



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

DETAILED SITE PLAN

DSP-05041

Application	General Data
Project Name: UNIVERSITY TOWN CENTER Location: Northwest quadrant of Belcrest Road and East West Highway Applicant/Address: Prince George's Metro Center Chris Hannesian, Vice President 6525 Belcrest Road, #300 Hyattsville, MD 20782	Date Accepted: 7/26/05
	Planning Board Action Limit: 11/03/05
	Plan Acreage: 3.1
	Zone: M-X-T/T-D-O
	Dwelling Units: NA
	Square Footage: 186,889
	Planning Area: 68
	Tier: Developed
	Council District: 2
	Municipality: Hyattsville
	200-Scale Base Map: 208NE03

Purpose of Application	Notice Dates
Approval for 186,889 square feet of additional space at University Town Center, which consist of a 93,100 square feet of movie theater, 34,903 square feet of retail, and 58,886 square feet of office uses along the proposed America Boulevard.	Adjoining Property Owners Previous Parties of Record Registered Associations: 5/17/05 (CB-12-2003)
	Sign(s) Posted on Site: 9/27/05

Staff Recommendation		Staff Reviewer: Susan Lareuse	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: University Town Center
Detailed Site Plan DSP-05041

The Urban Design staff has reviewed the detailed site plans and presents the following evaluation and findings leading to a recommendation of APPROVAL of Detailed Site Plan DSP-05041 with conditions.

EVALUATION

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

- a. The requirements of the Prince George's Transit District Development Plan (TDDP).
- b. The requirements of the Zoning Ordinance in the M-X-T Zone.
- c. Conceptual Site Plan CSP-00024.
- d. Conceptual Site Plan CSP-00024/01.
- e. Primary Amendment TP-00002.
- f. Referrals.

FINDINGS

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

- 1. **Request:** The subject application consists of a 93,100-square-foot theater, 34,903 square feet of retail development, and 58,886 square feet of office. This detailed site plan consists of the site plan, hardscape plan, and architectural elevations.

2. Development Data Summary

Zone(s) Use(s)	EXISTING M-X-T None	PROPOSED M-X-T Movie theater, Retail & Office
Number of Units	0	0
Square Footage/GFA	0	186,889
Floor Area Ratio (FAR)	0	Movie Theater: 93, 100 square feet Retail: 34,903 square feet Office: 58,886 square feet 186,889 FAR 1.306
Total FAR		

3. **Location:** The site is located in Planning Area 68, Council District 2. More specifically, it is located between the northeast quadrant of the intersection of Belcrest Road and East West Highway, south of Toledo Road, in close proximity to the Metro station.

4. **Surroundings and Uses:** The subject property is bounded to the north by Toledo Road; to the west by Belcrest Road; to the east by Adelphi Road; and to the south by East West Highway. Along the east property line there are two existing churches and a public library that front on Adelphi Road.

The proposed 14-plex movie theater building is located at the easterly side of the property and will front on America Boulevard. To the north of the theater building is the existing Metro VI building (Center for Disease Control) and an existing parking garage; to the east are the Church of Christ and a public library; to the south is the surface parking area; and to the west is previously approved development including the 16-story student tower, the 7-story condominium, and Belcrest Road.

5. **Previous Approvals:** The conceptual site plan (CSP) for Subareas 2 and 3 of the Prince George's Plaza Transit District Overlay Zone (TDOZ) was approved by the District Council on January 8, 2001. The CSP proposes a mixed-use development with a "main street" theme that will include office, retail and residential. Both subareas were reviewed as one site and combined consist of 40.1 acres in the M-X-T Zone and 7.6 acres in the O-S Zone, for a total of 47.7 gross acres. Primary amendments to the transit district development plan for the subject property, TP-00002, were approved by the District Council on February 26, 2001.

On April 25, 2002, the Prince George's County Planning Board approved a preliminary plan of subdivision for the project.

DSP-03037 was approved for a five-story underground parking garage containing 1,167 parking spaces on December 11, 2003, by the Prince George's County Planning Board. DSP-03072 was approved as an infrastructure plan in October 2004 and established the main street and landscape for the development.

DSP-03037/01 for the 16-story residential student housing project with 240 four-bedroom units was approved on March 4, 2004, by the Prince George's County Planning Board.

DSP-03037/02 for the seven-story condominium and retail building was approved on May 19, 2005, by the Planning Board.

6. **Design Features:** The proposal is to add 186,889 square feet of new space, which consist of a 14-plex-movie theater, retail, and office uses at University Town Center. The proposed theater is 93,100 square feet, which contains 14 screens and provides 3,300 seats. There are three additional floors of office space of 34,903 square feet proposed over the theater. Retail uses and restaurants will front America Boulevard. Architecture of the multiplex building along America Boulevard consists of four complementary brick colors. The retail and office components have cast stone bases, sills, and trims along with clear glazed storefronts, metal awnings, and fabric canopies.

The building scale is compatible with the main street by providing canopies, varying setbacks of the retail façade, glazed retail storefront, cast stone bases and trims, three complementary brick colors, plus cast stone cornice pieces. In addition, this application includes new retail space in front of the existing Metro I and II office buildings. The proposed theater and retail uses all sit within the building envelopes defined by the established streetscape, sidewalks, street trees, lighting, and crosswalk locations as established by the previously approved Detailed Site Plan, DSP-03072.

7. The base floor area ratio (FAR) for the 38.63 acres of land within the M-X-T Zone as approved per Conceptual Site Plan CSP-00024 is 0.40, consistent with Section 27-548(a)(1). As a bonus incentive in the M-X-T Zone, a residential use is permitted where 20 or more dwelling units are provided, which allows for additional gross floor area equal to a FAR of 1.0, per Section 27-545(b)(4)(A), for a total of 1.40 FAR permitted. The applicant is claiming bonus density for an open arcade and the theater; however, Section 27-545(b)(5) of the Zoning Ordinance requires that the open arcade be as follows

For the purpose of this incentive, an open arcade is a continuous, covered area (excluding areas covered by such things as canopies), located along the perimeter of a building and designed for pedestrian uses. The arcade shall adjoin a street, plaza, or court and, except for the columns, piers, or arches which support the building or roof, the arcade shall be open to the street, plaza or court. An open arcade shall have an unobstructed passageway at least ten (10) feet wide for its entire length. If an open arcade adjoins a street, it shall (at both ends) connect with other open arcades or be a part of a continuous sidewalk along the street.

The plan does not demonstrate compliance to this section. However, the applicant should be awarded bonus incentives for the theater. The plans should be revised to delete the bonus incentives claimed by the applicant for the arcade prior to signature approval.

Required findings for a Detailed Site Plan in the Transit District Overlay Zone (TDOZ) as stated in the Transit District Development Plan

8. **The Transit District Site Plan is in strict conformance with any Mandatory Development Requirements of the Transit District Development Plan;**

The District Council approved several primary amendments (P1, P44, P46, P48, P50, P52, P53, P54, P58 and P59) and adopted the Planning Board's findings concerning mandatory requirements P34, P55, S28, S33, S34, S35 and S36 to the Transit District Development Plan (TDDP), which allows the development of Subareas 2 and 3 to proceed as stipulated by those

amendments. The Urban Design staff has determined that the detailed site plan is in strict conformance with all mandatory development requirements as amended by the District Council.

Amendment discussion:

TP-00002, dated March 9, 2001 granted approval to amend P50 and P54 to read as follows:

- **P50**—The proposed cinema, retail uses and restaurants may be one story in height. In addition, the language in Table 17 (page 144 of the TDDP) is modified as follows:
 - **Eating and drinking establishments, provided the use is located either within or attached to an office building, department store, variety or drug store, hotel, other retail use, residential building, or wholly enclosed shopping mall, or is attached to and accessory to an allowed use.**

Staff Comment: This amendment simply modified the use list to allow for development of eating and drinking establishments attached to the existing office building as shown on the proposed detailed site plan.

- **P54**—“A building setback of 50 to 100 feet shall be allowed along the eastern property line. At the time of Detailed Site Plan, the setbacks shall be closely reviewed to ensure that treatment of the facades facing Adelphi Road does not degrade the viewshed along this corridor.”

Staff Comment: Elevation sketches are needed of the facades facing Adelphi Road in the context of the viewshed along this corridor for review by the staff and Planning Board. Staff supports the request for the reduction of the building setback from 50 feet to 42 feet as proposed, if the rear elevation of the theater building is enhanced to provide more visual interest as viewed from Adelphi Road.

9. **The Transit District Site Plan is consistent with, and reflects the guidelines and criteria contained in the Transit District Development Plan;**

The transit district site plan will be consistent with and reflect the guidelines and criteria contained in the transit district development plan when the conditions of approval below are met. All applicable mandatory requirements from the approved transit district development plan for this site have been addressed in previous submittals.

10. **The Transit District Site Plan meets all of the requirements of the Transit District Overlay Zone and applicable regulations of the underlying zones;**

The detailed site plan generally meets all the requirements of the Transit District Overlay Zone.

11. **The location, size and design of buildings, signs, other structures, open spaces, landscaping, pedestrian and vehicular circulation systems, and parking and loading areas maximize safety and efficiency and are adequate to meet the purposes of the Transit District Overlay Zone;**

The proposed design of the theater building is respectful of both proposed and existing uses and has taken into consideration quality architectural design, site design including the rooftop design,

and circulation, both pedestrian and vehicular. Therefore, staff has determined that the subject application meets the purposes of the Transit District Overlay Zone.

12. **Each structure and use, in the manner proposed, is compatible with other structures in the Transit District and with existing and proposed adjacent development.**

Staff has reviewed the subject application in relation to existing and proposed development within the Transit District Overlay Zone. Four office buildings, including the newly opened Center for Disease Control (CDC) building (DSP-01002), exist in Subarea 3, and two substantial residential projects have been approved and the subject application proposes the theater, retail and office components for the overall project. The approved conceptual site plan for the overall project creates a main street theme for the entire development of the subarea. Staff is of the opinion that this application is compatible with structures and uses that are either existing or proposed within the Transit District Overlay Zone.

13. **In addition to the findings above, the following is required for Detailed Site Plans:**

- a. **The Planning Board shall find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan.**

The proposed application is in conformance with the conceptual site plan upon approval of the recommended conditions.

Required Findings for Detailed Site Plans in the M-X-T Zone

14. **The proposed development is in conformance with the purposes and other provisions of this Division;**

At the time of final buildout, the subarea will provide high quality and distinctive architecture, retail shopping, restaurants, a movie theater, a museum, an outdoor skating rink, and an animated streetscape with plazas, street trees, planters and special paving that will be in conformance with the purposes and provisions of the M-X-T Zone. The proposed project will enhance the economic status of the county and provide an expanding source of desirable living opportunities for students at the University of Maryland. The detailed site plan promotes the effective and optimum use of transit and other major transportation systems.

15. **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;**

The proposed project will have an outward orientation with new paving, street furniture, landscaping, lighting, and public spaces. As this project continues to develop, other requirements of the TDDP will further ensure that new development will be physically and visually integrated with existing adjacent development. Because of the magnitude of the overall proposed development, it also has the potential to catalyze adjacent community improvement and rejuvenation.

16. **The proposed development is compatible with existing and proposed development in the vicinity;**

The subject application will provide a pleasing streetscape along the future plaza that will complement and enhance the character of the area and promote ridership of transit facilities. The proposed improvements will also upgrade the existing buildings by providing a pleasing outdoor environment for those who work in and visit the area.

17. **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;**

Subareas 2 and 3 are already developed with four office buildings and associated surface parking that provide for a significant employment base that will help to contribute to a stable environment. The proposed addition of the subject site will enhance the existing and proposed development of a theater, retail and restaurants, and continuation of the outdoor plaza will enhance the quality and contribute to the transit district.

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

The subject application is a phase that follows the development of the Center for Disease Control office building, the 16-story residential development, the approval of the 4-story underground garage, and the 7-story condominium project, known as Independence One. This project is anticipated to be followed by the future development of the plaza, building number two and the main street, which includes a variety of uses as described above. Even with all of the above, the development of the subject property has been designed as a self-sufficient entity that is not dependent on the future development to be a significant contributing factor to the overall site that will allow for effective integration of future phases.

19. **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

This project is pedestrian friendly and will connect into existing streets that will create convenient access to the Metro station and surrounding subareas.

20. **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).**

The subject plans indicate that the retail development along the proposed plaza has been specifically designed for the human experience. Pedestrians will experience a pleasing streetscape within the plaza; the shop windows and canopies will give the existing and future development a pleasing human scale.

21. The application is subject to the *Landscape Manual*. Section 4.7, Table II, of the *Landscape Manual* states that for mixed-use developments on a single lot (in this case the lot being the entire M-X-T-zoned property), the impact category for the use nearest a property line shall determine the buffering requirements for that yard. In this case, the movie theater is closest to the property line adjacent to a church and the library. The *Landscape Manual* requires no bufferyard between the theater and the church, as they are considered to both be medium impacts and an “A” bufferyard between the theater and the library. The plans should be revised to demonstrate conformance to the requirements of this section of the *Landscape Manual*.

22. This plan is subject to conditions of approval that are generated from previously approved plans. The following is a list of the applicable conditions that need to be addressed:

CSP-00024

- 15. For each Detailed Site Plan, the applicant, his heirs, successors, and/or assigns shall submit a parking demand analysis which reflects appropriate reduction for shared parking between the existing and proposed uses.**

The TDDP identifies the subject property within Subareas 2 and 3 of the TDOZ. There are 15 subareas in the TDOZ, two of which are designated as open space and will remain undeveloped. This application is for construction of office space totaling 58,886 square feet, a theater building of 93,100 square feet, and retail space totaling 34,903 square feet. The submitted site plan for the proposed buildings indicates a total of 2,137 surface parking spaces, a total of 1,369 fewer than the number of surface parking spaces that existed within these two subareas prior to the approval of the TDDP. Pursuant to the TDDP applicability, new structured parking spaces as well as replacement or alterations to legally pre-existing parking spaces are exempt from meeting the TDDP transportation and parking mandatory requirements. A total of 2,622 parking spaces are located within structures not on this site. The overall total parking on the site—both surface and structure—is unchanged by this site plan.

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

- a. The Environmental Planning Section in a memorandum dated July 29, 2005, recommended approval of the detailed site plan (DSP-05041) with no environmental conditions.

The Environmental Planning Section previously reviewed this site in 2001 as a preliminary plan of subdivision (4-01092) and subsequently as detailed site plans, the most recent being DSP-03037/02, which was approved with no environmental conditions. This application seeks the approval of a detailed site plan for 186,889 square feet of new additional space at the University Town Center and the consideration of a shared loading space allocation within the subject property. The subject property is located in the M-X-T Zone within the Prince George's Plaza Transit District Overlay Zone. The subject property has an approved conceptual storm drain plan, CSD #27352-2003-00, dated September 26, 2003. This site has an approved Type II tree conservation plan (TCPII/15/01), which proposes to meet all woodland conservation requirements off-site at TCPII/129/99.

The subject property is located in the southeast quadrant of the intersection of Belcrest Road and Toledo Road with frontages on both roads. A review of the information available indicates that Marlboro clay, steep and severe slopes, 100-year floodplain, wetlands, or streams are not found to occur on this property. The site is located in the Northeast Branch watershed, which is a tributary to the Anacostia River Basin. The soils found to occur on this property according to the Prince George's County Soil Survey are in the Christiana series. This series does not pose major problems for development. There are no rare, threatened, or endangered species located in the vicinity of this property based on information provided by the Maryland Department of Natural Resources—Natural Heritage Program. No historic or scenic roads are affected by this proposal. East

West Highway and Belcrest Road are noise generators; however, the noise levels are low enough to not adversely impact the commercial use proposed. The proposed use is not anticipated to be a noise generator. This property is in the Developed Tier as delineated on the approved General Plan.

The property was the subject of Detailed Site Plan DSP-01002, Prince George's County Planning Board Resolution No. 01-04, and was approved on January 9, 2001. All previous approved environmental conditions in the resolution have been addressed. All applicable mandatory requirements from the approved transit district development plan for this site have been addressed in previous submittals.

This subject property is located in Subarea 3 and is exempt from the Woodland Conservation and Tree Preservation Ordinance. This site is subject to a 10 percent afforestation requirement for the gross tract area due to a mandatory requirement of the TDOZ. The applicant has addressed this requirement through a note on the submitted plan that states: "Tree Conservation Requirements: 10% of the 13.85 acre net tract area (1.39 acres) will be provided for in a woodland conservation easement off-site." DSP-03037 as submitted is in conformance with the approved Type II tree conservation plan (TCP/II/15/01). Required off-site easements for this site have been previously secured. No additional information is required with respect to the Tree Conservation Plan.

A copy of the Stormwater Management Concept Approval Letter (CSD# 27352-2003-00) was submitted and is dated September 26, 2003. The requirements for stormwater management will be met through subsequent reviews by the Department of Environmental Resources. No further information is required with regard to stormwater management.

- b. In a memorandum dated October 7, 2005 the Community Planning Division offered the following:
- This application is consistent with the 2002 General Plan development pattern policies for the Developed Tier.
 - This application conforms to the land use recommendations of the 1998 approved transit district development plan for the Prince George's Plaza Transit District Overlay Zone.

P50—The proposed cinema, retail uses and restaurants may be one story in height. In addition, the language in Table 17 (page 144 of the TDDP) is modified as follows:

- **Eating and drinking establishments, provided the use is located either within or attached to an office building, department store, variety or drug store, hotel, other retail use, residential building, or wholly enclosed shopping mall, or is attached to an accessory to an allowed use.**

Staff Comment: This amendment simply modified the use list to allow for development of eating and drinking establishments attached to the existing office building as shown on the proposed detailed site plan.

P54—"A building setback of 50 to 100 feet shall be allowed along the eastern property line. At the time of Detailed Site Plan, the setbacks shall be closely reviewed to ensure

that treatment of the facades facing Adelphi Road does not degrade the viewshed along this corridor.”

Staff Comment: Elevation sketches are needed to review the facades facing Adelphi Road in the context of the viewshed along this corridor for review by the staff and Planning Board.

- c. The Transportation Planning Section, in a memorandum dated August 19, 2005, recommended:

The detailed site plan (DSP-05041) was reviewed for conformance with the countywide trails plan and/or the appropriate area master plan in order to provide the master plan trails.

The adopted and approved Prince George’s Plaza transit district development plan (TDDP) emphasizes the importance of pedestrian connections, sidewalks, and bicycle-friendly roadways around the Prince George’s Plaza Metro Station. Trail connections are recommended, wide pedestrian zones are required, and designated bike lanes are recommended along some roads. The provision of sidewalks along all road frontages is crucial to providing a walkable, transit-oriented community and encouraging pedestrian trips to Metro. As stated on page 62 of the TDDP, a principal goal is the provision of a safe, effective and pleasant environment for pedestrian trips.

In keeping with this goal, the TDDP requires pedestrian zones with wide sidewalks along East West Highway, Toledo Road, Toledo Terrace, and Belcrest Road. Bike lanes are specifically recommended along Toledo Road and Belcrest Road. The majority of these recommendations are beyond the scope of the subject application. However, the TDDP does include several mandatory development requirements that impact the subject site.

Mandatory development requirement P20 requires:

Developers shall provide continuous sidewalks along all frontages of their property on public rights-of-way in the transit district. This requirement has been met for the submitted DSP.

The TDDP also has mandatory development requirements pertaining to bicycle racks. However, through prior approvals for other portions of the subject development, a large number of bicycle racks have already been provided throughout the University Town Center development, including in the vicinity of the subject application. No additional racks are necessary. The mandatory development requirement for bicycle racks at the University Town Center has already been met through prior approvals.

Standard sidewalks are reflected along all road frontages within the limits of the detailed site plan. This includes wide sidewalks along both sides of America Boulevard, a standard/wide sidewalk along Constitution Drive, and a standard sidewalk along most of Freedom Way East. Sidewalk widths vary along the roadways, with the width depending upon planting boxes and building facades. America Boulevard has the widest sidewalks, with a width of at least 15 feet at most locations and a minimum width of 11 feet (in the vicinity of planting boxes). The sidewalks proposed on the submitted site plan meet the intent of mandatory development requirement P20 and will provide for an inviting pedestrian environment.

- d. The Transportation Planning Section has reviewed the detailed site plan including details regarding access, circulation patterns, and surface parking layout, as well as the layout and location of pedestrian and bicycle facilities. Since the proposed site is located in the TDOZ, per Zoning Ordinance No. 14-1998, the submitted detailed site plan is required to satisfy all mandatory development and design guidelines of the adopted and approved TDDP. For this review, no traffic study is required because the accumulated sum of all approved parking spaces including the total parking proposed by this application does not exceed the parking caps identified in Table 6 of the TDDP.

The PG-TDDP contains a goal of encouraging the use of structured parking and discouraging huge parking and would not result in any reduction to the total numbers of available and unallocated preferred and premium surface parking caps. Therefore, the parking fees identified in Tables 5 and 6 of the TDDP are not applicable to the development proposed in this site plan.

Based on a traffic analysis submitted by the applicant to the Transportation Planning Section, the internal vehicular and pedestrian circulation patterns as proposed in the detailed site plan appear to be acceptable. This finding was based on field observations and the submitted traffic analysis that the proposed office building peak-hour trip generation rates would be nearly 50 percent of M-NCPPC's approved and published trip generation rates for office.

The plan requests the consideration of an allocation of shared loading spaces for the overall site. The number of loading spaces required, when considered by use, is 25 loading spaces. The proposed number of loading spaces is 19 loading spaces. The spaces appear to be well distributed within the area of the site plan. Furthermore, the uses readily lend themselves to the use of shared loading spaces. Therefore, the proposed reduction of six loading spaces appears to be reasonable and in accordance with the overall intent of Section 27-583.

Based on the preceding findings, the Transportation Planning Section concludes that the proposed detailed site plan as submitted is in conformance and consistent with all applicable TDOZ mandatory development requirements and site design guidelines, and that proposed development will be adequately served within a reasonable period of time with existing, programmed or planned transportation facilities. The transportation staff is not recommending any condition, new or prior, to be attached to this approval.

- e. In a memorandum dated March 8, 2005, from the Maryland State Highway Administration, the following comments were offered:

"This office completed its review of the plan showing the proposed building footprints for site development and support documentation. Based on the available information, we have no objection to Detailed Site Plan DSP-03037/02 approval for future locations of on-site improvements. Please be advised that SHA-Engineering Access Permits Division is presently reviewing proposals to determine the appropriate application and geometric design of site improvements."

- f. The detailed site plan was referred to the City of Hyattsville, but as of the writing of this report, the staff has not received their comments on this detailed site plan

- g. The detailed site plan was referred to the Town of University Park, and a response has been provided in a letter dated October 11, 2005, Mayor Brunner to Lareuse, as follows:

We have reviewed the application and would like to make the following five comments/recommendations:

1. Trash and litter originating from Sub-Area 3 of the Prince George's Plaza Transit District Overlay Zone (TDOZ), as well as other sub-areas within the TDOZ, have impacted the water quality downstream which flows through the Town of University Park. In order to attenuate this negative impact, it is recommended that the number of outside trash containers within the limits of the DSP be increased. The need will be apparent since higher-generating trash uses, a movie theater, restaurants, and retail, are proposed. Studies have shown that when trash containers are readily and easily accessible, people will use them;
2. Related to the recommendation above, the numerous storm drain inlets in the sub-area have become conduits for litter and trash, and it is recommended that grates be installed at the openings to the inlets to capture the debris which flows downstream through University Park and eventually to the Anacostia River and beyond. The inlets would need to be regularly maintained and trash removed;
3. The loading dock and an internalized refuse storage/disposal transfer area do not appear to be identified for proposed Building 6. It is recommended that the area be wholly-enclosed with door coverings that match the exterior building material. Containerizing delivers, loading, and trash removal will correspond to those provisions made by the applicant for Building 7;
4. The loading dock and an internalized refuse storage/disposal transfer area, likewise, do not appear to be identified for proposed Building 3. See comments above (note 3);
5. The proposed rear or east side of Building 7 (theater) would be constructed of pre-cast panels of consistent colors and of various materials. It is recommended that architectural enhancements, perhaps rectangular in shape, with contrasting appropriate colors, be affixed to the east wall. Actual or faux windows could perhaps be installed on the upper (office) levels on the rear side of Building 7 (theater);
6. Signage on the rear (or east) wall of the theater is inappropriate and should be deleted since it will directly face a single-family residential area on Adelphi Road. In fact, any such signage would be detrimental to the character of the neighborhood; and

The theater operator should be encouraged to comply with a recent consent agreement between the U.S. Department of Justice and Regal Entertainment Group, the largest movie theater chain in the country, in regard providing improved lines of sight for persons who use wheelchairs in stadium-style theaters, as opposed to placing the wheelchair-bound directly under screens.

Staff comment: Staff will provide an analysis of the comments above prior to the Planning Board hearing.

- h. In a comment dated August 17, 2005 the Washington Suburban Sanitary Commission (WSSC) offered the following comments: Water and sewer extension would be required. In addition, noting an on-site plan review package should be submitted and WSSC suggested the applicant contact their provided Permit Services Unit. Also WSSC stated project #DA3018Z01 is an approved project within the limits of this proposed site.
- i. The Historic Preservation and Public Facilities Section, in a memorandum dated August 31, 2005, stated the proposed development is within the service area of Police District I-Hyattsville and in conformance with the adopted and approved Public Safety Master Plan 1990 and the *Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities*.
- j. The Permit Review Section in a memorandum dated August 11, 2005, provided the following recommendations:
 - The proposed loading should be dimensioned on the site plan. The dimension of the loading spaces should also be provided on the parking tabulation sheet.
 - Building dimensions, including height, must be provided on the site plan.
 - The gross floor area of the proposed buildings should be provided on the site plan.
 - The coversheet (Sheet 1 of 4) should clearly identify the two parking garages, #1 and #2, listed on the parking tabulation sheet for purposes of identifying all provided parking spaces.
 - A minimum of three “retail” uses must occupy the retail buildings to maintain the integrated shopping center status in the loading schedule. A note to this effect should be added to the Parking Tabulation Sheet.

Staff comments: The recommendation section of this report has included the conditions above.

- k. In a memorandum dated August 31, 2005, the Historic Preservation and Public Facilities Planning Section stated: The existing fire engine at Hyattsville Fire Station, Company 1, located at 6200 Belcrest Road, is the first due station to the site. The proposed development will have adequate coverage by the nearest fire and rescue facility. The above findings are in conformance with the adopted and approved Public Safety Master Plan 1990 and the *Guidelines For Analysis Of Development On Fire and Rescue Facilities*. The proposed plan is within the service area for the Police District I-Hyattsville. The Planning Board’s current test for police adequacy is based on a standard complement of officers. As of January 2, 2005, the county has 1,302 sworn officers and 43 student officers in the academy, for a total of 1,345 personnel, which is within the standard of 1,278 officers.

These comments are provided for information only; as per Mandatory Development

Requirement 536, however, a finding of adequate public facilities for this detailed site plan is not required.

- l. The Department of Parks and Recreation in a memorandum dated July 27, 2005, had no comments regarding the proposed development.
 - m. The property is the subject of Preliminary Plan 04-01092, which was approved by the Planning Board on March 28, 2004. The resolution of approval, PGCPB Resolution 02-62, was adopted on April 25, 2004. The property is the subject of record plat REP 205@43 and REP 205@44 recorded March 7, 2005. The property is known as Prince George's Center Parcels M and N, Parcel O, being a re-subdivision of Parcel F.
24. The detailed site plan represents a 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.
25. The detailed site plan is in conformance with the conceptual site plan, CSP-00024.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-05041, subject to the following conditions:

1. Prior to certification of the detailed site plan, the following revisions or information shall be supplied:
 - a. The proposed loading spaces shall be dimensioned on the site plan. The dimensions of the loading spaces shall also be provided on the parking tabulation sheet.
 - b. Building dimensions, including height, shall be provided on the site plan.
 - c. The gross floor area of the proposed buildings shall be provided on the site plan.
 - d. The coversheet (Sheet 1 of 4) shall clearly identify the two parking garages, #1 and #2, listed on the parking tabulation sheet for purposes of identifying all provided parking spaces.
 - e. The plans shall delete the bonus incentives claimed by the applicant for the arcade.
 - f. The architectural elevations for the rear of the theater building shall be revised to provide more visual interest as viewed from Adelphi Road.
 - g. The plans shall be revised to demonstrate conformance to Section 4.7 of the *Landscape Manual* between the theater and the library.