



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

January 29, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division
Jill Kosack, Supervisor, Urban Design Section, Development Review Division

FROM: Adam Bossi, Planner Coordinator, Urban Design Section
Development Review Division

SUBJECT: **Item #7 - Detailed Site Plan DSP-19025 Northgate**
Planning Board Agenda January 30, 2020 – Staff Revisions to Technical Report

Based upon recommendations and analysis received from the City of College Park City Council and revised materials regarding the departure from the parking space size received from the applicant after publication of the original staff report, as well as the Prince George's County Planning Board's recent approval of Preliminary Plan of Subdivision 4-19019, staff recommends the following revised findings and conditions of approval (added text underlined, deleted text ~~strikethrough~~):

Additional Finding 7 Language, Page 8

- **Development Character: Mandatory Shop Frontage (page 230)**—The applicant requests to amend the requirement for the mandatory provision of continuous shop frontage along US 1 within the Walkable Node (University). Map 27 illustrates that this requirement applies to the portion of the development within the Walkable Node (University) and provides that shop frontage regulations are those on page 245, Architectural Elements: Façades and Shopfronts. The building design spans the Walkable Node (University) and Corridor Infill character areas and provides shop frontage with appropriate architectural elements at the southeast corner of the building. This location is within the Walkable Node (University) and coincides with the location of the proposed retail space, primary resident entry, leasing office, trailhead, art sculpture, and pocket park. This amendment will benefit the development and development district by allowing for shop frontage in the most sensible location on-site. Therefore, staff recommends that the Planning Board approve this amendment request.

Additional Finding 7 Language, Page 9

- **Building Form: Parking Access (page 241)**—The applicant requests to amend the requirement that access to the parking structure be limited to a single point from US-1, a primary frontage street. US 1 is the only roadway that provides access to the site. The applicant proposes two separate driveways, that independently serve the upper and lower levels of the internal parking structure. Staff believes the proposed design with two access points responds well to site development constraints including the sloped nature of the US 1 frontage. This amendment will benefit the development and development district by providing an acceptable access and circulation pattern to the site from US 1 and will not substantially impair implementation of the sector plan. Therefore, staff recommends that the Planning Board **approve** this amendment request.

Additional Finding 8.b. Language, Page 16

The DSP proposes a building of eight stories, with a maximum height of 85 feet. The proposed building height is inconsistent with the building height restriction of APA-6. Therefore, prior to certification of the DSP, the applicant shall complete an FAA Form 7460-1 and submit it to the Maryland Aviation Administration (MAA), and subsequently provide evidence that the project complies with FAR 77, as conditioned herein. If MAA identifies an issue, then the plan shall be revised to reduce or eliminate any perceived obstruction identified by MAA. In addition, Section 27-548.43 requires notification of the airport environment by requiring a disclosure clause be provided on final plats and deeds. A recommended condition has been included herein to require the provision of this disclosure.

Additional Finding 8.d. Language, Pages 16-17

In a memorandum dated January 22 [10], 2020 (Thompson to Bossi) the Transportation section noted the requested width of 8.5 feet is too narrow for standard parking spaces and would impair the functionality of each space. While a reduced size of 8.5 by 18 feet is not supportable, the Transportation section recommended that a slightly larger space size of 9 by 18 feet would be more appropriate and not detract from the functionality of the garage. A recommended condition has been included to update site plans to resize the standard parking spaces to 9 by 18 feet.

The applicant provided additional exhibits and justification on January 10 and 15, 2020 that adjusted parking space striping to provide 9-foot-wide standard parking space sizes for all but six spaces. These six spaces were then considered compact, bringing the total number of compact spaces to 97, which remains less than one-third of the total parking spaces. This minor design modification allowed for spaces to meet the recommendation for 9-foot width. However, the structural design of the building places support columns throughout the garage, which encroach on a total of 104 spaces. Exhibits provided by the applicant demonstrated that the functionality of individual spaces and the garage would not be impaired by the structural columns. Transportation staff finds that the departure will not impair the visual, functional, or environmental quality or integrity of the site or

surrounding area, in accordance with the required findings in Section 27-239.01(b)(7)(A) of the Zoning Ordinance.

Revised Finding 9 Language, Page 17

9. **Preliminary Plan of Subdivision 4-19019:** ~~[At the time of publication of this staff report, the] The Planning Board [is scheduled to review] approved~~ PPS 4-19019 at a public hearing on January 16, 2020. The ~~[staff report published for this]~~ PPS includes ~~[recommended]~~ conditions applicable to the review of this DSP, as follows:

1. **Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:**
 - a. **Show a ~~[10-foot-wide]~~ public use and access easement across the front of the property to cover the portions of the frontage sidewalk and amenities on the subject property.**
 - b. **Show a public use easement across the rear of the property sufficient to cover the areas of the proposed promenade, which are on-site. This easement may be an extension of the easement already shown along the southern edge of the site, over the 8-foot-wide trail connector.**
 - c. **Show a minimum 10-foot-wide public use easement along the rear of Parcel A of the Inman-Turner Property to allow for the future extension of a trail from the proposed promenade to the northern property line.**

Revised Finding 13.r. Language, Page 25

- r. **City of College Park—**~~[The City Council of the City of College Park has scheduled this DSP on its January 14, 2020 agenda. The City Council's decision on this DSP will be presented to the Planning Board at time of the public hearing.]~~ In a letter dated January 15, 2020 (Schum to Hewlett), the City of College Park City Council provided their support for amendments to D-D-O standards, and approval of the subject DSP, subject to 15 conditions. Required amendments to D-D-O standards supported by the City are consistent with staff recommendations. Conditions of approval issued by the City Council consist of minor plan revisions, and provision of additional details prior to certification of the DSP. Of the 15 conditions provided, staff supports the inclusion of 13 in the staff report. The unsupported conditions include: to demonstrate compliance with APA-6 height restrictions, for which a condition has already been recommended in the staff report; and to provide details of the art sculpture and transformer wrap, which have been provided in the submitted comprehensive signage plan. Other conditions of note, which staff supports, include a slight increase in retail area (1,084 square feet to 1,200 square feet) and associated minor interior floorplan adjustment, adding definition to the temporary nature of site leasing signs, the provision of signage to identify right-in and right-out access to parking garage entrances, which is consistent with and supportive of the site circulation plan, and to ensure the streetscape design for US 1 remains consistent with the State Highway Administration's improvement plan.

Revised Recommendation, Page 26

A. APPROVE the alternative development district standards for:

1. Development Character: Mandatory Shop Frontage (page 230)—To reduce the shop frontage requirement to only a portion of the Walkable Node (University) frontage, as shown on the submitted architecture.
- ~~[1-]~~ 2. Building Form: Corridor Infill (page 233)—To allow the building height to be 8 stories, the lot coverage to be 84 percent, the front build-to line to be a maximum of 18.78 feet, and a portion of the structured parking to be located in the second layer.
- ~~[2-]~~ 3. Building Form: Walkable Nodes (University) (page 233)—To allow the front build to line to a maximum of 13 feet.
4. Building Form: Parking Access (page 241)—To allow for two driveway accesses from US 1 (Baltimore Avenue).
- ~~[3-]~~ 5. Building Form: Structured Parking (page 243)—To allow for the internal structured parking to be within 50 feet of US 1 (Baltimore Avenue).
- ~~[4-]~~ 6. Architectural Elements: Signage (pages 254–255)—To allow for three types of freestanding signs and allow for perpendicular-mounted signs to exceed nine square feet.
- ~~[5-]~~ 7. Sustainability and the Environment: Leadership in Energy and Environmental Design (LEED) Certification (page 256)—To allow for National Green Building Standard silver certification.
- ~~[6-]~~ 8. Streets and Open Spaces: Street Sections (pages 259–263)—To allow for a modified streetscape design that conforms to the Maryland State Highway Administration US 1 design criteria.

New Conditions, page 26–27

B. APPROVE Detailed Site Plan DSP-19025 and Type 2 Tree Conservation Plan TCP2-038-2019 for Northgate, including a departure from the required parking space size for 9-foot by 18-foot standard spaces, subject to the following conditions:

1. Prior to certification, the applicant shall revise the plans or provide the specified documentation:
 - f. Provide a minimum of 1,200 square feet of dedicated retail space that is separate from the residential amenity space.
 - g. Provide signage to restrict garage access to right-in, right-out only.

- h. Revise paving details for the garage driveway aprons to differentiate them from the pedestrian walkway.
 - i. Revise architectural elevations to provide decorative perforated metal screening over garage openings on the eastern and southern façades. Provide a detail of the screening.
 - j. Revise the landscape plan along US 1 to be consistent with Maryland State Highway Administration improvement plans.
 - k. Amend the signage plan and sheet AS-100 to note that the two leasing banners (sign F1) are to be displayed temporarily. Note that the banner on the southern façade shall only be displayed from January through May of the initial year of leasing, and every year after be displayed from October through May, until the abutting property to the south has been redeveloped and completed construction, at which time this leasing banner will be permanently removed. The banner on the eastern façade shall only be displayed from January through May of the initial year of leasing, and then every year thereafter from October through May.
 - l. Label the four dedicated retail parking spaces in the garage.
 - m. Correct Sheet 13 of the Comprehensive Signage Plan to replace sign A2 with A6 as shown on Sheet AS-100.
 - n. Provide to-scale floor plans.
 - o. Provide at least one electric car-charging station.
3. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate conformance with the disclosure requirements of Section 27-548.43(b)(2) of the Zoning Ordinance regarding the proximity of this subdivision to a general aviation airport. The applicant shall provide a note on the plat and provide a copy of the disclosure notice to the Maryland-National Capital Park and Planning Commission for review and approval. The disclosure notice shall be included in all lease, rental, or purchase contracts for occupants, and the occupants shall sign an acknowledgement of receipt of the disclosure.