JUSTIFICATION FOR PARKING MODIFICATION

1. Generally

i. The number of parking spaces required in the Central US 1 Corridor sector plan area is specified in this section for residential, lodging, office, and retail (including eating or drinking establishments) uses. Any deviation from this standard shall require a modification of the development district standards. The number of parking spaces required for uses not listed here shall be reduced fifty percent from the number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. Any deviation from this standard shall require a modification of the development district standards.

Within the Zoning Ordinance, a cultural center is shown to require 2.5 parking spaces for every 1,000 square feet of gross floor area. Given that the building is proposed to include 38,728 square feet, 50% of the normal parking requirement would be 49 spaces. No parking spaces can be accommodated on-site, and a modification to this development standard is, therefore, requested. Justification for this modification is as follows: Hillel has been located upon its current property for at least the past 30 years, and during that time, virtually all of the students and faculty coming to Hillel have walked to its building. Since the Subject Property is actually closer to most of the student housing both on and off campus, and is located only a few blocks from the commercial center of College Park, the new location will be even easier to access than the current location. For these reasons. Hillel fully expects virtually all students and faculty to access the Subject Property either on foot or by bicycle. Furthermore, at its current location, overflow parking for certain heavily-attended events can be accommodated by the University's Mowatt Lane public garage, located about two blocks away. From the Subject Property, the Knox Road public garage (operated by the City of College Park) is also located about two blocks from the Subject Property, and is similarly available for additional parking, if necessary.

It should also be noted that Hillel currently has a staff of 18, only about two-thirds of whom generally drive to work, and the organization has been able to accommodate its parking needs on-site for all of the many years it has been at its current location. Hillel does not expect that the Staff size will increase significantly at the proposed new building upon the Subject Property.

The University has agreed to cooperate with Hillel to allow the proposed use of ten (10) parallel parking spaces (each with a dimension of 8'x20'), along the southern portion of its private roadway, located just north of the northern boundary of the Subject Property, east of the northern terminus of Yale Avenue – thus very close to the Subject Property.

Since Hillel has been able to operate with ten off-street parking spaces, and no nearby on-street spaces, for all of the many years it has been at its current location, it fully believes that the ten parallel spaces described above will be sufficient for its needs at the new location.

2. Parking Space Generation

The use upon the Subject Property will be a "Cultural Center" (as it is currently permitted), which, under Section 27-568(a) of the Zoning Ordinance, requires 2.5 parking spaces for every 1,000 square feet of gross floor area. Since the Subject Property is proposed to include 38,728 square feet of GFA, and the Sector Plan allows a reduction of 50% in the number of spaces otherwise required by the Ordinance, a total of 49 off-street parking spaces are required.

A modification to this standard is requested – see above.

3. Bicycles

i. A minimum of one bicycle parking space shall be providing within the public or private frontage for every three vehicular spaces.

Ten (10) bicycle racks are proposed to accommodate twenty (20) bicycles (17 are required). It should also be noted that there are two (2) bike-share locations within a short distance from the project site.

ii. Bicycle racks shall be placed in highly visible locations along the street or within parking garages as appropriate.

Applicable and project complies.

HILLEL CENTER PRELIMINARY PLAN OF SUBDIVISION 4-17038 **GENERAL NOTES: EXISTING PROPERTY INFORMATION:** BLOCK 26 LOTS 17, 18, 19 JWB5 F.479 TAX MAP/GRID: 33/D3 WSSC SHEET: 209NE04 4. PURPOSE OF SUBDIVISION: CULTURAL CENTER 5. PRIOR APPROVALS: NRI-096-2017; E-021-10 6. GROSS ACREAGE: 0.87 AC.+/-NET ACREAGE: 0.87 AC,+/-NET DEVELOPABLE OUTSIDE OF PMA: 0.87 AC.+/-8. ENVIRONMENTAL REGULATED FEATURES: 0.00 AC.+/-9. 100 YEAR FLOODPLAIN: 0.00 AC.+/-10. ROAD DEDICATION: 0.00 AC. 11. EXISTING ZONING: M-U-I SECTOR PLAN: APPROVED CENTRAL US 1 CORRIDOR SECTOR PLAN AND SECTIONAL MAP AMENDMENT 12. PROPOSED USE: CULTURAL CENTER PROPOSED NUMBER OF LOTS: 0 PROPOSED NUMBER OF PARCELS: 1 PROPOSED NUMBER OF OUTPARCELS: 0 YALE AVENUE 14. SUSTAINABLE GROWTH TIER: YES, TIER 1 15. MILITARY INSTALLATION OVERLAY ZONE (MIOZ): NO CENTER OR CORRIDOR LOCATION: APPROVED CENTRAL US 1 CORRIDOR SECTOR PLAN AND SECTIONAL MAP AMENDMENT 17. EXISTING GROSS FLOOR AREA TO REMAIN (NON-RESIDENTIAL): 0 SF PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL): 38,728 SF 18. STORMWATER MANAGEMENT CONCEPT #56978-2017-0, APPROVAL DATE: PENDING WATER/SEWER CATEGORY DESIGNATION: EXISTING: W-3 & S-3 PROPOSED: W-3 & S-3 20. AVIATION POLICY AREA: COLLEGE PARK AIRPORT: APA 6 L.07681 F.868 LOT 14 BLOCK 26 21. NO MANDATORY PARK DEDICATION. 22. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY. 23. THE SUBJECT PROPERTY IS LOCATED WITHIN THE OLD TOWN COLLEGE PARK NATIONAL REGISTER AND PRINCE GEORGE'S COUNTY HISTORIC DISTRICT (64-042-00). 24. TYPE ONE CONSERVATION PLAN: EXEMPT 25. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA 26. THERE ARE NO WETLANDS ON SITE. 27. THERE ARE NO STREAMS ON SITE. FUTURE LOCATION OF SCULPTURE 28. SOILS: BuB. FROM WEBSOILSURVEY.NRCS.USDA.GOV 29. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION. EX. LOT 17 HUSSEIN, AHMED M L.16288 F. 271 LOT 12 BLOCK 26 ZONE: R-55 USE: RESIDENTIAL PROPOSED PARCEL OWNER: MARYLAND HILLEL EX. LOT 18 ZONE: M-U-I VESTRY ST. ANDREWS PARISH L.02281 F.114 LOT 11 BLOCK 26 ZONE: R-55 USE: CHURCH EX. PARKING-MARYLAND, INC. VESTRY ST. ANDREWS PARISH L.03797 F. 369 LOT 10 BLOCK 26 ZONE: R-55 USE: CHURCH L. 13188 F. 212 VESTRY ST. ANDREWS PARISH L.01771 F.141 LOT 20 BLOCK 26 ZONE: R-55 USE: CHURCH PROPOSED PARCEL LAYOUT **EXISTING LOT LAYOUT** NOT TO SCALE NOT TO SCALE THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan SURVEYOR'S AND ENGINEER'S CERTIFICATION meets conditions of final approval THE MARYLAND-NATIONAL CAPITAL by the Planning Board, its designee I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT PARK AND PLANNING COMMISSION or the District Council. M-NCPPC OR AVAILABLE RECORDS APPROVAL MICHAELE. WAGNER PLANNING BOARD ACTION: _____ Michael Wayner 4/24/18
Michael Wagner DATE
PROFESSIONAL ENGINEER PROJECT NAME: HILLEL CENTER PER PGCPB RESOLUTION#: _ ADOPTION DATE: ___ PROJECT NUMBER: 4-17038 JOHN KOSTIC SIGNATURE APPROVAL DATE:_ PROPERTY LINE SURVEYOR MD REG. NO. #: 12270. EXP DATE: 01/13/2019 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Amendment numbers must be included in the Project Number MD. REG. NO. #: 473. EXP DATE: 01/06/2019 AUTHORIZED SIGNATURE PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND,
LICENSE NO. 12270, EXPIRATION DATE: 1/13/19 PRELIMINARY PLAN OF SUBDIVISION SOLTESZ, LLC MISS UTILITY NOTE PRELIMINARY PLAN OF SUBDIVISION 1" = ____20' OWNER/DEVELOPER/APPLICANT MAP XX GRID XXXXX INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HILLEL CENTER WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MARYLAND HILLEL 033, D3 MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL 7612 MOWATT LANE SHEET ____ EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TES COLLEGE PARK, MD 20740 PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVAT CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN PHONE: 240-912-0200 4-17038 4300 Forbes Boulevard, Suite 230 CONTACT: PAUL CHOD DESCRIPTION SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY Lanham, MD 20706 BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS PROJECT NO. HORIZONTAL: NAD 83/9 THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN. NOVEMBER 2017 CAD STANDARDS VERSION: V8 - 2000 BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND P. 301.794.7555 F. 301.794.7656 XXXX www.solteszco.com 1853-02-00 RTICAL: NAVD 29 TECHNICIAN: GAM CHECKED: GAM P:\18530200\PREL\PREL.sht Scale= 20.0000 ft / in. User= yroh PLTdrv= PDF_Color_150.pltcfg Pentbl= TEXT_SUB.tbl 4/24/2018 11:00:59 AM