

August 31, 2005

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator, Urban Design Section

SUBJECT: Conceptual Site Plan, CSP-05002A
Addison Road South, Phase I
Conceptual Site Plan, CSP-05002B
Addison Road South, Phase II

The Urban Design staff provides the following additional findings and condition:

1. **Parks and Recreation**—The staff of the Department of Parks and Recreation (DPR) has reviewed the conceptual site plan application for rezoning from the R-55 Zone (with a D-D-O, Development District Overlay) to the M-U-I (Mixed-Use Infill) Zone in conjunction with the preliminary plan of subdivision and the requirements for the fulfillment of the mandatory dedication of parkland (Section 24-134 of the Subdivision Regulations). The plan was reviewed for compliance with the requirements and recommendations of the approved Prince George's County General Plan, approved sector plan and sectional map amendment for the Addison Road Metro Town Center and Vicinity, and existing conditions in the vicinity of the proposed development as they pertain to public parks and recreation facilities.

The subject property is located in Subarea 4 (Addison South) of the Addison Road Metro Town Center plan. Phase 1 of the conceptual site plan is 17.13 acres in size and is proposed for development of 83 townhouses, 8 live/work units, and 16 single-family houses. Using current occupancy statistics for single-family dwelling units, this phase of development would result in a population of 300 residents in the new community. Phase 2 of the conceptual site plan is 15.9 acres in size and is proposed for development of 84 townhouses and 6 live/work units; this phase of development will generate 252 residents. Therefore, both phases of the conceptual site plan would generate a total of 552 residents.

The Prince George's County General Plan establishes objectives related to the public parkland. They indicate that the objectives are that a minimum of 15 acres of M-NCPPC local parkland should be provided per 1,000 population (or equivalent amenity in terms of parks and recreation service) and 20 acres of regional, countywide and special M-NCPPC parkland per 1,000 population. By applying the General Plan standards for

projected population in the new community (552 residents), staff has determined that 8.3 acres of local and 11 acres of regional public parkland suitable for active recreation are needed to serve the proposed community. The applicant is not proposing any parkland dedication. The applicant shows open space areas on the plan, but these areas are unsuitable for public parkland due to their size and locations.

According to Section 24-135(b) of the Subdivision Regulation, the mandatory dedication of parkland from the subject subdivision would be 2.3 acres. The subject subdivision will generate 552 new residents in the District Heights community. The level of service analyses shows that this community is in “high need” for parkland acreage and in “high need” for outdoor recreation facilities.

The Planning Board approved the Brighton Place subdivision, located to the west and north of the subject site, in July 2005. At the time of review and approval of the Brighton Place Detailed Site Plan, DSP-04082, for 128 single-family and townhouse dwelling units, the Planning Board approved a combination of private recreational facilities on site (playground) and a contribution of \$100,000 for the development of the Rollins Avenue Neighborhood Park, located directly across Rollins Avenue from the subject site. The park is 17.5 acres in size and is currently undeveloped. It was determined at the time of approval of the Brighton Place DSP-04082 by the Planning Board that a central recreational area in Rollins Avenue Neighborhood Park would be of greater value to the residents of the overall sector plan area than scattered recreational facilities under the control of the several different homeowners associations.

There are no funds in the Capital Improvement Program (CIP) for development of the Rollins Avenue Neighborhood Park. However, the \$100,000 required through the review and approval of the DSP for Brighton Place is to be placed in a fund specifically for the development of that park. DPR staff determined that phase one construction of the park would require at least \$400,000.

Finding 12 of PGCPB Resolution 05-162, File DSP-04082 for Brighton Place, states the following:

“With the development of the subject property (Brighton Place) and the development proposed on the adjacent property, known as Addison Road South (Preliminary Plan 4- 05016), staff believes that a central recreational area would be of greater value to the overall sector plan than scattered recreational facilities under the control of several different homeowners associations. The applicant has agreed to the concept of providing a donation to the Department of Parks and Recreation for development of the Rollins Avenue Neighborhood Park. In addition, the applicant has agreed to provide a tot-lot within the community that would serve the youngest future residents of the development. Staff has included a condition that requires the applicant to donate a portion of the money that would normally be bonded for the on-site recreational facilities. In addition, staff recommends that a crosswalk and appropriate signage be shown on the plans, as well as the street tree and paving plans.”

Condition 1 of PGCPB Resolution 05-162, DSP-04082 for Brighton Place states the following:

“Prior to the approval of the final plat, the applicant shall provide evidence of a contribution to the M-NCPPC Department of Parks and Recreation in the amount of \$100,000 for the development of the Rollins Avenue Neighborhood Park.”

Staff recommends that, as with the review of the detailed site plan for the Brighton Place subdivision, the location and amount of private on-site recreational facilities and the amount of contribution for the development of the Rollins Avenue Neighborhood Park should be determined with the review of the detailed site plan for this site.

2. The Community Planning Division reviewed the plan and provided the following comments in a memo dated August 24, 2005:

This application is not inconsistent with the 2002 *general plan* Development Pattern policies for the Developed Tier.

The development application conforms to the land use recommendations of the 2000 Addison Road Town Center and vicinity sector plan for Subarea 4-Addison Road South. In keeping with the vision and opportunities presented by public investments in the environmental infrastructure, transportation system, and public facilities, the General Plan promotes capturing a greater share of the county’s total forecast residential and employment growth in the Developed Tier as a preferred or desired development alternative. However, the applicant should demonstrate that the proposed rezoning and development will meet the TDDP goals and objectives and will be compatible with existing or approved future development on adjacent properties within the Addison Road Town Center Commons.

The subject property is located in a designated community center and the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use pedestrian-oriented, medium- to high-density neighborhoods. Community centers are concentrations of activities, services, and land uses that serve the immediate community. These typically include a variety of public facilities and services-integrated commercial, office and some residential development and can include mixed-use and higher intensity redevelopment in some communities. The proposed development is south of Central Avenue, a designated corridor, and less than one-quarter mile from the Addison Road Metro Station (a designated community center).

The 2000 Approved Addison Road Metro Town Center and vicinity sector plan and the 2002 General Plan recommend and support increased mixed-use development densities within ½ mile radius from the Addison Road Metro Station. However, the applicant should demonstrate that the proposed rezoning and development will meet the TDDP goals and objectives and will be compatible with existing or approved future development on adjacent properties within the Addison Road Town Center Commons. The location of the work/live units and the type of uses that will be allowed are critical to creating a vibrant Addison Road Town Center as envisioned by the sector plan. The sector plan sets out the following goals:

- a. Revitalize of the town center with new, upscale residential and commercial development. The entire town center area is in need of revitalization, to attract new businesses and residents.
- b. Promote transit-oriented development near the Metro station.

- c. Promote pedestrian-oriented development. Pedestrian-oriented development aids Metro users and will encourage pedestrians to patronize businesses near the Metro station.
- d. Promote compact development in the form of a town center, with a town center commons at Addison Road and MD 214, next to the Metro station. Compact development, with higher development densities favoring Metro users and pedestrians, offers benefits of the Metro station to the greatest number of residents and businesses. The town center commons consist of the Metro West and Addison Road South subareas. The sector plan proposes the town center commons for the most compact mix uses—moderate- to high-density residential developments, nearby commercial businesses serving residents and Metro users, and a continuous network of narrow streets oriented to pedestrians.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the additional findings with the following additional conditions.

1. The applicant, his heirs, successors and/or assignees shall provide one of the following or a combination of both as determined appropriate at the time of review of the detailed site plan:
 - a. Provide private on-site recreational facilities in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines* and shall allocate appropriate and developable areas for the private recreational facilities on homeowners association (HOA) open space land. The private recreational facilities shall be reviewed by the Urban Design Review Section of DRD for adequacy and property siting, prior to approval of the detailed site plan.
 - b. The applicant shall contribute to the M-NCPPC Department of Parks and Recreation for the development of the Rollins Avenue Neighborhood Park. The applicant shall provide evidence of the payment to M-NCPPC prior to the approval of the final plat.