upper portion of a water feature. The adjacent lower hardscape area is sized to be a more intimate, relaxing space, offering a connection to the adjacent long open lawn, and featuring a public piece.

Smaller plazas along the pedestrian circulation network are characterized by similar special paving materials, and feature organized planting, public art pieces, and a variety of seating options.

Computer generated image of Public Plaza

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Site Furnishings

A clearly recognizable family of site furniture will be used across the project. Benches and trash receptacles will be of the same manufacturer and will be chosen to complement the architectural style. The site furnishings will be located conveniently (near building entries, in and around plazas, at areas of respite where the pedestrian route is uninterrupted for long stretches), but will not be excessively placed. The signage and lighting will be chosen and designed to complement the style of site furnishings.

Signage

Signage will be designed for project and building identification and also for wayfinding. There will be a family of signs, using similar elements and form, and matching building materials for cohesion with the architecture. There will be a monument entry sign type, vertical in stature, which will be located at main entry points to the project. Each named building will feature a freestanding sign near its front entrance that will be more horizontal in nature, and will sit in a low planting area. Wayfinding signs, reminiscent of the other signs, but on a smaller, lighter scale will be located along the pedestrian circulation network to direct pedestrians toward project elements such as the recreation center or the nearby Metro Station.

Lighting

The Design Team will work with the M-NCPPC to select appropriate light poles for the project. The majority of the project will feature a pole light fixture mounted at a pedestrian scale height of 14 feet and spaced approximately 60 feet on center. Because of the travel speeds and the width of Toledo Terrace, the fixtures along that road will be mounted a bit higher to provide better light distribution. Along Belcrest Road, the standard street light fixture that is defined in the TDOZ Manual will be used. The style and color of the fixture and pole will be chosen to complement the architecture of the project and will coordinate with the site furnishings. Landscape uplighting will be used sparingly around the site to illuminate signage and accent some special planting areas.

Drop-Off Areas

The drop-off areas associated with each building will be located along Toledo Terrace and will be pull off areas long enough for the stacking of a minimum of three vehicles. They will be demarcated with a paving material and/or pattern in contrast with the adjacent asphalt road paving. Pedestrian traffic will be directed around the areas so as not to cause the need for pedestrian traffic to cross vehicular lanes.

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On-Structure Deck Spaces with Pool

Large outdoor spaces built over parking structures will accommodate a variety uses on several of the buildings. Accessible from interior amenity rooms, the spaces will offer multiple seating options, gathering spaces, passive and active recreation spaces, lush planting on different levels and high quality paving. These deck spaces for each building will feature unique elements.

Building 1 is unique in that it is the tallest residential tower and it contains a tower devoted to office space. The open deck space associated with Building 1 responds to these unique elements with a design meant to serve both office patrons and residents.

The pool will be designated for resident use only and is accessible through the locker rooms associated with the interior amenity space. A significant part of the deck will be accessible to both residents and office patrons and will feature large open spaces for groups gathering, seating, grilling options, planting, open lawn for bocce or lawn games, and a putting green.

Private terraces associated with the residential units will be separated from the open space by raised planters and from each other by opaque screens, often sitting in planting. Extensive green roof planting (low planting of mainly Sedum species in a shallow depth of planting media) will flank many of these terraces and provide separation between the terrace and the parapet wall.

Computer generated image of Rooftop Deck

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Computer generated image of Rooftop Deck

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The on-structure deck spaces associated with Buildings 2 & 3 are solely for building residents' use, and feature very similar design palettes and patterns. With pool access from either residential tower, the pools features decks protruding out over the water surface, raised lawn panels, lushly planted raised planters, shade structures and various types of seating.

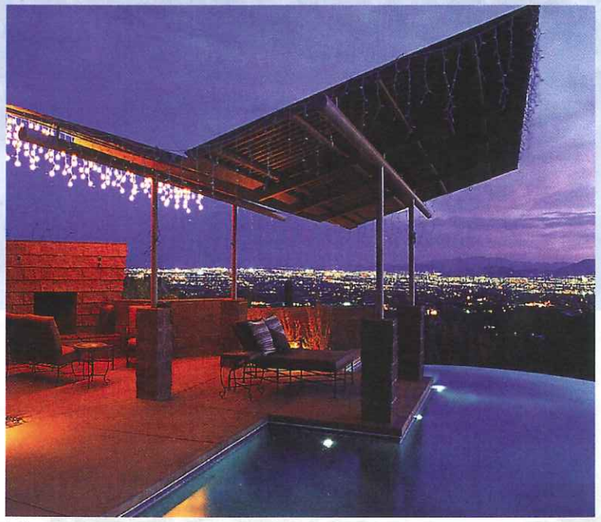
The common area, also accessible from either tower, will feature grilling areas, a variety of seating and planting types, shade structure and open gathering space.

Computer generated images of Rooftop Deck

Private terraces for the residential units facing the open deck space will be separated from the common areas by a raised planter, and in where necessary, will be separated from each other by a freestanding opaque screen.

The on-structure deck spaces associated with Building 4 is unique to the other large open deck spaces in that it does not have a pool. There is ample gathering space for the building residents, grilling options, a shade structure, various seating options and the same palette of varying height planters and plant types as the other decks. Unique to Building 4 is a small area designated as a small child play area. It is arranged on a raised synthetic surface and includes several small pieces of play equipment and a sandbox.

Computer generated images of Rooftop Deck



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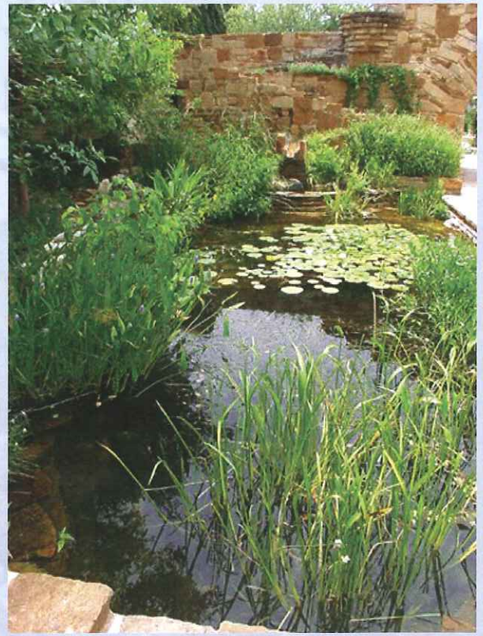
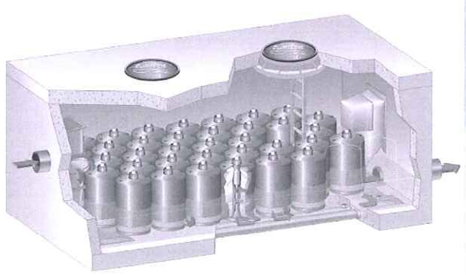
On-Structure Gardens as Biofiltration Areas

Buildings 5, 6 & 7 will feature smaller courtyard spaces on-structure that will act as biofiltration gardens. These spaces will be accessible from terraces associated with the units flanking the spaces, but will be centrally planted in varying height planters. These planters will be used to accept rainwater from the roofs of the buildings, which will enter the planters via downspouts and seep through the planting media, whereby being cleansed. The water that seeps all the way through the media will be collected in the building's roof drainage system. The overall volume of rainwater into the storm drain system will be decreased and it will be significantly cleaner than if it came directly off of the roof.





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10. STORMWATER MANAGEMENT

The Belcrest Mixed Use Plaza apartment, retail, and office project site has existed for over four decades as a highly urbanized multi family dwelling project located just outside the town of Hyattsville along the Route 410 highway corridor. The Belcrest Plaza site is located within both the Northeast and Northwest Branch Watersheds. The entire site drains into an existing storm drain system or off site into undeveloped ground.

The area around the project itself has experienced significant growth in those four decades and has very little resemblance to a suburban space. The urbanization of the project location and the advancement of stormwater management sciences make this project ripe for some of the newest techniques in sustainable development as they can be applied to stormwater management requirements for urban areas. The project will provide controls for both water quality and water quantity which do not now exist on site due to the lack of stormwater regulation laws at the time the property was originally improved with buildings and parking.

It is anticipated that the development of Belcrest Plaza will require stormwater management measures to meet the State of Maryland and Prince Georges County redevelopment requirements for Water Quality Volume (Wqv), Channel Protection Volume (Cpv), and 100 year flood control.

Because of the urban nature of the project, underground stormwater management systems will be the principal methods of providing both water quality and water quantity control measures through mechanical filtration devices (such as a StormFilter®, shown below) and outlet control structures. The stormwater management system will be sized to provide the water quality volumes and channel protection volumes not achieved with other measures on site.

In addition to the underground stormwater management devices, the developer of this project is committed to implementing low impact development (LID) techniques where practical in the development scheme of the site. LID or sustainable development techniques being considered for inclusion in the site design must be vetted with the appropriate public agencies (PGDPW&T) to ensure that such practices are acceptable in the public road right of way and the public stormwater systems on the site. LID techniques being considered on this site may include:

Bioretention

This option is a stormwater management technique that can be used in urban sections to provide above ground treatment in an attractive fashion. These devices can be used in a variety of small applications and provide an amenity to the area. Bioretention is often an effective method of recharging the groundwater system and, when well maintained and planted with flowering native plant materials, can provide an attractive site amenity that can be built into the fabric of the open space and can be enjoyed year round by the project population.

Disconnect Impervious Areas/ Infiltration

The site stormwater management approaches anticipate that where practical rooftop runoff can be diverted into a perforated pipe system running along the street curb line as a way to use runoff to irrigate the street trees. Water diverted into this system will either be utilized by the plant material or will recharge the groundwater through the use gravel trenches assuming infiltration rates are acceptable.

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Pervious Paving

In those few instances were paving is needed for purposes other than vehicular access (such as fire lanes) a grass paver will be proposed. The grass paver (such as grass rings) will reduce previous area over a large area and yet still allow proper life safety concerns to be addressed.

The site intends to honor the new State of Maryland stormwater management regulations for redevelopment that will be implemented in early 2010 to the extent that it can. This includes the potential use of the items listed above in an effort to approach the requirement to control 100% of the new impervious area and 50% of the existing impervious area as required by the regulations. In general this is a voluntary effort on the part of the applicant as it is anticipated that the new regulations will not be in place at the time of the applicant will obtain the required technical land development approvals.

Regardless, the applicant does wish to compliment the site design with some of the above listed stormwater management options in an attractive and practical manner and thus take advantage of the effectiveness of the new stormwater regulations and honor their intent. The use of these devices will not only provide required water quality and quantity, but will help protect the environment and will do so in an attractive manner to help the project become the high quality project that Prince George's County deserves and expects.