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Detailed Site Plan Alternative Compliance

**DSP-09031
AC-11001**

Application	General Data	
Project Name: Domain College Park Location: Southwest quadrant 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:	02/24/11
	Staff Report Date:	02/18/11
	Date Accepted:	11/01/10
	Planning Board Action Limit:	02/24/11
	Plan Acreage:	2.66
	Zone:	M-X-T
	Dwelling Units:	256
	Gross Floor Area:	271,000 sq. ft.
	Planning Area:	66
	Tier:	Developed
	Council District:	03
	Election District	21
	Municipality:	N/A
	200-Scale Base Map:	209NE03

Purpose of Application	Notice Dates	
This case was continued from the Planning Board agenda date of February 10, 2011. 256 multifamily rental units with 10,000 square feet of ground-floor retail and underground parking.	Informational Mailing:	11/02/10
	Acceptance Mailing:	10/29/10
	Sign Posting Deadline:	01/11/11

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-09031
Alternative Compliance AC-11001
Domain College Park

The Urban Design staff has reviewed Detailed Site Plan DSP-09031 for Domain College Park. Staff presents the following evaluation and findings leading to a recommendation of APPROVAL of the detailed site plan with conditions for the site development proposed.

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone.
- b. The requirements of Zoning Map Amendment A-10011.
- c. The requirements of Conceptual Site Plan CSP-09002.
- d. The requirements of Preliminary Plan of Subdivision 4-09039.
- e. The requirements of the 2010 *Prince George's County Landscape Manual*.
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance.
- g. Referral comments.

FINDINGS

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

1. **Request:** The detailed 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	M-X-T	M-X-T
Uses	Vacant	256 Multifamily Units 10,000 sq. ft. of Retail
Acreage	2.66	2.66
Lots	0	0
Parcels	4	1
Building	0	271,000 square feet

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 One-Family Detached Residential (R-55) Zone. 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:** The area included in this application was previously the subject of Zoning Map Amendment A-10011, Conceptual Site Plan CSP-09002, and Preliminary Plan of Subdivision 4-09039.

On July 13, 2009, the District Council approved the rezoning of the subject site from the R-55 Zone (One-Family Detached Residential) to the M-X-T Zone (Mixed Use-Transportation Oriented) in 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.

The next two approvals go on to refine that development proposal of luxury market-rate housing and retail. The Prince George's County Planning Board's action of approval for Conceptual Site Plan CSP-09002 is found in PGCPB Resolution No. 10-62, adopted on June 17, 2010; and for Preliminary Plan of Subdivision 4-09039 in PGCPB Resolution No. 10-68, adopted on July 22, 2010. Findings 8, 9, and 10 below offer detailed discussion of those previous conditions of approval.

6. **Design Features:** The detailed site plan proposes a five-story, 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 future options, including the proposed Washington Metropolitan Area Transit Authority (WMATA) Purple Line.

Design and Architectural Standards

The applicant is proposing a well-articulated façade for the mixed-use building. The building height and size will be compatible with the existing multistory academic buildings along Mowatt Lane. The applicant is providing a mix of high-quality building materials including stucco, brick, and cast stone. The building is well-articulated in detail, and blends classical and more contemporary architectural styles.

Along Campus Drive, the retail façade proposes two metal canopies marking the main entrances to the building: the canopy at the corner of Campus Drive and Mowatt Lane marks the entrance into the clubhouse, and the second awning at the center of the frontage marks the entry into the retail space. The storefront windows run the length of the frontage and some are proposed with awnings. The predominant building material used at this level is buff-colored cast stone. Horizontal bands of the stone are provided at this level creating an appealing pedestrian-scaled detail. That pedestrian-scaled detail is enhanced by the addition of lighting sconces along the façade.

Orange and terracotta-toned brick and stucco in beige, white, and grey are incorporated at the upper residential levels of the building. Domain College Park features three courtyards at the second level of the building with stucco and brick proposed on those elevations. The proposed elevations are attractive as designed, yet staff does recommend that a materials board be provided prior to signature approval of the detailed site plan to determine that the combinations of materials and colors proposed are appropriate. Staff notes that the south building elevation does not propose terracotta-toned brick. Staff recommends that the applicant substitute terracotta-toned brick for some areas of light brown stucco currently proposed on the south elevation to provide more variation in color and visual breaks in the building's massing.

Private Recreational Facilities and Amenities

As a residential development, the Domain College Park project proposes luxury rentals with resort-style amenities for its residents. The private recreational package includes a main outdoor courtyard with a pool and two smaller courtyards with grilling areas, outdoor fireplaces, and seating areas. The courtyards are densely planted with a variety of ornamental and evergreen trees and shrubs located in raised planting beds. Staff recommends that the applicant provide a standard planting detail for the raised planters proposed in the courtyards. The detail should indicate soil depths sufficient to sustain the proposed plant materials long term.

In addition to the courtyards, the applicant proposes a ground-floor clubhouse and a fitness club. 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 improvements to the site's Campus Drive frontage. The generous 30-foot required setback will permit above-average streetscape improvements. The applicant

proposes a Campus Drive frontage that includes hardscape composed of brushed concrete with brick pavers, metal benches, cast stone planters, bike racks, and a bike share station. Planting beds with Willow Oak, Juniper, and Boxwood trees will provide shade and separation from Campus Drive. The applicant also proposes public art at the center of the frontage as a focal point for the streetscape.

The applicant is also proposing to provide an outdoor/labyrinth plaza that features ornamental trees, seating areas, and a labyrinth made of specialty pavers on land owned by the University United Methodist Church, at the southwest corner of the subject property. This “pocket park” is for use by the general public, particularly for those in the immediate vicinity of Domain College Park. It is intended to aid in the creation of a livable environment capable of supporting the greater density and intensity of development proposed, and to increase pedestrian-oriented activities and amenities. The site plan indicates that a seven-foot-high, decorative metal fence with two-gated entry points is proposed around the outdoor plaza. The gates should remain open and accessible during extended daylight hours to ensure that members of the public have reasonable opportunity to enjoy its use.

Parking

The property will be served by structured parking. Primary access to the residential portion of the site is proposed from Mowatt Lane. The applicant proposes secondary access for residents, guests, and retail loading from Campus Drive. The structured parking garage has two levels and is partially below grade. The portion of the garage that is above grade on Campus Drive is wrapped with the ground floor retail. The portion of the garage that is above grade on Mowatt Lane will be screened by a façade that is well integrated with the rest of the building. Other visible areas of the parking garage are generally proposed to be screened with evergreen plant material with at-grade openings to be secured with grey metal railings.

The applicant has requested a departure from Section 27-558(a) of the Zoning Ordinance to allow a reduced, standard, nonparallel parking space size of 9 feet in width by 18 feet in length to be used for all of the provided parking spaces. Discussion of that parking space departure can be found in companion application Departure from Design Standards DDS-604.

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 subject site plan 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. All of the proposed uses are permitted in the M-X-T Zone pursuant to Section 27-543 of the Zoning Ordinance.
 - b. The subject application is in conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which sets forth additional findings required for the Planning Board to approve conceptual site plans and detailed site plans in the M-X-T Zone. The required findings were met at the time of CSP approval and are further met during the review of the subject DSP.

Section 27-546(d) states:

- (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 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 of Maryland 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. Additionally, this property is not within an existing corridor or node and, therefore, it will not encourage more intense housing and economic development in centers and corridors.

The detailed 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. Through 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 24-hour 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 detailed site plan proposes 10,000 square feet of retail development on the ground floor in at least two leasable spaces. While the tenants for the retail space are currently unknown, the building and streetscape design set the framework for an active environment.

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 271,000-square-foot development proposal includes 256 residential units (including private and public amenities), as well as 10,000 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: Emphasis on streetscape amenities and quality building materials will create a distinctive visual character.

- (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 the 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. The subject detailed site plan proposes 197 one-bedroom units and 59 two-bedroom 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 DSP 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: The applicant proposes an attractive product for the area that incorporates public benefit features, structured parking, rooftop gardens, residential amenities, and retail. The architecture proposes dynamic solutions to meeting physical, social, and economic needs.

- (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 the subject DSP.

- (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 streetscapes 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.

The development will be similar in 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 and mix of materials ensure a high-quality development capable of being sustained.

- (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: The proposed streetscapes along Campus Drive and Mowatt Lane are designed to encourage pedestrian activity. The pedestrian system includes connections to a proposed labyrinth plaza, the University United Methodist Church, the University of Maryland College Park and its environs, and transportation facilities. Staff is recommending improvements to the design of the pedestrian system, and has determined that it will be comprehensively designed, if approved with conditions.

- (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 features a variety of gathering places for people. There are public gathering places provided at the street level and semi-public gathering places for residents and their guests at the second level of the mixed-use building, which are also open-air. Both types of spaces, public and semi-public, indicate attention to human scale through the use of quality hardscape materials, vegetation, and focal points.

- (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 DSP is not subject to this requirement.

- (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: The DSP is not subject to this requirement.

- (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.

- c. Section 27-548 of the Zoning Ordinance, M-X-T Zone regulations, establishes additional standards for the development in this zone. The DSP'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 DSP proposes the use of the optional method of development and has a floor area ratio (FAR) above 0.40. The proposed FAR is as follows:

Uses	Square footage
Residential	261,000, 256 Rooms
Retail	10,000
Total	271,000
Net Site Area: 2.55 Acres	110,913
FAR	2.44

See Finding 7(g) below for additional discussion of the optional method of development used.

- (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 DSP 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.**
- (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 is discussed in Finding 11.

- (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 detailed site plan indicates 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.**

Comment: The proposed building height is 65 feet, which complies with the above requirement.

- d. Section 27-558(a) of the Zoning Ordinance sets forth the following requirement:

The size of parking spaces shall be as follows:

TYPE OF SPACE	MINIMUM SIZE (IN FEET)
Standard car spaces:	
Parallel	22 by 8
Nonparallel	19 by 9 1/2
Compact car spaces:	
Parallel	19 by 7
Nonparallel	16-1/2 by 8

Comment: The applicant is not meeting the above provision. The applicant has filed companion application Departure from Design Standards DDS-604, which includes a request to allow a reduced, standard, nonparallel parking space size of 9 feet in width by 18 feet in length to be used for all of the provided parking spaces.

- e. Section 27-579(b) of the Zoning Ordinance sets forth the following requirement:

- (b) **No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan).**

Comment: The applicant is not meeting the above provision. The applicant has filed companion application DDS-604, which includes a request to allow for two loading spaces and two associated driveways to be located within 50 feet of residentially-zoned properties.

- f. Section 27-574 of the Zoning Ordinance outlines a process for determining the number of required parking spaces for properties in the M-X-T Zone. This process is to be calculated by the applicant and submitted for Planning Board approval at the time of detailed site plan approval. The methodology, assumptions, and data used in performing the calculations were provided for review.

The Traffic Group submitted a parking demand analysis dated December 15, 2010 on behalf of the applicant. Staff has determined that the 380 proposed parking spaces are adequate based upon the considerations provided below.

Section 27-574

- (b) The number of off-street parking spaces required for development in the M-X-T Zone and in a Metro Planned Community shall be calculated using the following procedures:**
- (1) Determine the number of parking spaces required for each use proposed, based on the requirements of Section 27-568. These parking spaces are to be considered as the greatest number of spaces which are occupied in any one (1) hour and are to known as the peak parking demand for each use. At less than this peak, the number of spaces being occupied is assumed to be directly proportionate to the number occupied during the peak (i.e., at eighty percent (80%) of the peak demand, eighty percent (80%) of the peak parking demand spaces are being occupied).**

Applicant's Response: The applicant provided the following justification in response to this requirement:

"Determine Parking Requirements for Each Use

"As detailed in Section 27-568 for residential multi-family units, two (2) parking spaces are required for each dwelling unit. An additional 0.50 spaces are required per bedroom in excess of one (1) per unit. Using these requirements equates to a residential parking space requirement of 542 spaces ($197 \times 2 = 394$; $59 \times 2.5 = 148$).

"In addition, parking space for the retail component of the site is required at 6.67 spaces per 1,000 sq. ft. for the first 3,000 sq. ft. and five (5) spaces per 1,000 sq. ft. for the remainder. This equates to a parking demand of 55 parking spaces.

"Combining the parking required for the retail and residential results in a base parking demand of 597 parking spaces.

"Ultimately, the residential parking spaces will be permitted within the garage. It is anticipated that the retail spaces will be available to store customers, free of charge for two hours. Domain will self-enforce the lot, situated on private property, and enforce through written warnings and towing as necessary. This model of retail parking has been successfully implemented at several other locations, including similar sites near

college campuses.”

Comment: Staff concurs with the applicant. Combining the parking required for the retail and residential requirements pursuant to Section 27-568 of the Zoning Ordinance results in a base parking demand of 597 parking spaces.

- (2) **For each hour of the day the number of parking spaces to be occupied by each use shall be calculated. These numbers are known as the hourly fluctuation pattern. For each use, at least one (1) hour shall represent the peak parking demand, and the remaining hours will represent a percentage of the peak. There may be more than one (1) hour at the peak level.**

Applicant’s Response: The applicant provided the following justification in response to this requirement:

“Calculate Hourly Parking Demand

“The retail and residential components of the development feature unique parking demands: overnight, when residential demand is high, retail is minimal; the opposite, in general, is true during the day. Urban Land Institute (ULI) data showing hourly demand for each hour for the individual uses was used to quantify the Shared Parking Analysis for this site. . . .[T]he maximum parking demand is 569 parking spaces at 8 PM.”

Comment: Staff concurs with the applicant. Peak parking demand is 569 parking spaces at 8:00 p.m.

- (3) **The total number of parking spaces required for all uses proposed in the M-X-T Zone and in a Metro Planned Community shall be the greatest number of spaces in any one (1) hour for the combined total of all uses proposed, based on the calculations in paragraphs (1) and (2), above. This total is known as the base requirement.**

Comment: The base requirement in accordance with Section 27-574 the Zoning Ordinance is 569 spaces.

- (4) **The base requirement may be reduced in the following manner:**

- (A) **Conservatively determine the number of trips which are multipurpose. A multipurpose trip is one where a person parks his car and uses a number of facilities (i.e.; an office, eating or drinking establishment, and store) without moving the car. The number of spaces required for a multi-purpose trip shall be the greatest number of parking spaces required by Section 27-568 for any one (1) use within the multipurpose trip. The base requirement may be reduced by the number of parking spaces for the other uses involved in the multipurpose trip.**

- (B) Determine the number of parking spaces which will not be needed because of the provision of some form of mass transit, such as rapid rail, bus, forced carpool, van pool, and developer provided services. The base requirement may be reduced by this number.**

Applicant's Response: The applicant provided the following justification in response to this requirement:

"Mass Transit University of Maryland Proximity Reduction

"A reduction in parking requirements is permitted based on the availability of mass transit. The site is uniquely situated between two Metro Stations: College Park and Prince George's Plaza. Either station is just over one mile from the site and easily accessed by transit.

"In addition, the site has recently been re-zoned to M-X-T. As a result, it has been previously established and accepted by District Council that the site is located within the vicinity of a major transit stop.

"To further justify the parking reduction, the future Purple Line Station will be developed near the property, further enhancing the mass transit options of site residents. It is anticipated that funding for the Purple Line will be available in 2-3 years.

"In addition to the WMATA and Prince George's County DPW&T routes that serve the site, Shuttle-UM has several routes that are available free of charge to campus students, affiliates, and residents of College Park. The agreement between the City and the College to continue this service was most recently renewed on September 1, 2010. In order for citizens to ride the shuttle, an application must be filled out and returned to City Hall. Upon approval, a bus pass is presented to the resident, which must be shown to the driver. Students do not need a resident pass to ride the shuttle.

"Additionally, service to the College Park Metro Station and New Carrollton Metro Station is available from Shuttle-UM routes with stops at the Adele H. Stamp Student Union, which is located less than ½ mile from the subject site. There are connecting shuttle routes from the site to transport students or residents directly to this other bus facilities. In addition to connectivity to transit, Shuttle-UM provides service throughout the College Park Campus and surrounding areas. This service reduces the need for local trips.

"... In addition, registrations for bicycles increased by 225% from 2008 to 2009.

"Furthermore, the Domain site is situated immediately adjacent to the University of Maryland. The University of Maryland strives to reduce single occupant vehicle trips to campus. Based on statistics published on the Department of Transportation Services website, 'Nearly 50% of

students and more than 25% of faculty and staff at University of Maryland come to campus by some other means than alone in a car’.

“Given the availability of mass transit and the proximity to the University, a 33.3% (one third) reduction is proposed. Applying this reduction to both the residential and retail uses results in a parking demand of 380 spaces.”

Comment: The applicant’s parking demand analysis was referred to the Transportation Planning Section for analysis. That analysis is provided below:

Reductions of a total of 189 spaces were considered to account for the following:

- The likelihood of commercial users to not use automobiles to access the site.
- The likelihood of residents within the residential component of the use to not use automobiles to access nearby uses.

As a means of justifying the parking reduction of one-third, the applicant uses the proximity of Metrobus, Prince George’s County transit (The Bus), and University of Maryland shuttle service (Shuttle UM) along with proximity to two Metrorail stations. (It should be noted that, at the time of the writing of this technical staff report, the Prince George’s County transit (The Bus) Route 17 was restructured in 2010 to travel along Baltimore Avenue (US 1), and does not currently provide direct service to the subject property.) While the above facilities may justify a sizable reduction in parking, it is advised that the following actions be incorporated:

- Because Shuttle UM service is free to university students and to College Park residents and because the site is outside of College Park city limits, the applicant should strongly consider entering into an annexation agreement with the City.
- Bicycle access should be strongly encouraged with the complex. Bicycle parking should be available near the retail uses, and a bike-share facility should be established on the site as well.
- While there are bus stops nearby, there are no shelters or benches at these stops. Given that the applicant is gaining a direct benefit from the availability of transit, the applicant should be required to provide a bus shelter and bench at a nearby existing bus stop location. The location should be determined in consultation with the appropriate operating agencies.

With the reductions, the total required parking would be 380 spaces. The applicant proposes the provision of 380 spaces within an on-site parking garage. Given that the number of spaces provided is a reduction from the base requirement as well as the requirements of a strict by-use application of Section 27-568, it is determined that the parking shown on the plan is acceptable and in accordance with the general intent of the use of the M-X-T Zone.

As a means of supporting the parking reduction proposed for the site, the following condition is recommended.

Recommended Condition: At the time of building permit, provide a bus shelter and bench in a location to be determined in consultation with the University of Maryland, the City of College Park, Transportation Planning Section staff, the Prince George's County Department of Public Works and Transportation (DPW&T), and WMATA. The shelter and bench facility shall be placed at the location of one of the nearest existing bus stops.

- g. Section 27-545 of the Zoning Ordinance outlines the extent to which density increment factors may be used to increase density beyond the base density permitted on a particular M-X-T-zoned site. The applicant proposes the optional method of development. The purpose of the optional method of development is as follows:

Section 27-545

(a) Purposes.

- (1) Under the optional method of development, greater densities shall be granted, in increments of up to a maximum floor area ratio of eight (8.0), for each of the uses, improvements, and amenities (listed in Subsection (b) which are provided by the developer and are available for public use. The presence of these facilities and amenities is intended:**
 - (A) To make possible a livable environment capable of supporting the greater density and intensity of development permitted;**
 - (B) To encourage a high degree of urban design;**
 - (C) To increase pedestrian-oriented activities and amenities; and**
 - (D) To provide uses which encourage a lively, twenty-four (24) hour cycle for the development.**

Comment: The applicant proposes to use bonus incentives listed in Section 27-545(b) to meet the project's density goals. Staff has determined that the improvements proposed for use by the public warrant the additional density proposed on the site. The uses, improvements, and amenities proposed in this DSP include:

- Outdoor Plaza—The applicant is providing two predominant public amenity spaces.
 - (1) Campus Drive Streetscape—Staff recommends that the applicant receive partial public benefit credits for improvements to the Campus Drive frontage. The applicant values these improvements at approximately \$121, 870. The frontage includes specialty paving, outdoor seating areas, and public art. The streetscape is generous in width and is publicly accessible. Its design, location, and functionality meet the intention of a plaza as envisioned by the Zoning Ordinance. However, the location of

the plaza-like streetscape within the Campus Drive right-of-way makes it susceptible to extensive design modifications in the future (subject to DPW&T action); therefore, reduced density increment credits are warranted. The boundaries and square footage of the proposed streetscape plaza should be indicated on the detailed site plan. The area of the streetscape plaza should not include the six-foot-wide sidewalk and the first row of the street trees generally required by DPW&T. The area of the plaza should also be delineated with specialty paving.

- (2) Labyrinth Plaza—Staff supports full density increment credits for the labyrinth plaza proposed on an adjoining property. The labyrinth plaza reflects a high level of urban design, in a contemplative park-like setting. The dimensions of the plaza are greater than those required by the Zoning Ordinance, and all paving materials proposed are specialty paving materials as specified in Section 27-545(b). While the location of the plaza creates an environment of some seclusion, the signage and comprehensively-designed pedestrian access indicate that the plaza has been adequately designed to support prolonged public use. The use of plazas as a public benefit feature to increase development FAR is permitted for the site on abutting or adjacent sites as discussed in PGCPB Resolution No. 10-62. The square footage of the labyrinth plaza, interior to the metal fence, should be indicated on the detailed site plan.

- Residential—This DSP includes more than 20 dwelling units and is eligible for this bonus.
- Rooftop Activities—This DSP includes three landscaped courtyards on the second level of the building that are all open to the sky. While these rooftop plazas do indicate a high level of design and financial value (estimated at \$1,021,080 by the applicant), they are not accessible to the general public and therefore, no additional densities should be provided.

The development plan proposes a FAR of 2.44. The FAR is calculated as the gross floor area (GFA) of the development proposal, not inclusive of the parking garage, divided by the net site area. Staff has reviewed the applicant's public amenity proposal and determined that the following bonus density incentives are warranted.

Net Lot Area: 110,913 square feet

Base Gross Floor Area permitted: $(0.4 \times 110,913 \text{ square feet}) = 44,365 \text{ square feet}$

Proposed Gross Floor Area: 271,000 square feet

Residential Bonus recommended: $(1 \times 110,913 \text{ square feet}) = 110,913 \text{ square feet}$

Outdoor Plaza Bonus recommended for Labyrinth Plaza:

$(8 \times 9,800^* \text{ square feet}) = 78,400 \text{ square feet}$

Outdoor Plaza Bonus recommended for Campus Drive Streetscape:

$(6 \times 7,500^* \text{ square feet}) = 45,000 \text{ square feet}$

Recommended Gross Floor Area based on bonus credits: 278,678 square feet

*The areas of the plazas are estimated. The final areas should be indicated on the detailed site plan prior to signature approval.

The applicant is proposing to provide an outdoor/labyrinth plaza that features landscaping, seating areas, and a labyrinth made of hardscape materials on land owned by the University United Methodist Church, at the southwest corner of the subject property. Section 27-282(e)(19) of the Zoning Ordinance requires that a detailed statement be provided indicating the manner in which any land intended for public use, but not proposed to be in public ownership, will be held, owned, and maintained for the indicated purpose (including any proposed covenant or other documents).

In a letter dated December 23, 2010 (Harbin to Fields), the applicant detailed the design, access, and implementation of the offsite outdoor plaza/labyrinth park in accordance with Section 27-282(e)(19).

Applicant's Justification: The applicant provided the following summarized justification in response to this requirement:

“[W]e have an agreement with an adjacent landowner to provide such an Outdoor Plaza: the open space immediately behind our parcel on land currently owned by the University United Methodist Church (“UUMC”). As we discussed earlier this year, and as endorsed by the City of College Park as part of its charrette process, this parcel of land is ideal for use as an Outdoor Plaza for several reasons: (a) it sits in immediate proximity to Domain; (b) its dimensions meet the requirements set forth by the code; (c) its location makes it an ideal “pocket park” for use by the general public, particularly for those in the immediate vicinity of Domain College Park; and (d) it is unlikely that the parcel could be developed as anything other than a park or a surface parking lot because PEPCO lines and easements run underneath the parcel. Both Hanover and UUMC are excited about this location for an Outdoor Plaza, and we hope to finalize our agreement by our Planning Board hearing.

“Design. ...We worked with UUMC to develop this plan, and we have their support for its design and location...[T]he Outdoor Plaza features as its centerpiece a labyrinth, which is a circular shaped, intricately designed paver/art area that encourages activity, meditation, and reflection. The Outdoor Plaza also features several pedestrian benches and numerous flowering trees, shade trees, and shrubs surrounding the labyrinth. (The concept plan allows us to protect almost all of the existing, mature trees on the parcel.) As reflected on the concept plan, we provide pedestrian-scaled lighting for the Outdoor Plaza itself and for its access points.

“Access. The Outdoor Plaza will be open to the public. Though we anticipate creating standard rules and regulations governing use and access (e.g., limiting access to daylight hours, restricting certain activities, such as skateboarding, within the Outdoor Plaza, etc.), we plan to promote active use and enjoyment of the Outdoor Plaza by the public at large. To facilitate such use and enjoyment, we provide public access to the Outdoor Plaza through sidewalks from both Campus Drive and Mowatt Lane. These sidewalks, which wind their way

alongside our residential building and through several trees, feature safe and pedestrian-friendly lighting and landscaping. We also anticipate that UUMC will provide access for its congregants and guests (and potentially the public) from an access gate to the Outdoor Plaza that is located on their parcel. Finally, we hope that, as properties surrounding the Outdoor Plaza continue to redevelop, additional access points can be created, such that the Outdoor Plaza realizes its full potential as an urban pocket park that the community at large can enjoy.

“Timing and Implementation. From a timing perspective, we plan to finalize our agreement with UUMC by our Planning Board hearing (scheduled for February 10, 2011). We anticipate that the form of agreement with UUMC will be a long-term easement (in excess of 50 years). We plan to record the easement with UUMC by the time we receive record plat. We plan to construct the Outdoor Plaza such that it is open to the public by the time we obtain our final use and occupancy permit. (For safety reasons, we cannot allow access to the Outdoor Plaza prior to the time that we have completed construction of our residential building.) Domain, or its successors and assigns, would maintain the responsibility for maintaining the park and enforcing the rules and regulations governing the park during the term of the easement. We anticipate that approval of our Detailed Site Plan would include a condition stipulating these matters.”

Recommended Conditions: Staff recommends the following conditions as they relate to implementing the off-site plaza labyrinth plaza for public use:

- (1) Prior to signature approval of the detailed site plan:
 - (a) The applicant shall provide a 30-scale landscape plan for the labyrinth plaza and indicate, in full detail, the improvements proposed on the off-site plaza. This shall include, but is not limited to, planting plans and schedules for the proposed plant materials and existing plant materials to remain, details of the seating proposed, as well as lighting, paving and fencing details. The site plan shall provide dimensions of all improvements proposed.
 - (b) The landscape plan for the labyrinth plaza shall indicate the boundaries of planting beds and the lawn areas proposed. The applicant shall provide at least one lawn area with boundaries well-defined by stone pavers or similar material to separate the more formal spaces within the plaza from naturalized areas.
 - (c) Proposed public access easements across the subject property from Campus Drive and Mowatt Lane shall be indicated on the detailed site plan.
- (2) Prior to final plat of subdivision:
 - (a) The final plat shall indicate the locations of public access easements across the subject property to the labyrinth plaza location. A note shall be provided on the final plat indicating public access beginning six months after the issuance of the first use and occupancy permit for the property and may contain reasonable restrictions on public access to the outdoor

plaza consistent with similar public spaces, as mutually agreed upon by Domain at College Park and the Urban Design Section, as designee of the Planning Board, in consultation with the City of College Park.

- (b) The applicant shall enter into, and provide a copy to the Urban Design Section as designee of the Planning Board for review and approval, an easement agreement for a period of not less than 99 years with the University United Methodist Church for the outdoor labyrinth plaza on the church's property (the "outdoor plaza"), which shall include that, subject to the church's approval, neither Domain College Park nor its successors or assignees will contest future access to the outdoor plaza that is not part of the easement area, and that Domain and/or its successors or assignees shall facilitate, at no cost to Domain or its successors and assignees, future access to the outdoor plaza from adjoining properties, provided that neither Domain nor its successors or assignees will be obligated to incur any costs and/or expenses associated with the design, coordination, financing, or construction of such future access, which costs and expenses shall be the obligation of the party seeking to obtain such future access to the outdoor plaza.
- h. Section 27-613(f)(1) of the Zoning Ordinance states that design standards for all signs attached to a building shall be determined by the Planning Board for each individual development in the M-X-T Zone at the time of DSP review. Each DSP shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign attachment, and other information.

Comment: The applicant is proposing building-mounted commercial and project signage. The architectural elevations include the locations of proposed signage areas, but the current signage area calculations are extensive for the amount of commercial frontage.

Recommended Condition: Prior to signature approval of the detailed site plan, the applicant shall provide a sign plan that provides separate sign areas for project and commercial signage. The sign area of the proposed decorative banners shall be included in the sign plan. The commercial signage area shall be limited to ten percent of the commercial frontage and shall only appear on the Campus Drive façade. The DSP shall include signage guidelines determined in consultation with the Urban Design Section as designee of the Planning Board.

- 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 in bold applicable to the review of the proposed detailed site plan:

- 2. **Road improvements necessary for Campus Drive and Mowatt Lane shall be coordinated with planned improvements by the University of Maryland and Mosaic at Turtle Creek.**

Comment: Future improvements by the University of Maryland are indicated on the detailed site plan, in acknowledgement of the above condition.

The applicant has attempted to further coordinate road improvements with the University of Maryland. In a point-by-point response dated January 5, 2011 (Byer to Fields), the applicant's

engineer wrote that the applicant met with the University of Maryland on November 29, 2010 for the purpose of coordinating Campus Drive and Mowatt Lane improvements. The point-by-point response states that, after the meeting, the University found the applicant's proposal acceptable. The University has indicated a desire to proceed with the improvements during the summer of 2011. The applicant has indicated that they will modify Mowatt Lane to conform to the approved section, including a left-turn lane into the project, at the time of building construction. It is not clear at this time when Mosaic at Turtle Creek will proceed to construction.

At the time of the writing of this technical staff report, the University of Maryland had not provided referral comment on the subject detailed 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: Connectivity of this site to adjacent properties and the quality of pedestrian improvements has been evaluated with the subject detailed site plan review. The applicant is providing a continuous sidewalk along the property frontages at Campus Drive and Mowatt Lane. The Campus Drive frontage will be more urban in nature and will feature the retail entrances, as well as a residential entrance to the clubhouse. On Campus Drive, the DSP shows an approximately six-foot sidewalk in the right-of-way at the curb, a 14-foot planter bed, and a 15-foot sidewalk at the building façade, which will provide an opportunity for café seating.

The Mowatt Lane frontage will be more residential in nature and will not feature any pedestrian entrances to the building lobby. On Mowatt Lane, the DSP shows a five-foot planter bed at the curb, an eight-foot sidewalk, and a 12-foot planting lawn at the building foundation.

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.**

Comment: The building is designed in conformance with the above condition.

- 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.**

Comment: All parking is provided within the parking garage. Loading is proposed exterior to the building. The garage is screened through the use of evergreen plant material and a façade that is designed to integrate with the building as a whole. The garage façade has been revised as recommended by the City of College Park in their approval of the subject DSP. The revised Mowatt Lane building elevation will be presented to the Planning Board for review and approval.

- c. The façades of the building shall utilize high quality building materials such as brick, stone, and stucco.**

Comment: The building is designed in conformance with the above condition. The proposed materials include a predominance of stone, brick, and stucco.

- d. **The floor plans shall feature closed corridor design and shall not provide for open corridors or breezeways.**

Comment: The building is designed in conformance with the above condition.

9. **Conceptual Site Plan CSP-09002:** On June 3, 2010, the Planning Board approved CSP-09002. The Planning Board resolution, PGCPB No. 10-62, included six conditions of approval. The following conditions in bold are applicable to the review of the proposed detailed site plan as follows:

1. **The applicant shall incorporate at least two retail spaces in the 11,000-square-foot commercial space to achieve a reasonable mix of uses and retail options.**

Comment: There are three potential retail spaces indicated within the subject DSP. Retail Space A is 1,200 square feet and Retail Spaces B1 and B2 are 8,500 square feet. The architectural plans indicate that the retail space has some flexibility, which could allow for more than two tenants in the future. The applicant has not secured retail tenants at this time.

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.**

Comment: The applicant proposes a wide concrete sidewalk with brick accents along the Campus Drive frontage. The outdoor plaza includes concrete walking paths, a labyrinth feature, benches, lighting, trash receptacles, and shade, ornamental, and flowering trees, as well as wood and decorative metal fencing. The applicant proposes the highest quality building materials and design. Staff recommends that bonus density credits be approved.

- b. **Site amenities such as water features or fountains, sculptures, special paving, seating, and planters shall be fully delineated in the detailed site plan.**

Comment: The applicant proposes brick paver details along the Campus Drive frontage and has identified a location for public art in the middle of the Campus Drive frontage. Benches and cast stone planters are also shown along the Campus Drive frontage.

- c. **Provide crosswalks on Campus Drive and Mowatt Lane at the driveway entrances to the subject property.**

Comment: Crosswalks are indicated at the Campus Drive and Mowatt Lane driveway entrances. Details of crosswalks should be provided on the site plan prior to signature approval.

- 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.**

Comment: The applicant is providing a curb ramp at the existing crosswalk on Campus Drive near the circle.

e. Provide bicycle parking facilities in appropriate locations.

Comment: The applicant is providing bike parking along the Campus Drive frontage for retail visitors. The applicant has provided a photo of a typical bicycle rack that appears to be well designed and of a high quality. Bicycle parking for residential tenants is provided in the garage.

The City of College Park has recommended that the applicant provide a bike-share station and provide a financial contribution to the City of College Park for the installation and one-year operation of such a system on-site. The applicant agrees to provide a bike-share station and should indicate a location for the bike-share station on the site plan prior to signature approval of the DSP.

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.

Comment: The applicant has provided some details regarding streetscapes, crosswalks, striping, and signage. The applicant must provide any omitted information prior to signature approval of the DSP. Conditions to that effect are reflected in the Recommendation section of this technical staff report.

g. A well-articulated architectural façade, including appropriate massing, quality building materials, and pedestrian-scaled detailing, shall be included with the detailed site plan.

Comment: The applicant has provided a well-articulated architectural façade on Campus Drive and within the interior building courtyards. The City of College Park has recommended revisions to the Mowatt Lane façade. Those revisions have been reviewed by staff and will be presented to the Planning Board.

h. Show existing bus stop locations.

Comment: The applicant has indicated that there are no bus stops located on the subject property. Existing bus stop locations within the vicinity of the subject property are indicated on the site plan.

- 3. Prior to submittal of the Detailed Site Plan for the Property, the Applicant must either (a) provide a plan for improvement of an adjacent, adjoining or abutting property as a public amenity that meets the intent of Section 27-545 of the Prince George's County Zoning Ordinance, either through a public access easement or purchase, or (b) achieve the required density for the proposed project through other means of satisfying Section 27-545 as mutually agreed to by Domain and the City, which agreement shall not be unreasonably withheld. If the Applicant cannot achieve bonus density pursuant to Section 27-545, the density of the project must be reduced accordingly.**

Comment: The applicant proposes to improve an adjacent property. The applicant will finalize an agreement with the property owner, University United Methodist Church, subject to approval of the subject detailed site plan.

The easement should reflect public use for the property and should be recorded prior to record plat. The improvements for the outdoor plaza should be constructed prior to the applicant obtaining the final use and occupancy permit for the subject property. The applicant and the applicant's heirs, successors, and/or assignees would assume responsibility for park maintenance during the term of the easement.

- 4. If the Applicant achieves its desired density through improvement of an adjacent, adjoining or abutting property, as contemplated by Condition 3, the Applicant must provide, or cause to be provided, public pedestrian access to the public amenity on the adjacent, adjoining or abutting property.**

Comment: The applicant is proposing to provide access to the outdoor plaza from the west side of the Campus Drive driveway entrance, at the north side of the Mowatt Lane driveway entrance, and via a gate from the church property.

Clear, safe, and pedestrian-friendly access is critical to the prolonged use of this proposed community amenity. Public access to the labyrinth plaza should not be obstructed by loading locations. Walkways to the public amenity should be of the same quality or higher in detail as walkways along the Campus Drive frontage. Pedestrian-scaled lighting should be provided along these access ways. The applicant should provide a sign plan that outlines how it will direct the public to the outdoor plaza to ensure its continued visitation and use.

The applicant should provide a public access easement for the Campus Drive and Mowatt Lane pedestrian connections to the public plaza. The public access easements to the public amenity should be indicated on the site plan prior to certificate of approval, and should also be reflected on the site's record plat.

- 5. If the Applicant is unable to achieve the required density for the proposed project and is forced to reduce density, consider the massing of the building and revise the architecture to provide additional relief at the corner of Campus Drive and Mowatt Lane.**

Comment: The applicant is pursuing additional density through the provision of the outdoor labyrinth plaza.

- 6. If bonus density is achieved, in whole or in part, through an outdoor plaza under Section 27-545(b)(6) of the County Zoning Ordinance or alternate County approved amenity, the Applicant, if acceptable to the County, shall incorporate the work of art or water feature, such as statuary, fountains or pools, into the streetscape elements along Campus Drive, in full satisfaction of any requirement to provide a work of art or water feature under that section, regardless of the eventual location of the outdoor plaza or alternate County approved amenity. The Applicant and the County agree to work with the City to achieve the preferred location on Campus Drive of the said art work or water feature.**

Comment: The applicant indicates the proposed location on Campus Drive for a work of art. Staff supports the location of the artwork proposed.

10. **Preliminary Plan of Subdivision 4-09039:** The site is the subject of Preliminary Plan 4-09039 originally adopted by the Planning Board on June 17, 2010 (PGCPB Resolution No. 10-68). The resolution contains 19 conditions of approval and the following conditions in bold relate to the review of this application:

3. **At the time of final plat, the applicant shall dedicate a ten-foot public utility easement (PUE) along Campus Drive as delineated on the approved preliminary plan of subdivision. The applicant shall dedicate a ten-foot PUE along Mowatt Lane, if determined to be appropriate or necessary at the time of detailed site plan.**

Comment: A ten-foot public utility easement (PUE) is indicated along Campus Drive. The utilities will be underground in this location. A PUE is not indicated, nor has it been determined to be required along Mowatt Lane. PEPCO, Verizon, and Washington Gas have submitted referral comments in acknowledgement and acceptance of the submitted utility plan associated with the subject DSP.

4. **In coordination with the University of Maryland's plans for improvement and subject to approval by the Department of Public Works and Transportation and the University of Maryland, the applicant shall revise the Mowatt Lane section along its property frontage (to the centerline of the road) as follows:**

**12-foot planting lawn for foundation plantings
Eight-foot sidewalk
Five-foot planting lawn for street trees
Five-foot bike lane
Ten-foot travel lane
Ten-foot median**

Comment: The Mowatt Lane street section is designed in conformance with the above condition. The City of College Park recommends that the applicant revise the street section to provide an 11-foot travel lane and 8-foot median, with the other dimensional standards remaining unchanged. Staff recommends that the street section remain as conditioned above, leaving the final determinations for travel lane width to be made by DPW&T and the University of Maryland, since Mowatt Lane is currently both a campus road and county road.

5. **Subject to approval by the University of Maryland, the applicant shall provide a left-turn lane, with sufficient stacking area, into the subject property from Mowatt Lane. The left-turn lane can be "carved-out" of the median.**

Comment: The left-turn lane is indicated on the site plan. Improvements within the right-of-way are subject to DPW&T and University of Maryland approval, since Mowatt Lane is currently both a campus road and county road.

6. **Should a new access road be constructed immediately to the west of the Domain College Park property, the applicant shall remove its Campus Drive curb cut and gain access to the proposed parking garage on the property from the new road, subject to approval of the entity with jurisdiction over the new access road.**

Comment: This condition offers a contingency, in the event that a new access road is constructed immediately to the west of the subject property, that access from the site to Campus Drive be

redirected. The new access road is not constructed nor is its construction imminent. Therefore, this condition has no bearing at this time.

However, should a new access road be constructed contiguous to the west of Domain College Park and the outdoor plaza property, the applicant should submit a detailed site plan revision for approval by the Planning Board or its designee with referral to the City of College Park for review and comment. The detailed site plan revision will be for the purpose of revising the site's access as conditioned above and potentially relocating or eliminating the need for one of the public access easements currently proposed along the site's western property line. A revision to Alternative Compliance AC-11001 may also be necessary since the western property boundary is an area of an existing alternative compliance request that could no longer be necessary if a road is placed between the subject property and the adjacent church property.

- 7. Subject to approval by the Department of Public Works and Transportation and the University of Maryland, the applicant shall revise the section for Campus Drive along the subject property's frontage to reflect a relocated access drive for the University's surface parking lot, a tree-planted median, and left-turn lanes into the subject property and the University's surface parking lot.**

Comment: This condition requires the revision of the roadway section along the Campus Drive frontage to reflect a tree-planted median and a relocated access drive for the University's surface parking lot north of Campus Drive. It is noted that the access drive (also known as Valley Drive) has not been relocated or realigned to date. Also, while it is preferable that frontage improvements be correctly shown on the site plan, the exact scope of frontage improvements along Campus Drive is still under negotiation between the applicant and the operating agency. Ultimately, the operating agency will agree to the needed frontage improvements, will bond and permit them, and they will be constructed within the dedicated right-of-way. Landscaping within the median is not indicated on the landscape plan. The appropriateness and extent of landscaping within the median will be determined by DPW&T.

- 8. Prior to the issuance of a building permit, the applicant shall provide full financial assurance in the form of a bond with, and in an amount acceptable to, the Prince George's County Department of Public Works and Transportation, for the above-referenced Campus Drive and Mowatt Lane improvements. The Campus Drive and Mowatt Lane improvements shall be constructed prior to the issuance of a building permit. If at the time of building permit the final Purple Line alignment has not been determined, the applicant may delay bonding and construction of the tree-planted median on Campus Drive until such time as the location of the Purple Line is finally determined. If the Purple Line is finally determined to be located along Campus Drive in front of the property, then the applicant shall not be required to bond or construct the tree-planted median.**

Comment: The above condition requires bonding and construction of frontage improvements prior to building permit. It is noted for the record that the location and design of the Purple Line transit alignment has not been completed to date, and therefore, the final alignment has not been determined. Ultimately, the operating agency will agree to the needed frontage improvements, will bond and permit them, and they will be constructed within the dedicated right-of-way.

- 9. Prior to the approval of a detailed site plan, the applicant shall provide a recreational facility list with verified cost information for review by the City of College Park and M-NCPPC. This package should clearly distinguish between those**

facilities that are intended to meet mandatory park dedication and any others that may be provided for the purposes of density increments, which will be reviewed at the time of detailed site plan.

Comment: The applicant has provided the following information to meet the requirements of the above condition.

Estimated value of private recreation facilities

Fitness Center	\$127,975
Courtyard 1	\$637,575
Courtyard 2	\$203,976
Courtyard 3	\$179,529

Estimate value of public benefit features

Campus Drive Plaza	\$121,870
Bus/ Shuttle Shelter	Unknown to date
Labyrinth Plaza	Unknown to date

- 10. Total development within the subject property shall be limited to 275 mid-rise residential apartment units and 11,000 square feet of related commercial retail space, or equivalent development with approved uses which generate no more than 151 AM (36 inbound and 115 outbound) and 210 PM (128 inbound and 82 outbound) new weekday peak-hour vehicle trips. Any development generating a traffic impact greater than identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: The above condition sets a trip cap of 151 AM and 210 PM peak-hour vehicle trips. The proposal generates 148 AM and 202 PM peak-hour vehicle trips, which is consistent with the trip cap.

- 11. At the time of detailed site plan review, the applicant shall comply with Zoning Ordinance No. 12-2009. (A-10011-C)**

Comment: The proposal complies with Zoning Ordinance No. 12-2009.

- 12. At the time of detailed site plan review the applicant shall provide conceptual bicycle parking locations for evaluation.**

Comment: The subject DSP indicates bicycle parking locations. The applicant proposes parking for eight bicycles on Campus Drive and for 36 bicycles within the parking garage. In addition, the applicant has also agreed to provide a bike-share station along Campus Drive. That bike-share station should be indicated on the site plan prior to signature approval of the DSP.

- 13. The applicant shall provide crosswalk striping across both Campus Drive and Mowatt Lane subject to approval by DPW&T.**

Comment: Details of crosswalks should be provided on the site plan prior to signature approval.

- 14. The applicant shall provide a curb ramp for access to the existing crosswalk on Campus Drive subject to approval by DPW&T.**

Comment: Curb ramps are indicated on the site plan.

- 15. Streetscape, crosswalk, lane control markings, lighting, curb ramps, splitter island locations, driveway crossings, bus stop access, pedestrian safety symbols, and pedestrian safety signage, shall be evaluated at the time of detailed site plan review.**

Comment: Prior to signature approval, the applicant should revise the site plan to indicate the location of proposed bus stop locations, pedestrian safety symbols, pedestrian safety signage, and pedestrian signage to the outdoor plaza. Details for bike racks, planters, trash cans, light posts, crosswalks, paving, seating, pedestrian signage, and bus shelters shall be provided for review by the Urban Design Section as designee of the Planning Board, prior to signature approval of the detailed site plan.

- 16. Subject to approval by DPW&T, the Applicant shall provide right-in/right out access to the subject property from Campus Drive. Further, subject to DPW&T approval if, in the future, the access point to Valley Drive is aligned with the project's access from Campus Drive, the applicant may, through a revision to any approved detailed site plan, provide full access to the site upon demonstration of acceptable levels of service.**

Comment: The site plan indicates right-in/right-out access along Campus Drive, as required by the above condition. The access point to Valley Drive has not been aligned with the site access; therefore, no further reviews or analyses are required at this time.

- 17. At the time of final plat approval, the applicant shall dedicate right-of-way along Campus Drive and Mowatt Lane of a minimum of 40 feet from centerline, as shown on the submitted plan.**

Comment: The required right-of-way dedication is indicated on the detailed site plan.

- 18. The applicant and the applicant's heirs, successors and/or assignees shall submit 3 original Recreational Facilities Agreements (RFA) to M-NCPPC for construction of recreational facilities on-site for approval prior to the submission of final plats. Upon approval by M-NCPPC, the RFA shall be recorded among the County Land Records.**

Comment: The above condition remains in effect for the subject site.

- 19. The applicant and the applicant's heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities, prior to the issuance of building permits. The recreational facilities to be required shall be determined with the full review of the permit site plan.**

Comment: The above condition remains in effect for the site.

11. **Prince George's County Landscape Manual:** Section 27-548 of the Zoning Ordinance states that 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*. The detailed site plan is subject to Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscaped Strips along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping of the Landscape Manual. The applicant has submitted an application for Alternative Compliance, AC-11001, to Sections 4.1, 4.2, 4.4, and 4.7 of the Landscape Manual. Discussion of Landscape Manual conformance is as follows:
- a. Section 4.1(c)(4), Residential Requirements, requires that multifamily dwellings provide one major shade tree per 1,600 square feet or fraction of green area provided. The applicant has requested alternative compliance (AC) to Section 4.1 to allow for a substitution of evergreen trees for half of the required shade trees. The Alternative Compliance Committee and the Planning Director recommend approval of this component of the AC request with conditions.
 - b. Section 4.2, Requirements for Landscaped Strips along Streets, specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. The applicant requested alternative compliance to Section 4.2 to allow the required plant materials to be located within the rights-of-way for Campus Drive and Mowatt Lane. The Alternative Compliance Committee and the Planning Director recommend denial of this component of the AC request. Relief from this provision is further discussed in companion application Departure from Design Standards DDS-604.
 - c. Section 4.4, Screening Requirements, requires that all dumpsters, loading spaces, and mechanical areas be screened from all adjacent public roads. Alternative compliance is requested from Section 4.4 for a loading space located at the end of an entrance drive which is perpendicular to Campus Drive and five feet from the western property line; a second loading space located at the end of an entrance drive that is perpendicular to Mowatt Lane and parallel to the southern property line; and mechanical equipment. The Alternative Compliance Committee and the Planning Director recommend denial of this component of the AC request. Relief from this provision is further discussed in companion application DDS-604.
 - d. 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 landscape yard of 20 feet, is required between the two sites. Alternative compliance is requested from Section 4.7, Buffering Incompatible Uses, of the landscape manual along the western property line to allow an entrance drive to be located within the required 20-foot-wide landscape yard and a sidewalk which will access a recreational area to the rear of the property. The Alternative Compliance Committee and the Planning Director recommend approval of this component of the AC request with conditions.
 - e. The site is subject to Section 4.9 of the Landscape Manual which requires that a percentage of the proposed plant materials be native plants. The required charts demonstrating conformance with Section 4.9 are provided on the landscape plan.
 - f. The determinations of the Alternative Compliance Committee and the Planning Director,

reflected in AC-11001 are as follows:

Alternative Compliance is requested from Section 4.1, Residential Requirements, Section 4.2, Requirements for Landscaped Strips Along Streets, Section 4.4, Screening Requirements, and Section 4.7, Buffering Incompatible Uses, of the *Prince George’s County Landscape Manual*.

Location:

The subject property is located at the southwest corner of the intersection of Campus Drive and Mowatt Lane.

Background:

The subject property, Domain at College Park, is a 2.66-acre parcel in the Developed Tier and is zoned M-X-T (Mixed-Use Transportation-Oriented). The underlying case, Detailed Site Plan DSP-09031, proposes to develop the site with a single mixed-use building containing residential apartments above ground floor retail and parking. The property is currently improved with a residential structure. Adjacent to the subject property is a church along the western property line and a substation along the southern property line, both of which are zoned R-55 (One-Family Detached Residential). The property is bounded by Campus Drive along the northern property line and Mowatt Lane along the eastern property line.

The site is subject to the *Prince George’s County Landscape Manual* Sections 4.1, 4.2, 4.4, 4.7, and 4.9. The applicant has filed this request for Alternative Compliance from Section 4.1, Residential Requirements, to allow a portion of the required shade trees to be provided in alternative on-site locations; Section 4.2, Requirements for Landscaped Strips Along Streets, to allow the required landscaped strip and plantings to be provided within the public right-of-way; Section 4.4, Screening Requirements, for relief of screening of loading spaces and mechanical equipment (transformers); and Section 4.7, Buffering Incompatible Uses, to allow an entrance drive, sidewalk, and mechanical equipment to be located within the required 20-foot landscaped yards along the western and southern property lines.

REQUIRED: 4.1 Residential Requirements for Multifamily in the Developed Tier

Green Area Proposed	38,661 square feet
Shade Trees (1 per 1000 square feet)	39

PROVIDED: 4.1 Residential Requirements for Multifamily in the Developed Tier

Green Area Proposed	38,661 square feet
Shade Trees	36
Ornamental Trees	32
Evergreen Trees	48

REQUIRED: 4.2 Landscape Strips along Streets, along Mowatt Lane and Campus Drive.

Length of Landscaped Strips	±529 feet
Width of Landscaped Strips	10 feet
Shade Trees	16
Shrubs	152

PROVIDED: 4.2 Landscape Strips along Streets, along Mowatt Lane and Campus Drive.

Length of Landscaped Strips	±529 feet
Width of Landscaped Strips	10 feet (within public right-of-way)
Shade Trees	22
Ornamental Trees	24
Shrubs	500

REQUIRED: 4.7 Buffering Incompatible Uses, along the western property line adjacent to a church.

Length of bufferyard	351 feet
Building setback	30 feet
Landscape yard	20 feet
Fence or wall	Yes (not sight-tight with variable height wall)
Plant units (80 per 100 l.f.)	281 plant units

PROVIDED: 4.7 Buffering Incompatible Uses, along the western property line adjacent to a church.

Length of bufferyard	351 feet
Building setback	30 feet
Landscape yard	0–30 feet (with sidewalk and drive aisle intrusion)
Fence or wall	Yes (not sight-tight with variable height wall)
Plant units	407

REQUIRED: 4.7 Buffering Incompatible Uses, along the southern property line adjacent to a substation.

Length of bufferyard	267 feet
Building setback	30 feet
Landscape yard	20 feet
Fence or wall	Yes (proposed 7-foot high sight-tight)
Plant units (80 per 100 l.f.)	107 plant units

PROVIDED: 4.7 Buffering Incompatible Uses, along the southern property line adjacent to a substation.

Length of bufferyard	267 feet
Building setback	30 feet
Landscape yard	3-20 feet (with sidewalk, drive aisle and mechanical equipment intrusion)
Fence or wall	7-foot high sight-tight
Plant units	136 plant units

Justification of Recommendation:

The applicant is requesting Alternative Compliance from Section 4.1, Residential Requirements, of the *Prince George's County Landscape Manual* for the required shade tree planting of the green area provided on the plan. The strict requirements of Section 4.1 require multifamily buildings located in the Developed Tier to be planted with one shade tree for every 1,000 square feet of green area *on-site*. The applicant has requested to count shade trees provided in the future right-of-way toward the shade tree planting requirement. The green area calculation of the proposed plan should exclude land areas to be dedicated as the public right-of-way and roof-top gardens pursuant to the definition of green area within the *Prince George's County Landscape Manual*. The Section 4.1 schedule prepared by the applicant cites 38,661 square feet as the site's green area. Contrary to the applicant's calculations, according to the site tabulations, the net acreage of the site less the lot coverage is 20,437 square feet. The required shade tree planting for this calculated area is 21 shade trees. The proposed landscape plan shows 10 shade trees and 35 evergreen trees *on-site* in the green area around the building which should be calculated for the purpose of meeting the Section 4.1 requirement. The applicant is proposing 10 of the required 21 shade trees. In lieu of the remaining 11 required shade trees, the plans propose 35 evergreen trees. The Alternative Compliance Committee finds this to be an equally effective alternative to the normal requirements of the *Prince George's County Landscape Manual*. The applicant should revise the Section 4.1 schedule to provide an accurate calculation of the green area proposed and plantings provided therein. A condition has been added to the Recommendation Section of this report to require such revision.

Alternative Compliance is requested from Section 4.2, Requirements for Landscape Strips along Streets, of the *Prince George's County Landscape Manual* in order to provide the required 10-foot-wide landscape strips in the public right-of-way of Campus Drive and Mowatt Lane. Although the proposed landscape strips provide more than the required 16 shade trees and 160 shrubs, the future existence of these plantings cannot be guaranteed because the proposed structure is placed directly adjacent to the ultimate right-of-way line of Mowatt Lane and very close to the ultimate right-of-way of Campus Drive. The proposal does not allow any space for the landscape strips to be relocated when Campus Drive and Mowatt Lane are widened to the full extent of the master planned widths. Therefore, if the streets are widened to the ultimately planned right-of-way per the *Approved Countywide Master Plan of Transportation*, the landscape strips as shown will be eliminated. The Alternative Compliance Committee finds the proposals for Section 4.2 Landscape Strips along Streets does not fulfill the criteria equally effective to the normal requirements of the *Prince George's County Landscape Manual*. The applicant should include these requests as part of the Departure from Design Standards application, DDS-604.

Alternative Compliance is requested from Section 4.4, Screening Requirements, for a loading space located at the end of an entrance drive which is perpendicular to Campus Drive and five feet from the western property line. The applicant is proposing a transparent, decorative metal fence atop a variable height masonry wall, along the western property line adjacent to an existing church. No screening is proposed from the right-of-way due to the direct access to the loading space from the entrance drive. Alternative Compliance is also requested from Section 4.4 for a second loading space and mechanical equipment that are located at the end of an entrance drive that is perpendicular to Mowatt Lane and parallel to the southern property line. The applicant is proposing to screen the loading space and mechanical equipment from the southern property by providing a seven-foot-high wooden, sight-tight fence. This loading space is also not proposed to be screened from the views from the street due to the direct access to the loading space from the entrance drive. The mechanical equipment is not proposed to be screened from the street in order to allow Potomac Electric Power Company (PEPCO) direct access to the mechanical equipment. The Alternative Compliance Committee finds that the proposal does not provide an acceptable alternative for screening the loading spaces from the street or the mechanical equipment from the street. It should be noted that an application for Departure from Design Standards DDS-604 for relief from Section 27-579 of the Zoning Ordinance has been filed in conjunction with the underlying Detailed Site Plan DSP-09031 for locating loading spaces within 50 feet of a residentially zoned property. The Alternative Compliance Committee finds that the proposals for Section 4.4, Screening Requirements, are not equally effective compared to the normal requirements of the *Prince George's County Landscape Manual*. The applicant should include all requests above as part of the Departure from Design Standards application, DDS-604.

Alternative Compliance is requested from Section 4.7, Buffering Incompatible Uses, of the *Prince George's County Landscape Manual* along the western property line to allow an entrance drive and a sidewalk which will access a recreational area to the rear of the property to be located within the required 20-foot-wide landscape yard. In this area, a zero to thirty-foot-wide landscape yard is provided and 289 plant units are required without a reduction for a screen wall and fencing. The applicant is proposing 407 plant units and a decorative metal fence atop a variable height retaining wall along the western property line. The proposal does not provide any plant material in the northernmost 164 linear feet of the landscaped yard where the 20-foot-width is completely paved with an entrance drive and sidewalk. Instead, the required plant material has been concentrated at the widened landscaped yard at the southern end of the property. The northernmost portion is partially screened by the retaining wall. Plant material has been provided along the base of the building on the opposite side of the driveway, which has not been included in the proposed plant unit calculation. A condition requiring the retaining wall to be at least 36 inches in height and stepped at two-foot increments has been included as a condition in the Recommendation Section of this report. The Alternative Compliance Committee finds that the increase in the height of the wall and stepping at two-foot increments to be an equally effective alternative to the normal requirements of Section 4.7 of the *Prince George's County Landscape Manual*.

Alternative Compliance is also requested from Section 4.7 along the southern property line to allow for an entrance drive, sidewalk, and mechanical equipment to be located within the required 20-foot-wide landscaped yard. The application is proposing to provide a three to twenty-foot-wide landscape yard and a seven-foot-high wooden, sight-tight fence along the southern property line. The 4.7 schedule shows 281 plant units

proposed. However, the landscape plan shows approximately 173 plant units in this area, which is 66 plant units over the normal requirement. A condition requiring the corrections to the 4.7 schedule for the number of plant units and the use of a durable, non-wood, natural color fence has been included in the Recommendation Section of this report. Further screening in the area of the entrance drive and mechanical equipment is provided through a topographical rise in the grade of approximately three to six feet, with the subject property being located on the lower side. The grade change is sustained by a retaining wall on the subject property and, together with the sight-tight fence located at the top of wall, provides a total of 10 to 13 feet of opaque screening from the adjacent property. The Alternative Compliance Committee finds the proposal acceptable and an equally effective alternative to the normal requirements of the *Prince George's County Landscape Manual*.

Recommendation:

The Alternative Compliance Committee recommends DENIAL of Alternative Compliance for Sections 4.2 and 4.4 and recommends that the applicant pursue a Departure from Design Standards application pursuant to Section 1.3(f) of the *Prince George's County Landscape Manual*. The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Sections 4.1 and 4.7 along the southern property line and western property lines subject to the following conditions:

1. Prior to certificate of approval, the applicant shall revise the plans as follows:
 - a. Revise the Section 4.1 schedule to accurately reflect the calculation of green area and plant materials required exclusive of any roof-top garden space and other areas to be dedicated as the public right-of-way, pursuant to the definition of "green area" per the *Prince George's County Landscape Manual*. The schedule shall also be revised to reflect the amount of plant material which is provided within the green area.
 - b. Revise the Section 4.2 schedule(s) to include the correct linear footage of street frontage, excluding driveway entrances.
 - c. Revise the Section 4.7 schedules to reflect the accurate planting requirement of 80 plant units per 100 linear feet for a type "B" bufferyard.
 - d. Revise the proposed seven-foot-high wooden fence to a durable, non-wood, natural color fence.
 - e. Revise the "South Property Bufferyard Legend" and calculations to accurately reflect the plant quantities as they are shown on the landscape plan.
 - f. Depict the proposed shade trees at a ten-year canopy size on the landscape plan and substitute with single stem upright or columnar trees species where necessary, due to space limitations.
 - g. Identify the location, extent, and style of all fencing and masonry walls (or combination of fencing and masonry walls) proposed on the landscape plan and provide details and specifications for each.

- h. Revise the retaining wall along the western property line as clad with brick or stone to match the building. The wall shall be revised to a minimum of 36 inches in height and shall be stepped at two-foot increments. The metal fence atop the retaining wall shall be no more than four feet in height.
 - g. There are a few technical revisions needed to the submitted landscape plan prior to signature approval so that it is clearer that the requirements of the Landscape Manual have been met, particularly Section 2.2, Submittal Requirements. Those recommended plan revisions are included in the Recommendation section of this technical staff report.
- 12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance:** This property is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance because it contains less than 10,000 square feet of woodland on-site.
 - a. A standard letter of exemption for this site was issued on December 20, 2009. A Type 2 tree conservation plan is not required.
 - b. The project is subject to the requirements of Subtitle 25, Division 3: Tree Canopy Coverage Ordinance. The requirement for the subject property is ten percent of the gross tract area or 11,587 square feet based on the M-X-T zoning. The project proposes to plant 146 trees resulting in a total of 22,275 square feet of tree canopy coverage (TCC), which exceeds the minimum requirement. A copy of the associated TCC schedule is located on the landscape plan.
- 13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning North Division**—In a memorandum dated December 13, 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:
 - (1) **1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity***

The 1989 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 of Maryland property in the R-R Zone). The District Council rezoned the property to the M-X-T Zone in 2009, but the proposed development does not conform to the land use recommendation for medium suburban land uses with a density between 3.6 and 5.7 dwelling units per acre as stated in the master plan.

The 1989 master plan recommends infill development with “residential densities compatible with existing densities to preserve acceptable levels of public facility service, primarily an adequate transportation system (p. 65).” Guideline 6 on page 72 states: “High-density housing should be located only in such a manner as to relate to, and maximize convenience to, public and private service facilities for the greatest number of people in the area, and only where designated in the Plan.” Guideline 8 on the same page states: “Multifamily development should have direct access to arterial or collector roads and should not have primary access through single-family residential streets.” The proposed development program does not appear to be inconsistent with these guidelines.

(2) **2002 Prince George’s County Approved General Plan**

The 2002 General Plan sets the County’s development policies. It 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.

While there remains concern about the location of this proposed development because it will not encourage more intense housing and economic development in centers and corridors, it is consistent with the General Plan vision for medium- to high-density neighborhoods in the Developed Tier.

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.

Based upon previous meetings with the applicant and review of the recommendations of the relevant plans at the time of the rezoning application, it appears that the proposed development will maximize convenience to the public and private facilities and amenities offered by the proximity of the University of Maryland, and is not inconsistent with the existing development character and intensities of the university.

- b. **Transportation Planning Section**—In referrals dated December 20, 2010 and January 24, 2011, the Transportation Planning Section provided comments on the detailed site plan application. The application includes departures from parking space size and loading space and access drive location.

Plan Comments

- (1) **Previous Approvals**—The subject property was the subject of Preliminary Plan 4-09039. Additionally, the site was rezoned to the M-X-T Zone by means of

Zoning Map Amendment A-10011, and there also was a Conceptual Site Plan, CSP-09002. There are a number of transportation-related conditions on the underlying approvals, and the status of each of these conditions are discussed in Findings 8, 9, and 10 in this technical staff report.

- (2) Parking Analysis—A parking analysis performed consistently with Section 27-574 of the Zoning Ordinance is a part of the subject plan. The information in the analysis has been reviewed and it is determined to be generally reasonable.

Comment: A detailed discussion of the parking analysis is provided in Finding 7(d).

- (3) Circulation—Access to and circulation within the site is acceptable.
- (4) Departure Requests—Under companion application Departure from Design Standards DDS-604, the applicant seeks multipart departure requests. The Transportation Planning Section provided an analysis of the departure requests to allow a standard, nonparallel parking space size as follows:

Regarding the parking space size, the first request, it is observed that the applicant has proposed a parking space size (18 feet in length by 9 feet in width) that is a typical size endorsed in The Dimensions of Parking (Fourth Edition, 2000) published by the Urban Land Institute (ULI) and the National Parking Association (NPA). These standards support a parking space width of nine feet for standard-size spaces in a setting with moderate to higher turnover parking, as is anticipated for this project. In addition, the publication recommends minimum module dimensions for a 90-degree parking space of 18 feet long with a 24-foot-wide aisle. This may be considered to be similar to the Zoning Ordinance requirements for the minimum standard size space for 90 degree parking, which is a 19-foot-long space and a minimum 22-foot-wide aisle.

Given that the applicant is proposing parking space sizes that are consistent with the module sizes recommended by the ULI and NPA for each of the requested departures, it would appear that reduced parking space sizes will be the smallest practical size that these authorities recommend for functionality reasons, and that therefore, the departure is the minimum necessary. Given the various development goals for the site in the granting of the M-X-T Zone, the first departure request regarding parking space size appears to be supportable.

- (5) Area Master Plan and Master Plan of Transportation (MPOT) Recommendations—The property is located in the southwest corner of Campus Drive and Mowatt Lane at the entrance to the University of Maryland. The subject property lies within Planning Area 66 as described in the area master plan. The plan does not contain any specific master plan trail types for Campus Drive or Mowatt Lane. There is a Shuttle UM bus stop directly across from the site on Mowatt Lane, and there are other UM Shuttle and Metro bus stops on Campus Drive within a half-mile radius of the subject property. 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 high-capacity transit line by the State of Maryland would be constructed very close to the subject site along Campus Drive near Adelphi Road.

Campus Drive and Mowatt Lane (both identified in the MPOT as C-203) are master-planned collector roads. Neither road is recommended for bikeways in the MPOT. Mowatt Lane is an approved bikeway as described in the 2010 *Approved Central US 1 Corridor Sector Plan and Adopted Sectional Map Amendment*.

In terms of bicycle and pedestrian use, the property is adjacent to the University of Maryland and it is very close to existing student housing. A parking facility is located across Campus Drive and a PEPCO substation is to the south. The University United Methodist Church property lies to the west. Bicyclists currently share the road with motorists on Campus Drive and Mowatt Lane. Campus Drive has sidewalks on both sides, while Mowatt Lane only has a sidewalk on the side adjacent to the University. These roads are expected to have significant bicycle and pedestrian traffic.

- (6) **Bikeway and Bicycle Parking Evaluation**—The proposed development is within the Developed Tier as it is described in the *Prince George's County Approved General Plan*. As part of the County's Complete Streets policy, the MPOT recommends that all road frontage improvements within the Developed Tier contain continuous sidewalks and on-road bicycle facilities to the extent feasible and practical.

The applicant is not proposing to widen the roads, but they are proposing to improve them with center medians and small separator islands at the traffic circle or mini roundabout. Bicycle lanes could be provided on both Campus Drive and Mowatt Lane with minor revisions to the proposal. It may be several years before the Purple Line is constructed, and major improvements to Campus Drive and Mowatt Lane are not expected to occur any time soon.

It is recommended that bicycle lanes, pavement markings, and signs be constructed on Campus Drive and Mowatt Lane, unless modified by DPW&T. This will implement the Complete Streets Policy contained in the MPOT. The State of Maryland's Bicycle and Pedestrian Design Guidelines recommend that bike lanes be at least five feet wide.

There are 36 bicycle parking spaces in the garage and 8 spaces adjacent to Campus Drive. The amount and location of the proposed bicycle parking appear to be adequate. It is recommended that the plan show the detail of the bicycle parking spaces within a concrete anchor, and that bicycle parking area signs be erected at the bicycle parking space locations (see the Manual on Uniform Traffic Control Devices (MUTCD) Part 9, Traffic Control for Bicycle Facilities, Section 9B.23).

- (7) **Sidewalk Evaluation**—The applicant proposes wide sidewalks along Mowatt Lane and Campus Drive. Pedestrians will be accommodated on 8-foot-wide sidewalks on Mowatt Lane and 15-foot-wide sidewalks on Campus Drive as shown on the detailed site plan. An additional five feet of sidewalk space is shown on Campus Drive adjacent to the curb. The sidewalks appear to be adequate for the proposed use. Sidewalk ramps and small pedestrian refuge islands are proposed on both Campus Drive and Mowatt Lane at crosswalk locations.

Transportation Staff Conclusions

The subject property was the subject of a 2009 traffic study, and was given subdivision approval pursuant to the Planning Board's finding of adequate transportation facilities for Preliminary Plan of Subdivision 4-09039. The Transportation Planning Section has determined that the subject property complies with the necessary findings for a detailed site plan as those findings may relate to transportation, and is compliant with prior approved plans.

Bicyclists and pedestrians are expected to increase in numbers as a direct result of the applicant's proposal. Based on the preceding analysis, the Transportation Planning Section concludes that adequate bicycle and pedestrian transportation facilities would exist to serve the proposed subdivision as required under Section 24-123 of the Zoning Ordinance, if the application is approved with conditions.

Comment: The conditions from the Transportation Planning Section are included in staff's recommendations.

- c. **Environmental Planning Section**—The Environmental Planning Section, in a memorandum dated November 30, 2010, recommended approval of the detailed site plan with no conditions.
 - (1) The application has a signed Natural Resources Inventory (NRI/031/09), dated December 12, 2009 that was included with the application package. The site does not contain any regulated features.
 - (2) Copies of the approved Stormwater Management Concept Letter and Plan (32124-2009) were submitted with the subject application. The concept plan shows a proposed infiltration trench along the western boundary of the property. This concept is correctly shown on the DSP.
- d. **Subdivision Review Section**—In a memorandum dated January 28, 2010, the Subdivision Section provided comments on the subject detailed site plan's conformance with the conditions of approval for Preliminary Plan 4-09039. That discussion can be found in Finding 10 of this technical staff report.
- e. **Historic Preservation Section**—In a memorandum dated November 3, 2010, the Historic Preservation Section stated that the DSP proposal will have no effect on identified historic sites, resources, or districts.
- f. **Archeology**—A November 8, 2010 referral from the archeological planner coordinator stated that a Phase I archeological survey is not recommended on the subject site. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
- g. **Permit Review Section**—The Permit Review Section provided several comments. The applicable comments have been addressed through revisions to the plans.
- h. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated November 9, 2010, DPW&T provided comment on the subject detailed site plan. 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. Additionally, DPW&T wrote that the proposed site plan is consistent with approved Stormwater Management Concept Plan 32124-2009. A revised referral discussed by the Urban Design Section and DPW&T was not submitted prior to publishing this technical staff report.

- i. **Potomac Electric Power Company (PEPCO)**—In email correspondence dated December 10, 2010 and January 3, 2011, PEPCO provided comment on the subject detailed site plan as follows:
 - (1) PEPCO will not require a ten-foot wide public utility easement (PUE) along Mowatt Lane.
 - (2) The duct bank proposed to replace existing PEPCO overhead wires and poles along Campus Drive must be extended to the eastern corner of the ten-foot proposed dedication area and terminated at a 6-foot by 12-foot Manhole. This will maintain PEPCO's flexibility to expand facilities for future growth.
 - (3) The transformer location must be accessible by PEPCO trucks for installation and maintenance purposes. The distance must be 15 feet from a surface capable of supporting H2O loading if less than 300kVA. The distance must be calculated by taking into account the new PEPCO standard on transformer pad sizes (Large Pad: 106"W x 105"D, Medium Pad: 90"W x 90"D, Small Pad: 90"W x 76"D).
 - (4) Building walls adjacent to the transformers must be fire resistant without any doors, windows, air intakes, and/or openings of any kind unless maintaining the clearances per PEPCO standards.

In a memorandum dated January 5, 2011 (Meredith Byer of Vika to Fields), the applicant's representative stated that the applicant will comply with PEPCO's requirements and that those details will be addressed at the time of final engineering.

- j. **Verizon**—To verify that the utility companies are in acceptance of the applicant's utility proposal, which does not indicate a public utility easement along Mowatt Lane, the applicant drafted a letter to Verizon dated February 12, 2010. The letter discusses the subject site's concept utility proposal. The applicant submitted a copy of the letter, signed by Verizon's Anita Thompson, which indicates acceptance of the utility concept plan by Verizon dated February 12, 2010.
- k. **Washington Gas**—To verify that the utility companies are in acceptance of the applicant's utility proposal, which does not indicate a public utility easement along Mowatt Lane, the applicant drafted a letter to John Smith of Washington Gas dated January 25, 2010. The letter discusses the subject site's concept utility proposal. The applicant submitted a signed copy of the letter, which indicates acceptance of the utility concept plan by Washington Gas dated February 4, 2010.
- l. **Washington Suburban Sanitary Commission (WSSC)**—At the December 10, 2010 Subdivision and Development Review Committee meeting, WSSC presented a referral for the subject DSP. Domain College Park was conceptually approved by WSSC on May 13, 2008, and there are no major issues that would require redesign of the concept

plan at this time. The applicant will be required to maintain the required horizontal clearances from other utilities, retaining walls, and street lights.

m. **The University of Maryland**—No referral was received by the University of Maryland prior to publishing the technical staff report.

n. **Washington Metropolitan Area Transit Authority (WMATA)**—In e-mail correspondence dated January 5, 2011 from John Andoh, Bus Operations Specialist for WMATA, to Meika Fields, Urban Design Section (M-NCPPC), WMATA provided comment on the subject detailed site plan as follows:

- (1) Future maintenance of any proposed WMATA bus shelters should be maintained by the developer or jurisdiction. WMATA will not assume maintenance of proposed bus shelters associated with the subject DSP. If WMATA shelters are provided, WMATA requests that the shelters be built as using WMATA's guidelines for transit stop placement.
- (2) WMATA requests two bus stops as part of the subject development on Campus Drive, on either side of Campus Drive. Because this development would generate demand in the westbound direction of Campus Lane, WMATA requests, as part of the nexus to this project, a bus stop pad constructed west of the driveway across from the development.

Comment: DPW&T has a system in place for the maintenance of bus shelters in the county. WMATA's recommendation for two new bus stops will be forwarded to DPW&T for their consideration, as Campus Drive is a county-maintained road.

o. **The City of College Park**—At the time of the writing of this technical staff report the subject property has not been annexed into the City of College Park. On January 25, 2011, the College Park City Council voted to approve, with conditions, the subject detailed site plan, the alternative compliance request, and the departure from design standards application. Staff agrees with all of the City's approved conditions, except as expressed in the comments below:

- (1) Prior to approval of the DSP by the Planning Board, the applicant shall enter into an Annexation Agreement, in substantially the form as attached, with the City. The City Manager is authorized to sign this Agreement on behalf of the City.

Comment: The details of the annexation agreement between the applicant and the City do not require Planning Board action. No condition to this effect is recommended.

- (2) Prior to Final Plat of Subdivision for the Property, the applicant shall:

- (a) Enter into and provide a copy to the City (or the City's designee) for review and approval an Easement Agreement, for a period of not less than 99 years, with the University United Methodist Church for the outdoor plaza on the Church's property (the "Outdoor Plaza"), which shall include that, subject to the Church's approval, neither Domain nor its successors or assigns will contest future access to the Outdoor Plaza that is not part of the easement area and that Domain and/or its successors or assigns shall facilitate, at no cost to Domain or its

successors and assigns, future access to the Outdoor Plaza from adjoining properties, provided that neither Domain nor its successors or assigns will be obligated to incur any costs and/or expenses associated with the designing, coordinating, financing, or constructing of such future access, which costs and expenses shall be the obligation of the party seeking to obtain such future access to the Outdoor Plaza;

- (b) Obtain a permanent easement from the University of Maryland to ensure access to the Property from Mowatt Lane, if the State of Maryland has not dedicated its half of the Mowatt Lane right-of-way to public use; and
 - (c) Provide a letter from the University of Maryland agreeing to allow the applicant to modify the Mowatt Lane median to permit left turns into the property.
- (3) Prior to obtaining the first use and occupancy permit for the Project, Domain shall provide an easement to the City allowing public access across the Property to the Outdoor Plaza. The said easement shall allow such access beginning six months after issuance of the first use and occupancy permit for the Property and shall contain reasonable restrictions on public access to the Outdoor Plaza consistent with similar public spaces (e.g., prohibition of skateboarding, restriction of access to daylight hours, etc.) and such other provisions as mutually agreed upon by and between Domain and the City.

Comment: Public access easements from Mowatt Lane to the outdoor plaza and from Campus Drive to the outdoor plaza should be indicated on the site plan prior to signature approval, and should be indicated on the final plat of subdivision.

- (4) The applicant shall revise the DSP as follows:
- (a) Show outdoor plaza improvements and include the outdoor plaza within the limit of disturbance;
 - (b) Provide complete crosswalks across the intersections with the project access driveways and Campus Drive and Mowatt Lane and provide a detail for the crosswalk treatment that includes a brick paver crosswalk at the Campus Drive entrance;
 - (c) Provide curb ramps at all intersections;
 - (d) If the Purple Line is aligned along the subject property's frontage, the applicant shall adjust its streetscape to provide a wide sidewalk with street trees located in tree pits with grates;

Comment: If Campus Drive is redesigned or realigned in such a way, to accommodate the Purple Line, that design modifications to the subject site's streetscape are warranted, the applicant shall submit a detailed site plan revision for approval by the Planning Board or its designee with referral to the City of College Park for review and comment.

- (e) Subject to review and approval by the City of College Park, University of Maryland and DPW&T, modify the Mowatt Lane section to include a 12-foot planting lawn for foundation plantings; 8-foot sidewalk; 5-foot (measured from face of curb) planting lawn for street trees; 5-foot bike lane; 11-foot travel lane; and 8-foot median;

Comment: The above condition is similar to an existing condition required by Preliminary Plan 4-09039. Neither the City of College Park nor the Maryland-National Capital Park and Planning Commission (M-NCPPC) can prescribe what should be provided within the right-of-way. The street sections are subject to approval by DPW&T and the University of Maryland.

- (f) Subject to review and approval by the City of College Park, University of Maryland and DPW&T, modify the Campus Drive section to include 5-foot on-road bike lanes and 11-foot travel lanes in each direction with a 3-foot striped median in the center of the roadway at the approach to the circle and a 4-foot raised concrete median across the driveway entrance to Domain to restrict access to right-in/right-out only – the raised median across the driveway entrance shall incorporate a mid-block crossing with pedestrian refuge;

Comment: Neither the City of College Park nor M-NCPPC can prescribe what should be provided within the right-of-way. The street sections are subject to approval by DPW&T and the University of Maryland.

- (g) Provide an internal striping and signage plan, including markings such as directional arrows, lane markings, and other roadway commands, for the parking garage;
- (h) Provide a sign plan to direct the public to the outdoor plaza;
- (i) In coordination with the City and the University of Maryland select a pedestrian scale streetlight for Campus Drive and Mowatt Lane;
- (j) Delineate streetscape details, including lane control markings, lighting, curb ramps, splitter island locations, driveway crossings, bus stop access, pedestrian safety symbols, and pedestrian safety signage;
- (k) Provide specifications, location, and quantity information for all streetscape amenities, including lighting, benches, trash receptacles, and bike racks;
- (l) Provide bicycle parking for a total of 24 bikes, the majority of which is to be located along the Campus Drive retail frontage;
- (m) Reduce retail signage to no more than 10 percent of retail frontage; and
- (n) Provide details, including size, location, color, and lighting for project signage.

- (5) Provide a color and materials board for review and approval by City Planning staff.

Comment: Prior to certificate of approval, the applicant should provide a materials board for review and approval by the Urban Design Section as designee of the Planning Board with review and comment from the City of College Park.

- (6) Prior to the Planning Board hearing, provide revised architecture for the Mowatt Lane building elevation for City staff review and approval that is less commercial and more residential in nature.

Comment: Revised architecture has been reviewed by staff and will be presented for Planning Board approval.

- (7) Prior to DSP approval, Domain shall identify a location on the DSP for bike share, and prior to building permit approval for the Project, Domain shall pay to the City the sum of \$31,000 for installation of a 4-bike, 7-dock bike share station in the designated location.

- (8) In coordination with the City of College Park and M-NCPPC develop a process to identify a local artist to design the public art that is to be located along the Campus Drive frontage.

Comment: The location of the public art piece is indicated on the site plan. Prior to release of a use and occupancy permit, the applicant, in coordination with the City of College Park and M-NCPPC, should develop a process to identify a local artist to design the public art that is to be located along the Campus Drive frontage. That process should include an implementation date for the public art.

- (9) If the applicant is unable to construct 5-foot on-road bike lanes on Campus Drive and Mowatt Lane, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works and Transportation (DPW&T) for the placement of "Share the Road" bikeway signage. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit.

- (10) Prior to approval of the final plat, the following note shall be placed on the plat: "Development of this site shall be in conformance with Stormwater Management Concept Plan 32124-2009-00," or as amended.

- (11) Should a new access road be constructed contiguous to the west of the Domain College Park property, the applicant shall remove its Campus Drive curb cut and gain access to the proposed parking garage on the property from the new road, subject to approval of the entity with jurisdiction over the new access road.

Comment: This is an existing condition of Preliminary Plan 4-09039 that continues to remain in effect for the site.

- (12) Prior to the issuance of a building permit, the applicant shall provide full financial assurance in the form of a bond with, and in an amount acceptable to, DPW&T, for the above-referenced Campus Drive and Mowatt Lane

improvements. The Campus Drive and Mowatt Lane improvements shall be constructed prior to the issuance of the first use and occupancy permit.

Comment: This is a portion of an existing condition of Preliminary Plan 4-09039.

- (13) Subject to approval by DPW&T, the applicant shall provide right-in/right-out access only to the subject property from Campus Drive. Further, subject to DPW&T approval, if, in the future, the access point to Valley Drive is aligned with the project's access from Campus Drive, the applicant may, through a revision to any approved DSP, provide full access to the site upon demonstration of acceptable levels of service.

Comment: This is an existing condition of Preliminary Plan 4-09039 that continues to remain in effect for the site.

- (14) The applicant and the applicant's heirs, successors and/or assignees shall submit 3 original Recreational Facilities Agreements (RFA) to M-NCPPC for construction of recreational facilities on-site for approval prior to the submission of final plats. Upon approval by M-NCPPC, the RFA shall be recorded among the County Land Records.

Comment: This is an existing condition of Preliminary Plan 4-09039 that continues to remain in effect for the site.

- (15) The applicant and the applicant's heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities, prior to the issuance of building permits. The recreational facilities to be required shall be determined with the full review of the permit site plan.

Comment: This is an existing condition of Preliminary Plan 4-09039 that continues to remain in effect for the site.

- (16) Prior to approval of the DSP by the Planning Board, the applicant shall enter into a Second Amendment to the Declaration of Covenants and Agreement Regarding Land Use, in substantially the form as attached, with the City. The City Manager is authorized to sign this Agreement on behalf of the City.

Comment: The declaration of covenants and agreement regarding land use is an agreement between the City and the applicant, and does not require Planning Board action. No condition to this effect is needed.

- 14. As required by Section 27-285(b) of the Zoning Ordinance, 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.

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 Detailed Site Plan DSP-09031 and Alternative Compliance AC-11001 for Domain College Park, subject to the following conditions:

1. Prior to certification of the detailed site plan the following revisions shall be made or information provided:
 - a. The applicant shall provide a materials board for review and approval by the Urban Design Section as designee of the Planning Board with review and comment from the City of College Park.
 - b. The south building elevation shall be revised to indicate the use of terracotta-toned brick in some areas where light brown stucco is currently proposed.
 - c. The boundaries and square footage of the proposed streetscape plaza shall be indicated on the detailed site plan. The area of the streetscape plaza shall not include the sidewalk abutting Campus Drive and the first row of street trees generally required by the Department of Public Works and Transportation (DPW&T). The hardscape areas of the plaza shall include specialty paving.
 - d. The square footage of the labyrinth plaza, interior to the metal fence, shall be indicated on the detailed site plan.
 - e. The following refinements shall be made to the proposed bicycle transportation facilities.
 - (1) The applicant shall provide a typical bicycle rack detail that indicates use of a concrete anchor base.
 - (2) Bicycle parking area signs shall be erected, where appropriate, at the bicycle parking space locations. The details of the bicycle parking signage shall be shown on the detailed site plan. Bike parking signs shall not clutter the Campus Drive frontage.
 - (3) Identify a location along the project frontage for a four-bike, seven-dock, bike-share station requested by the City of College Park. Provide a detail or photograph of the type of bike-share station proposed. The final location may be subject to DPW&T approval and modification.
 - f. If a bus shelter is proposed on the site or within the immediate vicinity of the site, indicate its proposed location on the site plan. The location of the bus shelter may be modified in consultation with the University of Maryland, DPW&T, the City of College Park, or the Maryland-National Capital Park and Planning Commission (M-NCPPC) without necessity for a detailed site plan revision. The ultimate location shall be in close proximity to the site.
 - g. Provide an internal striping and signage plan, including markings such as directional arrows, lane markings, and other roadway commands for the parking garage.

- h. Provide a detail and locations for pedestrian-scale lamp posts for Campus Drive and Mowatt Lane in coordination with the City of College Park and the University of Maryland.
 - i. Delineate streetscape elements on the site plan, including lane control markings, lighting, curb ramps, splitter island locations, driveway crossings, bus stop access, pedestrian safety symbols, and pedestrian safety signage; and provide specifications for all streetscape amenities, including lighting, benches, trash receptacles, and bike racks.
 - j. The applicant shall provide a sign plan that provides separate sign areas for project and commercial signage. The sign area of proposed decorative banners shall be included in the sign plan. The commercial signage area shall be limited to ten percent of the commercial frontage and shall only appear on the Campus Drive façade.
 - k. The DSP shall include signage guidelines determined in consultation with the Urban Design Section as designee of the Planning Board.
 - l. Revise the site plan, if necessary, in accordance with the Planning Board's recommendations for companion application Departure from Design Standards DDS-604.
2. Prior to signature approval of the detailed site plan, the following revisions shall be made or information provided regarding the off-site outdoor/labyrinth plaza:
- a. The applicant shall provide a 30-scale landscape plan for the off-site plaza and indicate, in full detail, the improvements proposed on the off-site plaza. This shall include, but is not limited to: planting plans and schedules for the proposed plant materials and existing plant materials to remain, details of the seating proposed, as well as lighting, paving, and fencing details. The site plan shall provide dimensions of all improvements proposed.
 - b. The landscape plan for the off-site plaza shall indicate the boundaries of planting beds and the lawn areas proposed. The applicant shall provide at least one lawn area with boundaries well-defined by stone pavers or similar material to separate the more formal spaces within the plaza from naturalized areas.
 - c. The proposed public access easements across the subject property from Campus Drive and Mowatt Lane shall be indicated on the detailed site plan.
 - d. Provide a sign plan to direct the public to the outdoor plaza.
 - e. Provide details for the walkways proposed from the subject property to the labyrinth plaza. Walkways to the labyrinth plaza shall include specialty paving and be the same quality (or higher) in detail as walkways along the Campus Drive frontage.

3. Prior to certification of the detailed site plan, the following revisions shall be made to the landscape plan:
 - a. The landscape schedule shall indicate that:
 - (1) The minimum size for planting ornamental trees shall be one and a half to one and three-fourths inches caliper, seven to nine feet in height.
 - (2) The minimum size for planting evergreen trees shall be six to eight feet in height.
 - (3) The minimum size for planting shrubs shall be, in general, 18 to 24 inches in height or spread.
 - b. Plants shall be drawn to scale in accordance with Section 2.2(a)(4) of the Prince George's County Landscape Manual. Provide locations and labels of all proposed plants using standard landscape architectural graphic conventions portraying plant spreads at their 10-year growth.
 - c. Identify the location, extent, and style of all fencing and/or walls proposed on the landscape plan and provide details for each.
 - d. Provide a standard planting detail for the raised planters proposed in the courtyards. The details shall indicate soil depths proposed sufficient to sustain the proposed plant materials long term.
4. Prior to certificate of approval, the applicant shall revise the plans as follows:
 - a. Revise the Section 4.1 schedule to accurately reflect the calculation of green area and plant materials required exclusive of any roof-top garden space and other areas to be dedicated as the public right-of-way, pursuant to the definition of "green area" per the *Prince George's County Landscape Manual*. The schedule shall also be revised to reflect the amount of plant material which is provided within the green area.
 - b. Revise the Section 4.2 schedule(s) to include the correct linear footage of street frontage, excluding driveway entrances.
 - c. Revise the Section 4.7 schedules to reflect the accurate planting requirement of 80 plant units per 100 linear feet for a type "B" bufferyard.
 - d. Revise the proposed seven-foot-high wooden fence to a durable, non-wood, natural color fence.
 - e. Revise the "South Property Bufferyard Legend" and calculations to accurately reflect the plant quantities as they are shown on the landscape plan.
 - f. Depict the proposed shade trees at a ten-year canopy size on the landscape plan and substitute with single stem upright or columnar trees species where necessary, due to space limitations.

- g. Identify the location, extent, and style of all fencing and masonry walls (or combination of fencing and masonry walls) proposed on the landscape plan and provide details and specifications for each.
 - h. Revise the retaining wall along the western property line as clad with brick, stone, or stucco material to match the building. The wall shall be revised to a minimum of 36 inches in height and shall be stepped at two-foot increments. The metal fence atop the retaining wall shall be no more than four feet in height.
5. Prior to final plat of subdivision:
- a. The final plat shall indicate the location of the public access easements across the subject property to the plaza location. A note shall be provided on the final plat indicating public access beginning six months after the issuance of the first use and occupancy permit for the property and can contain reasonable restrictions on public access to the outdoor plaza consistent with similar public spaces, as mutually agreed upon by Domain at College Park and the Urban Design Section as designee of the Planning Board, in consultation with the City of College Park.
 - b. The applicant shall enter into, and provide a copy to the Urban Design Section as designee of the Planning Board for review and approval, an easement agreement for a period of not less than 99 years with the University United Methodist Church for the outdoor plaza on the Church's property (the "Outdoor Plaza"), which shall include that, subject to the Church's approval, neither Domain at College Park nor its successors or assignees will contest future access to the outdoor plaza that is not part of the easement area and that Domain and/or its successors or assignees shall facilitate, at no cost to Domain or its successors and assigns, future access to the outdoor plaza from adjoining properties, provided that neither Domain nor its successors or assignees will be obligated to incur any costs and/or expenses associated with the designing, coordinating, financing, or constructing of such future access, which costs and expenses shall be the obligation of the party seeking to obtain such future access to the outdoor plaza.
6. Prior to release of a use and occupancy permit:
- a. The applicant shall provide a bus shelter and bench in a location to be determined in consultation with the University of Maryland, the City of College Park, M-NCPPC, and DPW&T. The ultimate location shall be in close proximity to the site.
 - b. The applicant, in coordination with the City of College Park and M-NCPPC shall develop a process to identify a local artist to design the public art that is to be located along the Campus Drive frontage. That process shall include an implementation date for the public art.
7. If the Campus Drive right-of-way is redesigned or realigned to accommodate the future Purple Line in such a way that design modifications to the subject site's streetscape are warranted, the applicant and the applicant's heirs, successors, and/or assignees shall submit a detailed site plan revision to relocate or provide substitutes for key amenities provided in the streetscape, to the extent feasible, including bike racks, benches, artwork, and plant materials for approval by the Planning Board or its designee with referral to the City of College Park for review and comment.

8. Should a new access road be constructed contiguous to the west of Domain College Park and the outdoor plaza property, the applicant or the applicant's heirs, successors, and/or assignees shall submit a detailed site plan revision for approval by the Planning Board or its designee with referral to the City of College Park for review and comment. The detailed site plan revision will be for the purpose of revising the site's access as conditioned in Preliminary Plan 4-09039 (PGCPB Resolution No. 10-68, Condition 6) and potentially relocating or eliminating the need for one of the public access easements currently proposed along the site's western property line. A revision to Alternative Compliance AC-11001 may also be necessary.
9. The gates to the public amenity (labyrinth/outdoor plaza) shall remain accessible and open during extended daylight hours to ensure that members of the public have reasonable opportunity to enjoy its use.