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Detailed Site Plan

DSP-14012

Departure from Parking and Loading Standards **DPLS-408**

Application	General Data	
Project Name: Gateway Center, Parcel L, Bladensburg Commons Location: East side of 57th Avenue, approximately 2,600 feet north of its intersection with Landover Road (MD 202). Applicant/Address: Shelter Development, LLC 218 North Charles Street, Suite 220 Baltimore, MD 21201	Planning Board Hearing Date:	12/11/14
	Staff Report Date:	11/25/14
	Date Accepted:	10/03/14
	Planning Board Action Limit:	12/12/14
	Plan Acreage:	7.088
	Zone:	R-10
	Dwelling Units:	100
	Gross Floor Area:	104,628 sq. ft.
	Planning Area:	69
	Council District:	05
	Election District	02
	Municipality:	Bladensburg
	200-Scale Base Map:	205NE05

Purpose of Application	Notice Dates	
A 104,628-square-foot, 100-unit, multifamily building and a departure for 60 parking spaces of 230 required.	Informational Mailing:	05/15/14
	Acceptance Mailing:	10/03/14
	Sign Posting Deadline:	11/10/14

Staff Recommendation		Staff Reviewer: Cynthia Fenton Phone Number: 301-952-3412 E-mail: Cynthia.Fenton@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-14012
Departure from Parking and Loading Standards DPLS-408
Type 2 Tree Conservation Plan TCP2-030-94-02
Gateway Center, Parcel L, Bladensburg Commons

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

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

- a. The requirements of the Multifamily High Density Residential (R-10) Zone and the site plan design guidelines of the Zoning Ordinance.
- b. The requirements of Preliminary Plan of Subdivision 4-14004.
- c. The requirements of the 2010 *Prince George's County Landscape Manual*.
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- f. The requirements for approval of a Departure from Parking and Loading Standards.
- g. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests approval of a 104,628-square-foot, 100-unit, multifamily building and a departure from parking and loading standards (DPLS) for a reduction in the parking requirement by 60 spaces.

2. **Location:** The subject site is located on the east side of 57th Avenue, approximately 2,600 feet north of its intersection with Landover Road (MD 202) in the Town of Bladensburg, in Council District 5.

3. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-10	R-10
Use(s)	Vacant, wooded	Multifamily dwellings
Acreage	7.0	7.0
Square Footage/GFA	0	104,628

OTHER DEVELOPMENT DATA

Parking Requirements:

	REQUIRED	PROPOSED
Total Parking Spaces (2 per every dwelling unit) (0.5 spaces per bedroom in excess of one per unit)	230	170*
Standard Spaces (9.5 x 19 feet)		103
Compact Spaces (8 x 16.5 feet) (up to one-third of the required number of spaces)		61
Handicap Spaces	6 (2 van-accessible)	6 (4 van-accessible)
Total Loading Spaces	1	1

*The applicant has applied for a DPLS.

4. **Surrounding Uses:** The subject seven-acre R-10-zoned property is located on the east side of 57th Avenue and the north side of 58th Avenue, and is also known as 4200 58th Avenue. The subject site is bounded to the north by Elizabeth Seton High School in the Townhouse (R-T) Zone. To the south, east, and west of the subject site are existing multifamily developments in the R-10 Zone.
5. **Previous Approvals:** The site was previously approved as part of Preliminary Plan of Subdivision 4-94032. The site is currently the subject of Preliminary Plan 4-14004, which has not yet been reviewed by the Prince George's County Planning Board. The public hearing is scheduled for December 11, 2014, and must be heard prior to the subject detailed site plan (DSP) application. The DSP must be in conformance with all of the applicable conditions included for the approved preliminary plan. The property was also the subject of a request for Alternative Compliance (AC-95042) as part of the Elizabeth Seton High School site. Alternative compliance is no longer required, as the applicant is providing all of the necessary bufferyards.
6. **Design Features:** The subject site has a single point of access from 58th Avenue. Surface parking is proposed along the north and east sides of the proposed building. No environmental site design measures are proposed due to the predominant soil type found on the site. Rainwater runoff will be managed by an existing stormwater management pond in the southwest corner of the site and

two underground stormwater management storage areas below the surface parking. Significant steep slopes are found in the southern portion of the property.

The proposed multifamily building is a 104,628-square-foot, L-shaped, four-story structure. The main entrance is proposed at the elbow of the building, on the eastern façade which faces the parking area and an adjacent multifamily building. The western building façade also faces an adjacent multifamily development; the northern building façade faces a school property; the southern building façade faces 58th Avenue, though it is set back approximately 300 feet from the street. Due to the site orientation and topography, each building elevation will be visible from either the roadway or adjacent properties.

The front (eastern) façade of the 100-unit building is a combination of brick, cementitious siding, vinyl siding, and fiber cement board, with a brick watertable. The southern elevation also incorporates brick, vinyl, and cementitious siding; the northern and western elevations only incorporate brick at the foundation. Offsets, gables, bays, and windows provide articulation, in addition to a defined entrance with a pergola, and are well-balanced.

The vinyl siding represents approximately 16 percent of the façade; however, this material is, as a rule, not recommended for multifamily buildings since it does not generally hold up well over time. The applicant reduced the amount of vinyl siding proposed and has provided documentation that the vinyl siding proposed is durable and of superior quality that will endure the elements over time without substantial deterioration.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-10 Zone; the site plan design guidelines of the Zoning Ordinance; Part 11, Off-Street Parking and Loading; and Part 12, Signs, as follows:
 - a. The subject application is in conformance with the requirements of Section 27-439 of the Zoning Ordinance, which requires a DSP for all proposed multifamily dwellings 110 feet high and under, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of the Zoning Ordinance. A building higher than 110 feet requires approval of a special exception (SE). The site plan general notes indicate the proposed apartment building will be 52 feet high, so a SE is not required.
 - b. The subject application is also in conformance with the requirements of Section 27-441, which governs uses in zones. Multifamily dwelling units, in accordance with the bedroom percentages in Section 27-419, are a permitted use in the R-10 Zone as follows:
 - (a) **Requirements for multifamily dwellings.**
 - (1) **The maximum percentages of two (2) or more bedrooms per apartment unit in a separate building or project are as follows:**
 - (A) **For two (2) bedroom apartments, forty percent (40%); and**

- (B) **For three (3) (or more) bedroom apartments, ten percent (10%). Unused percentages for three (3) (or more) bedroom apartment units may be added to the maximum allowed percentages for two (2) bedroom apartment units;**

Development in excess of the applicable bedroom percentages requires SE approval. The applicant is proposing 50 one-bedroom units, 40 two-bedroom units, and 10 three-bedroom units; therefore, a SE is not required.

- c. The site layout is consistent with Section 27-442, regulations regarding building setbacks, although the applicant should verify that the required setbacks provided in General Note 3 are accurate. The “BRL” designation should be replaced with “Setback.”
 - d. The DSP is in general conformance with the applicable site design guidelines contained in Sections 27-283 and 27-274.
 - e. The application requires a departure from Section 27-568, Schedule of Spaces Required, of the Zoning Ordinance. See Finding 12 for discussion of the DPLS request.
 - f. The proposal includes gateway signage. The entrance monument sign has been reviewed for conformance with Section 27-618(c). The applicant is proposing one monument sign which complies with the standard for 100 units. The maximum sign area permitted is 48 square feet. The proposed sign is 26.1 square feet.
8. **The Requirements of Preliminary Plan of Subdivision 4-14004:** The currently undeveloped site was previously approved as part of Preliminary Plan of Subdivision 4-94032 (12.21 acres). Condition 4 of 4-94032 (PGCPB Resolution No. 94-177) states the following:
4. **Total development of this 12.2181-acre site shall be limited to 250 units of elderly housing. Any development other than that identified herein above which would generate AM and PM trips above those cited above shall require an additional Preliminary Plat of Subdivision in order to determine adequacy of transportation facilities.**

It has been determined that the proposed development would generate more trips than were approved with the previous preliminary plan. Therefore, a new preliminary plan is required. Preliminary Plan 4-14004 has been submitted for concurrent review and is tentatively scheduled to be heard by the Planning Board on December 11, 2014. Upon approval, this preliminary plan will supersede 4-94032 for the development of this property. The approval of the subject DSP is dependent on the approval of the pending preliminary plan. The proposed DSP will be required to be in conformance with all of the applicable conditions of the approved preliminary plan.

9. **2010 Prince George’s County Landscape Manual:** The DSP for the construction of new multifamily dwellings is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Interior Planting Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual).
- a. **Section 4.1, Residential Requirements**—Section 4.1 specifies that, within the area previously designated as the Developed Tier and/or corridor node, one shade tree is required for every 1,000 square feet of green area. The landscape plan indicates

196,057 square feet, or 4.5 acres, of green area is provided, which requires 197 shade trees. Approximately half of the required shade trees currently exist and are expected to be retained; 102 shade trees are proposed to be planted which fulfills the requirement.

- b. **Section 4.3, Parking Lot Requirements**—Section 4.3 specifies that proposed parking lots larger than 7,000 square feet will be subject to Section 4.3. Section 4.3 requires that parking lots provide planting islands throughout the parking lot to reduce the impervious area and minimize the heat island effect. The total area of the parking lot is 70,759 square feet in size. Ten percent interior green and 24 shade trees are required. The submitted landscape plan indicates 27 shade trees are provided in conformance with this requirement.
- c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. The applicant has indicated that all of the trash receptacles will be interior to the building. The loading space will be screened from adjacent properties by landscaping.

Comment: The applicant is also providing a four-foot-high wooden fence to screen air conditioning compressors located behind the building. The wood fencing should be replaced with a more durable material.

- d. **Section 4.7, Buffering Incompatible Uses**—A goal of Section 4.7 is to provide a comprehensive, consistent, and flexible landscape buffering system that provides transitions between incompatible uses. The subject site is adjacent to multifamily developments to the east and west; therefore, no bufferyards are required along those property lines. A private school, Elizabeth Seton High School, abuts the subject property to the north. The Landscape Manual requires a Type “B” bufferyard with a 30-foot minimum building setback and a 20-foot-wide landscaped yard in this location. The submitted landscape plan is in conformance with the Landscape Manual requirements for the total number of plant units provided; however, it is recommended that a greater diversity of plant material be provided than just deciduous shade trees for maximum screening, especially since a fence is not proposed between the school and multifamily development. Shade trees closer to the northern property line and the school use should be replaced with a variety of evergreens and ornamentals to ensure maximum screening and to discourage trespassing on the school property.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires a percentage of plants within each plant type, including shade trees, ornamental trees, evergreen trees, and shrubs, to be native species or the cultivars of native species. The subject application indicates conformance with the requirements of Section 4.9. Any substitutions in plant material should be reflected in the schedule. The plant list and legend should be revised to reflect the trees provided along the driveway.
10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because tree conservation plans (TCPs) were previously approved for the site. An -02 revision to the previously approved Type 2 tree conservation plan (TCP2) was submitted with the application.

Type II Tree Conservation Plan TCP-II-030-94 was previously approved for the subject Parcel L and the adjacent Parcel K; however, because the application is subject to a new preliminary plan (which is currently under review), the project is not grandfathered with respect to the WCO, which became effective September 1, 2010.

The TCP submitted with the subject application includes the land area of the subject application, Parcel L, as well as the adjacent Parcel K. It is necessary to include a greater land area on the TCP2 than the land area covered under the subject application because a majority of the woodland conservation for the previously approved clearing on the adjacent Parcel K was shown on the subject Parcel L, and because the current application proposes to clear a majority of this woodland. Additionally, a portion of the woodland conservation requirement of TCP-II-062-95 for the Elizabeth Seton High School site located on Parcel A to the north was previously approved to be met on the subject site. This requirement was combined with a landscape buffer requirement and recorded in a Declaration of a Tree Conservation/Landscape Easement and Agreement that was recorded in Prince George's County Land Records at Liber 10250, Folio 182. The easement covered an area of 10,252 square feet, or 0.2354 acre; however, only 0.15 acre of that area was established for woodland conservation purposes on the subject site to meet a portion of the requirement of the adjacent Elizabeth Seton High School site. The TCP submitted with the subject application must not only account for the woodland conservation requirement incurred for the proposed on-site clearing, but must also continue to account for the previously approved clearing and for the additional woodland conservation requirement from the Elizabeth Seton High School site. The preliminary plan evaluation recommended that the conservation easement be vacated prior to signature approval of the preliminary plan. The 0.15 acre of woodland conservation must be appropriately addressed in the worksheet. A note must be shown on the TCP to reference the vacated easement and to state that the woodland conservation requirement will continue to be accounted for on this TCP.

The woodland conservation threshold for this 12.21-acre property is 20 percent of the net tract area, or 2.44 acres. The total woodland conservation requirement based on the amount of clearing proposed as shown on the plan is 5.92; however, this does not include the entire 0.15 acre of additional requirement for the adjacent Elizabeth Seton High School site that was previously approved and must continue to be accounted for on the plan. The woodland conservation requirement is proposed to be satisfied with on-site preservation and reforestation and off-site woodland conservation credits.

The plan requires technical revisions to be in conformance with the WCO. The woodland conservation worksheet has been shown as a phased worksheet and correctly reflects the gross tract area as approved on previous TCPs; however, the worksheet must be revised to show a column for each parcel included on the plan. The worksheet must be further revised to account for the 0.15-acre woodland conservation requirement for the Elizabeth Seton High School site, as previously approved.

The plan shows areas of proposed reforestation over stormdrain pipes, stormdrain outfalls, private sewer lines, and retaining walls. Per the TCP preparation checklists found in the Environmental Technical Manual, reforestation must not be shown over any structures or utilities because access is necessary for maintenance purposes. Planting in these areas would also be in direct conflict with the maintenance agreements required by the county for stormdrain systems. Reforestation must be removed from within ten feet of any existing or proposed utility line and/or structure. Additionally, reforestation areas have been shown on the plan that are not within a priority planting area and are not contiguous to other existing woodland. As these reforestation areas are reconfigured to remove planting from utilities, they will no longer meet the dimensional

requirements to be considered woodland conservation. For these reasons, it is recommended that Reforestation Areas 1, 3, and 4 be removed from the plan as reforestation.

The plan also shows reforestation proposed on Parcel K that was not shown on the previously approved and implemented TCPII. Prior to certification of the TCP2, the standard owner's awareness signature block must be shown on the TCP2 and signed by the current owner of both parcels. The owner of Parcel K must sign the plan in acknowledgement of the additional reforestation shown on the parcel.

The previous approval information must be typed in the approval block; the original approval was for PGCPB Resolution No. 94-178 on June 2, 1994, and the -01 revision was approved at staff level on August 23, 1994. The proposed treeline must be removed from the plan. The standard planting details found in the Environmental Technical Manual for the timing of planting (Detail 13) and for handling of bare root stock (Detail 15) must be added to the plan. The planting table must be updated to reflect the required reduction in planting areas on the site. After all revisions have been made, have the qualified professional who prepared the plan sign and date it.

Recommended Condition: Prior to certification of the DSP, the TCP2 shall be revised as follows:

- a. The following note shall be added to the plan:

“The Declaration of a Tree Conservation/Landscape Easement and Agreement was recorded in the land records at L. 10250 F. 182 for an area of 0.24 acre. A portion of the easement was established to meet the off-site woodland conservation requirement of the Elizabeth Seton High School Site (Parcel A) on the subject site. The easement has been vacated; however, the 0.15 acre of off-site woodland conservation shall continue to be reflected as a requirement of the subject site.”
- b. Revise the woodland conservation worksheet as follows:
 - (1) Account for the additional 0.15 acre of woodland conservation previously approved to be met on this site for the requirements of TCPII-062-95.
 - (2) Provide a column for each parcel included on the plan.
- c. All reforestation shall be removed from within ten feet of any utility line and/or structure.
- d. Reforestation Areas 1, 3, and 4 shall be removed from the plan, in addition to any areas that do not meet the minimum dimensional requirements to be counted as woodland conservation.
- e. Add the standard owner's awareness signature block to the plan and have the property owners for both Parcels L and K sign.
- f. Type all previous approval information into the TCP approval block.
- g. Remove the proposed treeline from the plan and the legend.

- h. Add the standard planting details from the Environmental Technical Manual for the timing of planting (Detail 13) and for handling bare root stock (Detail 15).
- i. Revise the reforestation planting table to reflect the required reduction in on-site planting area.
- j. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.

Comment: The listed revisions have been included as conditions of approval for the subject DSP.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned R-10 are required to provide a minimum of fifteen percent of the gross tract area in tree canopy. The subject property is approximately 7.1 acres in size, resulting in a TCC requirement of 1.06 acres.

The tree canopy worksheet will need to be revised to reflect the necessary revisions to the tree conservation plan, but it is anticipated that the applicant will be able to meet, and likely exceed, the TCC requirement.

12. **Departure from Parking and Loading Standards:** The application requests a reduction in the required number of parking spaces by 60 parking spaces. Based on the requirements of Section 27-568(a) of the Zoning Ordinance, this proposed development would normally require a minimum of 230 parking spaces. The site can only provide 170 spaces; hence the need for the proposed departure application. The site has been reviewed for compliance with the parking and loading requirements and required findings for approval of a departure contained in the Zoning Ordinance, as follows:

Section 27-588(b)(7) of the Zoning Ordinance contains the following required findings for departure applications. Each standard is listed in **boldface type** below, followed by staff comment:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

- (i) The purposes of this Part (Section 27-550) will be served by the applicant's request;**

Section 27-550. Purposes

(a) The purposes of this Part are:

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**
- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**

- (3) **To protect the residential character of residential areas; and**
- (4) **To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

Applicant's Justification: The applicant provided the following justification for how the purposes of Section 27-455 of the Zoning Ordinance will be met:

The Traffic Group conducted two parking demand and parking occupancy analyses in Prince George's County at similar apartment complexes, Largo Center Apartments and Steeplechase Apartments. Both of the study areas are within the county's Established Communities area, formerly referred to as the Developing Tier, and are communities that are more auto-oriented with less adjacent public transportation than the subject property. Additionally, apartment development in general throughout the region is being developed with less parking. The two analyses concluded that lesser demand for parking existed and the ratio of 1.36 spaces per unit is a reasonable range of parking for a variety of apartment communities of various sizes. The subject property will have 100 dwelling units with a mix of one and two bedrooms, and is proposed to be parked at 1.67 parking spaces per dwelling unit. The applicant, Shelter Group, has decades of experience in developing affordable housing in urban communities served by public transportation linkages. Its observations of their communities confirm the results of The Traffic Group study, finding that lower parking ratios are particularly relevant to their affordable housing communities.

The adjacent roads to the property, 57th and 58th Avenues, are on Bus Route T18. The residents of the proposed apartments will be able to utilize this public transit system.

Comment: Staff concurs that the purposes of the off-street parking and loading standards will be met by the subject proposal. Adequate parking will be provided for the proposed use based upon the peak parking demand analysis provided by the applicant. Public transportation is conveniently available, and on-street parking is not permitted on either 57th or 58th Avenue; therefore, approval of a parking departure will not promote on-street parking or congestion associated with on-street parking on these adjacent streets. The proposed parking will be provided in locations convenient to the proposed use. The departure will not affect the character of adjacent residential areas. It is noted in Finding 13 of this report that the Prince George's County Department of Public Works and Transportation (DPW&T) is not in support of the requested departure.

- (ii) **The departure is the minimum necessary, given the specific circumstances of the request;**

Comment: The departure is the minimum necessary. The application has provided parking in all reasonable areas on-site, while meeting other Zoning Ordinance standards and protecting open space. It is noted that the applicant is providing 61 compact spaces. These should be clearly labeled on the plan. In addition, General Note 6(a) indicates that compact spaces are required. The note should be revised to accurately reflect the Zoning Ordinance, which states that up to one-third of the total number of required spaces may be compact. The application is in conformance with this requirement.

- (iii) **The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

Comment: The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location. The apartment building is proposed in an area with steep slopes that greatly reduce the amount of developable area on the site. Additional parking would result in increased stormwater runoff, placing a greater burden on the stormwater management facilities. Moreover, the reduction of unnecessary impervious surface results in better environmental site design by minimizing the heat island effect in conformance with the county's environmental goals.

- (iv) **All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

Comment: The applicant indicated that all methods provided in Part 11 for calculating the number of spaces required by the Zoning Ordinance have been examined and found to be impractical, leaving no alternative but to pursue the departure request.

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

Comment: An evaluation of the adjacent neighborhood through aerial photography indicates that the communities directly adjacent to the subject proposal are residential multifamily and institutional. Consequently, the proposed parking reduction is not likely to impact residential neighborhoods. The applicant has provided evidence based on their analyses that the proposed parking rate of 1.67 parking spaces per unit is appropriate for multifamily communities of the general size proposed. In light of this finding, there will be no need for residents of Bladensburg Commons to seek parking on adjacent streets where it is allowed. Staff concurs with the applicant's evaluation and concurs that granting the departure will have no effect on the parking and loading needs of the adjacent residential area.

Staff recommends that the Planning Board approve the departure request in DPLS-408.

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

- a. **Community Planning Division**—In a memorandum dated October 31, 2014, the Community Planning Division offered the following determinations:

- (1) This application is consistent with the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment* (Port Towns Sector Plan) recommendations for multifamily residential development with a diverse mix of market-rate and workforce housing units and for support of parking reduction.
- (2) The proposed multifamily apartment building will contribute to providing additional moderate-density and market-rate housing in the Port Towns area. The 100 multifamily units proposed will consist of 90 units serving households

earning between 30 percent and 60 percent of the area median income, which is a large percentage of the new units.

- (3) The DPLS is also consistent with the Port Towns Sector Plan recommendations and the goal to “Reduce dependency on use of automobile(s)” (page 59). Additionally, the development is close to the T18 bus line which connects to three metro stations.
- (4) The subject property is located in the Established Communities area of the Prince George’s County Growth Policy Map in the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035). The vision for established communities in Prince George’s County is to have context-sensitive infill and low- to medium-density development. The proposed multifamily development will provide more moderate-density and moderate-income housing which is much needed in the area. The requested departure is also in conformance with county’s general plan support of parking reduction (page 198), “Reduce fragmented, uncoordinated, inefficient, reserved single use parking.”

- b. **Transportation Planning Section**—In a memorandum dated November 25, 2014, the Transportation Planning Section provided the following summarized comments on the proposed DSP and DPLS.

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- (1) There are no specific transportation-related requirements imposed by the proposed use at the DSP stage. Transportation-related improvements are being recommended for Preliminary Plan 4-14004, which is under concurrent review. A finding of adequate transportation facilities will be made for the preliminary plan. The proposed 100-unit multifamily use on the property is the subject of a traffic study, which is still under review.
- (2) Both 57th and 58th Avenues are primary roadways. The site plan shows a right-of-way of 60 feet on 58th Avenue. The existing right-of-way of 57th Avenue should be revised and shown correctly on the plan. Plat 02169085 shows a 100-foot right-of-way on 57th Avenue. Nothing is proposed within the rights-of-way of these roadways.
- (3) In general, on-site circulation and parking is adequate. The site plan shows the proposed four-story building with 170 parking spaces. The applicant is seeking a departure (DPLS-408) of 60 parking spaces. One unusual feature is a five-foot-wide sidewalk that zigzags down the hillside to 58th Avenue. According to the applicant, this could not be provided along the two-lane private driveway. No sidewalk connections are shown to the adjoining property that contains another multifamily residential building.
- (4) One commercial entrance is shown on 58th Avenue. DPW&T has recommended an acceleration lane for vehicles exiting the site and a left turn bay or a by-pass lane for eastbound vehicles at the proposed site entrance. This may require some modifications to the proposed sidewalk by the applicant on 58th Avenue and will be addressed at the preliminary plan stage prior to the issuance of building permits.

Comment: The DSP is required to be in conformance with any applicable conditions approved in Preliminary Plan 4-14004.

Departure from Parking and Loading Standards DPLS-408

The applicant is requesting a departure of 60 parking spaces from the required 230 spaces. A departure of 60 spaces is proposed; the applicant will provide 170 parking spaces. In granting a departure, the Planning Board must find (see Section 27-588 of the Zoning Ordinance) that the off-street parking proposed is sufficient to serve the parking needs of the proposed use, in this case 100 multifamily residential units. In addition, the Planning Board needs to address the issue of on-street parking on adjacent public streets. According to the DPW&T, no on-street parking is currently allowed on adjacent 57th and 58th Avenues.

The applicant's traffic consultant determined that 1.36 to 1.67 parking spaces per unit is acceptable and that public transportation (bus service) is available. The required parking amounts to 2.3 spaces per unit. The applicant is proposing 1.67 spaces per unit. In addition, two-thirds of the spaces must be compact spaces. Less than one-half of the applicant's proposed spaces are compact spaces.

Over one-half of the residential units will serve households earning 30 to 60 percent of area median income according to the justification statement. Public transportation (bus service) is available on 57th and 58th Avenues within walking distance of the proposed development. For these two reasons the off-street parking proposed should be sufficient to serve the parking needs of the proposed use. Staff therefore does not oppose the departure.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP as described in Section 27-285 pending approval of Preliminary Plan of Subdivision 4-14004 by the Planning Board.

- c. **Trails**—In a memorandum dated November 21, 2014, the Transportation Planning Section provided an analysis regarding the site plan's conformance with the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment* (Port Towns Sector Plan).

The vision for the area that surrounds the subject property is described in the area sector plan. One of the major goals of the plan is to "Provide adequate accessibility to all existing and proposed development and activities" (page 59). The sector plan specifically recommends that 57th Avenue be improved as a shared-lane road for bicyclists. It is recommended that the applicant provide bicycle safety signage on 57th Avenue.

The subject property is close to many area destinations, including four public schools within one-half mile of the property. Sidewalks are intermittent along 58th Avenue, but exist on both sides of 57th Avenue. The subject property is close to the Anacostia Trails system.

There is adequate street lighting in the area. The developer does not propose new pedestrian-scale decorative street lights. The roads in the subject area are generally low-volume and they do not contain specific bikeway elements such as striping. Bikers

can generally share the road with motorists. There are no Prince George's County Capital Improvement Plan (CIP) projects for bikeways in this area.

Subdivision Improvements and Adequate Public Pedestrian and Bicycle Facilities

The applicant has provided a bicycle and pedestrian impact statement (BPIS) because the property is contained within a General Plan corridor or center, as defined by the approved map. The BPIS details the area's pedestrian and bicycle facilities and recommends improvements that are associated with the requirements of Section 24-124.01 of the Subdivision Regulations for adequate public pedestrian and bicycle facilities. The applicant proposes a coordinated CIP project that includes sidewalks, a crosswalk, and a covered bus shelter on 58th Avenue to reduce the number of missing adequacy elements. The covered bus shelter and associated bus pad improvements that are proposed by the applicant will be expensive, and they will be coordinated with the appropriate agencies. The projects will be bonded for construction prior to the issuance of building permits.

Recommendations

Bikeways are recommended in the area master plan and the 2009 *Approved Countywide Master Plan of Transportation* for area roads and highways. It is recommended that the applicant provide bicycle safety signage on 57th Avenue.

It is also recommended that bicycle parking be constructed on the subject property because of the numerous bicyclists in the area. Bicycle parking should be anchored into a concrete base and located close to the main entrances of the building.

Comment: A condition is included in the Recommendation section of this report for the provision of "Share the Road" signage. The applicant is also encouraged to provide a bicycle rack accommodating a minimum of five bicycles at a location convenient to the building entrance.

The applicant proposes to construct a sidewalk ramp to connect 58th Avenue to the proposed development, and to construct sidewalks along the property frontage of 58th Avenue where they do not already exist. Sidewalks exist on 57th Avenue, and they are adequate. The sidewalk and access proposal appears to be adequate for the proposed use; it is subject to modification by the permitting agency to meet all accessibility and code requirements.

- d. **Subdivision Review Section**—In a memorandum dated November 13, 2014, the Subdivision Review Section provided an analysis of the DSP as follows:

- (1) The subject site is located on Tax Map 51 in Grid A-3, is within the R-10 Zone, and is 7.09 acres. The property was recorded as Parcel L on Plat VJ 169-85 on July, 15 1994 in the county land records.
- (2) A new Preliminary Plan of Subdivision, 4-14004, is under concurrent review. The subject DSP will be subject to any applicable conditions.
- (3) Failure of the site plan and record plat to match will result in permits being placed on hold until the plans are corrected.

Comment: Recommended conditions have either been addressed or have been included in the Recommendation section of this report.

- e. **Environmental Planning Section**—In a memorandum dated November 20, 2014, the Environmental Planning Section offered a summary of the environmental site description and provided an analysis of the DSP and TCP2 for conformance with various environmental requirements.

The project is subject to the environmental regulations contained in Subtitles 24 and 27 of the Prince George's County Code that came into effect on September 1, 2010 because a new preliminary plan is required.

This property is also subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because tree conservation plans were previously approved for the site.

- (1) **Site Description:** The site is located on the east side of 57th Avenue, approximately 2,600 feet north of its intersection with Landover Road (MD 202). The property is zoned R-10 and totals 7.09 acres; however, because the overall TCP contains both the subject Parcel L and the adjacent Parcel K, the land area covered by the TCP is 12.21 acres. No regulated environmental features are located on-site. The predominant soils found to occur according to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey, include the Christiana-Downer complex and the Russett-Christiana-Urban land complex. According to available information, Marlboro clay is not found to occur on this property; however, Christiana complexes are mapped on-site. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property. No forest interior dwelling species (FIDS) is mapped on-site. The site has frontage on 58th Avenue and also has frontage on 57th Avenue, which is a designated collector roadway; neither roadway is regulated for noise. The site is within proximity to the Baltimore-Washington Parkway (MD 295), a designated freeway, and Annapolis Road (MD 450), a designated arterial roadway, which are both regulated for noise; however, according to staff's noise computation formula based on the 2013 Maryland State Highway Administration (SHA) annual average daily traffic (AADT) counts, the site is far enough from these roadways that noise is not an issue for the current application. The site does not front on any scenic or historic roadway. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by Plan Prince George's 2035. According to the approved 2005 *Approved Countywide Green Infrastructure Plan*, the site is not mapped within the network.
- (2) An approved Natural Resources Inventory, NRI-058-14, was submitted with the application. The NRI indicates there are no regulated environmental features such as streams, wetlands, or 100-year floodplain on the subject property. The TCP2 and the DSP are in conformance with the NRI. The forest stand delineation indicates that one forest stand totaling 5.43 acres and one specimen tree are located on Parcel L. There are no priority preservation areas on the site.

Comment: No revisions are required for conformance to the NRI.

- (3) A Subtitle 25 Variance application and a statement of justification in support of a variance were received and evaluated as part of the concurrent Preliminary Plan (4-14004) review. Staff recommends approval of the removal of the specimen trees based on the findings evaluated with the preliminary plan.

Comment: The required findings of Section 25-119(d) were adequately addressed for the removal of Specimen Tree 1 with Preliminary Plan 4-14004.

- (4) An approved Stormwater Management Concept Plan and Letter (15725-2014-00) were submitted with the subject application. The approved concept shows water quality control requirements being met with extended detention in the form of rainwater harvesting and underground storage. The water quantity controls are required for attenuation of the 100-year storm. The concept plan shows a pond located on the southwestern corner of the site. This pond has been constructed under previous approvals. The concept also shows two proposed underground storage areas to be used for irrigation of landscape areas.

Prior to certification of the DSP, the final stormwater management plan must be submitted so that the ultimate limits of disturbance can be verified and shown on the TCP2.

- (5) The county requires approval of an erosion and sediment control plan. The TCP must reflect the ultimate limits of disturbance not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure including erosion and sediment control measures. A copy of the erosion and sediment control technical plan must be submitted prior to certification of the DSP so that the ultimate limits of disturbance for the project can be verified and shown on the TCP.
- (6) The predominant soils found to occur according to the Web Soil Survey include the Christiana-Downer complex and the Russett-Christian-Urban land complex. According to available information, Marlboro clay is not found to occur on this property; however, Christiana complexes are mapped on-site.

Comment: This information is provided for the applicant's benefit. The county may require a soils report in conformance with County Council Bill CB-94-2004 during the building permit review process.

Recommended Conditions

- (1) Prior to certification of the DSP, the final stormwater management plan shall be submitted. The limits of disturbance shall be consistent between the plans.
- (2) Prior to certification of the DSP, the final erosion and sediment control plan shall be submitted. The limits of disturbance shall be consistent between the plans.

Comment: The Environmental Planning section has proposed conditions that have been included in the Recommendation section of this report.

- f. **Historic Preservation Section**—In a memorandum dated October 10, 2014, the Historic Preservation Section found that the subject application will have no impact on historic sites or resources.
- g. **Permit Review Section**—In a memorandum dated October 7, 2014, the Permit Review Section provided comments regarding the size of the entrance signage and the provision of landscaping, which is attractive year-round at the base of the sign.

Comment: The entrance sign size is in conformance with Section 27-618(c) of the Zoning Ordinance, which regulates the size of apartment signs. The landscape plan indicates that 16 Blue Pacific Shore junipers are to be planted at the base of the sign.

- h. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated October 20, 2014, DPR indicated they had no comment on the subject DSP.

Comment: The applicant is providing private on-site recreational facilities. A fenced playground is proposed adjacent to the south side of the parking area. The DSP should indicate the type and height of fencing for the play area on the DSP and provide a detail. Other amenities proposed include a library, fitness room, billiards room, a gallery, and a common area with an electric fireplace.

- i. **Prince George's County Health Department**—In a memorandum dated November 7, 2014, the Health Department, Environmental Engineering Program, stated that they had completed a health impact assessment review of the subject DSP and had the following recommendations:

- (1) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

Comment: A condition is included in the Recommendation section of this report to address the issue of light trespass.

- (2) Specify the locations of the bus stops along 57th and 58th Avenues in the immediate vicinity of the subject site.

Comment: A condition is included in the Recommendation section of this report to show the location of bus stops in the immediate vicinity of the site on the plan.

- (3) Health Department permit records indicate there are only three existing carry-out/convenience store food facilities and three restaurants within a half-mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores, compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes. The applicant should consider setting aside retail space for a tenant that would provide access to healthy food choices in the area.

Comment: The constraints of the site do not permit the allocation of space for a retail tenant.

- (4) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- (5) During the demolition/construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

Comment: Plan notes should be provided to indicate the applicant intends to conform to the above recommendations provided by the Health Department.

- (6) Scientific research has demonstrated that a high-quality pedestrian environment can support walking both for utilitarian purposes and for pleasure, leading to positive health outcomes. Indicate how development of the site will provide for safe pedestrian access to institutions and amenities in the adjacent communities.

Comment: The site plan indicates that a sidewalk is provided from the apartment building to 58th Avenue that connects to an existing sidewalk network.

- j. **Prince George's County Police Department**—In a memorandum dated October 21, 2014, the Police Department provided comment related to crime prevention through environmental design (CPTED). The Police Department recommends that adequate spacing between proposed trees and light fixtures be provided to prevent future tree canopy interference with light distribution. In addition, it was suggested that the location of the proposed play area be relocated closer to the building for better surveillance from the building to enhance the safety of the children.

Comment: The applicant has revised the site plan to adjust landscaping and light locations; nevertheless, a condition is included in the Recommendation section of this report addressing the location of trees in relation to light fixtures. The applicant has indicated that alternative locations were considered for the play area; however, due to the physical constraints of the site, the location proposed is the most accessible, safe, and practical. Furthermore, the relocation of the play area closer to the building would result in the loss of additional parking spaces which would not leave enough to provide adequate parking for the site.

- k. **Washington Suburban Sanitary Commission (WSSC)**—In comments dated February 21, 2013, WSSC provided an evaluation of the subject proposal, which includes the following comments:

- (1) An eight-inch water main is available to serve the proposed site.
- (2) An eight-inch gravity sewer main is available to serve the proposed site.
- (3) The applicant must provide a separate utility plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements.

Comment: All of the technical review comments provided by WSSC have been acknowledged by the applicant and will be addressed prior to issuance of building permits.

1. **The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In comments dated November 14, 2014, DPIE provided an evaluation of the subject proposal, summarized as follows:

- (1) All storm drainage systems and facilities are to be in accordance with DPW&T requirements. The site has an approved Stormwater Management Concept Plan, 15725-2014, dated June 27, 2014.
- (2) An off-site grading easement will be required for the proposed off-site grading.
- (3) General comments pertaining to stormwater management review are provided.
- (4) The Site/Road Plan Review Division has no objection to the proposed DPLS. The Town of Bladensburg should comment on the proposed departure.
- (5) A soils investigation report, which includes subsurface exploration and a geotechnical engineering evaluation for building, is required.

Comment: The Town of Bladensburg provided comments on the DSP below. The applicant must comply with all DPIE requirements.

- m. **Prince George's County Department of Public Works and Transportation (DPW&T)**—In a memorandum dated November 17, 2014 (Issayans to Masog), DPW&T provided general comments on the proposed preliminary plan and indicated that, because there is no on-street parking on either 57th Avenue or 58th Avenue, it is imperative to provide the maximum number of parking spaces per the Zoning Ordinance on the site.
 - n. **Prince George's County Fire Department**—In a memorandum dated October 22, 2014, the Fire Department provided standard comments.
 - o. **Town of Bladensburg**—In a letter dated June 13, 2014 (Mayor Walter James to Jeffery Ratnow, Development Director, Shelter Development, LLC), Mayor James confirmed that the Town of Bladensburg supports the proposed development and Shelter Development's efforts to provide a high-quality, mixed-income, rental apartment community.
14. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 15. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board should also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of

Section 24-130(b)(5) of the Subdivision Regulations. There are no regulated environmental features on the subject property; therefore, no findings with regard to this section are required.

RECOMMENDATION FOR DETAILED SITE PLAN DSP-14012

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-14012 and Type 2 Tree Conservation Plan TCP2-030-94-02 for Gateway Center, Parcel L, Bladensburg Commons, subject to the following conditions:

1. Prior to certificate of approval of the detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Revise the existing right-of-way of 57th Avenue to show the correct width of 100 feet.
 - b. Replace the designation of “BRL” to “Setback.”
 - c. Verify that the required setbacks provided in General Note 3 are accurate. The correct setbacks shall be indicated in the table.
 - d. Show the entrance sign setback from the right-of-way.
 - e. Revise the six-foot-high wood fence detail with a detail showing a four-foot-high fence of a more durable material atop the retaining wall.
 - f. Indicate that all of the proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.
 - g. Provide sign and playground equipment details in color.
 - h. Indicate the type and height of fencing for the play area and provide a detail of the fence. The fence shall be of a durable material.
 - i. Add a general note indicating compliance with Prince George’s County Health Department requirements relating to dust and noise during construction.
 - j. A photometric plan shall be provided to ensure adequate lighting is provided in the parking areas. Landscaping may be adjusted as necessary to ensure maximum light distribution.
 - k. Revise General Note 6(a) to indicate up to one-third of the required parking spaces may be compact.
 - l. All compact spaces shall be labeled.
 - m. The DSP shall be revised as necessary to be in conformance with Preliminary Plan of Subdivision 4-14004.

2. Prior to certificate of approval of the detailed site plan, the following revisions shall be made to the landscape plan or information shall be provided:
 - a. Adjust the plant list and schedule for Section 4.9, Sustainable Landscaping Requirements, to reflect the trees shown as “R” provided along the driveway from 58th Avenue to the parking area.
 - b. The eight shade trees provided closest to the northern property line and the school use in conformance with Section 4.7, Buffering Incompatible Uses, and that are not shading parking shall be replaced with a variety of evergreen and ornamental trees.
 - c. Revise the Tree Canopy Coverage worksheet to reflect any tree conservation plan revisions and indicate conformance with tree canopy coverage requirements.
 - d. Demonstrate the use of full cut-off optics to ensure that off-site light intrusion is minimized.
3. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - a. The following note shall be added to the plan:

“The Declaration of a Tree Conservation/Landscape Easement and Agreement was recorded in the land records at L. 10250 F. 182 for an area of 0.24 acre. A portion of the easement was established to meet the off-site woodland conservation requirement of the Elizabeth Seton High School Site (Parcel A) on the subject site. The easement has been vacated; however, the 0.15 acre of off-site woodland conservation shall continue to be reflected as a requirement of the subject site.”
 - b. Revise the woodland conservation worksheet as follows:
 - (1) Account for the additional 0.15 acre of woodland conservation previously approved to be met on this site for the requirements of TCPII-062-95.
 - (2) Provide a column for each parcel included on the plan.
 - c. All reforestation shall be removed from within ten feet of any utility line and/or structure.
 - d. Reforestation Areas 1, 3, and 4 shall be removed from the plan, in addition to any areas that do not meet the minimum dimensional requirements to be counted as woodland conservation.
 - e. Add the standard owner’s awareness signature block to the plan and have the property owners for both Parcels L and K sign.
 - f. Type all previous approval information into the TCP approval block.
 - g. Remove the proposed treeline from the plan and the legend.

- h. Add the standard planting details from the Environmental Technical Manual for the timing of planting (Detail 13) and for handling bare root stock (Detail 15).
 - i. Revise the reforestation planting table to reflect the required reduction in on-site planting area.
 - j. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
- 4. Prior to certification of the DSP, the final stormwater management plan shall be submitted. The limits of disturbance shall be consistent between the plans.
 - 5. Prior to certification of the DSP, the final erosion and sediment control plan shall be submitted. The limits of disturbance shall be consistent between the plans.
 - 6. Prior to issuance of the first building permit, provide a financial contribution of \$210 to the Town of Bladensburg for the installation of one bicycle warning sign assembly (W11-1 sign over a “Share the Road” plaque W16-1) on 57th Avenue to warn motorists of the presence of bicyclists.
 - 7. A note shall be placed on the final plat that installation of the bicycle warning sign will take place prior to issuance of the first building permit, unless this condition is not acceptable to The Town of Bladensburg.

RECOMMENDATION FOR DEPARTURE FROM PARKING AND LOADING STANDARDS DPLS-408

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Departure from Parking and Loading Standards DPLS-408 for Gateway Center, Parcel L, Bladensburg Commons.