



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Conceptual Site Plan

CSP-09002

Application	General Data	
Project Name: Domain College Park Location: Southwest of the intersection of Campus Drive and Mowatt Lane. Applicant/Address: Domain College Park, LLC. 5847 San Felipe, Suite 3600 Houston, TX 77057	Planning Board Hearing Date:	06/03/10
	Staff Report Date:	05/24/10
	Date Accepted:	03/24/10
	Planning Board Action Limit:	Waived
	Plan Acreage:	2.66
	Zone:	M-X-T
	Dwelling Units:	275
	Gross Floor Area:	272,000 sq. ft.
	Planning Area:	66
	Tier:	Developed
	Council District:	03
	Election District	01
	Municipality:	College Park
	200-Scale Base Map:	209NE03

Purpose of Application	Notice Dates	
Mixed-use development with 275 multifamily units and 11,000 square feet of retail.	Informational Mailing:	10/19/09
	Acceptance Mailing:	03/24/10
	Sign Posting Deadline:	05/04/10

Staff Recommendation		Staff Reviewer: Meika Fields	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-09002
Domain College Park

The Urban Design staff has reviewed Conceptual Site Plan CSP-09002 for Domain College Park. Staff presents the following evaluation and findings leading to a recommendation of APPROVAL of the conceptual site plan with conditions for the site development proposed.

EVALUATION

This conceptual site plan application was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the M-X-T (Mixed-Use Transportation Oriented) Zone.
- b. The requirements of Zoning Map Amendment A-10011.
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The conceptual site plan proposes one mixed-use building with ground-level retail development and four levels of residential development above.

2. **Development Data Summary:**

	EXISTING	PROPOSED	
Zone(s)	M-X-T	M-X-T	
Use(s)	Vacant	Mixed-use development, including multifamily dwelling units, retail, welcome center, courtyards, and a private recreational center	
Net tract area	2.66	2.55	
Dwelling Units	0	275	
Square Footage/GFA	0	Retail	11,000 sq. ft.
		MF Residential	261,000 sq. ft.
Proposed Floor Area Ratio (FAR)	1	2.45	

3. **Location:** The 2.66-acre property is located at 7720 Mowatt Lane in College Park, and has frontage on Mowatt Lane and Campus Drive. The property is located in Planning Area 66 within the Developed Tier.
4. **Surrounding Uses:** The site is surrounded by property in the R-55 Zone (One-Family Detached Residential). Southwest of the site are residential neighborhoods defined by single-family detached homes on heavily wooded lots. The uses oriented toward Mowatt Lane include a church, a Potomac Electric Power Company (PEPCO) substation, the Hillel Jewish Student Center, and two single-family homes. Across Mowatt Lane is the main campus of the University of Maryland. The recently approved and platted Mosaic at Turtle Creek condominium development is 0.20 mile south of the subject property.
5. **Previous Approvals:** On July 13, 2009, the District Council approved the rezoning of the subject site from the R-55 Zone to the M-X-T Zone (Zoning Map Amendment A-10011). The District Council approved the rezoning with four conditions of approval. It should be noted that at the time of the rezoning case, the evidence in the record of the Zoning Hearing Examiner explained the proposal as follows:

“Applicant has a track record of developing luxury market-rate rental housing and retail adjacent to universities. (T. 67) Applicant seeks to rezone its property from the R-55 Zone to the M-X-T Zone to allow the development of a mixed-use building with approximately 240-300 rental apartment units, 9,000–12,000 square feet of storefront retail, and 4,000-6,000 square feet of amenities. The Floor Area Ratio will be 2.5 +, not including the first floor parking area. The retail commercial uses will be located on the lower level of the apartments. The parking will be behind the retail façade and one level below.”

This development proposal has remained largely unchanged and more specific information regarding the square footages of the development has been provided. Review of required conditions of approval for the development is provided in Finding 9 below.

6. **Design Features:** The conceptual site plan proposes a mixed-use building with ground-floor retail below four stories of residential apartments southwest of the Campus Drive and Mowatt Lane roundabout. The applicant envisions Domain College Park as a cohesive, mixed-use, transit-oriented development, characterized by an integrated mix of retail and residential uses

designed to complement the surrounding area by promoting walkability and encouraging the use of existing transit options and the future Purple Line.

Recreational Facilities and Amenities

As a residential development, the Domain College Park project will provide luxury rentals with resort-style amenities to its residents. The recreation package includes a main outdoor courtyard with a pool, which is accessible to residents; a fitness club; two smaller courtyards with grilling areas and outdoor fireplaces; multiple seating areas and conversation areas; and a ground-floor clubhouse. Retail development on the ground floor will be an additional benefit to the residents of Domain College Park which will encourage a 24-hour environment.

Public Open Space

The applicant is proposing to address the streetscape along Campus Drive as a pedestrian plaza. The generous 30-foot required setback will permit a high degree of urban design along the street. The streetscape will include seating areas, street trees, quality paving and lighting, and pedestrian-scaled architectural detailing. The streetscape is currently the only public open space proposed on the site.

Parking

The property will be served by structured parking. Primary access to the residential portion of the site will be from Mowatt Lane. There will secondary access for residents, guests, and retail loading from Campus Drive. The structured parking is proposed to have two levels.

Design and Architectural Standards

The applicant is proposing a well-articulated façade for the mixed-use building. The building height and scale will be compatible with the existing multistory academic buildings along Mowatt Lane. Images of high-quality architecture with pedestrian-scaled elements and generous landscaping have been submitted for conceptual review.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The proposed Domain College Park contains more than one land use, including residential, retail/commercial, public, and semi-public spaces intended to create a vibrant quality of life for residents of the mixed-use building. The proposed uses are permitted in the M-X-T Zone. The subject application is in conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings in addition to the findings required for the Planning Board to approve a conceptual site plan as follows:

- (1) **The proposed development is in conformance with the purposes and other provisions of this Division:**

Comment: The purposes of the M-X-T Zone as stated in Section 27-542(a) include the following:

- (1) **To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, and major**

transit stops, so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

Comment: The property is located less than one-half mile from the Adelphi Road/University Boulevard intersection, which are both arterial roadways. The proposed Purple Line (a bus rapid transit or light rail facility) will be within the vicinity of the subject property. Although the locations of the transit stations have not yet been finalized, possible station locations include Campus Drive in the vicinity of University College Inn and Conference Center, and the University of Maryland Student Union. Both of these locations are within a ten-minute walk of the proposed development. There are also University of Maryland shuttle stops adjacent to the property, and two existing metro stations, the College Park Metro station and the Prince George's Plaza Metro station, within two miles of the subject property.

- (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

Comment: The 1989 *Approved Master Plan for Langley Park-College-Park-Greenbelt and Vicinity* recommends medium-suburban land uses for the site, and retained the existing R-55 Zone to reflect the zoning and character of the property that surrounds the site (surrounded by private property in the R-55 Zone and the University property in the R-R Zone). The subject property was rezoned to the M-X-T Zone by the District Council on July 13, 2009. Largely due to the date of the approved master plan, over twenty years ago, higher density development was not foreseen in this area. The proposed development does not implement the land use recommendations of the 1989 master plan, which envisioned medium-suburban land uses with a density between 3.6 and 5.7 dwelling units per acre. This property is additionally not within an existing corridor or node, and therefore, it will not encourage more intense housing and economic development in centers and corridors.

The conceptual site plan is consistent with the 2002 *Prince George's County Approved General Plan* vision for medium- to high-density neighborhoods in the Developed Tier. The development plan is compact. The recreational, commercial, and residential uses on the site will be complemented by the variety of activities and institutional uses on the University of Maryland campus, and in the College Park area.

- (3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

Comment: The subject site is a largely undeveloped property. By planning a mixed-use residential development on the site, this proposal will enhance the value of the land. The development team is maximizing public and private development potential inherent in this location, and is proposing partnership with adjacent

landowners and the University of Maryland to provide additional public benefit features in this area.

(4) To promote the effective and optimum use of transit and other major transportation systems;

Comment: The location of the site makes walking to existing and future transit stops practical and efficient.

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;

Comment: Universities are often twenty-four environments in themselves. The site's adjacency to the University of Maryland creates prime opportunities for the right types of retailers, particularly those with extended business hours. The conceptual site plan proposes 11,000 square feet of retail development on the ground floor. The nature of that retail development has not been disclosed in the plan. It is unclear in this application what kind of mix of retail offerings could be accommodated within the 11,000 square feet allotted.

In order to encourage an active 24-hour environment, a mix of land uses is recommended including a mix of retail. People combined with a mix of uses and well-designed public spaces activate the streetscape. The retail proposal in the conceptual site plan is modest, and may or may not be sufficient by itself to achieve an active and vibrant mixed-use development.

The vast majority of the development proposal is residential. As a residential development, there will be activity and a steady presence of people beyond regular business hours. The development, as proposed, will offer a wide range of private amenities to its residents.

(6) To encourage diverse land uses which blend together harmoniously;

Comment: The 272,000-square-foot development proposal includes between 260 and 300 residential units, with up to 6,000 square feet of amenities, in addition to 11,000 square feet of retail space on less than three acres. This represents a mix of uses which should operate harmoniously.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

Comment: The applicant has submitted an illustrative package for conceptual purposes. These materials show a high level of potential for achieving a luxury, market-rate, rental development with distinctive character and high-quality design. More detailed design review will occur at the time of detailed site plan.

(8) To promote optimum land planning with greater efficiency through the use of economies of scale and savings in energy beyond the scope of single-purpose projects;

Comment: The applicant provided the following justification for this purpose during review of the rezoning application:

“The mixed use approach will create a more harmonious development than could be achieved through a single-purpose project. The location of this mixed use community will increase the ridership of mass transit and reduce dependency on the automobile, creating energy savings for the community and further enhancing the County’s initiative to meet the Cool Counties Climate Stabilization Declaration.”

Staff finds the applicant’s response acceptable. Additionally, the project, by virtue of its density and retail space, creates an economy of scale beyond the scope of single purpose projects. It will also complement the new Mosaic at Turtle Creek development, south of the property.

(9) To permit a flexible response to the market; and

Comment: All of the units in the project will be rental units. These units will be market-rate rentals and are not intended for student housing. The ground-floor retail will serve residents of the development among others. The project may experience some insulation from changing market conditions due to its proximity to a major university and the university’s steady supply of professors, young professionals, researchers, graduate students, and term employees in need of longer term, but not permanent, housing options. The CSP is in general conformance with this purpose of the M-X-T Zone.

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

Comment: If approved, with the recommended conditions and detailed site plan review, the applicant will be allowed freedom in architectural design to provide a unique and attractive product for the area.

(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

Comment: The subject site was rezoned to the M-X-T Zone in 2009 through Zoning Map Amendment A-10011. This requirement is not applicable to this CSP.

(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

Comment: Domain College Park has been designed to be oriented to two major roadways, Campus Drive and Mowatt Lane. The applicant is proposing enhanced streetscape along these frontages. Thirty-five feet for streetscape improvements are

delineated along Campus Drive and 25 feet for streetscape improvements are shown along Mowatt Lane. Detailed design review of streetscape improvements will occur at the time of detailed site plan.

The development will also have similar setback and scale to the multistory academic buildings along Mowatt Lane, such as the School of Architecture, the Planning and Preservation building, the Architecture Art and Sociology Building, and the Tawes Fine Arts Building.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

Comment: The site is surrounded by property in the R-55 Zone. The southwestern portion of the neighborhood is clearly residential in nature, defined by single-family detached homes on heavily wooded lots. The uses oriented toward Mowatt Lane include a church, a PEPCO substation, the Hillel Jewish Student Center, and two single-family homes. Across Mowatt Lane is the main campus of the University of Maryland.

From April 28, 2010 through April 30, 2010, the City of College Park held a charrette that involved a detailed planning study of the project area, including adjacent sites and the approved Mosaic at Turtle Creek project. The purpose of the charrette was to better determine the compatibility, densities, mix of uses, pedestrian and vehicular circulation, access, and other issues related to the development of the area. In a staff report created by the City of College Park, the outcome of the charrette was defined as follows:

“The charrette identified three primary themes: create a compact, pedestrian-friendly mixed-use neighborhood; enhance Campus Drive as an attractive pedestrian-oriented ‘gateway’ and calm traffic; and improve Mowatt Lane as a pedestrian- and bicycle-friendly residential-scale street.”

Staff finds that the subject development is being planned and designed for complete compatibility with the surrounding area, including vehicular access, pedestrian circulation, and complementary high-quality architectural design. The Domain College Park development should be compatible with neighboring uses and those likely to be developed over time in the proximate areas.

(5) The mix of uses, and the arrangement and design of buildings and other improvements, reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;

Comment: The Domain College Park development is one mixed-use building. The level of amenities and features it provides will create a largely self-sustaining environment of quality and stability. The proposed architectural elements, mix of materials demonstrated in the CSP text, and illustrative plan and renderings ensure a high-quality development.

(6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;

Comment: No phasing is proposed for this mixed-use building.

- (7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

Comment: This CSP proposes a complete pedestrian circulation plan consisting of an enhanced streetscape along Campus Drive and Mowatt Lane, which will provide connections to University United Methodist Church, University of Maryland College Park and its environs, and transportation facilities. The pedestrian system is convenient and will be comprehensively designed as an amenity in order to create a pedestrian-friendly environment.

- (8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

Comment: The subject application is a conceptual site plan.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

Comment: The CSP is not subject to this requirement because the property was not placed in the M-X-T Zone by sectional map amendment.

- (10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be approved by the applicant.**

Comment: This requirement is not applicable to this conceptual site plan.

- (11) **On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 548.**

Comment: The subject site contains 2.66 acres, and is therefore, not subject to this requirement.

- b. Section 27-548, M-X-T Zone regulations establish additional standards for the development in this zone. The CSP's conformance with the applicable provisions is discussed as follows:

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development—0.40 FAR**
(2) With the use of the optional method of development—8.0 FAR

Comment: The applicant has proposed to use the optional method of development. Under the optional method of development, greater densities can be granted in increments up to a maximum floor/area ratio of eight for each of the uses, improvements, and amenities. The uses, improvements, and amenities proposed in this CSP include:

- **Outdoor Plaza**—Outdoor plazas of different sizes and types have been proposed. Plazas must be open to the public in order to receive any bonus density credits. If designed correctly, they can potentially add eight square feet for every one square foot of plaza area provided. The use of plazas as a public benefit feature to increase development FAR should be permitted on abutting or adjacent sites.
- **Residential**—This will potentially increase FAR by one if more than 20 dwelling units are provided with the application. This CSP includes a total of 275 dwelling units and is eligible for this bonus.

The CSP proposes the use of the optional method of development and has a FAR above 0.40. The proposed FAR is as follows:

Uses	Square footage
Residential	261,000 sq. ft., 275 Rooms
Retail	11,000 sq. ft.
Total	272,000 sq. ft.
Net Site Area: 2.55 Acres	110,913 sq. ft.
FAR	2.45

The development will need to use optional methods of development to achieve the FAR proposed, which is above 0.40. Bonus density credits for public benefit features will be finally determined by the Planning Board at the time of detailed site plan. The highest quality building materials and design should be considered in the plazas in order for them to receive maximum bonus density credits at the time of detailed site plan. Additionally, all plazas or rooftop activities should be public in nature to receive bonus density credits.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

Comment: The CSP is for only one building.

- (c) **Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.**

Comment: This requirement is not applicable to this conceptual site plan.

- (d) **Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.**

Comment: The subject development is subject to the requirements of the *Prince George's County Landscape Manual*. The site's compliance with the requirements of the Landscape Manual will be reviewed at the time of detailed site plan review.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

Comment: The CSP complies with this requirement.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

Comment: This requirement will be reviewed for compliance at the time of detailed site plan.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

Comment: The conceptual site plan shows that the subject lot has frontage on and direct vehicular access to two public streets.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, or a Mixed-Use Planned Community.**

Comments: The preliminary bulk regulations contained in the CSP do not show any building height that is higher than 110 feet.

8. **Zoning Map Amendment A-10011:** The District Council adopted the recommendations of the Zoning Hearing Examiner as its findings and conclusions in this case. The zoning case was approved by the District Council on July 13, 2009, with the following conditions applicable to the review of the proposed conceptual site plan:

1. **The Preliminary Plan shall dedicate the required right-of-way for Campus Drive and Mowatt Lane.**

Comment: Right-of-way dedication is depicted in the conceptual site plan.

3. **Sidewalk improvements, internal pedestrian connections, connectivity with adjacent properties, and other pedestrian-oriented development and transit-oriented development features shall be evaluated at the time of preliminary plan and detailed site plan.**

Comment: Thirty-five feet for streetscape improvements are delineated along Campus Drive and 25 feet for streetscape improvements are shown along Mowatt Lane. Detailed design review of streetscape improvements will occur at the time of detailed site plan.

4. **The detailed site plan shall show the following:**
 - a. **The building shall feature vertical mixing of uses with residential space in the upper stories above ground floor retail oriented towards the public streets.**
 - b. **Parking shall be primarily provided in a parking garage. The building shall be designed to minimize the visibility of the garage through screening and attractive design of the garage façade.**
 - c. **The façades of the building shall utilize high quality building materials such as brick, stone, and stucco.**
 - d. **The floor plans shall feature closed corridor design and shall not provide for open corridors or breezeways.**

Comment: The public streets in this application are Campus Drive and Mowatt Lane. Retail was envisioned oriented towards Campus Drive and Mowatt Lane. The 11,000 square feet of retail are currently shown along Campus Drive. Further review of the applicant's conformance with these conditions will occur at the time of detailed site plan.

9. **Prince George's County Landscape Manual:** Per Section 27-548 of the Zoning Ordinance, landscaping, screening, and buffering within the M-X-T Zone shall be provided pursuant to the provisions of the *Prince George's County Landscape Manual*. Conformance with additional screening and buffering requirements should be determined when a more detailed plan of development is submitted for review.

For the purposes of Section 4.7 of the Landscape Manual, Buffering Incompatible Uses, the mixed-use building will be considered a high impact use. The adjacent church site is considered a medium impact use. A Type B bufferyard, including a minimum building setback of 30 feet and a minimum landscaped yard of 20 feet, is required between the two sites.

Section 4.1(g), Residential Requirements, requires that multifamily dwellings provide one major shade tree per 1,600 square feet or fraction of green area provided. The site's conformance with the requirements of the Landscape Manual will be reviewed at the time of detailed site plan.

10. **Woodland Conservation and Tree Preservation Ordinance:** This property is exempt from the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because it contains less than 10,000 square feet of woodland on-site.

- a. The preliminary plan application has a signed Natural Resource Inventory (NRI/031/09), dated December 12, 2009 that was included with the application package. The site does not contain any regulated features.
- b. A standard letter of exemption for this site was issued on December 20, 2009. A Type I tree conservation plan is not required.
- c. A review of available information indicates that there are no streams, wetlands, 100-year floodplain, areas of severe slopes, and areas of steep slopes on highly erodible soils on the site. There are no Marlboro clays found on the site. There are no traffic-generated noise sources nearby.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Community Planning**—In a memorandum dated May 3, 2010, the Community Planning North Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier, and that the application does not conform to the recommendations of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* for medium-suburban density residential land use. The Community Planning North Division provided additional comments that summarize the development recommendations of various plans as follows:

1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity

- The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* retained the R-55 Zone for this property. The site is recommended for medium-suburban density residential land uses with a density between 3.6 and 5.7 dwelling units per acre. The subject property was rezoned to the M-X-T Zone via the approval of Zoning Map Amendment A-10011 in 2009.

2002 Prince George's County Approved General Plan

The 2002 General Plan sets the County's development policies.

- The 2002 General Plan for Prince George's County establishes 3 policy Tiers, 26 Centers, and 7 Corridors (since updated to 27 Centers and 8 Corridors). The subject property is located within the Developed Tier, which envisions a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods.
- The 2002 General Plan outlines a number of goals for the Developed Tier, three of which are of particular relevance to this application: strengthen existing neighborhoods, encourage appropriate infill, and encourage more intense,

high-quality housing and economic development in Centers and Corridors. While not located within a Center or Corridor, the proposed development consists of a five-story, vertical mixed-use building incorporating underground and structured parking. The proposed development incorporates an attractive architectural design with articulation and features that will enhance the pedestrian environment. The proposed development should serve as a transition between the high-intensity development on the University of Maryland campus and the lower-intensity development to the south and west, and could be viewed as an appropriate infill development project in this context.

- b. **Transportation Planning Section**—In a referral dated May 18, 2010, the Transportation Planning Section provided comments on the conceptual site plan application. A preliminary plan of subdivision has also been submitted for review. As part of the review of the preliminary plan, Transportation Planning staff has determined that a traffic study detailing weekday analyses is needed. In response, the applicant has submitted an acceptable traffic study dated October 2009 in support of that application. This study has already been referred to the City of College Park, the County Department of Public Works and Transportation (DPW&T), and the Maryland State Highway Administration (SHA) for their review and comments. The findings and recommendations based upon the review of this study and any additional needed analyses will be presented in a separate referral memo at a later date in support of the subdivision application. No adequacy-related findings are required for this application.

Plan Comments

The conceptual site plan proposes reasonable design alternatives for an internal street network and shows two access points for the subject property, one along Campus Drive, approximately 200 feet west of the existing roundabout, and the other along Mowatt Lane, south of the existing roundabout and directly opposite of the existing access driveway for Parking Lot O of the University of Maryland campus. It is important to note, however, that the analysis contained in the traffic study submitted for review in support of the pending preliminary plan application is based on only one access point (along Mowatt Lane). Provision of the pedestrian network shown on this plan is very important to achieving the levels of transit ridership, which is appropriate for this location. Therefore, and as required by the District Council approval of Zoning Map Amendment A-10011-C, future preliminary and detailed site plans for the subject site will be evaluated for provision of pedestrian, bike and transit friendly amenities, and connectivity to adjacent properties which would reduce the need for automobile-oriented travel to and from the site.

Trails

The subject property is an appropriate location for pedestrian-oriented development. The University of Maryland generates a large amount of pedestrian and bicyclist activity. The site is also served by several existing mass transit alternatives, including the University of Maryland shuttle, Metrobus, and the planned Purple Line above-ground, light-rail transit system. There is a Shuttle UM bus stop directly across from the site on Mowatt Lane. There are also other bus stops within a half-mile radius of the subject property on Adelphi Road. The subject property lies within 1.3 miles of the College Park Metro Station and within two miles of the Prince George's Plaza Metro Station. The proposed Purple Line light-rail transit system, currently being planned by the State of Maryland, would be constructed very close to the subject site along Campus Drive near Adelphi Road. Improvements on the property should facilitate nonmotorized access to these

mass-transit alternatives. Attractive and pedestrian-friendly streetscapes will be an important element of providing a transit-oriented development.

Campus Drive and Mowatt Lane (both identified in the *Approved Countywide Master Plan of Transportation* (MPOT) as C-203) are master-planned collector roads. Mowatt Lane is identified as a connection for Guilford Road. Campus Drive has sidewalks on both sides of the road, while Mowatt Lane only has a sidewalk on the side adjacent to the university. Both Campus Drive and Mowatt Lane are recommended in the MPOT for widening to between eighty and one hundred feet, with each having four lanes.

Transportation Staff Conclusions

The Transportation Planning Section concludes that the submitted conceptual site plan (CSP-09002) represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use as required under Section 27-276(b)(1) of the Prince George's County Code. In terms of meeting Section 27-274 conceptual plan design guidelines, the applicant's proposal does generally provide an internal layout for a safe, efficient, and convenient road and pedestrian network for both pedestrians and drivers. Adequate bicycle and pedestrian transportation facilities would exist to serve the proposed subdivision as required under Sections 27-272, 27-273, and 27-274 of the Prince George's County Code, if the application were to be approved with conditions.

Conditions from the Transportation Planning Section are included in staff's recommendations.

- c. **Environmental Planning Section (EPS)**—The Environmental Planning Section, in a memorandum dated May 3, 2010, recommended approval of the conceptual site plan with no conditions.
- d. **Department of Parks and Recreation (DPR)**—In a memorandum dated April 26, 2010, DPR noted that the applicant's resort-style amenity package does not include any active outdoor recreation such as walkable fitness trails or connectors, tennis courts, multi-use courts or multi-age playgrounds. DPR does not find that outdoor recreational goals are met. At the time of preliminary plan, DPR will work with the applicant to further address the recreational package and recommend that the applicant pay a fee in-lieu of mandatory parkland dedication.
- e. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated April 7, 2010, DPW&T provided comments on issues such as right-of-way (ROW) dedication, frontage improvements, sidewalks, street trees and lighting, adequate sight distance, and storm drainage systems and facilities in order to be in accordance with the requirements of DPW&T. Additionally, DPW&T wrote that the proposed conceptual site plan is not consistent with the approved Stormwater Management Concept Plan, 32124-2009.

Those issues will be reviewed and enforced at the time of issuance of access permits by DPW&T.

- f. **Washington Metropolitan Area Transit Authority (WMATA)**—WMATA had not responded to the conceptual site plan referral request at the time the staff report was written.
 - g. **Historic Preservation Section**—In a memorandum dated April 15, 2010, the Historic Preservation Section stated that the CSP proposal has no effect on archeological or historic resources.
12. The subject conceptual site plan satisfies all criteria for M-X-T Zone approval in Part 3, Division 2; the conceptual site plan and proposed development meet the purposes and applicable requirements of the M-X-T Zone; the conceptual site plan meets all requirements stated in the definition of the use; and, as required by Section 27-276(b) of the Zoning Ordinance, the CSP represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-09002 for Domain College Park, subject to the following conditions:

- 1. The applicant shall incorporate at least three retail spaces in the 11,000-square-foot commercial space to achieve a reasonable mix of uses and retail options.
- 2. At the time of detailed site plan, the following design issues shall be addressed:
 - a. The highest quality building materials and design shall be required in the plaza designs to justify bonus density credits.
 - b. Site amenities such as water features or fountains, sculptures, special paving, seating, and planters shall be fully delineated in the detailed site plan.
 - c. Provide crosswalks on Campus Drive and Mowatt Lane at the driveway entrances to the subject property.
 - d. Provide a curb ramp for access to the existing crosswalk on Campus Drive, unless modified by DPW&T or the City of College Park.
 - e. Provide bicycle parking facilities in appropriate locations.
 - f. Streetscape details, crosswalks, lane control markings, lighting, curb ramps, splitter island locations, driveway crossings, bus stop access, pedestrian safety symbols, and pedestrian safety signage, shall be delineated on the detailed site plan, as applicable.
 - g. A well-articulated architectural façade, including appropriate massing, quality building materials, and pedestrian-scaled detailing, shall be included with the detailed site plan.