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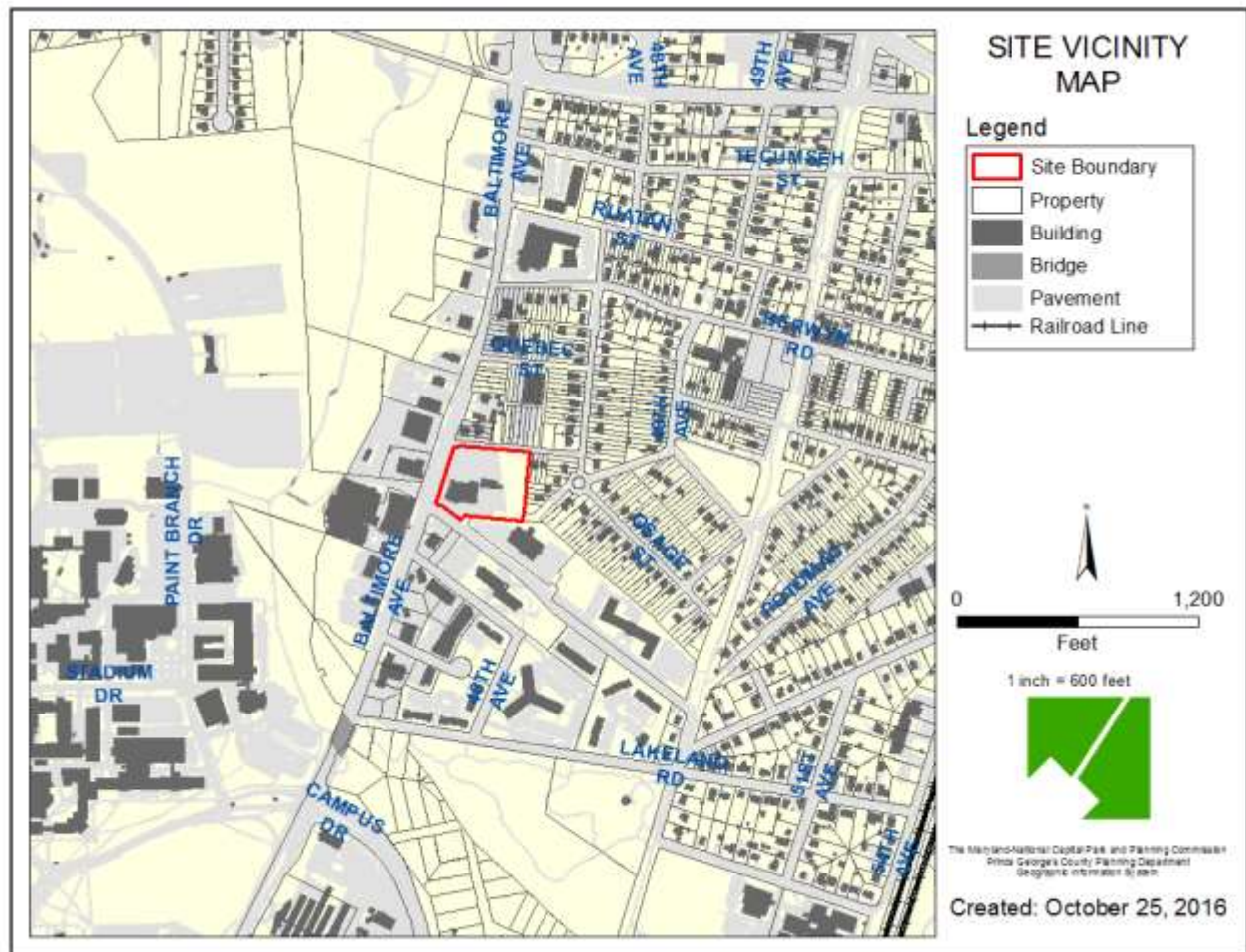
Detailed Site Plan

DSP-12034-04

Application	General Data	
Project Name: 8321 College Park Hotel, LLC (aka Cambria Suites) Location: On the eastern side of Baltimore Avenue (US 1), approximately 300 feet southeast of its intersection with Berwyn House Road. Applicant/Address: c/o Michael J. Delano 8321 College Park Hotel, LLC 1520 Caton Center Drive, Suite C-D Halethorpe, MD 21227	Planning Board Hearing Date:	03/02/17
	Staff Report:	02/15/17
	Date Accepted:	12/20/16
	Planning Board Action Limit:	Waived
	Plan Acreage:	3.21
	Zone:	M-U-I/D-D-O
	Number of Rooms	156
	Gross Floor Area:	NA
	Planning Area:	66
	Council District:	03
	Election District	21
	Municipality:	College Park
	200-Scale Base Map:	210NE04

Purpose of Application	Notice Dates	
Revise the architecture of the hotel, including its landmark feature tower, add signage to the landmark tower and an emergency generator and landscape screening, provide a canopy and sign over the walkway between the hotel and garage, and add a rooftop mechanical penthouse.	Informational Mailing:	01/19/17
	Acceptance Mailing:	01/28/17
	Sign Posting Deadline:	01/31/17

Staff Recommendation		Staff Reviewer: Ruth E. Grover, MUP, AICP Phone Number: 301-952-4317 E-mail: Ruth.Grover@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-12034-04
8321 College Park Hotel, LLC (aka Cambria Suites)

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

EVALUATION CRITERIA

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

- a. The requirements of the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance, specifically:
 - (1) Section 27-546.15, Purposes; Section 27-546.17, Uses; Section 27-546.18, Regulations; Section 27-546.19, Site Plans regarding development in the Mixed-Use-Infill (M-U-I) Zone;
 - (2) Section 27-548.20, Purposes; Section 27-548.22, Uses; Section 27-548.23, Development District Standards; Section 27-548.25, Site Plan approval regarding development in a Development District Overlay (D-D-O) Zone; and
 - (3) Section 27-284 (a) (7) and Section 27-283, regarding Site Design Guidelines and Section 285(b) 1, 2, and 4 regarding Required Findings for detailed site plans.
- c. The requirements of the DSP-12034 and its revisions;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- g. Referral comments.

FINDINGS

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

1. **Request:** To revise the architecture of the hotel, including its landmark feature tower, add signage to the landmark tower, add an emergency generator and landscape screening, provide a canopy and sign over the walkway between the hotel and garage, and add a rooftop mechanical penthouse.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-U-I/D-D-O	M-U-I/D-D-O
Use(s)	Hotel	Hotel
Acreage	3.21	3.21
Parcels	1	1
Lots	23	23
Square Footage/GFA	88,687	88,687

OTHER DEVELOPMENT DATA

Parking Requirements per the Sector Plan

Phase 2 – Proposed Uses	Spaces Required
Hotel - 1 space per 2 rooms -150 rooms	75
Retail -1 space per 1,000 square feet	49
Total	124

Allowed Shared Parking Factor	NA
Total Required	124

Phase 2 - Total Parking Provided	272 standard @ 8.5 x 18 feet (in parking garage) 11 compact @ 8 feet x 16 feet including 5 standard handicapped 5 handicapped 3 van-accessible
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Including five standard (19-foot by 18-foot) handicapped-accessible parking spaces and one van-accessible space.

Bicycle Spaces per the Sector Plan

Phase 2 – 98 Required (1 per 3 parking spaces)

Phase 2 - 54 Provided*

Note: *The number of the bicycle spaces was provided an amendment to the D-D-O Zone standards when Detailed Site Plan DSP-12034-01 was approved for the site.

Phase 2–Loading Spaces:

Required: One 33-foot by 12-foot space**

Provided: One 33-foot by 12-foot space (shared)

Note: ** The applicable D-D-O Zone does not have a standard for required loading spaces or parking space size. Therefore, per the M-U-I Regulations, when a mix of residential and commercial uses is proposed on a single parcel, the site plan should set out the regulations to be followed. The subject site plan proposes one loading space, internal to the building. The height of the loading space entrance is 15 feet and 9.25 inches, which meets the requirement of at least 15 feet. A condition in the Recommendation section of this report would require that the height of the door be labeled on the site plan prior to certificate approval.

3. **Location:** The subject site is located on the east side of Baltimore Avenue (US 1), approximately 300 feet northeast of its intersection with Berwyn House Road, at 4700 Berwyn House Road. The site is also located in Planning Area 66, Council District 3, within the City of College Park. The site is zoned Mixed-Use–Infill (M-U-I) and is subject to the Development District Overlay (D-D-O) Zone standards found in the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (Central US 1 Corridor Sector Plan and SMA).
4. **Surrounding Uses:** The subject property is bounded to the north by Pontiac Street, with commercial uses in the M-U-I Zone beyond; to the east by single-family detached residential units in the One-Family Detached Residential (R-55) Zone; to the south by the newly constructed CVS drugstore, in the M-U-I Zone, with Berwyn House Road beyond; and to the west by Baltimore Avenue with a vertically mixed-use development project consisting of residential and commercial uses.
5. **Previous Approvals:** The 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* retained the property in the M-U-I and D-D-O Zones. The property is also the subject of DSP-12034, which was approved by the Planning Board on April 11, 2013 (PGCPB Resolution No. 13-36 adopted on May 2, 2013). The District Council considered the case in oral argument and approved the case on July 8, 2013 subject to seven conditions. The District Council reapproved the case by an amended order on April 28, 2015. Detailed Site Plan DSP-12034-01 was approved by the Planning Board on July 17, 2014 (PGCPB Resolution No. 14-74). A corrected resolution was processed for that project on March 19, 2015. Detailed Site Plan DSP-12034-02 was approved by the Planning Director on May 4, 2015 for revisions to the hotel architecture, parking garage, and stormwater management facilities. Detailed Site Plan DSP-12034-03 was approved by the Planning Director on August 13, 2015 for revisions to hotel architecture and the landscape plan. The subject property has a Stormwater Management Concept Plan, 23848-2012, which was approved on December 7, 2015 and valid through December 7, 2018.
6. **Design Features:** The proposed revisions to the DSP include revisions to the architecture and site plan for the project as follows:

- Add a 15-foot-wide by 18-foot-high by 95-foot-long rooftop mechanical penthouse composed of Exterior Insulating Finishing System (EIFS) to house a centralized energy-efficient heating and cooling system which will garner points toward a higher leadership in energy and environmental design (LEED) certification.
- Redesign the tower and landmark feature located on the northwest corner of the building façade along Baltimore Avenue to reflect a more modern image and trademark for the College Park Hotel, including replacing the brick and glass architectural materials with grey metal and eliminating the windows on the tower.
- Changes to the ground floor shopfront architecture to include more storefront glass, less brick and material instead of metal canopies over the windows in order to meet better the needs of the actual rather than proposed tenants that will occupy the space.
- Remove rear, sidewalk metal entrance canopy and add a connective canopy between the parking garage and the hotel bearing signage for the hotel.
- Add an emergency generator adjacent to the parking garage and landscaping screening to limit the visual impacts of the generator on the surrounding area.
- Revise the signage to include:
 - (1) **West Elevation**—Add a hotel identification sign at the top of the elevation, another hotel identification sign above the entrance door on the tower, a sign with the Southern Management logo on the sixth story, and two restaurant signs;
 - (2) **East Elevation**—Add a hotel identification sign above the entrance door;
 - (3) **North Elevation**—Add a hotel identification sign on the connecting awning and a Southern Management Logo sign on the sixth story; and
 - (4) **South Elevation**—Add a hotel identification sign on the sixth floor.
- Remove ten windows from the east elevation which faces the parking garage.
- Revise the design of the handicapped ramp.

The Urban Design Section generally supports the proposed revisions to the architecture of the project except for the deletion of fenestration on the building façade directly across from the parking garage. These windows add visual interest and architectural details to the building, enhancing it visually. Therefore, a condition in the Recommendation section of this report would require that the windows or equivalent treatments on the façade of the building directly across from the parking garage be replaced as they were approved in DSP-12034-01, the most recently approved application that affected the architecture for the subject project.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The revisions proposed in the subject application do not affect previous findings of conformance with the Central US 1 Corridor Sector Plan and SMA.
8. **Zoning Ordinance:** The subject revisions do not affect previous findings of conformance with the relevant sections of the Zoning Ordinance in the M-U-I and Development District Overlay (D-D-O) Zones.
9. **Detailed Site Plan DSP-12034 and its revisions:** No conditions of Detailed Site Plan DSP-12034 and its three previous revisions are relevant to the review and approval of the subject.
10. **2010 Prince George's County Landscape Manual:** The Central US 1 Corridor Sector Plan and SMA states that Sections 4.2, 4.3, and 4.7 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) do not apply within the applicable development district. Therefore, the proposed development is only subject to the requirements of Sections 4.1, 4.4, 4.5, and 4.9 of the Landscape Manual. Section 4.1 contains only residential requirements and therefore is not applicable to the subject project. Section 4.4 is, however, applicable as a new generator is proposed for the subject project and, as mechanical equipment, must be screened in this commercial project from all adjacent properties, parking areas and drive entrances. Note that there is a contradiction in the plan drawings with respect to the screen as the elevation shows a single row of evergreens and the site plan shows a double staggered row and that a revised landscape plan for the entire project site not provided. A proposed condition, in the Recommendation section of this report requires that the drawings be reconciled to both show a double staggered row as this option provides an effective screen from the time of planting as required by the Landscape Manual and that a revised landscape plan be included in the plan set. Section 4.6 contains requirements for buffering development from streets. These requirements are applicable to the residential development in nature and therefore, do not apply to the subject project. Section 4.9 of the Landscape Manual applies to the subject as the applicant has chosen evergreens as a method of screening the proposed generator. Section 4.9 requires that 30 percent of all evergreens provided in a development be native. The applicant has provided this schedule demonstrating that the evergreens provided in the project meet this requirement. The subject DSP is in conformance with the relevant requirements of the Landscape Manual. All previous findings for conformance with landscaping requirements for the rest of the site remain valid and still govern.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The revisions contemplated in the subject application will not affect previous findings of the project's conformance with the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
12. **Prince George's County Tree Canopy Coverage Ordinance:** A ten percent tree canopy coverage requirement applies to this M-U-I-zoned site per the Prince George's County Tree Canopy Coverage Ordinance. This amounts to approximately square feet or ten percent of the .321 acre or 13,983 square feet be kept in tree canopy. The submitted plans provide the correct schedule demonstrating conformance with the requirements of the Prince George's County Tree Canopy Coverage Ordinance through the use of landscape plantings on-site.

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

- a. **Permit Review Section**—In a memorandum dated January 3, 2017, the Permit Review Section offered numerous comments that have either been addressed through revisions to the plans or included as conditions in the Recommendation section of this report.
- b. **Community Planning**—In a memorandum received February 15, 2017, the Community Planning Division stated that the proposed changes are not inconsistent with the Central US 1 Corridor Sector Plan and SMA. More particularly, the Community Planning Division offered the following:

The application is located within a designated Employment Area growth policy area. *Plan Prince George's 2035 Approved General Plan* describes Employment Areas as areas commanding the highest concentrations of economic activity in four targeted industry clusters and recommends continuing to support business growth in these areas, concentrating new business development near transit, where possible, improving transportation access and connectivity, and creating opportunities for synergies.

The Plan 2035 Strategic Investment Program places this property in a designated priority investment area – the Innovation Corridor. The Plan Prince George's 2035 describes the Innovation Corridor as the area that has the highest concentrations of economic activity in our four targeted industry clusters and the greatest potential to catalyze future job growth, research, and innovation in the near- to mid-term. This Innovation Corridor is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators locating in close proximity to one another and on existing and planned transportation investment, such as the Purple Line.

As Planning Issues, the Community Planning Division, noting that the applicant proposes to replace a brick-and-glass tower with a landmark roof feature, with a grey metal tower with additional windows on the main floors of the building but no windows on the roof feature. The Central US 1 Corridor Development District Overlay Zone defines a "landmark feature" as "a building, architectural element, or work of art located on a prominent and visible site within the urban fabric; whose design responds to and takes full advantage of its site." The brick-and-glass tower feature on the roof on the roof of the hotel previously approved as the landmark feature on this site meets both the intent and definition of such a feature.

The applicant proposes to replace this brick-and-glass tower with a grey metal tower with no windows. While signage is permitted on such a tower, the proposed tower appears to add little value to the property or the broader community other than as a sign support. It appears as a large blank wall on sides where signage is not present, which, when coupled with the significant increase in blank wall presented by the addition of a giant Heating Ventilating and Air Conditioning system on the roof, significantly detracts from the visual quality of the building.

In conclusion, on the issue of the changes in architectural design of the tower, the Community Planning Division stated that while the tower is not prohibited by the Development District Standards, the Community Planning Division recommends the applicant add glass to all sides of the roof feature similar to what was previously approved. Changes to the East façade to remove windows create negative visual impacts

to both neighboring properties and, potentially, guests staying in the affected rooms. While the lower floors of this building may face an alley, the upper floors will be visible to the surrounding area. Therefore, the Community Planning Division recommends retaining windows on the east elevation previously approved.

The proposed tower is not prohibited by the development district standards; however, the Community Planning Division recommends the applicant add glass to all sides of the roof feature similar to what was previously approved. Changes to the east façade to remove windows create negative visual impact to both neighboring properties and, potentially, guests staying in the affected rooms. While the low floors of this building may face an alley, upper floors are visible to the surrounding area. The Community Planning Section recommends retaining windows on the east elevation as previously approved. Since the proposed tower element above the main entrance has many windows, the Urban Design Section believes that additional windows are not necessary.

- c. **City of College Park**—At the time of this writing, the City of College Park did not offer comments on the subject application.
 - d. **City of Greenbelt**—In an e-mail dated February 6, 2017, the City of Greenbelt stated that they had no comments on the College Park Hotel application.
 - e. **Town of Berwyn Heights**—At the time of this writing, the Town of Berwyn Heights did not offer comments on the subject application.
14. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the Central US 1 Corridor Sector Plan and SMA.

Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan, if approved with the proposed conditions below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

15. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Comment: As the proposed revisions do not affect any regulated environmental features this normally required finding need not be made.

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-12034-04 for 8321 College Park Hotel (aka Cambria Suites), subject to the following condition:

1. Prior to certification, the applicant shall revise the plans or provide the specified documentation as follows:
 - a. Remove Sheet DSP-3 “Existing Conditions/Demolition Plan and Sheet DSP-5 “Drainage Area Plan” from the plan set and rename Sheet DSP-4 “Detailed Site Plan” and renumber the sheets accordingly.
 - b. The height of the entrance to the loading space shall be labeled as 15 feet and 9.25 inches.
 - c. The landscape plan, landscape details, and elevation drawings shall be revised with respect to the screening of the generator pad/generator to show a double staggered row of evergreens. Final design of the landscape plan and details shall be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - d. Windows above the parking garage on the opposite wall of the hotel and on the shall be replaced as they were approved in the most recently approved application for the subject project or provide equivalent architectural treatments to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.