

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



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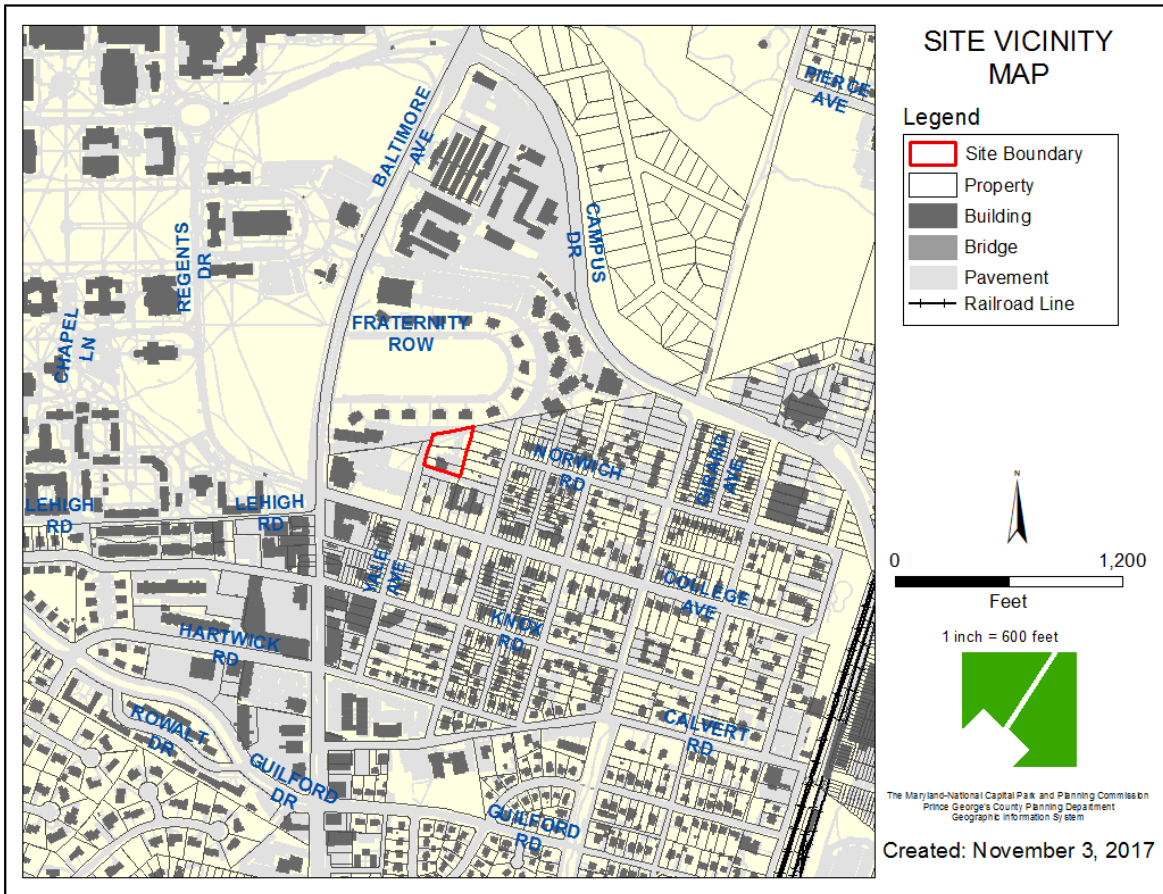
## Detailed Site Plan

## DSP-17052

Application	General Data	
<b>Project Name:</b> Hillel at University of Maryland  <b>Location:</b> East side of Yale Avenue, approximately 260 feet north of its intersection with College Avenue.  <b>Applicant/Address:</b> Maryland Hillel 7612 Mowatt Lane College Park, MD 20740	Planning Board Hearing Date:	11/29/18
	Staff Report Date:	11/15/18
	Date Accepted:	06/26/18
	Planning Board Action Limit:	11/29/18
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	0.87
	Zone:	M-U-I/D-D-O
	Gross Floor Area:	38,728 sq. ft.
	Lots/Dwelling Units:	N/A
	Parcels:	N/A
	Planning Area:	66
	Council District:	03
	Election District:	21
	Municipality:	College Park
200-Scale Base Map:	209NE04	

Purpose of Application	Notice Dates	
To construct a 38,728-square-foot cultural center.	Informational Mailing	11/20/17
	Acceptance Mailing:	06/14/18
	Sign Posting Deadline:	10/30/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Henry Zhang, AICP, LEED AP <b>Phone Number:</b> 301-952-3572 <b>E-mail:</b> Henry.Zhang@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	<b>X</b>		



MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-17052  
Hillel at University of Maryland

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 as described in the Recommendation section of this report.

EVALUATION CRITERIA

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

- a. The requirements of the Development District Overlay (D-D-O) Zone standards of the *2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Mixed-Use Infill (M-U-I), D-D-O Zones, Aviation Policy Areas (APA) and site design guidelines of the Prince George's County Zoning Ordinance;
- c. The requirements of Preliminary Plan of Subdivision 4-17038;
- d. The requirements of the *2010 Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) requests to construct a 38,728-square-foot cultural center on the subject site.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	M-U-I/D-D-O	M-U-I/D-D-O
Use	Vacant	Cultural Center
Acreage	0.87	0.87
Parcel	1	1
Total gross floor area (sq. ft.)	-	38,728

**OTHER DEVELOPMENT DATA**

The proposed cultural center is not listed on page 239 of the D-D-O Zone standards under Building Form/ Parking. In accordance with the standards, the parking for this project is calculated as follows:

<b>Parking Requirements</b> (per Section 27-568(a))	<b>Required</b>	<b>Provided</b>
50 percent of 2.5 per 1,000 sq. ft.*	49	15*
Handicap Spaces	1	1 (van-accessible)
<b>Bike Parking</b> (per Sector Plan)		
@ 1space/3 vehicle spaces	17	20
<b>Loading Spaces</b> (per Section 27-582)		
1 per 10,000 to 100,000 sq. ft.	1 space**	1 space

**Notes:**\* Calculation per page 239 of the Central US 1 Corridor Sector Plan and SMA. The University has agreed to cooperate with Hillel to allow the proposed use of 15 parallel parking spaces, along the southern portion of its private roadway, located just north of the subject property, east of the northern terminus of Yale Avenue. An amendment to the D-D-O Zone parking standard is requested, as discussed further below.

\*\*The Central US 1 Corridor Sector Plan and SMA does not have specific requirements for the number of loading spaces; therefore, the applicable section of the Zoning Ordinance serves as the requirement.

3. **Location:** The subject vacant property is located on the east side of Yale Avenue, approximately 260 feet north of its intersection with College Avenue with a street address at 7505 Yale Avenue within the City of College Park. The site is in Planning Area 66, Council District 3. The site is also within the Corridor Infill Character Area and is subject to the Development District Overlay (D-D-O) Zone standards found in the 2010 *Approved Central US 1 Corridor Sector Plan and Adopted Sectional Map Amendment* (Central US 1 Corridor Sector Plan and SMA).
4. **Surrounding Uses:** The subject site is bounded to the east by single-family detached lots in the One-Family Detached Residential (R-55) Zone; to the south by a parking lot serving a church and single-family detached lots in the R-55 Zone; to the west by Yale Avenue and a retail use in the M-U-I Zone beyond; and to the north by fraternity houses owned by the University of Maryland.
5. **Previous Approvals:** The subject property is located on Tax Map 33 in Grid D3 and is known as Lots 17, 18, and 19 recorded in Plat Book JWB 5- 479 on June 6, 1980. The Central US 1

Corridor Sector Plan and SMA retained the subject property in the M-U-I (Mixed Use Infill) Zone and superimposed a D-D-O (Development District Overlay) Zone. A Preliminary Plan of Subdivision (PPS) 4-17038 was approved by the Planning Board on October 25, 2018, for one parcel, subject to eight conditions. As of writing of this technical staff report, the resolution for approval of PPS 4-17038 has not been adopted.

The site has an approved Stormwater Management (SWM) Concept Plan (56978-2017-00) that is in conformance with the current Prince George's County Code and is valid until March 22, 2021.

6. **Design Features:** The subject site is where the former University of Maryland police headquarters building was located before it was razed. The site is rectangular in shape and has frontage on the east side of Yale Avenue and is bounded on the north side by a driveway serving as 'Fraternity Row' on the university campus.

Preliminary Plan of Subdivision 4-17038 authorizes one vehicular access via a private easement on the University of Maryland property that is further connected to the public right-of-way of Yale Avenue. Multiple pedestrian connections have been provided through sidewalks on all sides of the building.

A semi-public space has been created along the site frontage on Yale Avenue. The main entrance is set back 27 feet from the street and sidewalks and plaza spaces are finished with colored concrete pavers. Sitting areas, along with landscaping amenities, are shown on the plan along this front side of the building. Another private sitting area with walls as visual barriers and a black metal fence has been provided to the north of the building, which is treated as another front. Stormwater management facilities are also located in this area of the site. A service area, including trash and loading space are located in the northeastern corner of the building.

**Architecture**—The proposed cultural center is a two-story flat-roof building containing Kosher dining facilities, various multipurpose rooms, gathering places open to students for social or religious purposes, administrative office space, and guest accommodations. The building is finished predominantly with brick and is accented with an aluminum curtain wall system and exterior laminated panels in a brown color.

The building is an L-shape and the architectural elevations show a flat-roof building with various massing variations in vertical composition on the west and north sides. Consistent volume features are provided on the south and east elevations with various fenestration patterns. Since the site is within the Old Town College Park Historic District, a lot of the design attentions have been paid to the immediate surrounding buildings. Traditional and modern elements in terms of design and materials have been applied extensively in the proposal. The west façade where the main entrance to the building is located is highly articulated with scaled brick, laminated panels, aluminum curtain wall system and expanses of flush and projecting windows. Mechanical equipment is located on the roof of the building and is screened with metal screens. Additional face brick with reveal course is also employed on four sides of the elevations as accents.

**Signage**—A lower ground-mounted sign with a brick base indicating the location of the proposed café in the building is proposed with this plan. The site is approximately 3.5 feet in height and is acceptable. A building sign identifying the project is installed on the canopy of the main entrance fronting Yale Avenue. The sign shows individual aluminum letters stating "Maryland Hillel." The sign as shown on the entrance canopy is acceptable. However, the total square footage of the sign face area needs to be provided. A condition has been included in the Recommendation section of this report to require the information to be provided prior to certification.

**Lighting**—A photometric plan has been provided with this application. The site plan contains full cut-off pole lights along the sidewalks on three sides of the building. A lighting detail has been provided with the plan. For the lighting in the public right-of-way along Yale Avenue, the pole light fixture specified by the City of College will be installed.

## COMPLIANCE WITH EVALUATION CRITERIA

- 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The Central US 1 Corridor Sector Plan and SMA defines long-range land use and development policies, detailed zoning changes, design standards, and superimposes a D-D-O Zone on the US 1 Corridor. The purpose of the standards is to shape high-quality public spaces with buildings and other physical features to create a strong sense of place for College Park and the University of Maryland. The land use concept of the sector plan divides the entire area into four-character areas: Natural Area, Existing Residential, Corridor Infill, and Walkable Node. The subject property is located in the Corridor Infill Character Area.

The vision for Central US 1 is a vibrant hub of activity, highlighted by walkable concentrations of pedestrian- and transit-oriented mixed-use development, integration of the natural and built environments, extensive use of sustainable design techniques, thriving residential communities, a complete and balanced transportation network, and a world-class educational institution. In order to achieve this plan vision, the sector plan prescribes specific Development District Overlay (D-D-O) Zone standards that govern the development of this site. The D-D-O Zone standards consist of four parts that provide requirements on Building Form, Architectural Elements, Sustainability and Environment as well as Streets and Open Space.

Section 27-548.25(b) of the Prince George’s County Zoning Ordinance requires that the Planning Board find that the site plan meets the applicable development district standards for approval, unless amendments are approved pursuant to Section 27-548.25(c) of the Zoning Ordinance. Based on the analysis, the DSP meets the development district standards, with requested amendments discussed as follows:

### **Amendment 1: Building Form, Character Area 4: Corridor Infill, Lot Occupation** (page 233)

This standard requires a minimum frontage buildout at the build-to-line of 60 percent. The proposed frontage buildout is 53 percent, and a modification to this standard is requested. While this is less than the stated minimum, it is only approximately 7 percent less, and given the size and shape of the subject property, the applicant believes that the intent of this standard has been satisfied.

Staff supports the applicant’s request to amend the development district standards to provide 53 percent frontage buildout at the build-to-line because the subject property is adjacent to both Fraternity Row and the Old Town College Park Historic District in a more traditional ‘campus-like’ rather than ‘urban setting.’ The design of the building and its location along with the amenities in the semi-public space will create a very active and pedestrian-friendly street frontage zone. The Urban Design Section recommends **approval** of this amendment.

**Amendment 2: Building Form, Parking, Number of Spaces**  
(page 239)

The number of parking spaces required in the Central US 1 Corridor Sector Plan area is specified in this standard for residential, lodging, office, and retail (including eating or drinking establishments) uses. The number of parking spaces required for uses not listed shall be reduced by fifty percent from the number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. Any deviation from this standard shall require a modification of the development district standards.

Within the Zoning Ordinance, a cultural center is shown to require 2.5 parking spaces for every 1,000 square feet of gross floor area. Given that the building is proposed to include 38,728 square feet, 50 percent of the normal parking requirement would be 49 spaces. No parking spaces can be accommodated on-site, and, therefore, a modification to this development standard is requested.

The applicant provided the following discussion for the amendment. Hillel has been located at its current property for at least the past 30 years, and during that time, virtually all of the students and faculty coming to Hillel have walked to its building. Since the subject property is actually closer to most of the student housing both on- and off-campus and is located only a few blocks from the commercial center of College Park, the new location will be even easier to access than the current location. For these reasons, Hillel fully expects virtually all students and faculty to access the subject property either on foot or by bicycle. Furthermore, at its current location, overflow parking for certain heavily-attended events can be accommodated by the University's Mowatt Lane public garage, located about two blocks away. From the subject property, the Knox Road public garage (operated by the City of College Park) is also located about two blocks away, and is similarly available for additional parking, if necessary. It should also be noted that Hillel currently has a staff of 18, only about two-thirds of whom generally drive to work, and the organization has been able to accommodate its parking needs on-site for all of the many years it has been at its current location. Hillel does not expect that the staff size will increase significantly at the proposed new building. The University of Maryland has agreed to cooperate with Hillel to allow the proposed use of 15 parallel parking spaces (each with a dimension of 8 feet by 20 feet), along the southern portion of its private roadway, located just north of the subject property, east of the northern terminus of Yale Avenue. Since Hillel has been able to operate with ten off-street parking spaces, and no nearby on-street spaces, for all of the many years it has been at its current location, it fully believes that the parallel spaces described above will be sufficient for its needs at the new location.

The staff supports the applicant's request to amend the development district standards requiring on-site parking. The primary users of the proposed facility will be students and faculty; i.e., those already on campus. Visitors to Hillel can use nearby public parking and/or transit, thus encouraging pedestrian activity as envisioned in the Sector Plan. Note also that the property is sandwiched between two Walkable Nodes designated in the Central US 1 Corridor Sector Plan. (page 65) The Urban Design Section recommends **approval** of this amendment.

**Amendment 3: Building Form, Parking Lots, Loading, and Service Areas, Street Screens**  
(page 242)

**Street screens shall be a minimum of three feet six inches tall. The maximum heights shall be six feet.**

The proposed masonry screens for the loading/service areas are measured at eight feet, four inches high in order to achieve a good screening effect. This is two feet and four inches above the maximum allowed. Therefore, an amendment to this standard is requested.

The proposed loading is accessed via a private easement to the north of the property. In accordance with the D-D-O Zone standards, a screen has been provided to enclose the loading/service areas with two segments of masonry walls on the east and west sides. Given that the location of the walls is not visible from any public streets, the staff has no objection to the amendment. The Urban Design Section recommends **approval** of this amendment.

**Amendment 4: Building Form, Parking Lots, Loading, and Service Areas, Loading and Service Areas**

(page 242)

**Loading and service areas should be hidden from public view by street screens.**

Two segments of masonry walls are provided on both the east and west sides of the loading/service areas of the site. The only opening is to the north, where the driveway access is located. It is impracticable to provide a street screen to completely screen the area from public views because it would interfere with the proposed loading and service area. A modification of this standard is requested. The Urban Design Section recommends **approval** of this amendment to allow the loading/service areas to be accessed as shown on the site plan.

**Amendment 5: Architectural Elements, Materials**

(page 251)

**Building wall materials shall be combined on each façade horizontally only, with the heavier materials (stone, brick, concrete with stucco, etc.) below and supporting the lighter materials (wood, siding, etc [sic]). Any change in materials shall preferably occur at the floor or sill level.**

The exterior wall cladding (high-pressure laminate panels) are designed for vertical installation. All brick will be installed horizontally. A modification of this standard is requested.

The D-D-O Zone standards for materials are applicable to buildings designed in historical architectural modes such as Colonial Revival, where the ordering of traditional materials makes aesthetic and engineering sense. This is not true of neomodern designs such as that proposed for Hillel. The Urban Design Section recommends **approval** of this amendment to allow the employment of the building materials as shown on the elevations included in this DSP.

**Amendment 6: Architectural Elements, Brick Detailing, Header**

(page 252)

**Acceptable header types include stone or concrete lintels, brick segmental or semicircular arches, and brick jack arches.**

**Headers should always be slightly wider than the openings they span.**

**Sills should be slightly wider than the window opening.**



All brick headers are running bond and are not defined at each window; thus, a modification of this standard is requested. Sills are designed to terminate at the window opening.

Again, the D-D-O Zone standards for materials are applicable to buildings designed in historical architectural modes such as Colonial Revival, where the specific installation of traditional materials makes aesthetic and engineering sense. This is not true of neomodern designs such as that for Hillel. Regarding header and sill width, staff notes that an amendment is not required if the standard states “*should*” rather than “*shall*.” The Urban Design Section recommends **approval** of this amendment to allow all brick headers as running bond, and not to be defined at each window as shown on the elevations included in this DSP approval.

**Amendment 7: Architectural Elements, Signage, Commercial Signs**  
(page 254)

**Commercial Signs: All signs shall be attached to the façade. Signs may be flat against the façade or mounted projecting or hanging from the façade. Signs may also be mounted on the roof of landmark or civic buildings in certain cases. Free standing [sic] signs shall not be permitted.**

While the application is in general compliance with this standard, a small, freestanding sign with a brick base to match the building is proposed in front of the cafe, and a modification is thus requested.

The Urban Design staff does not support the applicant’s request to amend this development district standard. As the applicant states, the Hillel Center has been operating adjacent to the University campus for a long time at 7612 Mowatt Lane. The new location will be closer to more activities of the University. Among the students and faculty it serves, everyone knows about the dining option the center provides; additional signage is really not necessary. In addition, even though there are a lot of changes in recent years, the neighborhood where this new center is located is largely an established residential neighborhood. Additional commercial signage should be discouraged. The Urban Design Section recommends **disapproval** of this amendment because it is not necessary and not consistent with the neighborhood character.

**Amendment 8: Sustainability and the Environment, Water Efficiency and Recharge**  
(page 257)

**All at-grade walks (excluding public sidewalks) and pathways shall be constructed with pervious materials.**

Pervious pavement must be located at least 10 feet from buildings per the Prince George’s County Stormwater Management Design Manual. Most of the walkways surrounding the site are within 10 feet of the building, so pervious pavement is not allowed. The remaining pathways, that are further than 10 feet from the building, have been made of the same material for continuity. Therefore, a modification to this standard is requested.

The staff notes that the diversity of paving appearances already present in the application should allow for pervious surfaces where permitted by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The Urban Design Section recommends **approval** of this amendment to allow the location of the proposed pavers as shown on the site plan.

**Amendment 9: Streets and Open Spaces, Streetscape, Amenities, and Adequate Public Facilities, Sidewalks**  
(page 264)

**Special decorative paving materials, such as brick, precast pavers, Belgium block, or granite pavers, are recommended in the walkable nodes and at appropriate locations within the corridor infill areas.**

A modification to this standard is requested because the development proposes all new paving as cast-in-place colored concrete. However, this standard is not a requirement of the D-D-O Zone. It is a recommendation that will contribute to creating a strong sense of place and demonstrates the applicant's intent to implement recommendations of the sector plan. Staff supports the applicants proposed installation of all new paving as cast-in-place colored concrete.

Again, the staff notes the diversity of paving appearances already present in the vicinity of this application. The pavers used in the semi-public space in front of the proposed building are attractive and help define the unique character of the center. Therefore, staff is supportive of the paving as shown on the site plan.

In summary, pursuant to Section 27-548.25 of the Zoning Ordinance and based on the foregoing analysis, staff finds that the amendments requested benefit the development and the development district, and do not substantially impair implementation of the Central US 1 Corridor Sector Plan and SMA. Therefore, staff recommends approval of the requested amendments with the exception of Amendment 7.

8. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the M-U-I and D-D-O Zones, Aviation Policy Areas and the site design guidelines of the Zoning Ordinance.
  - a. The proposed development as a religious cultural center is a permitted use in the M-U-I/D-D-O Zones in accordance with the Tables of Uses for M-U-I of the 2010 Central US 1 Corridor Sector Plan and SMA.
  - b. Section 27-546.19(c), Site Plans for Mixed Uses, requires that:
    - (c) **A Detailed Site Plan may not be approved unless the owner shows:**
      - (1) **The site plan meets all approval requirements in Part 3, Division 9;**
      - (2) **All proposed uses meet applicable development standards approved with the Master Plan, Sector Plan, Transit District Development Plan, or other applicable plan;**

The site plan meets the site design guidelines and development district standards of the Central US 1 Corridor Sector Plan and SMA, except those that the applicant has requested amendments to, as discussed in Finding 7 above.

- (3) Proposed uses on the property will be compatible with one another;**
- (4) Proposed uses will be compatible with existing or approved future development on adjacent properties and an applicable Transit or Development District; and**

The application proposes a single use, a religious university-focused cultural center, on the subject property, which will be compatible with the surrounding existing religious, institutional and commercial uses.

- (5) Compatibility standards and practices set forth below will be followed, or the owner shows why they should not be applied:**
  - (A) Proposed buildings should be compatible in size, height, and massing to buildings on adjacent properties;**

The proposed two-story building will be compatible with the adjacent two-three-story institutional and residential uses and will transition to the taller mixed-use building to the west.

- (B) Primary façades and entries should face adjacent streets or public walkways and be connected by on-site walkways, so pedestrians may avoid crossing parking lots and driveways;**

The single building features main entries along Yale Avenue and the northern frontage. Sidewalks surround the building completely to provide full pedestrian connectivity to the surrounding neighborhood.

- (C) Site design should minimize glare, light, and other visual intrusions into and impacts on yards, open areas, and building façades on adjacent properties;**

The site plan provides locations for proposed pedestrian street lights, building-mounted, and other lighting on-site, along with a photometric plan. This plan indicates that the lighting design minimizes glare, light, and visual intrusions onto the few nearby yards, open areas, and building façades.

- (D) Building materials and color should be similar to materials and color on adjacent properties and in the surrounding neighborhoods, or building design should incorporate scaling, architectural detailing, or similar techniques to enhance compatibility;**

The main proposed building materials are red brick and a glass curtain wall. These building materials and colors are similar to those on other developments in the surrounding neighborhood.

- (E) **Outdoor storage areas and mechanical equipment should be located and screened to minimize visibility from adjacent properties and public streets;**

The DSP proposes mechanical equipment on the roof, which will be screened in accordance with this requirement.

- (F) **Signs should conform to applicable Development District Standards or to those in Part 12, unless the owner shows that its proposed signage program meets goals and objectives in applicable plans; and**

The submitted DSP proposes one freestanding and one building-mounted sign. The DSP does request some amendments to the applicable development district standards for the signs, as discussed in Finding 7 above.

- (G) **The owner or operator should minimize adverse impacts on adjacent properties and the surrounding neighborhood by appropriate setting of:**

- (iii) **Location and use of trash receptacles;**

The proposed trash receptacles are located in the northeast corner of the site and will be screened by a masonry wall from adjacent properties and the public right-of-way.

- (iv) **Location of loading and delivery spaces;**

One loading space is provided in the northeast corner of the site and will be screened by a masonry wall from adjacent properties and the public right-of-way.

- (v) **Light intensity and hours of illumination; and**

The site plan provides a photometric plan for the on-site lighting, confirming that there are minimal adverse impacts on adjacent properties and the surrounding neighborhood.

- (vi) **Location and use of outdoor vending machines.**

The subject DSP does not propose any outdoor vending machines.

- c. The applicant has proposed a site plan in accordance with Section 27-283, Site design guidelines, of the Zoning Ordinance that further cross-references the same guidelines as stated in Section 27-274 of the Zoning Ordinance, specifically in regard to parking, loading, service areas, and lighting. Landscaping, where not provided for in the sector plan, has been provided in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual) requirements.

- d. The subject application is located within Aviation Policy Area (APA) 6 under the traffic pattern for the small general aviation College Park Airport. The applicable regulations regarding APA-6 are discussed as follows:

**Section 27-548.42. Height requirements.**

- (a) **Except as necessary and incidental to airport operations, no building, structure, or natural feature shall be constructed, altered, maintained, or allowed to grow so as to project or otherwise penetrate the airspace surfaces defined by Federal Aviation Regulation Part 77 or the Code of Maryland, COMAR 11.03.05, Obstruction of Air Navigation.**
- (b) **In APA-4 and APA-6, no building permit may be approved for a structure higher than fifty (50) feet unless the applicant demonstrates compliance with FAR Part 77.**

The subject application proposes a single 40-foot-high building, which is consistent with the above requirement.

9. **Preliminary Plan of Subdivision 4-17038:** The Planning Board approved Preliminary Plan of Subdivision 4-17042 on October 25, 2018, with eight conditions; however, at the time of this technical staff report, the resolution has not been adopted. The applicant must obtain signature approval of the PPS prior to certification of this DSP. Conditions of approval pertinent to the review of this DSP are discussed as follows:

2. **Total development within the subject property shall be limited to uses, which generate no more than 7 AM and 17 PM peak-hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.**

This DSP proposes to construct a 38,728-square-foot cultural center and is within the development cap of this condition.

3. **A substantial change to the uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the approval any building permits.**

The proposed cultural center is the same use as was approved in the PPS.

4. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan 56978-2017-00 and any subsequent revisions. The final plat shall note the Stormwater Management Concept Plan number and approval date.**

The DSP is consistent with the approved SWM Concept Plan (56978-2017-00), which is valid until March 22, 2021.

6. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Approved US 1 Corridor Sector Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors and assignees shall provide the following:**

- a. **All sidewalks provided on-site shall comply with current Americans with Disabilities Act (ADA) standards and requirements, unless modified by the City of College Park.**
- b. **The amount, type, and location of bicycle parking will be determined at the time of Detailed Site Plan.**

Sidewalks have been provided on three sides of the site, which is consistent with this condition. In addition, 20 bicycle parking spaces have been provided that exceeds the 17 required bicycle parking spaces for this site.

8. **At the time of Detailed Site Plan submittal, provide an exhibit that illustrates the location, limits, specifications and details of the off-site sidewalk improvements recommended by the Department of Public Works and Transportation (DPW&T), consistent with Section 24-124.01(f) and the cost cap in Section 24-124.01(c) of the Subdivision Regulations.**

The specified exhibit has been submitted with this DSP and is consistent with this condition.

10. **2010 Prince George's County Landscape Manual:** Per page 226 of the Central US 1 Corridor Sector Plan and SMA, Section 4.2, Requirements for Landscape Strips Along Streets, Section 4.3, Parking Lot Requirements, and Section 4.7, Buffering Incompatible Uses of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) do not apply within the development district. Therefore, the DSP is subject to the requirements of Section 4.4, Screening Requirements, and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. Staff has reviewed the submitted plans against the requirements of these sections and found them to be in conformance with the applicable requirements. However, the landscape plan does not provide information to demonstrate conformance with the requirements of Section 4.9. A condition has been added in this report to require the applicant to provide the Section 4.9 schedule to demonstrate conformance with the requirements.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is less than 40,000 square feet in size and has no previous tree conservation plan approvals. A Natural Resource Inventory Equivalency Letter (NRI-096-2017) was issued for this site on October 31, 2017. The site is partially developed with a parking lot. The remainder of the site is characterized by green space with landscaped trees. No woodland or regulated environmental features are located on this site.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Tree Canopy Coverage (TCC) Ordinance because it proposes more than 5,000 square feet of gross floor area or disturbance. Properties zoned M-U-I are required to provide a minimum of 10 percent of the gross tract area in TCC, which is 3,790 square feet for the subject property. The submitted landscape plan provides a summarized worksheet indicating

that this requirement will be addressed through the proposed planting of 49 trees on the site. The total area covered in tree canopy meets and exceeds the TCC requirements.

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

- a. **Community Planning**—In a memorandum dated July 18, 2018 (Sams to Grover), incorporated herein by reference, the Community Planning Division offered comments specific to the requested amendments to allow the construction of the proposed cultural center on this site. The Community Planning Division staff found that pursuant to Section 27-548.26(b)(2)(A) and (b)(5) of the Zoning Ordinance, the proposed amendments to the Central US 1 Development District Overlay Zone conforms to the purposes and recommendations for the Development District, as stated in the Central US 1 Corridor Sector Plan and SMA.
- b. **Transportation Planning**—In a memorandum dated October 26, 2018 (Burton to Zhang), incorporated herein by reference, the Transportation Planning Section stated that the site is proposing no on-site parking. However, provisions are being made to provide parking for the staff by way of private easements. The proposed easements will allow for adequate parking for the support staff. Consequently, there are no circulation issues with this application.

The Transportation Planning Section concluded that the plan conforms to the required findings for approval of the DSP from the standpoint of transportation

- c. **Trails**—In a memorandum dated July 13, 2018 (Lewis-DeGrace to Grover), the Transportation Planning Section provided a review of the DSP's conformance with the applicable conditions attached to PPS 4-17038. The two conditions attached to the approval of 4-17038 have been addressed on the site plan. The Transportation Planning Section recommends approval of this DSP.
- d. **Subdivision**—In a memorandum dated October 19, 2018 (Onyebuchi to Zhang), incorporated herein by reference, the Subdivision and Zoning Section offered a discussion of those conditions attached to approved PPS 4-17038, which have been included in the above findings. The Subdivision Review Section recommends approval of this DSP with one condition (with two sub-conditions) that has been added in the Recommendation section of this report.
- e. **Environmental Planning**—In a memorandum dated August 10, 2018 (Juba to Grover), incorporated herein by reference, the Environmental Planning Section recommends approval of this application with no conditions because the site has a Natural Resource Inventory Equivalency Letter (NRI-096-2017) which was issued on October 31, 2017. No woodland or regulated environmental features are located on this site.
- f. **Historic Preservation**—In a memorandum dated July 18, 2018 (Stabler to Grover), incorporated herein by reference, the Historic Preservation Section indicated that the subject application was reviewed by the Historic Preservation Commission at its July 17, 2018 meeting and presentations we made by Historic Preservation Section staff, and the applicant's representatives, Lawrence Taub, Esq., and Leanne Phillips, a member of the project team from the architecture firm Hord Coplan Macht. They also provided a discussion of the historical context of the property, which is at the northern edge of the

Old Town College Park Historic District, a designated Prince George’s County Historic District that is also listed in the National Register of Historic Places. Their conclusions are as follows:

The overall character of the proposed cultural center building is distinctly contemporary, but the design and materials of the building represent a blending of traditional and modern elements. The focus of the composition is the west entry façade which includes the full range of the building’s materials which include traditionally scaled brick in a red/brown palette, wood-finished (honey/blond) high-pressure laminate panels, gray aluminum screen curtain wall, and expanses of flush and projecting windows. The building is sited to accommodate two outdoor seating areas; one is located near the street at the southwest corner of the property, and the other, which is shaded by a trellis or pergola near the intersection of the building’s main block and small projecting wing to the north. Overall, roofs are flat, although there are two rooftop monitors at the center of the second story. Rooftop mechanical systems are screened by horizontal metal paneling. Windows throughout are punched and rectilinear and arranged with variation individually or in related group across the elevations.

The subject detailed site plan application proposes the construction of a building of contemporary design at the northwest corner of the Old Town College Park Historic District in an area generally characterized by either large multi-family buildings, fraternities and a large church complex. Although there are several small residential buildings to the east of the proposed cultural center, new construction of this character and use in this location does not represent any significant impacts to the existing character of the historic district. The subject detailed site plan represents a project that is consistent with the guidance for new construction contained within the *Old Town College Park Design Guidelines (August 2009)*.

The Historic Preservation Commission recommends that the Planning Board approve of DSP-17052, Hillel at University of Maryland, with one condition that has been added in the Recommendation section of this report.

- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 5, 2018 (Giles to Grover), incorporated herein by reference, DPIE provided comments on the site development plan, frontage improvements, storm drain system, the erosion/sediment control plan, etc. DPIE has no objection to the proposed DSP-17052. Their comments will be enforced through their separate permitting process.
- h. **Prince George’s County Police Department**—As of the writing of this technical staff report, no comments were received from the Police Department.
- i. **Prince George’s County Health Department**—As of the writing of this technical staff report, no comments were received from the Health Department.
- j. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated May 4, 2018, WSSC provided standard comments on this application regarding existing water and sewer systems in the area, along with requirements for service and connections, requirements for easements, spacing, work within easements, meters, etc.



These issues must be addressed at the time of permits for the site work. The WSSC comments have been transmitted to the applicant.

- k. **Verizon**—As of the writing of this technical staff report, Verizon did not offer comments on the subject application.
  - l. **Prince George’s County Fire/EMS Department**—As of the writing of this technical staff report, the Fire/EMS Department did not provide comments on the application.
  - m. **City of College Park**—As of the writing of this technical staff report, no comments were received from the City of College Park. The City Council’s resolution will be presented at the time of the public hearing for this case.
  - n. **Other Municipalities**- As of the writing of this technical staff report, no comments were received from Riverdale Park, University Park, Berwyn Height and Hyattsville.
14. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the Central US 1 Corridor Sector Plan and SMA. The amendments to the development district standards required for this development, as discussed previously, would benefit the development and the development district, as required by Section 27-548.25(c) of the Zoning Ordinance, and would not substantially impair implementation of the sector plan.
15. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP will, if approved with the recommended conditions, represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
16. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).**

This site does not contain any regulated environmental features or woodlands that need to be protected; therefore, this required finding does not apply to the review of this DSP.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE this application as follows:

- A. APPROVE the following alternative development district standards:

**(Note:** The page numbers are referenced in the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*).

- 1. **Building Form, Character Area 4: Corridor Infill, Lot Occupation** (page 233)  
–To allow frontage build-out at the Build-to Line to be 53 percent.

2. **Building Form, Parking, Number of Spaces** (page 239)  
–To allow 15 parking spaces in the private easement to serve the proposed cultural center.
  3. **Building Form, Parking Lots, Loading, and Service Areas, Street Screens** (page 242)  
–To allow the eight-foot, four-inch-high screen walls on the east and west sides of the loading/service area.
  4. **Building Form, Parking Lots, Loading, and Service Areas, Loading and Service Areas** (page 242)  
–To allow the loading/service area to be accessed as shown on the site plan with masonry screens on only the east and west sides.
  5. **Architectural Elements, Materials** (page 251)  
–To allow the employment of various combinations of building materials as shown on the elevations included in this DSP.
  6. **Architectural Elements, Brick Detailing, Header** (page 252)  
–To allow all brick headers as running bond and not to be defined at each window, as shown on the elevations included in this DSP approval.
  7. **Sustainability and the Environment, Water Efficiency and Recharge** (page 257)  
–To allow for the location of impervious paving for walkways as shown on the DSP.
- B. DISAPPROVE the following alternative development district standard:
1. **Architectural Elements, Signage, Commercial Signs** (page 254)  
–To allow the freestanding sign identifying the café in the center.
- C. APPROVE Detailed Site Plan DSP-17052, for Hillel at University of Maryland, subject to the following conditions:
1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
    - a. Obtain signature approval of Preliminary of Subdivision 4-17038.
    - b. Provide a Section 4.9 schedule from the 2010 *Prince George’s County Landscape Manual* demonstrating conformance with the requirements.
    - c. A ten-foot-wide public utility easement shall be shown along the public right-of-way of Yale Avenue.
    - d. Provide the height information of all walls on the site plan.
    - e. Provide Site Plan Notes as follows:
 

“During the demolition/construction phases of this project, 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, and the construction noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

“Vehicular access via a private easement is authorized pursuant to Section 24-128(b)(8) of the Subdivision Regulations.”

- f. Reflect the location of the proposed off-site vehicular access easement, which will provide access to the subject site from the public right-of-way of Yale Avenue.
  - g. Provide the square footage of all proposed signs on the plan.
  - h. Remove the freestanding sign from the plan.
2. Prior to approval of any building permits, the applicant shall submit a Historic Area Work Permit (HAWP) application for the new construction within the Old Town College Park Historic District (66-042) as represented by the Planning Board’s approval of Detailed Site Plan DSP-17052. Any alterations to the plans and specifications made through the Planning Board’s review of the subject application must be reflected in the required HAWP application for the same work, and the required HAWP application must be approved by the Historic Preservation Commission.