



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

DETAILED SITE PLAN

DSP-04029

Application	General Data
Project Name: Woodview at St. Paul Chapel Wood Apartments Location: Along both sides of Nova Avenue, west of Opus Avenue, east of Boundary Avenue, approximately 250 feet south of Marlboro Pike in Capitol Heights Applicant/Address: Woodview at St. Paul Ltd. Partnership 5917 Allentown Way Temple Hills, MD 20748	Date Accepted: 8/24/04
	Planning Board Action Limit: Waived
	Plan Acreage: 10.55
	Zone: R-18
	Dwelling Units: 290
	Square Footage: NA
	Planning Area: 75A
	Tier: Developed
	Council District: 06
	Municipality: NA
	200-Scale Base Map: 202SE05

Purpose of Application	Notice Dates
Residential Revitalization Detailed Site Plan for 136 Multifamily Condominiums and 154 Multifamily Rental Apartment Units.	Adjoining Property Owners Previous Parties of Record Registered Associations: 6/18/04 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 1/24/05

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 15, 2005

MEMORANDUM

TO: Prince Georges County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Residential Revitalization Detailed Site Plan, DSP-04029, Woodview at St. Paul Chapel Wood Apartments

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

RESIDENTIAL REVITALIZATION LEGISLATION

Many jurisdictions have in recent years introduced various innovative land use and zoning tools to make urban renewal more efficient. The residential revitalization legislation in CB-58-2001 is such an alternative zoning tool designed to encourage and assist the efficient rehabilitation of older apartment buildings and other residential development in designated revitalization areas of Prince George's County. CB-58-2001 provides a consolidated process employing detailed site plan review for a residential revitalization project that may not comply with the conventional regulations of the Zoning Ordinance such as number of parking spaces, lot coverage, setbacks, etc. As the result of this legislation, Section 27-445.09, Residential Revitalization, has been added to the Zoning Ordinance. Compared with the traditional zoning requirements, this residential revitalization legislation provides more flexibility in the design review for eligible residential rehabilitation projects.

CB-58-2001 was approved by the District Council on September 11, 2001, and became effective on the day of its enactment.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. CB-58-2001, Residential Revitalization legislation.
- b. The requirements of the Zoning Ordinance and site design guidelines.
- c. The requirements of the *Landscape Manual*.

- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments

FINDINGS

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

1. **Request:** The subject application is for approval of a residential revitalization detailed site plan for 154 multifamily rental units and 136 multifamily condominium units in the R-18 Zone.
2. **Development Data Summary**

	Existing	Proposed
Zone(s)	R-18	R-18
Use(s)	Multifamily Residential	Multifamily Residential
Acreage	10.55	10.55
Total Number of Units	289	290
Of which		
Multifamily rental units	289	154
Multifamily condominium units	-	136

OTHER DEVELOPMENT DATA

	Required	Proposed
Total parking spaces	503 (after 30% reduction)	393
Of which		
Standard spaces	-	312
Handicapped spaces	9	8
On-Street parking spaces	-	73

Loading Space 1 0*

Note: *See Finding 6 for a detailed discussion of parking and loading requirements.

UNIT MIX

Type of Unit	Existing Unit Number	Proposed Unit Number
1 BR	138	12
2 BR	151	222
3 BR	-	56
Total	289	290

COMPARISON OF R-18 ZONE REQUIREMENTS AND THE EXISTING AND THE POST-REHABILITATION CONDITIONS

Zoning Regulation	R-18 Zone Requirements	Existing Conditions	Conditions after Rehabilitation
Minimum Lot Size (Sq. Ft.)	16,000	467,205	467,205
Maximum Lot Coverage (%)	30	34	61
Green Space (%)	70	66	39

Lot Width/Frontage (Ft.)	125	338	338
Front Yard (Ft.)	33 (max.)	25	33
Side Yard (Ft.)	33/13 (max.)	22	30
Rear Yard (Ft.)	33 (max.)	N/A	N/A
Building Height (Ft.)	40	32	40 (max.)
Distance Between Buildings (Ft.)	50 Plus 2 above 36 Ft. or 58 (max.)	5	34
Density (Du/Ac)	12	26	26
Parking Spaces	719	263	393
Loading Spaces	1	0	0

MULTIFAMILY UNIT DATA

Unit Type	Base Finished Area (Sq. Ft.)
Unit A- 1BR	806
Unit B- 2BR	1,006
Unit C- 2BR	1,086
Unit D- 3BR	1,318
Garage Unit C	1,131
Garage Unit B	1,131

3. **Location:** The site is located along both sides of Nova Avenue, west of Opus Avenue, east of Boundary Avenue, approximately 250 feet south of Marlboro Pike, within the Capital Beltway in Capitol Heights, in Planning Area 75B and Council District 7.
4. **Surroundings and Use:** The subject property is surrounded by a mix of developed land in the R-T, R-18, C-M, C-S-C and R-55 Zones. The property is bounded to the east by the right-of-way of Opus Avenue and is bounded to the west by the right-of-way of Boundary Avenue and a triangular property in the R-18 Zone. Further across Opus Avenue are single-family detached houses in the R-55 Zone and across Boundary Avenue are single-family detached houses in the R-55 Zone and townhouses in the R-T Zone. The site is bounded to the northwest by a stubbed street, Lorton Avenue. Adjoining the property to the north are properties in the C-M and C-S-C Zones.
5. **Previous Approvals:** According to the documents provided by the applicant, the development of this site dates back prior to the records that the Planning Department has available. The current records show that the existing 289 multifamily apartment units were built in 1949 and the use continues until the present. The 1986 adopted sectional map amendment for Suitland-District Heights and Vicinity, Planning Areas 75 A and 75 B, retained the property in the R-18 Zone.
6. **Design Features:** The proposed residential revitalization detailed site plan, DSP-04029, will renovate an existing obsolete multifamily residential district by demolishing the existing 19 multifamily apartment buildings and the associated parking spaces and replacing them with 7 multifamily apartment buildings, a community center building, one tot lot, and all other amenities to be built in accordance with current codes. The proposed redevelopment will be a gated community with a controlled access point off Nova Avenue and Opus Avenue.

The seven multifamily apartment buildings are four stories high and are designed in traditional garden apartment style featuring a combination of various roof patterns, such as hip and pitched asphalt shingle roofs with cross gables, accented entrance section with metal roof porch, and are finished with a mixture of stone veneer and standard vinyl. Buildings 1, 2 and 3 are located along

the south side of Nova Avenue, on the site between Nova Avenue and Opus Avenue. These three buildings are multifamily condominiums. Buildings 4, 5, 6 and 7 are located on the north side of Nova Avenue with the proposed community center building and the tot lot. These four buildings are multifamily rental units. The seven buildings are designed specifically to fit into the site's constraints and are harmonious in style by using similar architectural vocabularies. The one-story community clubhouse has a hip roof with a focal entrance with an elegant transom door defined by four-column, pedimented entrance pavilion. The clubhouse is designed in three distinct sections with a brick veneer base, vinyl (horizontal siding) middle, and asphalt shingle roof. The clubhouse consists of 13 rooms including a learning center, exercise room, fully-equipped kitchen and bar room, homework room, play ground, etc.

A tot lot with one play structure and sitting areas is proposed in the rental compound and a pavilion with grills and a play yard is proposed in the condominium compound. The rental compound reduces four existing curb cuts on Nova Avenue to three. The condominium compound between Nova Avenue and Opus Avenue reduces existing curb cuts on each street from three to two.

A gateway sign feature consisting of an irregular stone wall with water cascade (wall fountain) has been proposed with the pavilion. Pin-mounted lettering of "St. Paul Overlook" is also shown on the stone wall. The gateway sign feature is located at the intersection of Boundary Avenue and Nova Avenue. No sign face area calculation and height information have been shown on the detailed sheet per Section 27-624, Gateway Signs. A condition of approval has been proposed in the recommendation section of this report.

Two types of lighting fixtures, pole light and wall-mounted, have been proposed. A metal ornamental security fence also has been proposed to enclose the development on two separate sites.

Parking and loading requirements: The site has 263 existing parking spaces. The applicant proposes to create 312 standard surface parking spaces, 73 on-street parking spaces, and 8 handicapped parking spaces as part of this request. By Section 27-445.09(b)(5) the normal parking requirement of parking spaces for this development can be reduced by 30 percent to 503 spaces, with an additional reduction provided by Section 27-445 (b)(5)(A) if it is necessary to alleviate conditions that are particular to the proposed use, given its nature at this location, or to alleviate conditions which are prevalent in older areas of the county which were predominantly developed prior to November 29, 1949. The site was developed in 1949 and is eligible for the 30 percent reduction and further reduction is also permitted by Section 27-445(b)(5)(B) if it will not infringe upon the parking and loading needs of adjacent residential areas. The proposed revitalization project will demolish the existing 289 multifamily rental units and replace them with a total of 290 units consisting of 154 rental units and 136 condominium units. The new project also proposes 393 parking spaces, which are 130 parking spaces more than the existing number of parking spaces. Given the maximum lot coverage has reached 61 percent, the Urban Design Section believes that even though the proposed total parking space number is 110 parking spaces less than the required, the new parking arrangement on the subject site is certainly a great improvement on the existing conditions. The Zoning Ordinance requires a minimum of nine parking spaces for the physically handicapped; the site plan provides eight spaces. A condition of approval has been proposed in the recommendation section of this report to require the applicant to provide an additional parking space for the physically handicapped.

According to current standards, one loading space is required for any multifamily development with unit numbers ranging from 100 to 300 units. The existing complex has operated since 1949

without any loading spaces, as none were required then. Pursuant to Section 27-445.09(b)(4) the standard regulations of the specific zone, in this case R-18, do not apply to uses and structures in a residential revitalization project. With the provision of 130 more than the existing number of parking spaces, no loading space will be required due to the space constraints on the site.

Two dumpsters have been proposed for each site. No screening details have been provided with the site plan. One dumpster located on the condominium site that is accessed through Opus Avenue is not acceptable. A condition of approval has been proposed in the recommendation section to require the applicant to relocate the dumpster in question to an internal location and to provide screening details on the site plan.

7. **Recreational facilities:** The subject application includes an on-site recreational facility package consisting of a community center building—the clubhouse—one pavilion with grills and outdoor play yard, and a tot lot. Per the current formula for determining the value of recreational facilities to be provided in subdivisions, for 290 dwelling units in Planning Area 75A, a recreational facility package of approximately \$244,000.00 is required. The on-site recreational facility package proposed by the applicant is estimated at \$450,000, which exceeds the required value for a subdivision of this scale.

COMPLIANCE WITH EVALUATION CRITERIA

8. **CB-58-2001, Residential Revitalization Legislation and Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in CB-58-2001 and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27- 441, Uses Permitted, which governs permitted uses in residential zones. The proposed multifamily revitalization project as shown on the detailed site plan is a permitted use in the R-18 Zone.
 - b. Per Section 27-445.09, Residential Revitalization, (c) Findings, in approving a residential revitalization project, the Planning Board shall find that the project:
 - (1) **Improves a deteriorated or obsolete multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;**

Comment: The proposed development is to renovate an existing, obsolete, crime-ridden multifamily apartment complex by replacing it with new buildings with a community clubhouse and a tot lot. The existing parking spaces and other site amenities will also be replaced with the new improvements including new landscaping. The proposed 290 units consist of both condominium and rental apartment units. The four buildings on the north side of Nova Avenue are rental apartments and the three buildings on the south side of Nova Avenue are condominiums. The two sites will be enclosed by a wrought iron fence with limited access. The interior of the units will be furnished in accordance with current interior decoration standards and equipped with current household appliances. The physical quality of the site will be greatly improved upon the completion of the revitalization project.

- (2) **Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;**

Comment: The proposed garden-style apartments present a rich and strong residential architectural character. The contextual relationship between the subject property and the surrounding neighborhood is improved with the quality residential design and the augmentation of existing landscaping. Many new architectural details such as entrance porch, railed balcony, and the stone veneer base of each building will improve the buildings' scale and curb appeal. Additional landscaping including interior parking lot green area and perimeter landscaping, site improvements such as pole-mounted street lighting, on-site recreational facilities and ornamental perimeter fencing are improvements to the current site conditions.

(3) Serves a need for housing in the neighborhood or community;

Comment: The proposed renovation will provide 290 one-, two- and three-bedroom units. According to the comments from the Department of Housing and Community Development, Prince George's County (Thompson to Zhang, September 14, 2004), the subject application is in conformance with the county's Consolidated Housing and Community Development Plan. The quality and safety features of this project will create strong appeal in the neighborhood; thus, the project will continue to serve the housing needs of the community but in a much better way.

(4) Benefits project residents and property owners in the neighborhood;

Comment: According to the relocation plan provided by the applicant, the proposed redevelopment will lead to both temporary and permanent relocation of the existing tenants. The applicant (St. Paul Community Development Corporation) has submitted a relocation plan that outlines an established procedure to assist the current residents for both temporary and permanent relocation. All residents will be offered a relocation package not to exceed \$1,000 in order to assist with all moving expenses. The certification process will allow the existing residents to move back to the 154 rental units when the project is completed. Meanwhile, the St. Paul Community Development Corporation has also established an ownership assistance program to provide assistance to tenants who will be permanently relocated and for residents to move back to the 136 condominium units. As a direct outcome of this project, the existing residents and property owners of the neighborhood will be the beneficiaries of this revitalization.

(5) Conforms with the housing goals and priorities as described in the current Housing and Community Development Consolidated Plan, for Prince George's County; and

Comment: Community building and revitalization is key to housing and community development activities in Prince George's County. The proposed revitalization project conforms to the housing goals and priorities of the current Consolidated Housing and Community Development Plan for Prince George's County, according to the memorandum from the Department of Housing and Community Development, Prince George's County. Among six goals and priorities of the consolidated plan, the proposed project specifically meets four of them that are applicable to this detailed site plan. The revitalization will be a special housing reinvestment in Inner-Beltway communities. It will develop a range of housing for all residents including, but not limited to, families and persons with disabilities. It will build and restore vibrant communities by creating safe neighborhoods where people want to live, and improve the quality of life for all residents by reducing concentration of inferior, low-value housing units in the communities.

(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable Master Plan.

Comment: The 1986 *Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B* retained the subject property in the R-18 Zone. According to the review of Community Planning Division (Jones to Zhang, October 6, 2004), the subject application is also consistent with the 2002 General Plan Development Pattern policies for the Developed Tier. The master plan also recommends placing a high priority on continual rehabilitation of existing old living areas through both public and private actions. The subject application thus conforms to the master plan recommendations.

9. ***Landscape Manual:*** The proposed residential revitalization is not exempt from the requirements of the applicable sections of the *Landscape Manual*, because the proposed development is to demolish all 19 existing buildings and parking and replace them with 8 new buildings, parking, and other site amenities. But, per Section 27-445.09(b)(6) (CB 58-2001), the renovation project shall comply with the requirements of the *Landscape Manual* to the extent that is practical.

- a. Section 4.1(g) requires a minimum of one major shade tree per 1,600 square feet or fraction of green area provided. This DSP has 174,555 square feet of green area requiring 109 major shade trees. The landscape plan provides 123 shade trees and, thus, complies with the *Landscape Manual*.
- b. Per Section 4.3(a), when a parking lot is located adjacent to a public right-of-way, a landscaped strip is required to be provided on the property between the parking lot and the right-of-way. The landscape plan shows Option 1, which is a ten-foot-wide landscape strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings. The total linear feet of the frontage is 498, and the landscape plan shows the required 14 shade trees and 140 shrubs.

Section 4.3(b) requires a landscaped strip to be provided between a parking lot and adjacent property. The landscape plan shows 288 linear feet of parking lot perimeter along the north boundary line adjacent to the C-M-zoned property and the required five-foot-wide landscaped strips with the required 8 shade trees and 25 shrubs.

Section 4.3(c) requires a certain percentage of a parking lot to be used as a planting area if the total area of the parking lot is larger than 7,000 square feet. The landscape plan shows a total of 96,249 square feet of parking area. Per Section 4.3(c), eight percent of the 96,249 square feet of parking area should be used as an interior planting area with one shade tree per 300 square feet; but the landscape plan provides only 6.7 percent of green area with 30 shade trees, which are four shade trees more than required. The Urban Design Section believes that the proposed 30 shade trees have met the intent of interior planting.

- c. Section 4.7, Buffering Incompatible Uses, requires a certain buffer to be placed between two incompatible uses in the conventional zones. The proposed revitalization project is adjacent to commercially zoned properties to the northeast on both sites. Per Section 4.7, a Type B bufferyard is required to be installed between a medium impact use and multifamily residential use. The Type B bufferyard requires a minimum of 30 feet of building setback and a 20-foot-wide landscaped strip to be planted with 80 plant units per 100 linear feet of property line. The site plan complies with the building setback

requirement and shows a six-foot-high fence and a row of shade trees. Since there is no bufferyard between the aforementioned uses on the existing multifamily apartment compound, the Urban Design Section believes that the intent of buffering incompatible uses has been met by the proposed fence and shade trees. However, the site plan shows certain open spaces between the aforementioned boundary areas that will accommodate additional planting. A condition of approval has been proposed in the recommendation section to require the applicant to provide additional trees (preferably evergreen trees) to strengthen the buffering effect along the boundary areas.

10. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area and there are more than 10,000 square feet of existing woodland on site.
 - a. A forest stand delineation (FSD) plan has been submitted for this proposal and was generally found to address the requirements of a detailed FSD and is in compliance with the requirements of the Woodland Conservation Ordinance. No additional information is needed with regard to the FSD plan.
 - b. The Type II Tree Conservation Plan (TCPII/122/04) as submitted has been reviewed and was found to be in compliance with the requirements of the Woodland Conservation Ordinance.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. The Community Planning Division, in a memorandum dated October 6, 2004, concluded that the application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier Corridors and the land use recommendations of the 1986 *Approved Master Plan and Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75 B*. The community planner also lists master plan guidelines that are relevant to this site.
 - b. The Transportation Planning Section, in a memorandum dated September 28, 2004, provided the width of all three existing roadways and identified gaps in the proposed sidewalk network. A condition of approval has been proposed in the recommendation section of this staff report to require the applicant to provide the required links.

In a separate memorandum from the Transportation Planning Section dated September 20, 2004, on detailed site plan review for master plan trail compliance, the trails planner stated that there are no master plan trail issues identified in the adopted and approved Suitland –District Heights and Vicinity Master Plan.
 - c. The Environmental Planning Section, in a memorandum dated December 2, 2004, recommended approval of DSP-04029 and TCPII/122/04 subject to one condition that has been incorporated into the recommendation section of this report.
 - d. The Department of Housing and Community Development, Prince George's County, in a memorandum dated September 14, 2004, stated that the project is in conformance with the Consolidated Housing and Community Development Plan for Prince George's County.

- e. The Subdivision Section, in a memorandum dated October 6, 2004, noted that the proposal is exempt from the Section 24-111, Subdivision Regulations, based on the proposed use of residential revitalization. The staff recommends that the applicant record a final plat pursuant to Section 24-108 prior to demolition of the existing buildings.

Comment: Section 24-111(c) explicitly states that a development of more than 5,000 square feet of gross floor area, which constitutes at least ten percent of the total area of the site and has been constructed pursuant to a building permit issued on or before December 31, 1991, will be exempt from subdivision regulations. The subject property clearly fits into this category.

- f. The Department of Environmental Resources of Prince George's County, in a memorandum dated July 22, 2004, stated that a stormwater management concept plan has not been approved for this project yet.

Comment: A condition of approval has been proposed in the recommendation section of this report to require the applicant to provide an approved concept plan prior to certificate approval of this detailed site plan.

- g. The Permit Review Section, in a memorandum dated September 13, 2004, provided nine comments on this application. Five comments have been addressed and four comments have been worded as conditions of approval prior to certification in the recommendation section of this report.

- h. The Fire/EMS Department of Prince George's County, in a memorandum dated September 1, 2004, listed all applicable regulations regarding access for fire apparatus, fire lane, location and performance of fire hydrants. Staff indicates that the minimum width of private roads should be 20 feet and a fire lane should be able to accommodate the turning radius of a 43-foot wheel base vehicle.

Comment: The Urban Design staff went through the proposed site plan with the staff of the Fire Department and found that the site plan is in conformance with the applicable fire regulations regarding on-site circulation of fire apparatus and the distance of each building from the fire hydrants on the public streets.

- i. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time this staff report was written.

- 12. As required by Section 27-285(b), the detailed site plan 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 proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE residential revitalization Detailed Site Plan DSP-04029 and TCPII/122/94 for Woodview at St. Paul Chapel Wood Apartments, with the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions:
 - a. Provide evidence that the stormwater management concept plan has been approved for the subject site by the Department of Environmental Resources.
 - b. Provide sidewalk connections from the parking lot to the entrance area of Building 6 and from Nova Avenue to Buildings 1 and 2.
 - c. Provide an additional parking space for the physically handicapped.
 - d. Provide sign face area calculation and height information pursuant to Section 27-624, Gateway Signs.
 - e. Provide additional trees along the boundary areas that are adjacent to the existing commercially zoned properties to the northeast of the two sites for review and approval by the Urban Design Section as the designee of the Planning Board.
 - f. Show depressed curbing or ramps at all parking spaces for the physically handicapped.
 - g. Remove "Council Bill" as shown on the coversheet, which is not correct.
 - h. List uses within the community center building in the parking calculation table.
 - i. Provide top and bottom elevations of the proposed retaining walls.
 - j. Relocate the dumpster along Opus Avenue to an internal location on the condominium site to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - k. Provide screening details for the dumpster on the site plan.
2. Prior to issuance of any permits, the applicant shall
 - a. Record the final plat of the subject property among the Land Records of Prince George's County.
 - b. Revise TCPII/122/04 to state the location of the required off-site mitigation.