



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-04050

Application	General Data
Project Name: IKEA CENTER – SUMMIT AT COLLEGE PARK Location: WEST SIDE OF BALTIMORE AVENUE APPROXIMATELY 0.2 MILE NORTH OF THE CAPITAL BELTWAY Applicant/Address: SUMMIT PROPERTIES, INC. 1420 SPRING HILL ROAD, SUITE 400 MCLEAN, VIRGINIA 22102	Date Accepted: 9/30/2004
	Planning Board Action Limit: waived
	Plan Acreage: 10.5267
	Zone: M-X-T
	Dwelling Units: 508
	Square Footage: 601,702
	Planning Area: 66
	Tier: DEVELOPING
	Council District: 1
	Municipality: COLLEGE PARK
200-Scale Base Map: 213NE04	

Purpose of Application	Notice Dates
508 APARTMENTS AND ASSOCIATED PARKING AND LOADING FACILITIES	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 7/20/2004
	Sign(s) Posted on Site and Notice of Hearing Mailed: 11/9/04

Staff Recommendation		Staff Reviewer: LAREUSE	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

December 13, 2004

MEMORANDUM:

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Susan Lareuse, Planner Coordinator
SUBJECT: Detailed Site Plan DSP-04050
Ikea Center—Summit at College Park, Lot 16

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

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

- a. Conformance to the M-X-T Zone (Mixed-Use Transportation Oriented), Section 27-542 through 27-546 and Section 27-548.
- b. Section 27-274 of the Zoning Ordinance for conformance to the site design guidelines.
- c. Conformance to the requirements of the *Landscape Manual*.
- d. Conformance to the requirements of the Woodland Conservation and Tree Preservation Ordinance.
- e. Referrals.

FINDINGS

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

1. **Request:** The subject application proposes a multifamily residential development of 508 apartments. The detailed site plan consists of the site plan, landscape plan, the architectural elevations of the apartment building, and the architectural elevations of the parking garages.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use	Vacant	Multifamily residential development
Acreage	10.53	10.53
Units	0	508
Parcels	0	1 lot
Square footage	0	601,702

Other Development Data

Square Footage of Overall Development		
IKEA retail store		380,000
Multifamily Building		<u>601,702</u>
Total Development		981,702
Floor Area Ratio (FAR) for the IKEA Center Site		0.50
Floor Area Ratio for the Summit Property		1.31
Required Parking (per Section 27-568)*		
277 one-bedroom apartments		554 spaces
221 two-bedroom apartments		553 spaces
10 three-bedroom apartments		<u>30 spaces</u>
Total Required Parking		1,137 spaces
Required Parking (per Section 27-574)*		
On-site		875 spaces
Off-site		<u>171 spaces</u>
Total Required Parking		1,046 spaces
Parking Proposed		26 surface spaces
Total Parking Proposed		<u>849 structured spaces</u> 875 spaces
Required Loading (per Section 27-583)		
1 Loading Space Required for 100-300 DUs		2 spaces
Plus 1 space for each additional 200 DUs		1 space
Total Loading Required		3 spaces
Total Loading Proposed		3 spaces

* Justification for parking has been provided in accordance with Section 27-574 of the Zoning Ordinance, which requires the applicant to provide parking calculations for Planning Board approval at the time of detailed site plan. The parking calculations for the M-X-T Zone per Section 27-574 require the calculation first of the required number of spaces per a conventional

zone, which is shown and labeled as Section 27-568. The information is provided for comparison purposes.

3. **Location:** The subject property is located on the west side of US 1 in the City of College Park, approximately 0.2 mile north of its intersection with the Capital Beltway. This specific section of the Summit at College Park (IKEA Center) is proposed Lot 16.
4. **Surroundings and Use:** The adjacent properties are as follows:

North— Zoned R-O-S, the Beltsville Agricultural Research Center.
West— Zoned R-O-S, the Beltsville Agricultural Research Center.
South— Zoned M-X-T, Lots 9 and 21 of the IKEA retail property.
East— Zoned M-X-T, Jefferson at College Park
5. **Previous Approvals:** Conceptual Site Plan SP-96049 was approved by the District Council for the subject site on February 10, 1997. The conceptual site plan was then known as Gateway Park and consisted of a hotel/historic inn, 410,000 square feet of office, and 402,000 square feet of retail uses to be developed in two stages.

On February 19, 1998, the Planning Board approved a Preliminary Plan 4-97121 (PGCPB No. 98-26), for the subject property consisting of four lots and one outlot. On June 10, 1998, Detailed Site Plan SP-97059 was approved by the District Council for the subject property, but it subsequently expired. Also on June 10, 1998, the District Council approved a departure from design standards application DDS-484, which included the subject property, for the following:

- Replacing regular and compact size parking spaces with a universal size parking space (9 feet by 18 feet)
- 24-foot drive aisles instead of 22-foot drive aisles
- A reduced loading space driveway setback

Departure from Design Standards DDS-484 remains valid for the subject application.

On October 25, 2001, the Planning Board approved Detailed Site Plan SP-01047 (PGCPB No. 01-214), which included the subject site, for infrastructure (rough grading only).

On January 31, 2002, the Planning Board approved a revision to Conceptual Site Plan CSP-96049/01 (PGCPB No. 02-28) and a revision to Detailed Site Plan DSP-01047/01 for a proposed 380,000-square-foot IKEA store, 410,000 square feet of office uses, and 22,000 square feet of restaurant uses.

On April 18, 2003, staff, as the Planning Board's designee, approved a revision to Detailed Site Plan DSP-01047/02 for minor revisions to the site and landscape plans.

On July 8, 2004 the Prince George's County Planning Board approved a revision to Conceptual Site Plan CSP-96049/02 to change the layout. This detailed site plan must be found to be in conformance to that conceptual site plan.

On December 14, 2004, the City of College Park is scheduled to review a departure from design standards to further reduce the size of parking spaces. The staff will present that information at the public hearing.

6. **Conformance with the Requirements of the Zoning Ordinance in the M-X-T Zone.** The required findings of Section 27-546(d) for development in the M-X-T Zone are as follows:

(1) The proposed development is in conformance with the purposes and other provisions of this division;

Comment : The applicant is proposing a high-quality, mixed-use development on the subject property and the adjacent properties that will utilize the Capital Beltway and US 1, which are major interchanges and roadways in the vicinity. The property is located just outside the one-mile radius of the Greenbelt Metro Station. The subject property and Baltimore Avenue are also served by Metrobus and the University of Maryland and CTC shuttle bus services.

The proposed mix of uses on the subject property will provide additional employment opportunities, expand the retail and restaurant commercial opportunities, and provide additional diversity in the housing choices in the area.

The value of the land has been conserved by maximizing the floor area ratio of the development on this land. The location of the property in the vicinity of major interchanges and transit maximizes the public development potential of the subject property.

To promote the effective and optimum use of transit and other major transportation systems, the applicant is providing one bus stop with bus shelter within the property to be served by public transit bus systems such as Connect-A-Ride, Metro, and Shuttle UM. Connections from the proposed development to the pedestrian and bicycle access for the existing IKEA development are proposed. Crosswalks are proposed at the main entrance to the development. The proposed site design unifies the retail, office and residential uses along an internal street and plaza.

The proposed comprehensive vehicular and pedestrian system will also unify the various uses and facilitate interaction between them. The residents in the multifamily development will patronize the existing IKEA store and the proposed retail/office/restaurants. The proposed commercial development will also attract patrons from the surrounding uses and will be accessible by public transit to all county residents. Therefore, dynamic, functional relationships among individual uses will be created. A distinctive visual character and identity for the center will be created by the use of quality architectural, landscape and design features.

The mixed use of the subject property exemplifies optimum land planning for greater efficiency. This proposal takes advantage of existing transportation linkages such as the Metro shuttle and proposes new linkages to the Greenbelt Metro Station to capture demand for transit from the residential, office and retail uses. The proposed site plan seeks to provide pedestrian connections among internal uses, thereby reducing trips generated from the site, and to encourage pedestrian connections with adjacent properties. In addition, the project will take advantage of shared surface parking opportunities between the residential and office uses that have variations in peak usage. Therefore, the subject proposal promotes optimum land planning with greater efficiency through the use of economies of scale and savings in energy beyond the scope of single-purpose projects.

This proposal allows a flexible response to the market through the provision for mixed uses to provide high quality housing and office/retail in response to the high pressures associated with the housing market and the office and retail demands of the market and to achieve the county's goals of fostering high-quality, mixed-use development at this site.

The proposed development will create high quality architectural designs for the various land uses that are compatible with the architecture and design of the surrounding buildings. The proposed landscaping, signage, seating, sidewalks, and architectural design of the buildings are intended to blend the various uses visually and functionally. The use of superior design and quality building materials will result in an overall architectural design that will exemplify quality physical, social, and economic planning.

- (2) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed mix of uses is integrated visually by the use of similar landscaping, streetscape, and architectural materials. The proposed architectural materials are also compatible with the architecture of the adjacent properties. The mix of uses is physically integrated by pedestrian connections and shared vehicular access.

- (3) The proposed development is compatible with existing and proposed development in the vicinity;**

The proposed development will be compatible with the associated office and retail development and public uses of the surrounding properties. The architectural design and a unified pedestrian and vehicular system will ensure visual compatibility with the existing and proposed surrounding uses.

- (4) The mix of uses, and the arrangement and design of buildings and other improvements, reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The mix of proposed uses and the arrangement of the apartments, the community buildings and recreational facilities will reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.

- (5) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The detailed site plan indicates one phase for the development of the project.

- (6) The pedestrian system is convenient and comprehensively designed to encourage pedestrian activity within the development;**

A comprehensive vehicular and pedestrian system has been provided to encourage pedestrian activity within and to the development and unify the various uses and facilitate interaction between them.

- (7) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The detailed site plan has addressed the need for a central gathering place on the site through the design of the building that incorporates courtyards, by including the community building and the associated recreational facilities. The placing of the building near the street edge and the attention to architectural details will provide the high quality urban streetscape design that will make this area feel like a desirable place to live.

- (8) **On a Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant. (CB-1-1989; CB-26-1991)**

Fewer than six years have elapsed since the conceptual site plan finding was made for adequacy of the road system for the site.

7. Section 27-548(a) sets the maximum floor area ratio (FAR) in the M-X-T Zone without the use of optional method of development at 0.40 FAR. Section 27-545 of the Prince George's County Zoning Ordinance contains the following procedure for utilizing the optional method of development in the M-X-T Zone:

- (1) Under the optional method of development, greater densities shall be granted, in increments of up to a maximum floor area ratio of eight (8.0), for each of the uses, improvements, and amenities (listed in Subsection (b)) which are provided by the developer. The presence of these facilities and amenities is intended:
- (A) To make possible an environment capable of supporting greater density and intensity of development permitted;
 - (B) To encourage a high degree of urban design;
 - (C) To increase pedestrian-oriented activities and amenities; and
 - (D) To provide uses which encourage a lively, twenty-four (24) hour cycle for the development.

The applicant, in conjunction with the adjacent properties, has provided a mix of uses that encourage a 24-hour cycle, high quality design, and a comprehensive pedestrian and vehicular system to meet the above requirements.

Section 27-545(b) provides the following bonus incentives for optional method of development:

- a. Open Arcade: Three additional square feet for each one square foot of open arcade provided.

- b. Enclosed Pedestrian Space: Four additional square feet for each one square foot of open enclosed pedestrian space provided.
- c. Theater: Four additional square feet for each one square foot of theatre provided.
- d. Residential Use: Additional floor area equal to a floor area ratio (FAR) of 1 when 20 or more dwelling units are proposed.
- e. Rooftop Activities: One additional square foot for each one square foot of landscaped roof top provided.
- f. Outdoor Plaza: Eight additional square feet for each one square foot of outdoor plaza provided.

Approved Conceptual Site Plan CSP-96047/02 proposed to earn bonus incentives of additional floor area for providing residential uses and an outdoor plaza. The maximum floor area allowed without the use of the optional method of development is 780,225 square feet. The applicant proposed a maximum of 1,084,000 square feet (293,775 additional square feet at the time of the CSP). However, the applicant is entitled to at least 2,730,863 square feet based on the provision of the residential component alone. Therefore, the following total square footage of development previously built and proposed through this application is as follows:

DSP-01047/01	380,000 square feet retail (existing)
DSP-04050—	<u>601,702</u> square feet
Total	981,702 square feet proposed

This amount of square footage is consistent with the approved CSP.

- 8. Section 27-274 (a)(6) of the Zoning Ordinance establishes the required design guidelines for site and streetscape amenities for conceptual site plans and detailed site plans. The proposed plan generally meets all of the site design guidelines.
- 9. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan is in conformance with the conceptual site plan CSP-96047/02 and its conditions. The following conditions warrant discussion:
 - 1. **The applicant shall ensure that the total development within the subject property shall be limited to 441,000 square feet of retail space, 30,000 square feet of office space, 500+ apartments and 25,000 square feet of live/work units; or different uses generating no more than the number of peak hour-trips (824 AM peak-hour trips, 1,487 PM peak-hour trips, and 1,680 Saturday peak-hour trips) generated by the above development. This development shall be considered in phases for the purpose of staging transportation improvements in accordance with Preliminary Plan of Subdivision 4-97121, and the required off-site transportation improvements shall be consistent with those which are identified in the resolution approving the same. Phase I is defined to contain 402,000 square feet of retail space, and Phase II is defined to contain 500+ apartment units, 25,000 square feet of live/work units, a 5,000 square foot clubhouse, 25,000–39,000 square feet of retail space, and 10,000–**

30,000 square feet of office space; or different uses generating no more than the equivalent number of peak-hour trips generated by the above development.

Comment: This condition establishes the trip cap that has been the basis for the long-standing transportation adequacy finding that was done at the time of the original conceptual plan and subdivision. This plan proposes 508 apartment residences. The trip cap comparison that was done at the time of conceptual plan assumed 506 residences. However, the conceptual plan proposal did not fully utilize the entire quantity of trips available in either peak hour, and two additional apartment units would not be sufficient to fully utilize the quantity of trips. Therefore, it is determined that the site plan is consistent with the conceptual plan concerning the trip generation of uses, and that the proposed development is within the established trip cap for the site.

3. The following information shall be included in the Detailed Site Plan application:

- a. A color and material board for the various buildings and pedestrian treatments.**

Comment: The applicant has submitted a color and material board for the residential apartments. However, the architectural elevations need to be changed to reflect the color selections prior to signature approval.

- b. Detailed information on the architectural/landscape treatments for the internal courtyards, pedestrian areas and plazas.**

Comment: The detailed site plan shows the internal courtyards which function as outdoor spaces for the residents of the community.

- c. Design alternatives/details that increase the visual interest of the large expanse of brick piers and hedges along US 1.**

Comment: This issue will be addressed with the DSP-04051, which is directly adjacent to US 1.

- d. Information on design details, colors and materials of the proposed monument sign.**

Comment: This issue will be addressed with the DSP-04051, which is directly adjacent to US 1.

- e. Landscape/design treatments for the driveway between the multifamily residential development and the live/work units to reduce the appearance of an “alley.”**

Comment: The plans and perspectives provided by the applicant have clearly addressed a previous concern outlined by this condition. The placement of the buildings close to the drive and the use of front entrances, not the units along the drive, create a pedestrian-friendly appearance. The staff recommends that the sidewalk along the private drive extending from Ikea Center Drive to US 1 should incorporate an upgraded sidewalk, using brick pavers or a combination of brick and concrete.

f. Detailed information on the recreational facilities for the multifamily development.

Comment: The plans will need to include the details and specifications for implementation of the facilities, and this information should be provided prior to signature approval of the plans.

g. Detailed information on the type of residential units proposed (one bedroom, two bedroom, three bedroom).

Comment: The following breakdown of units is proposed:

One bedroom apartment—277 units
Two bedroom apartment or one bedroom with den—221 units
Three bedroom apartment or two bedroom with den—10 units

h. Location of the proposed bus stop, pedestrian connections and crosswalks.

Comment: The plan indicates an existing bus stop directly adjacent to the development, which will be sufficient to serve the multifamily development.

i. Detailed information on emergency fire access to the rear of the residential portion of the site.

Comment: The plans indicate emergency fire access at the rear of the building.

j. At the time of Detailed Site Plan, a written summary shall be provided explaining the consideration given and the action taken regarding each of the following:

(1) Providing direct pedestrian access from US 1 and Ikea Center Drive to the retail development.

Comment: This issue will be addressed with the future DSP-04051 application.

(2) Providing a vertical element at the corner of US 1 and Ikea Center Drive.

Comment: This issue will be addressed with the DSP-04051, which is directly adjacent to US 1.

(3) Limiting the use of split-face block on the retail to the base only.

Comment: This issue will be addressed with the DSP-04051 application.

(4) Ensuring that retail buildings have a minimum window area of 40 percent along a street.

Comment: This issue will be addressed with the DSP-04051 application.

(5) Providing an on-site bus stop with shelter.

Comment: This issue will be addressed with the DSP-04051 application.

- (6) Developing a Traffic Demand Management Strategy that includes, but is not limited to, initiating or contributing to new shuttle service on US 1 and utilizing existing shuttle services such as Shuttle UM, TheBUS, CTC, in order to further lower vehicular trips.**

Comment: This issue has been addressed with the City of College Park recommended Condition 9.

- (7) Screening all parking from the street with a landscape hedge.**

Comment: This issue will be addressed with the DSP-04051, which is directly adjacent to US 1.

- (8) Identifying Brown’s Tavern Commemorative Park as a city-owned property and providing appropriate integration and access to this facility from the proposed development.**

Comment: This issue will be addressed with the DSP-04051 application.

- (9) Seeking an agreement with the University of Maryland (UM) that prohibits UM students and staff residing in the project from obtaining on-campus parking permits.**

Comment: This issue has been addressed with the City of College Park recommended Condition 9.

- (10) Providing a recreational area with play equipment for children.**

Comment: See the comment directly below on this subject.

- 5. Prior to submission of the first Detailed Site Plan, the applicant shall meet with the Department of Parks and Recreation staff to develop a mutually acceptable package of outdoor recreational facilities and/or fees to provide for the future recreational needs of residents of the proposed community. The minimum value of outdoor recreational facilities to be provided shall be based on the following formula:**

Step 1: $(N \times P) / 500 = M$
Step 2: $M \times S = \text{Value of facilities}$

Where:

N=Number of units in project

P=Population per dwelling unit by Planning Area

M=Multiplier

S=Standard value of facilities for population of 500

Additional facilities or a fee shall be provided to meet the needs of residents for facilities that cannot be provided on-site, such as trails or ball fields. The applicant

shall specify the total number of proposed dwelling units in the residential portion of the planned development.

Comment: Using the formula above, the following number represents the dollar value of the bonding amount required of the applicant:

N=508 dwelling units

P=2.40 population per dwelling unit in this Planning Area

M=2.44 is the multiplier

S=\$188,500.00 standard value for a population of 500

Based on the numbers above, the applicant is required to bond approximately \$460,000.00 worth of facilities. In consideration of the Department of Parks and Recreation's request for a contribution of \$50,000.00 toward a master plan trail associated with the subject area, this would reduce the required bonding amount to \$410,000.00. The applicant has provided a list of numerous indoor and outdoor facilities that the staff has evaluated for appropriateness and found that the entire package meets the future recreational needs of the residents of the future community. The qualifying facilities are listed below:

Indoor recreational facilities:

- Fitness/exercise equipment
- Climbing wall
- Billiards room
- Shuffle board and game room

Outdoor recreational facilities:

- Swimming pool
- Four picnic areas (one of which is a hearth and seating area)
- 1,500 linear feet of six-foot-wide concrete sidewalk
- One grass croquet/bocce court
- Three fitness stations
- One putting green
- One multi-age playground combination
- Three climbing boulders

Staff does recommend that certain conditions of approval be added to the plans that provide evidence that the minimum standards are maintained. For example, an outdoor swimming pool should be a minimum of 25 meters with a minimum capacity of 75 persons plus two lanes for lap swimming. All invoices listing the equipment should be provided at the time of inspection to verify the commitment by the applicant to spend the amount contained within the attached "Proposed Recreational Elements, Cost Summary," as of 11/11/04. Conditions are included in the recommendation section of this report to address these concerns.

- 6. During the review of the Detailed Site Plan and TCPII, the plan shall show how outdoor activity areas are protected from noise levels above the state standard of 65 dBA Ldn.**

Comment: TCPII/134/01-01 has been reviewed. The current TCPII does not show the 65 dBA Ldn. However, the recent submittal of the revised TCPII included a letter dated October 4, 2004, by Wyle Laboratories. In this letter, an acoustical engineer concluded the future loudest average noise levels from I-95/495 would increase by one dB, and, therefore, the 65 dBA Ldn contour will not overlap the site. This more detailed analysis meets the requirements with respect to the previous approval conditions.

- 7. Prior to approval of grading permits for Phase II, evidence that the woodland conservation fee-in-lieu has been paid shall be provided.**

Comment: A forest stand delineation (FSD) was prepared at the time of the initial submittal of the CSP in 1996. The FSD was found to address the requirements of an FSD in accordance with the criteria set forth by the Prince George's County Woodland Conservation Ordinance and the Woodland Conservation and Tree Preservation Technical Manual. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there were more than 10,000 square feet of existing woodland on-site in 1996. This 45.54-acre property in the M-X-T Zone has a net tract area of 40.05 acres and a woodland conservation threshold of 15 percent, or 6.01 acres. The site contained 7.54 acres of existing woodland in 1996, of which 5.49 acres were in the floodplain. The TCPII shows 7.32 acres of woodland were cleared, including 0.15 acre in the floodplain. The woodland conservation requirement is 12.17 acres and this was met with 0.37 acre of woodland preservation, 2.68 acres of reforestation/replacement, and 9.12 acres of off-site credits on another property. This concept of tree conservation supercedes the condition above.

- 8. Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures within prescribed noise corridors have been designed to reduce interior noise levels to 45 dBA (Ldn) or less.**

Comment: This condition has been included in the recommendation section of this report.

- 10. The applicant shall enter into an agreement with the City of College Park to provide funding for landscaping in the US 1 median within the limits of the frontage of the subject property, as deemed appropriate by the State Highway Administration, not to exceed \$55,000.**

Comment: See Finding 11 below regarding the City of College Park recommendations.

10. The Environmental Planning Section has reviewed the detailed site plan and Tree Conservation Plan TCPII/134/01-01, stamped as received on October 4, 2004. The Environmental Planning Section recommends approval of DSP-04050 and TCPII/134/01-01 subject to conditions.

This site has been previously reviewed as Conceptual Site Plan CSP-96049 (including 2001 and 2002 revisions), Preliminary Plan of Subdivision 4-97121 and DSP-01047 (including a 2001 revision to the DSP and Type II Tree Conservation Plan TCPII/134/01). The entire site is divided into two phases of development (Phases I and II). The total acreage associated with the overall site is 45.54 acres. Phase I is developed with a retail building and surface parking lot (IKEA) and

is not part of this application. Phase II is the scope of the subject review. This phase contains 10.52 acres.

The Planning Board approved the 2002 revision to CSP-96049 on June 17, 2004. CSP-96049/02 relates to the subject Phase II portion of the site, and CSP-96049/01 relates to the Phase I portion. Ten conditions of approval for CSP-96049/02 are found in Planning Board Resolution No. 04-141. When CSP-96049/02 was approved, TCPI/44/96-01 was included. The Planning Board's approval of Preliminary Plan 4-97121 is found in Resolution No. 98-26(A) that was amended on June 17, 2004, as necessitated by changes to required road improvements subsequently determined by the State Highway Administration in relation to US 1.

In the subject submittal, revised building locations for a mixed-use development are shown for Phase II. This proposal includes attached residential and office/retail/residential uses in two subsequent phases (IIA and IIB) and it represents a 2001 revision to TCPII/134/01.

A review of available information indicated there are no regulated environmental features found to occur on the property (i.e., streams, wetlands, etc.) with the exception of 100-year floodplain. The floodplain is located on Phase I. There are no scenic or historic roads in vicinity of the site. The Capital Beltway is recognized as a traffic noise generator; however, this noise generator will not impact the proposed residential buildings in Phase II. The property is in the Little Paint Branch watershed of the Anacostia River basin. The site is in the Developing Tier of the 2002 adopted General Plan.

The approval of Conceptual Site Plan CSP-96049/02 included numerous conditions, two of which dealt with environmental issues that were to be addressed during subsequent reviews. The approval of Preliminary Plan 4-97121 also included one environmental planning-related condition to be addressed at detailed site plan review. These conditions to be addressed during the review of the detailed site plan are shown below. The respective conditions are in **bold** typeface, the associated comments are in standard typeface.

Conceptual Site Plan CSP-96049/02; PGCPB No. 04-141

2. Prior to certification of the Conceptual Site Plan:

a. The TCPI/44/96-01 shall be revised to show the following:

- (1) Proposed building footprint locations, parking lots and easements in the new design for Phase II.**
- (2) Revisions signed and dated by a qualified professional.**
- (3) The 65 dBA Ldn noise contour from I-95/495.**

The revised TCPI/44/96-01 was submitted on November 5, 2004. It has been reviewed, was found to include the above three required revisions, and was signed on November 15, 2004. The 65 dBA Ldn noise contour in relation to I-95/495 is shown on the plan. Only the southern part of the noise contour line is located at the southeast corner of Phase II where proposed parking and a retail pad site are shown.

b. The applicant shall submit a copy of the approved/proposed Stormwater Management Concept Plan for Phase II.

A copy of the approved Stormwater Management Concept Plan was included in the submittal of the revised TCPI. This submittal satisfies the above condition.

Preliminary Plan of Subdivision 4-97121; PGCPB No. 98-26(A)

4. A Type II Tree Conservation Plan shall be approved for this site in conjunction with a Detailed Site Plan.

The required TCPII has been submitted with DSP-04050 and was found to need one minor revision. The standard TCPII signature approval block erroneously refers to TCPII/143/01-01. The signature block should refer to TCPII/134/01-01. After this revision is made to the TCPII, have the qualified professional who prepared the plan update the revision box, sign, and date it.

Recommended Condition: Prior to certification of the detailed site plan, the TCPII shall be revised as follows:

- a. In the signature approval block refer to TCPII/134/01-01.
 - b. Have the qualified professional who prepared the plan update the revision box, sign, and date it.
11. The College Park City Council, at its November 23, 2004, regular meeting, voted to recommend approval of the above application. The vote was 8-0-0. The City Council's recommendation was made subject to the following conditions and the execution of a separate agreement with the City of College Park:
- a. The applicant shall agree to participate in discussions with the city and others regarding transit and shuttle service options for the US 1 corridor and to pay a pro-rata share of the cost of a transit study not to exceed \$10,000.
 - b. In the event a new or enhanced US 1 shuttle service is operational and serving the property at the time of issuance of the use and occupancy permit for the project, the applicant shall make financial contributions to assist with funding of the service. In the event that a new or enhanced US 1 shuttle service is not operational and serving the property at the time of issuance of the use and occupancy permit for the project, the applicant shall provide a private shuttle bus for project residents to and from the Greenbelt Metrorail station. The private service *shall operate between the hours of 6:00 and 9:30 a.m. and 3:30 and 7:30 p.m.*, and shall operate with a frequency of no less than 30 minutes. The service shall utilize vehicles with a capacity of approximately 15 passengers and be free to residents. Specifications and financial assurances for the service shall be provided at the time of building permit. The applicant shall survey their residents concerning commuting patterns and habits and share this information with the City of College Park. Service to additional locations may be provided if warranted by the results of the survey of residents conducted by the applicant. The applicant shall provide information on the shuttle service in any marketing or leasing brochure prepared for the project.
 - c. In consultation with the City of College Park, the applicant shall make a good faith effort to execute a memorandum of understanding with the University of Maryland that prohibits UM students residing in the project from obtaining on-campus parking permits.

- d. The applicant shall relocate the bus stop and shelter from existing location to Ikea Center Drive.
- e. The city understands that the applicant has entered into an agreement with Roadside Development LLC (“Roadside”) pursuant to which Roadside is responsible for Condition 10 of the resolution of approval of the conceptual site plan, requiring funding for landscaping in the US 1 median, not to exceed \$55,000. This condition shall be fulfilled by Roadside within nine months of approval of the DSP. In the event of a default by Roadside, the applicant agrees that it will be primarily responsible for fulfilling this condition.
- f. The applicant shall revise the landscaping plan to include landscaping for the Circle on Ikea Center Drive and shall identify the party responsible for maintenance of the landscaping.
- g. Revise the plan to incorporate the following:
 - (1) Bicycle racks in each garage accommodating a minimum of 50 bicycles each.
 - (2) A sand play area for children.
- h. The applicant shall revise architectural plans to include columns or other architectural features to enhance the prominence of the building entrance to the secondary club house at the end of “Main Street.”
- i. In the event Summit Properties, Inc., or its successors or assignees, determine to establish a condominium regime under which units may be individually sold, Summit Properties Inc., to the reasonable satisfaction of the City of College Park, will include provisions in the condominium documents, not subject to amendment, ensuring unitary management of the common areas by a professional management company, not owned or operated by any unit owner, prescribing a model lease for units which may be individually leased, requiring notice to proposed tenants of city ordinances relating to tenant rights and obligations and requiring unitary maintenance and management services to monitor and enforce tenant compliance with lease obligations and the city noise, nuisance and parking ordinances.

Comment: The staff has included the condition of approval recommended by the City of College park in the recommendation section of this report. Minor changes may have been incorporated in order to clarify timing of implementation of the conditions.

- 12. The Community Planning Division found this application is located in the Developing Tier, and is in a designated Corridor (Baltimore Avenue US 1).

The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial Centers, and employment areas that are increasingly transit serviceable.

The vision for Corridors is mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development. This development should occur at local centers and other appropriate nodes within one-quarter mile of major intersections or transit stops along the corridor.

The 1989 approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity recommended a mix of retail, office and employment uses for this site. However, a conceptual site plan (CSP-96049/02) approved for the site subsequent to the master plan amended the recommended land use to incorporate a mix of multifamily residential, retail, office and restaurant uses. The submitted detailed site plan conforms to the approved conceptual site plan for the subject property.

13. The Transportation Planning Division has reviewed the detailed site plan application referenced above. The subject property consists of approximately 10.53 acres of land in the M-X-T Zone. The property is located on the west side of US 1 north of its intersection with Yuma Street. A portion of the property is already developed with 371,256 square feet of retail space. The applicant proposes to develop this site, Lot 16, with residential uses. The remaining lots to the east of this site, Lots 17, 18, 19, and 20, will be developed with a mix of office and commercial uses and will be the subject of another site plan.

The site plan is similar to previously reviewed plans. Access and internal circulation are acceptable as shown.

This site was reviewed for transportation adequacy with the submittal of a conceptual site plan in 1996 and the submittal of a preliminary plan of subdivision in 1997. Both of these plans were reassessed in connection with the current proposal earlier in 2004. Review of the transportation-related issues regarding adequacy has been the bulk of the transportation staff's review for this site, and the status of the conditions on the prior plans are summarized below:

CSP-96049/02:

Condition 9: This condition covers the off-site transportation improvements included in Conditions 4 and 5 of the underlying Conceptual Site Plan CSP-96049. All elements of this condition are enforceable at the time of building permit.

Condition 10: While this condition is transportation-related, it is enforceable by the City of College Park and will not be addressed by the Transportation Planning Section.

Conditions 2 and 5 of the underlying Conceptual Site Plan CSP-96049 were previously completed, and were not included in the resolution for the revised plan.

Preliminary Plan of Subdivision 4-97121:

Condition 15: While this trip cap is worded differently, the overall trip cap is identical between the CSP and the preliminary plan. As noted in the discussion for Condition 1 of the CSP, the proposal is within the overall trip cap.

Condition 16: This condition established a set of off-site transportation improvements associated with Phase I of the project. Phase I was developed as the IKEA store that currently exists, and all transportation improvements associated with this condition have been constructed.

Condition 17: This condition was revised in 2004, and it establishes a set of off-site transportation improvements associated with Phase II of this project, which was originally assumed to be 410,000 square feet of office space and now encompasses the current proposal. All elements of this condition are enforceable at the time of building permit.

Parking

Section 27-574 of the Zoning Ordinance requires the applicant to provide parking calculations for Planning Board approval at the time of detailed site plan.

The applicant provided staff with a parking analysis for the development that is based on the combination of the subject site and the future adjacent property, all of which was the subject of Conceptual Site Plan CSP-96049/02. This analysis shows a comparison of parking as would be required in conventional zones with parking needs based on peak usage of the various uses in the development. The study was based on a development with residential, office, retail and restaurant uses. Parking required under the conventional zone for the multifamily development only results in 1,137 parking spaces required. Parking calculated per Section 27-574 for the M-X-T Zone requires 1,406 spaces. Parking for the residential area was determined to be adequate at 1.69 spaces per dwelling unit compared to 2.0 to 3.0 spaces required in the conventional zones, based on the number of bedrooms per unit.

The study indicates that the various uses would generate, independently, a maximum of 1,457 parking spaces in conventional zones and that the Summit at College Park plus Roadside Development will only require 1,150 spaces, based on the maximum weekday hourly demand with the integration of the various uses. Overall parking for the combined sites was determined to be adequate at 1,166 spaces. The reduction in the number of spaces relates to multipurpose trips between commercial usage, patronage anticipated for adjacent residential units, and the impact of nearby transit services (see Exhibits 1, 2 and 3, Summit Property).

Therefore, the Transportation Planning Section finds that the submitted plan is consistent with the previously approved plans with regard to transportation and that the conditions are being met in a timely manner. In summary, the site plan is acceptable and consistent with prior underlying approved plans.

14. The subject plan was referred to the Transportation Planning Section for review and in a memorandum (Shaffer to Lareuse) dated December 7, 2004, it was found that prior approvals for IKEA and Summit at North College Park have addressed the need for adequate pedestrian accessibility and suitable pedestrian connections within the subject site, from US 1 onto the site, and from adjoining land uses.

The adopted and approved Langley Park-College Park-Greenbelt Master Plan recommends the extension of the Little Paint Branch Trail from Cherry Hill Road inside the Beltway to Sellman Road to the north. This possible trail extension will require the close cooperation and agreement between M-NCPPC, BARC, FHWA, and IKEA. A proposal is being compiled by the county's Bicycle and Trails Advisory Group in cooperation with the community and will be submitted to all of the involved stakeholders. No recommendations are made regarding this facility for this application from the Transportation Section. The extensive sidewalks being proposed for the site will provide adequate pedestrian access through the site and to this possible future trail connection.

The adopted and approved College Park US 1 Corridor Sector Plan recommends improved bicycle and pedestrian facilities along US 1 (Baltimore Avenue). The IKEA site has completed extensive improvements to the US 1 frontage from the Beltway north to Sunnyside Avenue including standard and wide sidewalks and in-road bicycle facilities (striped bike lanes). These facilities are adequate to serve pedestrians and cyclists in the corridor and meet the intent of the

sector plan and the proposed cross section shown in Figure 3. No additional recommendations are made regarding this corridor.

Approved Preliminary Plan 4-97121 included no conditions of approval that addressed specific pedestrian connections or facilities. Previously approved CSP-96049/02 and DSP-01047/01 stressed the importance of pedestrian connections from US 1 to locations internal to the site and connections between uses within the site. The sidewalk network shown on the submitted site plan provides for these types of pedestrian connections.

The submitted site plan includes an extensive network of internal sidewalks, paths, and wide sidewalks linking to all portions of the subject site. Both roads entering the site from US 1 include standard or wide sidewalks. These sidewalks will link the pedestrian and bicycle facilities along US 1 with the internal paths and sidewalks on the subject site. The road that bisects the subject application (just north of Lots 18 and 19) includes wide sidewalks along both sides. Internal courtyards include additional sidewalk and pedestrian connections. The internal sidewalks are adequate as submitted.

15. Staff of the Park Planning and Development Division reviewed Detailed Site Plan DSP-04050 and considered the recommendations of Sectional Map Amendment CR-13-1991, CSP- 96049/02, the Master Plan for Planning Area 66, The Land Preservation and Recreational Program for Prince George's County, and current zoning and subdivision regulations as they pertain to parks and recreation.

The project area consists of 45.5 acres of land and includes the existing IKEA furniture store. The applicant proposes residential development with 508 unit apartments. The subject review included evaluation of the recreational facilities package and conformance with Condition 5.

The subject site is located on the northwest corner of US 1 (Baltimore Avenue) and the Capital Beltway and is surrounded by commercial development with no pedestrian access to nearby public recreational facilities. This section of US 1 is an unsafe area for pedestrian travel. The Department of Parks and Recreation (DPR) has developed an extensive trail system in the Paint Branch Stream Valley Park south of the Capital Beltway. The trail connects recreational facilities located in parkland to residential neighborhoods, the University of Maryland, and points beyond along the Anacostia tributary trail system.

DPR staff has worked with the Bicycle Trail Advisory Group (BTAG) to develop a master plan trail corridor to extend the existing Paint Branch Trail north of the Capital Beltway. The proposed trail will link communities to recreational facilities south and north of the Beltway. The planned eight-mile trail will ultimately link several recreational facilities from Lake Artemesia in College Park to Fairland Regional Park in Laurel.

DPR staff wishes to explore the possible crossing under the Capital Beltway through existing box culverts and passage through the Beltsville Agricultural Research Center along a WSSC easement to connect the missing trail segment between Cherry Hill Road Community Park and Beltsville Community Center Park. This project will require coordination between the USDA, SHA, and WSSC. The cost estimate for this 1.5- mile segment is projected to be one million dollars.

The subject development will greatly benefit from this master plan trail because this trail will provide a recreational link to the nearby Beltsville Community Park located north of the subject development. The park includes a community center, two tennis courts, a baseball field, a softball

field, a football/soccer field, a play area, hiker/biker/equestrian trails, a horseshoe pit, a picnic area, and a covered bocce court.

According to Condition 5 of CSP-96049/02, Urban Design and DPR staff determined that the value of the recreational facilities package should be \$459,940.

The applicant proposes on-site recreational facilities including indoor fitness and game rooms, an outdoor swimming pool courtyard (open May to September), picnic areas, a putting green practice area, a children's play area including climbing boulders and spring riders, and concrete walkways. The residents of the proposed development will have a need for more active recreational facilities such as ball fields, basketball, volleyball, and tennis courts, and trails. We believe that access to the existing recreational facilities in the area is critical component of the recreational facilities package to serve the subject development. The planned trail corridor through the Beltsville Agricultural Research Center will provide a recreational link to the Beltsville Community Center Park and help meet the recreational needs of the proposed community.

The applicant proposes on-site private recreational facilities as listed above and agrees to contribute \$50,000 toward the study of the planned Little Paint Branch Stream Valley trail extension.

The Department of Parks and Recreation recommends to the Planning Board that approval of the above-referenced Detailed Site Plan DSP-04050 shall be subject to the following condition:

1. Prior to application for first building permit, the applicant shall make a payment of \$50,000 for extension of the Little Paint Branch stream valley trail. These funds may be used for feasibility studies, design and construction.

Comment: This condition is included in the recommendation section of this report.

16. The proposal is subject to Section 4.1 (Residential Requirements) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. However, the applicant has substituted ornamental and evergreen trees for a portion of the shade tree requirement, which is allowed, but in some locations those ornamental and evergreen trees do not have the height or stature to complement the massiveness of the architectural product proposed. The layout of plant material should be revised to further complement the site improvements and more foundation planting and attention to detail should be provided. The plans include a schedule relating to Section 4.2 of the *Landscape Manual* that generally would not apply to residential development. However, the staff does not recommend removing the landscaping proposed along South Drive, but instead to increase the number of shade trees along that edge of the project. These are minor revisions to address the requirements of the *Landscape Manual* are needed prior to signature approval.
17. As required by Section 27-285(b) 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.

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 DSP-04050 and TCP II/134/01-01 subject to the following conditions:

1. Prior to the issuance of any permits, a final plat of subdivision shall be approved in accordance with Section 24-108(a) of the Subdivision Regulations for the adjustment of common boundary lines.
2. At the time of final plat, a note shall be placed on the plat indicating that a permanent cross-parking easement exists on the commercial/office and the restaurant parcels. The cross-parking easement shall not be effective during business hours (8:00 a.m. to 8:00 p.m.).
3. Prior to signature approval of the plans, the applicant shall provide an exhibit and evidence of an agreement with the applicant of DSP-04051 to delineate the cross-parking easement to be in effect from 8:00 p.m. to 8:00 a.m. for the use by multifamily residents and their guests for a total of 171 spaces. Alternatively, the applicant may obtain a DPLS from the City of College Park.
4. Prior to certification of the detailed site plan, the TCPII shall be revised as follows:
 - a. In the signature approval block refer to TCPII/134/01-01.
 - b. Have the qualified professional who prepared the plan update the revision box, sign and date it.
5. Three original, executed recreational facilities agreements (RFAs) or similar alternative shall be submitted to the Development Review Division (DRD) for its approval, three weeks prior to a submission of a grading permit. Upon approval by DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland. The RFA shall provide for the completion of all outdoor recreational facilities, prior to issuance of the certificate of occupancy by the Department of Environmental Resources for more than 50 percent of the apartments within the overall development.
6. The applicant shall submit to DRD a performance bond, letter of credit, or other suitable financial guarantee, in an amount to be determined by DRD, within at least two weeks prior to applying for building permits.
7. The applicant, his successors, and/or assignees shall provide private recreational facilities in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines* and details and specifications of the facilities shall be provided prior to signature approval of the plans. The recreational facilities shall be as follows:

Indoor recreational facilities:

Fitness/exercise equipment
Climbing wall
Billiards room
Shuffle board and game room

Outdoor recreational facilities:

- Swimming pool
- Four picnic areas (one of which is a hearth and seating area)
- 1,500 linear feet of six-foot-wide concrete sidewalk
- One grass croquet/bocce court
- Three fitness stations
- One putting green
- One multiage playground combination
- Three climbing boulders

8. Prior to application for first building permit, the applicant shall make a payment of \$50,000 for extension of the Little Paint Branch stream valley trail. These funds may be used for feasibility studies, design and construction.
9. Prior to the issuance of a building permit, the applicant shall pay a pro-rata share of the cost of a transit study not to exceed \$10,000.
10. In the event a new or enhanced US 1 shuttle service is operational and serving the property at the time of issuance of the use and occupancy permit for the project, the applicant shall make financial contributions to assist with funding of the service. In the event that a new or enhanced US 1 shuttle service is not operational and serving the property at the time of issuance of the use and occupancy permit for the project, the applicant shall provide a private shuttle bus for project residents to and from the Greenbelt Metrorail station. The private service shall operate between the hours of 6:00 and 9:30 a.m. and 3:30 and 7:30 p.m., and shall operate at a frequency of no less than 30 minutes. The service shall utilize vehicles with a capacity of approximately 15 passengers and be free to residents. Specifications and financial assurances for the service shall be provided at the time of building permit. The applicant shall survey their residents concerning commuting patterns and habits and share this information with the City of College Park. Service to additional locations may be provided if warranted by the results of the survey of residents conducted by the applicant. The applicant shall provide information on the shuttle service in any marketing or leasing brochure prepared for the project.
11. In consultation with the City of College Park, the applicant shall make a good faith effort to execute a memorandum of understanding with the University of Maryland that prohibits UM students residing in the project from obtaining on-campus parking permits.
12. The city understands that the applicant has entered into an agreement with Roadside Development, LLC (“Roadside”) pursuant to which Roadside is responsible for Condition 10 of the resolution of approval of the conceptual site plan, requiring funding for landscaping in the US 1 median, not to exceed \$55,000. This condition shall be fulfilled by Roadside within nine months of approval of the DSP. In the event of a default by Roadside, applicant agrees that it will be primarily responsible for fulfilling this condition.
13. Prior to certificate approval of the plans the applicant shall provide plans to revise the landscaping for the circle on IKEA Center Drive and shall identify the party responsible for maintenance of the landscaping.
14. Revise the plan to incorporate the following:

- a. Bicycle racks in each garage accommodating a minimum of 50 bicycles.
 - b. A sand play area for children
15. Prior to signature approval the applicant shall revise architectural plans to include columns or other architectural features to enhance the prominence of the building entrance to the secondary club house at the end of “Main Street.”
16. In the event Summit Properties, Inc. or its successors or assignees determine to establish a condominium regime under which units may be individually sold, Summit Properties, Inc., to the reasonable satisfaction of the City of College Park, will include provisions in the condominium documents, not subject to amendment, ensuring unitary management of the common areas by a professional management company, not owned or operated by any unit owner, prescribing a model lease for units which may be individually leased, requiring notice to proposed tenants of city ordinances relating to tenant rights and obligations and requiring unitary maintenance and management services to monitor and enforce tenant compliance with lease obligations and the city noise, nuisance and parking ordinances.
17. Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures within prescribed noise corridors have been designed to reduce interior noise levels to 45 dBA (Ldn) or less.
18. The plans shall be revised prior to signature approval to include the following:
- a. Six-foot-wide sidewalks shall be constructed along both sides of the main street, and shall incorporate brick detailing or shall be entirely brick pavers. Details and specifications shall be shown on the plans.
 - b. The architectural elevations shall be revised to include additional brick on all facades visible from Ikea Center Drive, US 1, and South Drive to equal no less than 60 percent brick.
 - c. The landscape plan shall be revised to adjust the Section 4.1 schedule and shade trees shall be provided, in consultation with the Urban Design Section, where the massiveness of the structure should be softened with substantial planting materials. Additional changes to the plans shall be made to complement the site features, to provide more foundation plantings, and more attention to detail shall be provided. The selection of plant material shall be reviewed and agreed upon by staff and the applicant.
 - d. The swimming pool size shall be revised to accommodate a 25-meter pool, two lanes for lap swimming, and provide for a capacity of 75 persons.
 - e. Details and specifications for all fencing, lighting and retaining walls proposed on the site plan shall be provided.
 - f. All play equipment shall be shown on the plans, including resilient surfacing and fall zones.
 - g. Incorporate Exhibits 1, 2 and 3 of the parking calculations into the plans.

- h. The architectural elevations shall indicate the materials and color.