

May 16, 2012

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Meika Fields, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: **Revisions to Staff Report dated May 2, 2012**
Detailed Site Plan DSP-11025 and Departure from Design Standards DDS-614
Salubria Center

There are necessary amendments to the technical staff report dated May 2, 2012 for Detailed Site Plan DSP-11025 and Departure from Design Standards DDS-614, Salubria Center.

Historic Preservation Commission Review

The application was forwarded to the Historic Preservation Commission (HPC) for review and comment. The application was scheduled for review by HPC on their May 15, 2012 agenda date; however, that agenda date was later cancelled. In the attached memorandum dated May 16, 2012, Historic Preservation staff provided further comment and recommendations regarding the proposal.

Parking Assessment

The following information is provided for convenience of review of the parking data.

Parking required and provided upon construction of Phase I for a 371,931-square-foot outlet center	
Base Requirement	1,488 spaces
Parking needs based upon Tanger's historical data (4.2 spaces per 1,000 sq. ft.)	1,563 spaces
Parking Provided	1,617 spaces
Parking in excess of the base requirement upon construction of Phase I.	129 spaces in excess of base requirement 54 spaces in excess of Tanger's needs

Parking required and provided upon construction of the 12,000-square-foot outlet center addition for a 383,931-square-foot outlet center	
Base Requirement	1,535 spaces
Parking needs based upon Tanger's historical data (4.2 spaces per 1,000 sq. ft.)	1,613 spaces
Parking Provided	1,617 spaces
Parking in excess of the base requirement upon construction of Phase the 12,000 sq. ft.	82 spaces in excess of base requirement 4 spaces in excess of Tanger's needs

Parking required and provided upon construction of Phase II for a 383,931-square-foot outlet center and a 100-room hotel	
Base Requirement	1,585 spaces (including 50 for hotel)
Parking needs based upon Tanger's historical data (4.2 spaces per 1,000 sq. ft.)	1,663 spaces (including 50 for hotel)
Parking Provided	1,675 spaces (including 58 for hotel)
Excess parking upon full construction of Phase II	90 spaces in excess of base requirement 4 spaces in excess of Tanger's needs

In this case, the applicant seeks to provide more parking than required by Section 27-568 of the Zoning Ordinance. Given that there is no specific language that establishes the base requirement as anything but a minimum parking requirement in the Mixed Use— Transportation Oriented (M-X-T) Zone, the parking justification is deemed to be acceptable. The base requirement for the site is estimated at 1,585 parking spaces, which includes the 12,000-square-foot expansion and the hotel use. The applicant's revised plan proposes to provide 1,675 parking spaces.

The parking justification and analysis are deemed acceptable to meet the minimum requirements of Section 27-574 of the Zoning Ordinance.

Additional Landscape Plan Recommendation

Additional Finding under Section 4.7 of the Prince George's County Landscape Manual

The landscape plan does not reflect both woodland areas to be cleared to provide the proposed stormwater outfalls. This information should be provided on the landscape plan in order to ensure conformance with Section 4.7 of the *Prince George's County Landscape Manual*. This inconsistency should be addressed on the landscape plan prior to signature approval.

No additional condition is necessary. This revision should be addressed as a part of staff recommended Condition 2(g).