

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 2, 2017, regarding Detailed Site Plan DSP-12034-04 for 8321 College Park Hotel, LLC (aka Cambria Suites), the Planning Board finds:

1. **Request:** To revise the architecture of the hotel, including its landmark feature tower, add signage to the landmark tower, add an emergency generator and landscape screening, provide a canopy and sign over the walkway between the hotel and garage, and add a rooftop mechanical penthouse.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	M-U-I/D-D-O	M-U-I/D-D-O
Use(s)	Hotel	Hotel
Acreage	3.21	3.21
Parcels	1	1
Lots	23	23
Square Footage/GFA	88,687	88,687

OTHER DEVELOPMENT DATA

Parking Requirements per the Sector Plan

Phase 2 – Proposed Uses	Spaces Required
Hotel - 1 space per 2 rooms -150 rooms	75
Retail -1 space per 1,000 square feet	49
Total	124
Allowed Shared Parking Factor	NA
Total Required	124

Phase 2 - Total Parking Provided

272 standard @ 8.5 x 18 feet
(in parking garage)
11 compact @ 8 feet x 16 feet
including 5 standard handicapped
5 handicapped 3 van-accessible
handicapped

Including five standard (19-foot by 18-foot) handicapped-accessible parking spaces and one van-accessible space.

Bicycle Spaces per the Sector Plan

Phase 2 – 98 Required (1 per 3 parking spaces)

Phase 2 – 54 Provided*

Note: *The number of bicycle spaces was provided for in an amendment to the D-D-O Zone standards when Detailed Site Plan DSP-12034-01 was approved for the site.

Phase 2–Loading Spaces:

Required: One 33-foot by 12-foot space**

Provided: One 33-foot by 12-foot space (shared)

Note: ** The applicable D-D-O Zone does not have a standard for required loading spaces or parking space size. Therefore, per the M-U-I Regulations, when a mix of residential and commercial uses is proposed on a single parcel, the site plan should set out the regulations to be followed. The subject site plan proposes one loading space, internal to the building. The height of the loading space entrance is 15 feet and 9.25 inches, which meets the requirement of at least 15 feet. A condition of this approval requires that the height of the door be labeled on the site plan prior to certificate approval.

3. **Location:** The subject site is located on the east side of Baltimore Avenue (US 1), approximately 300 feet northeast of its intersection with Berwyn House Road, at 4700 Berwyn House Road. The site is also located in Planning Area 66, Council District 3, within the City of College Park. The site is zoned Mixed-Use–Infill (M-U-I) and is subject to the Development District Overlay (D-D-O) Zone standards found in the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (Central US 1 Corridor Sector Plan and SMA).
4. **Surrounding Uses:** The subject property is bounded to the north by Pontiac Street, with commercial uses in the M-U-I Zone beyond; to the east by single-family detached residential units in the One-Family Detached Residential (R-55) Zone; to the south by the newly constructed CVS drugstore, in the M-U-I Zone, with Berwyn House Road beyond; and to the west by Baltimore Avenue with a vertically mixed-use development project consisting of residential and commercial uses.

5. **Previous Approvals:** The 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* retained the property in the M-U-I and D-D-O Zones. The property is also the subject of DSP-12034, which was approved by the Planning Board on April 11, 2013 (PGCPB Resolution No. 13-36 adopted on May 2, 2013). The District Council considered the case in oral argument and approved the case on July 8, 2013 subject to seven conditions. The District Council reapproved the case by an amended order on April 28, 2015. Detailed Site Plan DSP-12034-01 was approved by the Planning Board on July 17, 2014 (PGCPB Resolution No. 14-74). A corrected resolution was processed for that project on March 19, 2015. Detailed Site Plan DSP-12034-02 was approved by the Planning Director on May 4, 2015 for revisions to the hotel architecture, parking garage, and stormwater management facilities. Detailed Site Plan DSP-12034-03 was approved by the Planning Director on August 13, 2015 for revisions to hotel architecture and the landscape plan. The subject property has a Stormwater Management Concept Plan, 23848-2012, which was approved on December 7, 2015 and valid through December 7, 2018.
6. **Design Features:** The revisions to the DSP herein approved include revisions to the architecture and site plan for the project, as follows:
- Add a 15-foot-wide by 18-foot-high by 95-foot-long rooftop mechanical penthouse composed of Exterior Insulating Finishing System (EIFS) to house a centralized energy-efficient heating and cooling system which will garner points toward a higher leadership in energy and environmental design (LEED) certification.
 - Redesign the tower and landmark feature located on the northwest corner of the building façade along Baltimore Avenue to reflect a more modern image and trademark for the College Park Hotel, including replacing the brick and glass architectural materials with grey metal and eliminating the windows on the tower.
 - Changes to the ground floor shopfront architecture to include more storefront glass, less brick and material instead of metal canopies over the windows in order to meet better the needs of the actual rather than proposed tenants that will occupy the space.
 - Remove rear, sidewalk metal entrance canopy and add a connective canopy between the parking garage and the hotel bearing signage for the hotel.
 - Add an emergency generator adjacent to the parking garage and landscaping screening to limit the visual impacts of the generator on the surrounding area.
 - Revise the signage to include:
 - (1) **West Elevation**—Add a hotel identification sign at the top of the elevation, another hotel identification sign above the entrance door on the tower, a sign with the Southern Management logo on the sixth story, and two restaurant signs;

- (2) **East Elevation**—Add a hotel identification sign above the entrance door;
 - (3) **North Elevation**—Add a hotel identification sign on the connecting awning and a Southern Management Logo sign on the sixth story; and
 - (4) **South Elevation**—Add a hotel identification sign on the sixth floor.
- Remove ten windows from the east elevation which faces the parking garage.
 - Revise the design of the handicapped ramp.

The Planning Board herein approves the above specified revisions to the architecture of the project, except for the deletion of fenestration on the building façade directly across from the parking garage. These windows add visual interest and architectural details to the building, enhancing it visually. Therefore, a condition of this approval requires that the windows or equivalent treatments on the façade of the building directly across from the parking garage be replaced as they were approved in DSP-12034-01, the most recent approval that affected the architecture for the subject project.

COMPLIANCE WITH EVALUATION CRITERIA

- 7. **The 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The revisions herein approved do not affect previous findings of conformance with the Central US 1 Corridor Sector Plan and SMA.
- 8. **Zoning Ordinance:** The revisions herein approved do not affect previous findings of conformance with the relevant sections of the Zoning Ordinance in the M-U-I and Development District Overlay (D-D-O) Zones.
- 9. **Detailed Site Plan DSP-12034 and its revisions:** No conditions of Detailed Site Plan DSP-12034 and its three previous revisions are relevant to the subject approval.
- 10. **2010 Prince George's County Landscape Manual:** The Central US 1 Corridor Sector Plan and SMA states that Sections 4.2, 4.3, and 4.7 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) do not apply within the applicable development district. Therefore, the development herein approved is only subject to the requirements of Sections 4.1, 4.4, 4.5, and 4.9 of the Landscape Manual. Section 4.1 contains only residential requirements and therefore is not applicable to the subject project. Section 4.4 is, however, applicable as a new generator is herein approved, as mechanical equipment must be screened in this commercial project from all adjacent properties, parking areas, and drive entrances. Note that there was a contradiction in the plan drawings with respect to the screen as the elevation shows a single row of evergreens and the site plan shows a double staggered row and that a revised landscape plan for the entire project site

not provided. A condition of this approval therefore requires that the drawings be reconciled to both show a double staggered row as this option provides an effective screen from the time of planting as required by the Landscape Manual and that a revised landscape plan be included in the plan set prior to certificate approval. Section 4.6 contains requirements for buffering development from streets. These requirements are applicable to the residential development in nature and therefore, do not apply to the subject project. Section 4.9 of the Landscape Manual applies to the subject approval, as the applicant has chosen evergreens as a method of screening the generator herein approved. Section 4.9 requires that 30 percent of all evergreens provided in a development be native. The applicant provided this schedule demonstrating that the evergreens provided in the project meet this requirement. The subject DSP is in conformance with the relevant requirements of the Landscape Manual. All previous findings for conformance with landscaping requirements for the rest of the site remain valid and still govern.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The revisions contemplated in the subject approval will not affect previous findings of the project's conformance with the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
12. **Prince George's County Tree Canopy Coverage Ordinance:** A ten percent tree canopy coverage requirement applies to this M-U-I-zoned site per the Prince George's County Tree Canopy Coverage Ordinance. This amounts to approximately 13,983 square feet be kept in tree canopy. The plans herein approved provide the correct schedule demonstrating conformance with the requirements of the Prince George's County Tree Canopy Coverage Ordinance through the use of landscape plantings on-site.
13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Permit Review**—Permit review comments have either been addressed through revisions to the plans or included as conditions of this approval.
 - b. **Community Planning**—The changes herein approved are not inconsistent with the Central US 1 Corridor Sector Plan and SMA.

The project approved herein is located within a designated Employment Area growth policy area. *Plan Prince George's 2035 Approved General Plan* describes Employment Areas as areas commanding the highest concentrations of economic activity in four targeted industry clusters and recommends continuing to support business growth in these areas, concentrating new business development near transit, where possible, improving transportation access and connectivity, and creating opportunities for synergies.

The Plan 2035 Strategic Investment Program places this property in a designated priority investment area – the Innovation Corridor. The Plan Prince George’s 2035 describes the Innovation Corridor as the area that has the highest concentrations of economic activity in our four targeted industry clusters and the greatest potential to catalyze future job growth, research, and innovation in the near- to mid-term. This Innovation Corridor is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators locating in close proximity to one another and on existing and planned transportation investment, such as the Purple Line.

Replacement of a brick-and-glass tower with a landmark roof feature, with a grey metal tower with additional windows on the main floors of the building is herein approved, subject to conditions. The Central US 1 Corridor Development District Overlay Zone defines a “landmark feature” as “a building, architectural element, or work of art located on a prominent and visible site within the urban fabric; whose design responds to and takes full advantage of its site.” The brick-and-glass tower feature on the roof of the hotel previously approved as the landmark feature on this site meets both the intent and definition of such a feature. Signage will be included on the base of the tower and elsewhere on the building in accordance with a condition of this approval. The changes herein approved are permitted by the development district standards and other guidance of the Central US 1 Corridor Sector Plan.

- c. **City of College Park**—In a letter dated March 1, 2017, the City of College Park City Council recommended approval subject to two conditions, which the Planning Board has incorporated into this approval.
 - d. **City of Greenbelt**—In an e-mail dated February 6, 2017, the City of Greenbelt stated that they had no comments on the College Park Hotel project.
 - e. **Town of Berwyn Heights**—The Town of Berwyn Heights did not offer comments on the subject project.
14. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the Central US 1 Corridor Sector Plan and SMA.

Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the development herein approved for its intended use.

15. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.

As the revisions herein approved do not affect any regulated environmental features, this normally required finding need not be made.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-12034-04, subject to the following condition:

1. Prior to certification, the applicant shall revise the plans or provide the specified documentation as follows:
 - a. Remove Sheet DSP-3 "Existing Conditions/Demolition Plan and Sheet DSP-5 "Drainage Area Plan" from the plan set and rename Sheet DSP-4 "Detailed Site Plan" and renumber the sheets accordingly.
 - b. The height of the entrance to the loading space shall be labeled as 15 feet and 9.25 inches.
 - c. The landscape plan, landscape details, and elevation drawings shall be revised with respect to the screening of the generator pad/generator to show a double staggered row of evergreens. Final design of the landscape plan and details shall be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - d. Windows above the parking garage on the opposite wall of the hotel and on the building façade directly across from the garage shall be replaced, as they were approved in the most recently approved application for the subject project or provide equivalent architectural treatments to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - e. Increase the height of the landmark feature so that it is taller than it is wide (as measured from the roof line) and apply a similar window treatment to all four sides.
 - f. Revise the sign plan to clearly indicate all proposed signs, locations, and dimensions to be reviewed by the Maryland-National Capital Park and Planning Commission Planning staff and the City of College Park.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, March 2, 2017, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of March 2017.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator

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