



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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November 15, 2022

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division
Anne Fothergill, Supervisor, Urban Design Section
Development Review Division

FROM: Tom Burke, Planner IV, Urban Design Section
Development Review Division

**SUBJECT: Planning Board Agenda November 17, 2022 – Staff Revisions to Technical Report
Items 8 and 9 - Detailed Site Plan DSP-19071, Departure from Design
Standards DDS-685, and Alternative Compliance AC-22002
The Promise**

The following adjustments are recommended to the technical staff report dated November 3, 2022. This supplemental memorandum provides updated findings, recommendations, and conditions, in response to clarification provided by the applicant.

Staff recommends the following revised findings and conditions of approval (added text underlined, deleted text ~~[striketrough]~~):

Coversheet Proposal information:

Location: On the south side of Southern Avenue, <u>approximately</u> 2,100 feet north of its intersection with Wheeler Road.	
Gross Acreage:	15.10
Zone:	NAC
Prior Zone:	M-X-T/D-D-O
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	[1,014] <u>985</u>
Gross Floor Area:	1,278,170 sq. ft.
Planning Area:	76A
Council District:	07
Municipality:	N/A

Revised Language — Finding 1, page 4

1. **Request:** This detailed site plan (DSP) application is for approval of a mixed-use development containing 481 multifamily residential units, ~~[399]~~ 504 units for the elderly ~~[and] or physically handicapped, [134 assisted living units,]~~ and 37,810 square feet of commercial space. The applicant is proposing to phase the indoor and courtyard recreational facilities.

The applicant also requests a departure from design standards (DDS) to Section 27-558(a) of the prior Prince George's County Zoning Ordinance, for a reduction in the size of standard parking spaces to 9 feet by 18 feet for both structured and surface parking spaces; to allow loading spaces to be located 36 feet and 42 feet from residential uses; and to allow a reduction in the number of street trees from 162 required shade trees to 17 shade trees provided along a private road, in accordance with Section 4.10 of the 2010 Prince George's County Landscape Manual.

Revised Language — Finding 2, page 5

Loading Spaces	Requirement	Required	Proposed
Multifamily dwelling	1 per 100 to 300 residential units	3	3
Apartment housing for the elderly [and] or physically handicapped	1 per 100 to 300 residential units	4	4
Grocery	1 per 2,000 to 10,000 square feet	1	1
Retail	1 per 2,000 to 10,000 square feet	2	2
Total Loading Spaces		10	10

Revised Language — Finding 6, page 5

6. **Design Features:** The applicant proposes to develop this site with ~~[1,014]~~ 985 residential units, including 481 multifamily units, ~~[399]~~ and 504 units for the elderly or physically handicapped ~~[-and 134 assisted living units]~~. The site is also proposed to contain 18,946 square feet of grocery store, 9,411 square feet of retail space, and a 9,453-square-foot, 150-student daycare center. Both indoor and outdoor amenities will be provided, allowing residents and guests access to public and private social areas, outdoor benches and plazas, rooftop gathering, indoor fitness centers, playgrounds, and a Capital Bikeshare station.

Revised Language — Finding 6, page 10

Recreational Facilities

At the time of PPS 4-19052, it was determined that the mandatory parkland dedication of 15 percent of the net residential lot area could be required to be dedicated to the Maryland-National Capital Park and Planning Commission for public parks, which equates to 2.13 acres, but that this would be met through on-site private recreational facilities.

The recreational amenities for this site are proposed as a combination of indoor and outdoor facilities. The site will have a Capital Bikeshare station with docking for 11 e-bikes. In addition, there will be indoor and outdoor bike racks for each building, totaling 183 and 83 spaces, respectively. An approximately 7,000-square-foot playground with an open-access play sculpture, café chairs and tables, benches, decorative boulders, and a wooden arch with a wooden bridge are proposed in the center of the community. The plans show the multipurpose recreational courtyard for Building 4 will be 12,000 square feet and include a log play sculpture, with café tables and chairs, benches, and will be surrounded by a planting bed and planting wall. The other buildings will also have multiuse courtyards totaling 35,000 square feet, and rooftop facilities; however, since the applicant is requesting to phase the indoor and courtyard recreational facilities for each building, the specific amenities for residential buildings other than Building 4 have not been detailed on the plans provided. At this time, only the indoor and courtyard recreational facilities for Building 4 are being proposed for approval. A condition is included herein, requiring that the approval of an amended DSP application(s) will be necessary prior to approval of any permits for the other residential buildings on this DSP. The size and scope of facilities proposed in Building 4 will be used as a guide in reviewing and approving the facilities in the other buildings. As conditioned with the PPS, prior to submission of a final plat, a recreational facilities agreement (RFA) must be submitted for approval, which can reference the DSP, as amended, as showing the approved facilities. In addition, prior to issuance of individual building permits, bonding will be required for the recreational facilities deemed necessary to meet adequacy requirements on the DSP for that building. The applicant may choose, with subsequent DSP amendments, to provide additional facilities above the adequacy requirements, which would not be required to be subject to the RFA or bonding requirements.

Revised Language — Finding 10, page 29

- 10. 2010 Prince George’s County Landscape Manual:** Per Section 27-544(a) of the prior Zoning Ordinance, landscaping, screening, and buffering for property zoned M-X-T are subject to the provisions of the Landscape Manual. Specifically, this application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets. ~~[The landscape plan provided with this DSP contains errors and deficiencies, which have been addressed as conditions in the Recommendation section.]~~ The required plantings and schedules are provided in conformance with the Landscape Manual and are acceptable, except for Section 4.2.

Revised Referral Comments, page 34

- d. **Transportation Planning**—In a memorandum dated October 24, 2022 (Ryan to Burke), incorporated herein by reference, the Transportation Planning Section provided a review of the application using the standards of Subtitle 27 of the prior Zoning Ordinance, and a response to preliminary plan conditions.

The applicant submitted an operational analysis dated October 24, 2022, which provides details of the site access points along Southern Avenue, the site layout configuration, and the proportional distribution of trips to each building based on the assigned density and land use. The analysis reported the extent of queuing at each on-site garage access and intersection, which showed nominal queues at these locations that did not exceed the available storage between each facility.

Fire Access Road A is the southern point of access along Southern Avenue. Upon initial receipt of the subject application, staff requested that the applicant clarify the functionality of Fire Access Road A and recommended that if the facility is intended for emergency vehicles only, that the applicant would need to provide signage restricting Fire Access Road A to emergency vehicles only. The applicant’s response to comments (Agesen to Burke, October 6, 2022) provided that “Fire Access Road A is not intended to be restricted to emergency vehicles only and is open to private vehicles and delivery trucks.” ~~[A condition is provided herein, to label “fire lane” to “private road”. In addition, staff recommends a 5-foot wide sidewalk along both sides of this road, to meet the standards of a private road, as required by both the 2009 Approved Countywide Master Plan of Transportation and Condition 14 of the approved PPS.]~~ A condition is provided herein, to relabel “Fire Access Road A” to “Alley.”

Revised Referral Comments, page 35

- i. **Prince George’s County Health Department**—In a memorandum dated September 20, 2022 (Adepoju to Zhang), incorporated herein by reference, the Health Department offered seven comments on this application. ~~[The comments on noise and dust have been included as conditions in the Recommendation section of this report]~~

Revised Recommended Conditions, pages 36 and 37

- B. APPROVE Detailed Site Plan DSP-19071 and Type 2 Tree Conservation TCP2-036-2022, and partially approve Alternative Compliance AC-22002 for The Promise, subject to the following conditions:
1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information be submitted:
 - a. Provide a column in the Development Use Summary for building area devoted to vehicular parking and parking access
 - b. Provide elevations of the proposed picnic pavilion on the existing foundation platform.
 - c. Provide the details on the wooden arch and bridge, as proposed on the central, open access recreation area.
 - d. Locate benches closer to the residential entrances throughout the site.
 - e. Clearly indicate the floor area ratio on the DSP.
 - f. The symbol for signs is provided on the plan; however, the symbol is not defined in the legend. Provide a symbol for the signs and identify the bus stop located to the south of the proposed private road.
 - g. Identify the existing sanitary sewer line on Southern Avenue.
 - h. Provide a general note addressing how noise attenuation for the interior of dwellings is proposed to be provided.
 - i. Depict and label the modeled unmitigated and mitigated noise lines.
 - j. The Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - (1) Remove Note 2 under the specimen tree table.
 - (2) Have the revised plan signed and dated by the qualified professional preparing the plan.
 - (3) Documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submitted to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”

- [k.] ~~Revise the DSP sheets to include 5-foot-wide sidewalks along both sides of “Fire Access Road A”.~~
- [l] k. Relabel “Fire Access Road A” to [~~“Private Road”~~] “Alley” and provide traffic calming measures, in accordance with Prince George’s County Department of Public Works and Transportation design standards or any other nationally recognized standards for traffic control devices. The exact design and details shall be evaluated and accepted by the Transportation Planning Section.
- [m] l. Provide a DSP sheet which displays the distances between each on-site intersection, as well as the distance between each on-site garage.
- [n] m. Revise the DSP to include a rideshare pickup and drop-off location at Parcel 1, at a location convenient to the entrance, but that will not impede traffic operations along the on-site private roadways.
- [o] n. Revise the DSP to include on-site signage directing drivers to rideshare pickup and drop-off locations at all residential buildings.
- [p] o. Revise the DSP to modify the limits of the proposed public use easement, to extend behind the proposed bike share station.
- [q] p. Substitute a minimum of six columnar evergreens for ~~evergreen shrubs adjacent to the building and retaining wall~~ approximately 20 of the shrubs adjacent to the building along Southern Avenue.
- q. Correct General Note 13 to reflect 481 multifamily residential units and 504 senior living housing units, for a total of 985 residential units.
- r. Correct all references on the DSP to “housing for the elderly or physically handicapped” to be consistent with the provision in the Prince George’s County Code.
- 2. [~~Prior to issuance of building permits with residential units other than Building 4, an approved, amended detailed site plan will be required to show all internal and courtyard recreational facilities for all buildings.~~]

Prior to approval of building permits that include residential units, other than the building on Parcel 4, the detailed site plan shall be amended by the Planning Director, as designee of the Planning Board, to show all internal and courtyard

recreational facilities, to meet adequacy for the relevant building. Such recreational facilities shall be found to be equal to or superior, in terms of size and quality, as those approved for the building on Parcel 4, but proportional to the number of dwelling units in the relevant building.

3. ~~[Prior to certificate of occupancy for Building 4, the indoor and courtyard recreational facilities, dog park, picnic pavilion, and outdoor, Central Access Recreation Area shall be fully constructed.]~~

Prior to certificate of occupancy for each residential building, the indoor and courtyard recreational facilities shall be fully constructed and open for use.

4. ~~[Prior to certificate of occupancy for all residential buildings, the indoor and courtyard recreational facilities shall be fully constructed.]~~

Prior to certificate of occupancy, the building on Parcel 5, the indoor and courtyard recreational facilities, the dog park, the picnic pavilion, and the outdoor central access recreation area shall be fully constructed and open for use.

5. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall record a Public Use Easement Agreement for public use of the bike share facility on the subject property, as provided on the certified detailed site plan. The easement agreement shall be approved by the Maryland-National Capital Park and Planning Commission, recorded in Prince George's County land records, and the Liber/folio shown on the final plat, prior to recordation.