



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530


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Detailed Site Plan Glenarden Redevelopment Project

DSP-16059-03

REQUEST		STAFF RECOMMENDATION
Modifications to the multifamily building on proposed Parcel 9 relative to units, footprint, and elevations.		APPROVAL with conditions

Location: In the northwest quadrant of the intersection of Evarts Street and Brightseat Road.	
Gross Acreage:	27.24
Zone:	M-X-T
Dwelling Units:	424
Gross Floor Area:	N/A
Planning Area:	72
Council District:	05
Election District:	13
Municipality:	Glenarden
200-Scale Base Map:	204NE07
Applicant/Address: Pennrose, LLC 1501 St. Paul Street, Suite 118 Baltimore, MD 21202	
Staff Reviewer: Henry Zhang, AICP, LEED AP Phone Number: 301-952-4151 Email: Henry.Zhang@ppd.mncppc.org	



Planning Board Date:	12/02/2021
Planning Board Action Limit:	12/02/2021
Staff Report Date:	11/18/2021
Date Accepted:	09/23/2021
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Acceptance Mailing:	09/17/2021
Sign Posting Deadline:	11/02/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Residential Revitalization
 Detailed Site Plan DSP-16059-03
 Glenarden Redevelopment Project

The Urban Design Section 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

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

- a. The requirements of the Mixed Use-Transportation Oriented (M-X-T) Zone, Residential Revitalization in Section 27-445.10, and the site design guidelines of the Prince George's County Zoning Ordinance;
- b. The requirements of Preliminary Plan of Subdivision 4-16038;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the 2010 *Prince George's Landscape Manual*
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

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

1. **Request:** An amendment to the previously approved detailed site plan (DSP) for modifications to the multifamily building (Building U) on proposed Parcel 9 only, specifically to change the footprint, adjust elevations, and remove three-bedroom units resulting in the reduction of total units from 60 to 54.

2. **Development Data Summary:**

	OVERALL APPROVED	PROPOSED AMENDMENT
Zone	M-X-T	M-X-T
Use(s)	Residential*	Residential
Gross Acreage	27.24	27.24
Area within Floodplain	0.30	0.30
Net Tract Area Acreage	26.94	26.94
Area to be dedicated for right-of-way	1.11	1.11
Dwelling Units	430	424
Residential Density (dwelling units per acre)	15.96	15.74

Note: * A combination of senior, market-price and affordable multifamily units, and fee-simple townhouses under Residential Revitalization provisions.

Parking Spaces

Previously required for Building U

<u>Use</u>	<u>Parking Space Rate</u>	<u>Requirement</u>	<u>30% Reduction*</u>
Multifamily Dwellings			
60-Unit Building	(11) 1 Bedroom @ 2.0/unit	22	16
	(39) 2 Bedroom @ 2.5/unit	98	69
	(10) 3 Bedroom @ 3.0/unit	30	21
	Total spaces	150	106
	Overall Development Required Parking Total	909	636*

Proposed amendment to Building U

<u>Use</u>	<u>Parking Space Rate</u>	<u>Requirement</u>	<u>30% Reduction*</u>
Multifamily Dwellings			
54-Unit Building	(41) 1 Bedroom @ 2.0/unit	82	58
	(13) 2 Bedroom @ 2.5/unit	33	23
	Total spaces	115	81
	Overall Development Required Parking Total	874	613*

Note: * Per Section 27-445.10(b)(5) of the Prince George's County Zoning Ordinance, the normal parking requirement shall be reduced by 30 percent.

Overall Development Provided: 827 spaces as follows:

257 Standard Spaces at 9.5' x 19' minimum
 173 Standard Garage Spaces @ 9.5' x 19'
 173 Standard Driveway spaces @ 9.5' x 19'
 190 Standard Parallel Spaces @ 8' x 22' minimum
 32 Van-Accessible Handicap Spaces @ 8' x 19' with 8' wide access aisle
 2 Handicap Spaces @ 8' x 19' with 4' wide access aisle
827 Total spaces

Loading Space

Since this building only has 54 dwelling units, no loading space is required.

3. **Location:** The subject project is located in the northwest quadrant of the intersection of Brightseat Road and Evarts Street and is within Planning Area 72 and Council District 5. The overall development project, known as Glenarden Redevelopment project, also lies within a larger area surrounding the interchange of the I-95/I-495 (Capital Beltway) and MD 202 (Landover Road) within the 2009 *Approved Landover Gateway Sector Plan and Proposed Sectional Map Amendment* (Landover Gateway Sector Plan and SMA).
4. **Surrounding Uses:** The area included in this amendment is in the southeasternmost portion of the overall development and is bounded to the south by the public right-of-way of Evarts Street, with commercial retail and multifamily residential development in the Mixed Use-Transportation Oriented (M-X-T) Zone beyond; to the east by the right-of-way of Brightseat Road, with single-family detached residential units in the One-Family Detached Residential (R-55) Zone beyond; and to the north and west by the remaining overall Glenarden Redevelopment project in the M-X-T Zone.
5. **Previous Approvals:** The site was previously zoned Multifamily Medium Density Residential (R-18). The R-18 zoning was confirmed in 1993 in the *Approved Landover and Vicinity Master Plan*. The property was rezoned to the M-X-T Zone in 2009, as part of the Landover Gateway Sector Plan and SMA.

On July 20, 2017, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-16038 (PGCPB Resolution No. 17-97), for 97 lots and 32 parcels for the development of 333 multifamily apartments and 97 single-family attached dwellings (townhomes), subject to 14 conditions. No Type 1 tree conservation plan was included in the approval because the site had a standard letter of exemption issued on January 5, 2016, which expired on January 5, 2018. Although a natural resources inventory (NRI) equivalency letter was initially issued for the site, it was later discovered that there was an intermittent stream and its resultant primary management area located on the site, and NRI-001-2016 was approved for the site on January 5, 2016 and expired on January 4, 2021.

Also on July 20, 2017, the Planning Board approved DSP-16059 (PGCPB Resolution No. 17-98), for residential revitalization including 430 residential dwelling units (232 multifamily units, 101 age-restricted multifamily units, and 97 townhouses). This DSP was affirmed by the Prince George's County District Council on October 4, 2017, subject to two conditions.

This DSP was amended one time as DSP-16059-02, for additional signs and a dumpster enclosure that was approved administratively on September 24, 2020. There is no DSP-16059-01 in the Prince George's County Planning Department's official record.

The site is also subject to Stormwater Management Concept Plan 32858-2016-00, which is valid through July 3, 2023.

6. **Design Features:** The larger Glenarden Redevelopment project includes a total of 232 non-senior/non-age restricted multifamily units, which are located in multiple buildings. The only building in this amendment is the previously approved 60-unit building (Building U) located northwest of the intersection of Brightseat Road and Evarts Street. Vehicular access to the site is through the internal private street, Roland Kenner Loop, which is further connected to Harrison Crest Way off Brightseat Road. The curvilinear building has a footprint consisting of five distinct sections fronting upon the intersection of Brightseat Road and Evarts Street. The building will be accessed by pedestrians via four entrances that are linked to internal sidewalks off the internal streets, as part of the pedestrian network of the larger development.

Architecture

At the time of the original DSP-16059 approval, the subject building was shown as a generic building footprint without any specific architecture having been approved. The new building proposed in this amendment features a three-story pitched roof building facing Roland Kenner Loop and a four-story elevation as viewed from the intersection of Evarts Street and Brightseat Road due to grade difference. The horizontal presentation of the curvilinear building has been divided vertically into five distinct segments, connected by four open breezeways with railings, from the base to roof that creates various roof segments and massing. This design technique significantly increases the visual interest of the main elevations. In addition, a combination of various building materials, including two-tone brick and cementitious panels in various color schemes and articulation makes this an attractive building.

Four unit types with two-unit sizes, including one type of unit that is designed in accordance with Uniform Federal Accessibility Standards, will be used in this building. The specific apartment unit types and square footage are listed below:

Apartment Unit Type	Net Unit Size	Gross Unit Size
Multifamily Unit Type 1A (square feet)	694	740
Multifamily Unit Type 2A (square feet)	989	1,045
Multifamily Unit Type 1B UFAS (square feet)	694	740
Multifamily Unit Type 2B UFAS*(square feet)	989	1,045

Note: *Uniform Federal Accessibility Standards

At the time of the original DSP-16059 approval, the applicant expressed intent to apply for Leadership in Energy and Environmental Design (LEED) bronze level of certification. The LEED Scorecard indicates that the project will use energy star appliances, a high efficiency heating ventilation and air conditioning system, and energy efficient windows and doors, among other things, in order to achieve this certification.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements for a Residential Revitalization, as stated in Section 27-445.10, the M-X-T Zone, and the site design guidelines of the Zoning Ordinance, as follows:
 - a. The subject application is in conformance with the requirements of Section 27-547, Uses Permitted, of the Zoning Ordinance, which governs permitted uses in the M-X-T Zone. The proposed amendment limited to one multifamily building, previously approved as part of a Residential Revitalization project, is a permitted use in the M-X-T Zone. This amendment does not change prior findings of conformance, as stated in PGCPB Resolution No. 17-98, with the requirements of the M-X-T Zone, including Footnote 19, which allows replacement of existing dwelling units on the property with the proposed multifamily units.
 - b. Prince George's County Council Bill CB-95-2016 amended Section 27-445.10 to specifically allow the Residential Revitalization use in the M-X-T Zone. Under Section 27-445.10, regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages, number of uses and other requirements of the specific zone, in this case the M-X-T Zone, do not apply to uses and structures in a Residential Revitalization project. The dimensions and percentages shown on the approved DSP shall constitute the development regulations. This limited amendment to the previously approved Building U will not impact prior findings of conformance with Section 27-445.10, Residential Revitalization, as stated in PGCPB Resolution No. 17-98.
 - c. CB-95-2016 permits the Residential Revitalization use in the M-X-T Zone and specifically exempts the proposed development from all M-X-T Zone requirements including the limit on the number of uses. The council bill also specifies findings for approval of a Residential Revitalization project. The subject DSP satisfies all required findings for approval, as discussed in Finding 7(b).

- d. **Section 27-272, Design Guidelines**—This section of the Zoning Ordinance specifies the site design guidelines to be applied to conceptual site plans. Section 27-283 of the Zoning Ordinance makes these design guidelines applicable to DSPs. This DSP does not change any prior findings of conformance with the applicable site design guidelines, as stated in PGCPB Resolution No. 17-98.
- 8. **Preliminary Plan of Subdivision 4-16038:** PPS 4-16038 was approved by the Planning Board on July 27, 2017, subject to 14 conditions. Conformance with the requirements of PPS 4-16038 was found at time of the original DSP-16059 approval. This limited amendment to DSP-16059 does not impact any prior findings of conformance.
- 9. **2010 Prince George’s County Landscape Manual:** Section 27-445.10(b)(6) of the Zoning Ordinance states that “The [residential revitalization] project shall comply with the requirements of the Landscape Manual to the extent that is practical.” Conformance with the applicable landscaping requirements was found at time of DSP-16059 approval, and this limited amendment does not change those prior findings.
- 10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The overall project is exempt from the provisions of the Prince George’s Woodland and Wildlife Habitat Conservation Ordinance because there is less than 10,000 square feet of existing woodland and there are no approved tree conservation plans on the subject site.
- 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 within the M-X-T Zone are required to provide a minimum of 10 percent of the gross tract area of TCC. Conformance with the TCC requirements was found at time of the original DSP-16059 approval. This amendment is limited to Building U only and does not impact prior findings of conformance with this ordinance.
- 12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Transportation Planning**—In a memorandum dated November 1, 2021 (Hancock to Zhang), incorporated herein by reference, the Transportation Planning Section stated that this proposal creates no specific issues that trigger additional discussion of the general DSP requirements or the related site design guidelines. The Transportation Planning Section concludes that from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for approval of a DSP, as described in the Zoning Ordinance.
 - b. **Bicycle and Pedestrians**—In a memorandum dated November 1, 2021 (Smith to Zhang), incorporated herein by reference, the planner analyzed the DSP for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the Landover Gateway Sector Plan and SMA to provide the appropriate pedestrian and bicycle transportation recommendations. The proposed development is in conformance with the pedestrian and bicycle transportation recommendations of the governing plans.

The planner also discussed the DSP's conformance with the requirements of the Zoning Ordinance and the applicable conditions attached to PPS 4-16038 and concluded that the proposed DSP meets the applicable requirements and conditions.

The pedestrian and bicycle transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) of the Zoning Ordinance, for approval of a DSP for pedestrian and bicycle transportation purposes.

- c. **Subdivision**—In a memorandum dated October 26, 2021 (Gupta to Zhang), incorporated herein by reference, the Subdivision Section provided an analysis of the DSP's conformance with conditions attached to PPS 4-16038 and recommended one condition that has been included herein. Conformance with PPS-4-16038 was found at time of the original DSP-16059. This amendment is limited to Building U and will not change any prior findings of conformance.
- d. **Environmental Planning**—In a memorandum dated November 1, 2021 (Rea to Zhang), incorporated herein by reference, the Environmental Planning Section stated that this application is in conformance with the environmental requirements of Subtitle 24 (Subdivision), Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance), and Subtitle 27 (Zoning Ordinance) and recommends approval of the application, with no conditions.
- e. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated October 29, 2021 (Yu to Zhang), incorporated herein by reference, DPR stated that PPS 4-16038 required private on-site recreational facilities to meet mandatory parkland dedication requirements.
- f. **Prince George's County Health Department**—In a memorandum dated October 6, 2021 (Adepoju to Zhang), incorporated herein by reference, the Health Department provided the following comments:
 - 1) **Health Department permit records indicate there are no existing carry-out/convenience stores or grocery food facilities within a ½ 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 nearest grocery food facility is approximately 2 miles from the site.**
 - 2) **Indicate how the project will provide for pedestrian access to the site by residents of the surrounding community. 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.**

- 3) **The design plan should include open spaces and “pet friendly” amenities for pets and their owners. Designated park areas may consist of the appropriate safe playing grounds, signage, and fencing. Pet refuse disposal stations and water sources are strongly recommended at strategic locations in the designated outdoor play/picnic areas.**
- 4) **There is an increasing body of scientific research suggesting that community gardens enhance nutrition and physical activity and promote the role of public health in improving quality of life. The developer should consider setting aside space for a community garden.**

The above four comments have been transmitted to the applicant for their consideration in the full development of the site. At the time of the original DSP-16059 approval, the plan included a 5,478-square-foot community center/clubhouse with an outdoor gathering area, which was part of a comprehensive on-site recreational facility package, which also includes a swimming pool, a children’s pool, a play structure, and a “sports surface” court. Currently, the clubhouse and open space area are under construction. This DSP amendment is limited to the Building U area that has no impact on the previously approved amenities and open space that are located on another parcel in the middle of the overall development.

- 5) **During the construction phases of this project, noise should not 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.**
- 6) **During the 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.**

Comments 5 and 6 have been included in the Recommendation section of this technical staff report.

- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPiE)**—At the time of this writing, staff did not receive comment from DPiE regarding the subject project.
- h. **Prince George’s County Police Department**—At the time of this writing, staff did not receive comments from the Police Department regarding the subject project.
- i. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated October 11, 2021 (Russell to Zhang), incorporated herein by reference, WSSC provided a standard response to the referral request. Their comments will be enforced through their separate permitting process.

- j. **Prince George’s County Department of Housing and Community Development**—At the time of this writing, staff did not receive comments from the Department of Housing and Community Development regarding the subject project.
 - k. **City of Glenarden**—At the time of this writing, staff did not receive comments from the City of Glenarden regarding the subject project.
13. Based on the foregoing analyses, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent a reasonable alternative for satisfying the site design guidelines, in so far as they are applicable per Section 27-445.10 (b)(4) of the Zoning Ordinance, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
 14. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
 - (4) **The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.**

This DSP amendment does not impact the prior finding of conformance of the original DSP-16059 approval.

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 Residential Revitalization Detailed Site Plan DSP-16059-03, for Glenarden Redevelopment Project, subject to the following condition:

1. Prior to certification of the detailed site plan, the following revisions shall be made to the plan and additional specified material shall be submitted:
 - a. Clearly show all boundary bearings and distances for Parcel 9.
 - b. Provide site plan notes as follows:
 - “The applicant shall conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George’s County Code.”
 - “The applicant shall conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”