

Case No. DSP-10028  
Maryland Book Exchange

Applicant: R & J (MD) Company, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 12-06 (A), to approve with conditions a detailed site plan for the redevelopment of the Maryland Book Exchange site, currently occupied by a two-story structure and surface parking lot, with a single three-to six-story mixed-use building consisting of multifamily residential units to a maximum of 287 units, 855 beds, and 13,844-square feet of commercial development, located on the east side of Baltimore Avenue (US 1), north of College Avenue and west of Yale Avenue within the City of College Park, in Planning Area 66, Council District 3, in the Developed Tier, zoned M-U-I and subject to the Development District Overlay Zone (D-D-O-Z) standards found in the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (SMA), is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 12-06 (A), as its findings and conclusions in this case, except as otherwise provided herein pursuant to §27-290(d) of the Zoning Ordinance.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to signature approval, the detailed site plan (DSP) shall be revised as follows:
  - a. Change General Note 3 to list 12,525 square feet or the correct amount shown on the revised DSP, as the area of green space on-site.
  - b. Remove the Section 4.7 bufferyard schedule from the plan.
  - c. Revise the plant schedule to correctly indicate the native plants and revise the Section 4.9 schedule to show the requirements being met.
  - d. Remove the street trees from the number of shade trees provided in the Section 4.1 schedule on the landscape plan.
  - e. Revise the plan so that all of the provided handicapped parking spaces are a full 19 feet in length with a striped access aisle adjacent to each.
  - f. Provide a revised lighting plan with details of building-mounted light fixtures and lighting locations, along with hours of illumination. The plan shall indicate adequate lighting levels on the north side of the building, and that the ultimate lighting design does not detrimentally spill over into adjacent residential areas.
  - g. Provide a more detailed set of sign standards based on the Development District Overlay Zone (D-D-O-Z) requirements for building-mounted signage. The plan shall establish the standards for sign lighting, colors, lettering style, size, height, material, quantity, and location that will be used to regulate building-mounted signage within the proposed sign envelopes.
  - h. Provide limits to the commercial hours of operation and deliveries, commercial and otherwise, demonstrating minimal impacts on adjacent properties.
  - i. Add a note to the DSP that all loading area access doors shall remain closed, except during times of entrance and exiting of vehicles.
  - j. Clarify, with notes, which of the City of College Park parallel parking spaces along College Avenue will be eliminated to accommodate the loading access drive.
  - k. Label the height of the access to all loading spaces on the site plan.
  - l. Provide a site circulation plan, including internal parking circulation, per PGCPB Resolution No. 09-170, No. 13, page 17.
  - m. Revise the site notes, lot area, and lot coverage to indicate any areas of dedication for public roadways.

- n. Revise the general notes on the coversheet to provide information regarding the surplus parcel on the western end of the property.
  - o. Revise the plan to reflect the number of units proposed, not to exceed 287 units and 855 beds. The plan shall also provide the corresponding number of parking spaces allowed.
  - p. Indicate on the plans the dust and noise control procedures to be employed during the demolition and grading phases of site work. No dust should cross over the property lines to impact the neighboring communities.
  - q. Indicate on the plans that construction vehicles entering the construction site should be directed away from the residential areas surrounding the site. Trucks should not be allowed to line up in residential areas waiting to enter the construction site.
  - r. Revise the landscape plan to provide for additional landscaping, details, and specifications for the westernmost courtyard.
2. Prior to signature approval, the following revisions shall be made to the architectural plans to be reviewed by the Urban Design Section as designee of the Planning Board:
- a. The easternmost bump-out on the College Avenue frontage shall have a substantial trim cap similar to that used along Yale Avenue, per Applicant's Exhibit 3R.
  - b. The first floor of the buildings north elevation shall provide some transparency into and out of the garage for greater visual interest for pedestrians moving along that edge of the building and enhanced natural surveillance for that area, per Applicant's Exhibit 3R.
  - c. The plans shall be revised to clearly indicate how the breezeway is to be lighted and directional signage for the pedestrians.
  - d. Revise the architectural elevations and the floor plans, to indicate that the building along College Avenue shall transition from 6 stories to 5 stories approximately 182 feet from the Yale Avenue right-of-way and shall transition from 5 stories to 3 stories approximately 100 feet from the Yale Avenue right-of-way per Applicant's #2, Attachment A5.05 dated October 19, 2012, attached to this Order. The number of stories surrounding the easternmost courtyard measured from the courtyard level shall be 4 stories on the north, 4 and 2 stories on the south, 2 stories on the east and 4 stories on the west per Applicant's #2, Attachments A5.01 and A5.02 dated October 19, 2012, attached to this Order.

- e. Revise the building's elevations, to provide fenestration and architectural detailing for the exposed 4th, 5th and 6th stories per Applicant's #2, Attachments A5.01 and A5.02 dated October 19, 2012, attached to this Order. Above the courtyard level, the facades facing north and south on the easternmost courtyard and the 4th and 5th stories facing east above the 3-story portion of the building shall be brick per Applicant's #2, Attachments A5.01 and A5.02 dated October 19, 2012, attached to this Order.
  - f. Revise the west elevation to replace the metal cladding on the 2nd, 3rd and 4th floors of the northwest and southwest corners with brick and extend the metal cladding of the northwest corner on the 5th and 6th floors to reduce the width of the adjacent hardipanel column all per Applicant's #2, Attachment A5.03 dated October 19, 2012, attached to this Order, notwithstanding any other condition.
  - g. Revise the 3-story portion of the building as described in Condition No. 2(d) above to show a flat roof and replace the cast stone on the ground floor with brick per Applicants #2, Attachment A5.01, A5.02, A5.04, A5.05, and A5.06 dated October 19, 2012, attached to this Order.
  - h. Revise the north elevation of the stepped-down 6-story portion of the building to replace the hardipanel with brick on the first 3 floors including the 5 floors of the stair tower per Applicant's #2, Attachment A5.06 dated October 19, 2012, attached to this Order, notwithstanding any other condition.
  - i. Provide final elevations and floor plans that reflect all architectural changes contained in the conditions above and below, including the materials, details and specifications. The final elevations and floor plans shall be referred to the City of College Park for review and comment.
- 3. A disclosure clause shall be placed on final plats and deeds for all properties that notify prospective purchasers that the property has been identified as being within approximately one mile of a general aviation airport. The disclosure clause shall include the cautionary language from the General Aviation Airport Environment Disclosure Notice.
  - 4. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall obtain approval of a final plat pursuant to Section 24-108 of the Subdivision Regulations, for which no preliminary plan is required, to vest the existing development and address the following:
    - a. Add a note to state that the subject property is exempt from filing a preliminary plan pursuant to Section 24-111(c)(4) of the Subdivision Regulations.

- b. Show the dedication of right-of-way along Baltimore Avenue (US 1) and Yale Avenue as reflected on the approved detailed site plan.
  - c. Add a note to states that the public safety surcharge is applicable for the subject property pursuant to Section 10-192.11(a) of the Prince George's County Code, unless a waiver is granted pursuant to Section 10-192.11(b) (3) by the County Council or the surcharge is deemed inapplicable.
  - d. Add a note that the development of the subject property shall be in accordance with the approved detailed site plan.
- 5. Total development within the subject property shall be limited to development which generates no more than 141 AM peak hour and 192 PM peak-hour vehicle trips.
- 6. Prior to issuance of any building permits within the subject property, the following improvements shall (1) have full financial assurance, (2) have been permitted for construction by the Maryland State Highway Administration (SHA) for part (a) and the city of College Park for part (b), and (3) have an agreed-upon timetable for construction with SHA and the City:
  - a. The provision of any traffic signal modifications, pedestrian/bike push buttons and count-down displays at all approaches, and inclusion of highly-visible and well delineated pedestrian crosswalks and stop bars on all approaches at the intersections of Baltimore Avenue (US 1) with College Avenue/Regents Avenue, per SHA and the City of College Park Standards.
  - b. The provision of wide pedestrian crosswalks on all approaches of College Avenue with the proposed driveway on College Avenue and the intersection of College Avenue with Yale Avenue, if deemed necessary by the City of College Park.
- 7. Prior to signature approval of the plans, the following notes shall be added to the plans:
  - a. Monitor cameras shall be placed throughout the building in common areas including stairwells, parking garage, garbage area, access points and the courtyards. Monitor cameras shall also be placed on the north side exterior of the building.
  - b. Access to the residential portions of the building shall be controlled through front desk personnel, keycards or pass codes to prevent access by individuals are not residents or guests.
  - c. Blue light call boxes should be located on each end of each level of the parking garage and on the exterior of the building including the north and south side, subject to the approval and installation by the University of Maryland.

- d. Radio amplifiers in the building shall be provided for reliable radio transmissions for first responders while inside the buildings.
8. Prior to signature approval, revise the ground level material selections wrapping the northwest corner of Route I to be consistent with that at the southwest corner, per Applicant's Exhibit 3R.
9. Prior to signature approval, adjust the south service entry overhang to reduce significance. Emphasize the residential building's entry by adding a more pronounced canopy, per Applicant's Exhibit 3R.
10. Prior to signature approval, create consistent window types on second and third floor facade along the College Ave elevation, per Applicant's Exhibit 3R.
11. Prior to signature approval, the applicant shall revise the fifth and sixth stories of the north, west and south elevations of the westernmost (Baltimore Avenue) portion of the building to provide for enhanced architectural detailing: enhanced masonry and/or carpentry details, such as brick, cast stone, textured and decorative siding and sheathing materials such as HardiPlank, and enhanced cornice treatments (which shall be consistent and logically applied across the entire building composition), and the use of color to differentiate building elements and volumes.
12. Prior to signature approval, the applicant shall revise the two center portions of the building's north elevation to provide for significantly enhanced architectural detailing: enhanced masonry and brick, cast stone, textured and decorative siding and sheathing materials such as HardiPlank, and enhanced cornice treatments (which should be consistent and logically applied across the entire building composition), and the use of color to differentiate building elements and volumes.

Ordered this 13th day of November, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON  
REGIONAL DISTRICT IN PRINCE  
GEORGE'S COUNTY, MARYLAND

By: \_\_\_\_\_  
Andrea C. Harrison, Chair

ATTEST:

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Redis C. Floyd  
Clerk of the Council