

PGCPB No. 2023-130

File No. DSP-17052-01

## R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the applicant, Maryland Hillel, submitted an application for approval of a detailed site plan for a 39,105-square-foot cultural center on 0.87 acre of land located on the east side of Yale Avenue, approximately 300 feet north of its intersection with College Avenue and in the Neighborhood Activity Center (NAC) Zone; and

WHEREAS, the subject property is subject to Preliminary Plan of Subdivision (PPS) 4-17038 (PGCPB Resolution No. 18-106), which was originally approved on October 25, 2018, pursuant to the Subdivision Regulations that were in effect prior to April 1, 2022 ("prior Subdivision Regulations") and prior to the effective date of the Zoning Ordinance (April 1, 2022);

WHEREAS, pursuant to Section 24-1704(a) of the Subdivision Regulations, PPS 4-17038 remains valid for the period of time specified in the prior Subdivision Regulations, and extensions of time which were available under the prior Subdivision Regulations remain available; and

WHEREAS PPS 4-17038 received an extension of its validity such that it remained valid through December 31, 2023; and

WHEREAS, pursuant to Section 24-1704(b) of the Subdivision Regulations, until and unless the period of time under which the PPS 4-17038 remains valid expires, the project may proceed to the next steps in the approval process, including any zoning steps, and continue to be reviewed and decided under the Subdivision Regulations and Zoning Ordinance in effect immediately prior to April 1, 2022; and

WHEREAS, pursuant to Section 27-1900 *et seq.* of the Zoning Ordinance, proposals for development in the NAC Zone may utilize the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on December 7, 2023, regarding Detailed Site Plan DSP-17052-01 for Hillel at University of Maryland, the Planning Board finds:

1. **Request:** This detailed site plan (DSP) application approves a 39,105-square-foot cultural center at the University of Maryland (UMD), in College Park, Maryland.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>EVALUATED</b>
Zone(s)	NAC (Prior: M-U-I/D-D-O)	M-U-I/D-D-O
Use(s)	Vacant/Parking lot	Cultural center
Gross Tract Acreage	0.87	0.87
Dedication	-	-
Lots	3	3
Parcels	0	1
Square Footage/gross floor area	-	39,105 sq. ft.
Dwelling Units	-	-

**Other Development Data:**

**Parking Requirements per the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment.***

	<b>REQUIREMENT</b>	<b>EVALUATED</b>
Cultural center + Eating and drinking establishment	50% of 2.5 spaces per 1,000 sq. ft.	-
Total Parking Required	49	
<b>Total Parking Provided</b>		<b>15*</b>
Handicap Accessible	1	1
Handicap Van-accessible	1	1

**Note:** \*The proposed building is of mixed use with a shared parking factor of 1.2.

The applicable Development District Overlay (D-D-O) Zone does not have a standard for required parking space size listed within the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (Central US 1 Corridor Sector Plan and SMA). However, as shown in the table above, the applicant is providing fewer parking spaces than required and, accordingly, is requesting an amendment to the D-D-O Zone standards. UMD has agreed to allow Hillel the use of 15 parallel parking spaces along the southern portion of its private drive, located to the north of the subject site. An amendment to the D-D-O Zone standard is discussed further below.

Hillel has been located at its current property for at least the past 30 years, and during that time, virtually all students and faculty coming to Hillel have walked to its building. Since the subject property is 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 UMD’s Mowatt Lane public garage located about two blocks away. The Knox Road public garage (operated by the City of College Park) is also located about two blocks away from the subject property, 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 the years it has been at its current location. Hillel does not expect that the staff size will increase significantly at the proposed new building.

UMD has agreed to cooperate with Hillel to allow the 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 for many years at its current location with 10 off-street parking spaces and no nearby on-street spaces, the applicant believes the parallel spaces described above will be sufficient for its needs at the new location.

**Bicycle Spaces per the Sector Plan**

Required (1 space per 3 parking spaces)	17
Provided	20

**Loading Spaces** (per Section 27-582(a) of the prior Prince George’s County Zoning Ordinance)

Required (1 space per 10,000 to 100,000 sq. ft.)	1
Provided	1

3. **Location:** The subject site is located on the east side of Yale Avenue, approximately 300 feet north of its intersection with College Avenue. Specifically, the site is located at 7505 Yale Avenue, College Park, Maryland, within Planning Area 66, and Councilmanic District 3. The site is also located within the D-D-O Zone of the Central US 1 Corridor Sector Plan and SMA and within the Old Town College Park Historic District.
4. **Surrounding Uses:** To the north of the site are fraternity houses owned by UMD, in the Local Transit-Oriented (LTO-E) (prior Mixed Use - Infill (M-U-I)) Zone; to the west is a mixed-use commercial and residential building, in the LTO-E (prior M-U-I) Zone; to the south is a church/rectory in the Residential, Single-Family-65 (RSF-65) (prior One-Family Detached Residential (R-55)) Zone; and to the east are two single-family homes in the RSF-65 (prior Multifamily Medium Density Residential and R-55) Zone. The subject site and the surrounding properties are within Aviation Policy Area (APA) 6.

5. **Previous Approvals:** The subject site is located on Tax Map 33 in Grid D3 (also known as Lots 17, 18, and 19) recorded in Plat Book JWB 5-479 on June 9, 1980. The Central US 1 Corridor Sector Plan and SMA retained the subject property in the M-U-I Zone and superimposed the D-D-O Zone.

On October 25, 2018, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-17038 (PGCPB Resolution No. 18-106) for the consolidation of three lots into one parcel for the construction of the Hillel cultural center.

On November 29, 2018, the Planning Board approved DSP-17052 (PGCPB Resolution No. 18-123), for the new construction of a 38,728-square-foot cultural center, which included an eating and drinking component. DSP-17052-01 represents a revision to DSP-17052, which includes changes to the façade and building footprint.

6. **Design Features:** The subject property is located on the former site of UMD's police headquarters, which has since been demolished. The parcel is rectangular in shape, has frontage on the east side of Yale Avenue, and is bounded by a private drive that serves as "Fraternity Row" on UMD's campus.

PPS 4-17038 authorized one vehicular access point via a private drive on UMD's property that is connected to the public right-of-way (Yale Avenue). Furthermore, multiple pedestrian connections have been provided via sidewalks and pathways on all sides of the proposed building.

There are two semi-public spaces along the west and south sides of the approved building. The western side of the building features the main entrance (facing Yale Avenue) and has a 1,458-square-foot arcade finished with gray and white concrete pavers, along with landscaping amenities and sitting areas. The southeastern side of the building features alternative entrances and has a 2,949-square-foot terrace area finished with gray and white concrete pavers, along with landscaping features and a variety of sitting areas. Furthermore, a 1,731-square-foot vegetable garden and a 1,253-square-foot donor garden are located to the right of the terrace. A service area, which includes trash collection and a loading space, is located in the northwestern corner of the building.

#### **Architecture**

The approved building is a two-story, flat-roof structure that contains dining facilities, student lounges, multipurpose rooms, prayer and worship areas, a rooftop basketball court, and administrative offices. At the public hearing on December 7, 2023, it was noted that the applicant will not move forward with the rooftop basketball court. The building is comprised primarily of white-colored brick, glass, and black-colored aluminum materials.

The building footprint is in an irregular shape and the architectural elevations show a flat-roof building with a variety of massing on multiple facades. Many of the buildings on UMD's campus feature porticos, and the architectural plans provided have stated that the vision for the design was to "conceive an entire building as a welcoming portico."

### **Signage**

Several sign renderings were provided in the architectural plans.

- Two flat-wall signs measuring 9 feet and 6 inches by 10 feet each are located above the promenade on the north and south facades of the building. Both signs read “MARYLAND HILLEL” in black-colored lettering.
- One flat-wall sign measuring 1-foot and 2 inches by 4 feet and 3 inches is located on the west façade of the building. The sign reads “CAFÉ” in white-colored lettering.
- One flat-wall sign measuring 6 feet by 19 feet and 6 inches located on the west façade of building. The sign reads “MARYLAND HILLEL” in red-colored lettering and also features a red-colored logo.
- One flat-wall sign measuring 2 feet and 4 inches by 9 feet is located above the main entrance of the building, facing Yale Avenue. The sign reads “HILLEL” in black-colored lettering, as well as the address of the building in white-colored lettering.
- One low ground-mounted sign is located at the main entrance. The sign reads “MARYLAND HILLEL” in black-colored lettering, and the provided architectural renderings demonstrate that the sign is intended to function as a bench as well. A condition is provided herein that the total dimensions of the sign and its mounting methods be shown on the plan.

### **Lighting**

A photometric plan has been provided with the application. The site plan contains cut-off pole lighting along the sidewalks, on three sides of the building. A lighting detail has been provided with the plan.

### **Fencing**

The applicant has proposed to erect a 6-foot-tall, wrought-iron fence along the rear and right side yards of the property. The fencing will enclose the terrace area in the rear of the property and features two gates, one on the left-hand side of the terrace, and the other at the top walkway of the terrace.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment (SMA) and the standards of the Development Overlay District (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 the D-D-O Zone on properties within the US 1 Corridor. The purpose of the SMA is to shape high-quality public spaces with buildings and other physical features to create a strong sense of place for College Park and UMD. The land use

concept of the SMA divides the area into four character areas: Natural Area, Existing Residential, Corridor Infill, and Walkable Node. The subject site is located within the Corridor Infill character area.

The vision for the US 1 Corridor 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. To achieve this vision, the SMA prescribes specific 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.

The approved cultural center does not have a residential use; however, the mixed uses are consistent with other uses in the Corridor Infill Character Area, as well as the M-U-I/D-D-O Zones.

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 site design guidelines of the Zoning Ordinance.
  - a. The proposed development as a cultural center is a permitted use in the M-U-I/D-D-O Zones, in accordance with the Tables of Uses for the M-U-I Zone, of the Central US 1 Corridor Sector Plan and SMA.
  - b. **Section 27-546.19, 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;**

As detailed in Findings 17 through 19 below, this site plan meets the 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 to be amended as discussed in Finding 16 below.

**(3) Proposed uses on the property will be compatible with one another;**

The application proposes a single use, religious, university-focused cultural center on the subject property.

**(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, 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 approved two-story building will be compatible with the adjacent two- to three-story institutional and residential uses.

**(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 streetlights, building-mounted lights, 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 approved building's materials are white-colored brick, black-colored aluminum, and glass. 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 approved DSP features mechanical equipment on the roof of the cultural center building, 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 approved DSP features one freestanding (in the form of a bench) and several building-mounted signs.

- (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 approved trash receptacles are located in the northeast corner of the site and will be screened by a masonry wall with metal gates 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, demonstrating that there are minimal adverse effects on the surrounding properties and neighborhood.



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

The subject site does not feature any outdoor vending machines.

- c. The applicant has provided a site plan, in accordance with Section 27-283 (Site design guidelines) of the prior Zoning Ordinance, that further cross-references the same guidelines as stated in Section 27-274 of the prior Zoning Ordinance, specifically regarding parking, loading, service areas, and lighting.

As seen in Finding 2, the applicant has provided sufficient justification for their alternative plan to address parking requirements. Furthermore, the proposed site plan shows conformance for loading spaces, as stated in Section 27-274. As seen in Finding 6, the applicant has provided a photometric and lighting plan that addresses the guidelines as stated in Section 27-274.

The project's landscaping, where not listed in the SMA, has been provided in the submitted plans, in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual) requirements.

- d. The subject application is located within 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 features an approved 40-foot-high building, which is in conformance with the above requirements.

9. **Preliminary Plan of Subdivision 4-17038:** PPS 4-17038 was approved by the Planning Board on October 25, 2018 (PGCPB Resolution No. 18-106), with eight conditions. The conditions relevant to the review of this DSP are listed below in bold text. The Planning Board's analysis of the project's conformance to the conditions follows each one, in plain text:

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.**

The DSP application approves construction of a 39,105-square-foot building, which is within the development cap of the above 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 of any building permits.**

The proposed use of a cultural center is the same use as approved in the PPS, which is not a substantial change that would violate the above condition.

- 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 SWM Concept Plan number and approval date.**

The subject site has an approved Stormwater Management (SWM) Concept Plan (56978-2017-01) that is in conformance with the prior Zoning Ordinance and is valid until March 22, 2024. The approved concept plan is consistent with the DSP.

- 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 the current Americans with Disabilities Act (ADA) standards**

Per the submitted plans, sidewalks have been provided on three sides of the site, which is consistent with this condition.

- b. The amount, type, and location of bicycle parking will be determined at the time of the Detailed Site Plan.**

Twenty bicycle parking spaces have been provided, which exceeds the 17 minimum spaces required for the site.

- 8. At the time of the 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 the application and appears to be consistent with the above condition.

10. **Detailed Site Plan DSP-17052:** DSP-17052 was approved by the Planning Board on November 29, 2018 (PGCPB Resolution No. 18-123), subject to two conditions. The conditions relevant to the review of this DSP are listed below in **bold** text. The Planning Board's analysis of the project's conformance to the conditions follows in plain text:

1. **Prior to certification, the DSP shall be revised, or additional information shall be provided, as follows:**
  - a. **Obtain a signature approval of Preliminary Plan 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. **Provide at least two pedestrian lights on Yale Avenue using the following City of College Park specification: Aluminite, “DP-12-4-36”, VK1340/LED-UV-BK.**
  - i. **Provide at least two small size maturing, native species street trees on Yale Avenue, if physically feasible.**

**j. Provide a note on the plan regarding the number and location of off-site parking spaces to be provided and any conditions attached to their use.**

The applicant has acknowledged the above conditions and appears to have met all of them as of the writing of this resolution.

11. **2010 Prince George’s County Landscape Manual:** The Central US 1 Corridor Sector Plan and SMA states that Sections 4.2, 4.3, and 4.7 of the Landscape Manual do not apply within the development district (page 226). Therefore, the proposed development is only subject to the requirements of Section 4.4 (Screening Requirements) and Section 4.9 (Sustainable Landscaping Requirements) of the Landscape Manual. Schedules have been provided which demonstrate compliance with Section 4.9. The submitted plans conform to the requirements of Section 4.4 for trash. The approved trash receptacles are located in the northeast corner of the site and will be screened by a masonry wall with metal gates from adjacent properties and the public right-of-way. A loading space is also 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.
12. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Prince George’s County 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. The subject site has an approved Natural Resources Inventory Equivalency Letter (NRI-096-2017-01), which was issued on September 25, 2023, and is valid until September 25, 2028. 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 (REF) are located on this site.
13. **Prince George’s County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Prince George’s County Tree Canopy Coverage 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 tree canopy coverage (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 44 trees on the site. The total area covered in tree canopy will meet and exceed the TCC requirements.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The Planning Board has reviewed and adopts referral comments that are incorporated herein by reference and are summarized, as follows:
  - a. **Historic Preservation and Archeological Review**—In a memorandum dated November 14, 2023 (Stabler, Smith, and Chisholm to the Historic Preservation Commission (HPC)), it was noted that Historic Preservation staff offered an analysis of the prior approval of PPS 4-17038, which was reviewed by HPC on June 19, 2018, where it was recommended for approval (7-0-1) to the Planning Board. HPC also reviewed DSP-17052 on July 17, 2018, and voted to recommend approval (6-0-1) to the Planning Board.

The Historic Preservation Section notes that, while the contemporary architecture and materiality of the proposed building is a substantial change from the previous red brick façade of DSP-17052, the proposed building features of DSP-17052-01 are still consistent with the guidance for new construction contained within the 2009 *Old Town College Park Historic District Guidelines*, which encourages compatible modern designs rather than straight historical replications.

In a revised memorandum dated November 22, 2023 (HPC to Mitchum), comments regarding the application's inclusion of a 6-foot-tall wrought-iron fence were given. HPC reviewed the subject application at its meeting on November 21, 2023, and voted 7-0 to recommend approval of the subject application, with the following condition:

“The applicant shall submit a Historic Area Work Permit (HAWP) application for construction of the proposed cultural center. Any alterations to the plans and specifications made through the Planning Board's review of the subject Detailed Site Plan application must be reflected in this HAWP application. The HAWP application must be approved by the Historic Preservation Commission prior to the issuance of any required grading or building permit.”

- b. **Community Planning**—In a memorandum dated November 6, 2023 (Hartsfield to Mitchum), it was noted that the Community Planning Division provided an analysis of the approved DSP's conformance with the recommendations of the 2014 *Plan Prince George's 2035 Approved General Plan* and the *Central US 1 Corridor Sector Plan and SMA* and found that the previously approved amendments to the development standards will benefit the proposed development and not substantially impair implementation of the SMA. Furthermore, the inclusion of a 6-foot-tall, wrought iron fence along the rear and right side yards conforms to the development district standards of the SMA.
- c. **Transportation Planning**—In a memorandum dated September 15, 2023 (Yang to Mitchum), it was noted that the Transportation Planning Section offered an analysis of the prior approvals, which is incorporated into Findings 9 and 10 above.

The proposed bicycle and pedestrian impact statement improvements from PPS 4-17038 have been built. The applicant is proffering to coordinate with the operating agency, the City of College Park, to provide additional improvements to enhance the surrounding pedestrian network. Transportation Planning staff agree with the applicant's coordination with the City of College Park to provide additional infrastructure.

- d. **Subdivision**—In a memorandum dated September 18, 2023 (Heath to Mitchum), it was noted that the Subdivision Section provided an analysis of the approved DSP's conformance with the prior approvals, as included in Finding 9 above.

The DSP has been found to be in conformance with the approved PPS. All bearings and distances must be clearly shown on the DSP, and must be consistent with the record plats, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

- e. **Environmental Planning**—In a memorandum dated November 6, 2023 (Juba to Mitchum), it was noted that the Environmental Planning Section offered the following comments:

**Natural Resources Inventory/Existing Conditions**

The subject site has an approved Natural Resources Inventory Equivalency Letter (NRI-096-2017-01), issued on September 25, 2023, and valid until September 25, 2028. 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 REFs are located on this site.

**Soils**

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, the site contains a Beltsville-Urban land complex soil. No unsafe soils containing Christiana complexes or Marlboro clays are associated with this site. This site is not located within a Sensitive Species Protection Review Area (SSPRA) based on a review of the SSPRA GIS layer prepared by the Maryland Department of Natural Resources Natural Heritage Program.

**Stormwater Management**

The site has an approved SWM Concept Plan, 56978-2017-01, which is in conformance with the current code, and is valid until March 22, 2024. The approved concept plan is consistent with the DSP.

The Environmental Planning Section finds the approved DSP to be in conformance with the requirements of Subtitle 25 (WCO) and the prior Subtitle 27 (Zoning Ordinance) of the Prince George's County Code.

- f. **Permit Review**—In a memorandum dated November 9, 2023 (Chaney to Lockhart), it was noted that the Permit Review Section offered comments for the application to add several pieces of information to the plans, which include building dimensions, bicycle parking, and signage location.
- g. **Prince George's County Department of Parks and Recreation (DPR)**— It was noted that, at the time of the writing of this resolution, DPR did not offer comments on the subject application.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated November 21, 2023 (Giles to Mitchum), it was noted that DPIE provided comments pertaining to the subject application's consistency with the previously approved SWM plan (approved August 31, 2023). DPIE has no objections to

the approved DSP and asks that several pieces of information are added to the plans at the time of filing for site development fine grading permits.

- i. **Prince George’s County Fire/EMS Department**—In an email dated November 21, 2023 (Reilly to Mitchum), it was noted that the Office of the Fire Marshal offered an assessment of the approved development and concluded with no objections to the arrangement of the approved 6-foot-tall wrought-iron fence, as shown on the submitted plans. Furthermore, the Office of the Fire Marshal asks that any gates in the path of egress shall be arranged with panic hardware, and if any gates will be locked against entry from the street, the owner of the building must provide a key in the Knox Box at the building’s main entrance.
- j. **Prince George’s County Police Department**—It was noted that, at the time of the writing of this resolution, the Police Department did not offer comments on the subject application.
- k. **Prince George’s County Health Department**—In a memorandum dated October 23, 2023 (Adepoju to Mitchum), it was noted that the Health Department offered a health impact assessment of the proposed development and comments addressing potential construction activity impacts (noise and dust) extending into adjacent properties during construction. The Health Department recommends that the applicant indicate an intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the County Code.
- l. **Maryland State Highway Administration (SHA)**—It was noted that, at the time of the writing of this resolution, SHA did not offer comments on the subject application.
- m. **Washington Suburban Sanitary Commission (WSSC)**—It was noted that WSSC has offered the following comments on the subject application:
  - (1) WSSC comments are made exclusively for this plan review based on existing system conditions at this time. WSSC will reevaluate the design and system conditions at the time of application for water/sewer service.
  - (2) Coordination with other buried utilities:
    - (a) Refer to the WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
    - (b) No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
    - (c) Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.

- (d) Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to the WSSC Pipeline Design Manual Part Three, Section 3.
  - (e) Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan, including impacts to proposed street, building, and utility layouts.
  - (f) The applicant must provide a separate utility plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
  - (g) Upon completion of the site construction, utilities that are found to be located within WSSC's rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.
- (3) Forest conservation easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing forest conservation easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
- (4) Unless otherwise noted, all extensions of WSSC's system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit process.
- n. **Public Utilities**—It was noted that, at the time of the writing of this resolution, applicable public utility companies did not offer comments on the subject application.
- o. **City of College Park**—The subject property is located within the geographical boundary of the City of College Park. The applicant went before the Local Advisory Committee (LAC) on October 25, 2023. Previous submittals of this project underwent review of the LAC in 2017 and 2018. The applicant heard comments by the LAC that the revised building plans did not meet the design compatibility standards of the historic district. Committee members were critical that the white brick façade of the building was out of character for Old Town College Park and should be revised to reflect the nature of the surrounding neighborhood more accurately. The original rendition of this project, approved in 2018, featured a similar building, but with a red brick, glass, and metal façade that more seamlessly integrated with the character of Old Town College Park. However, comments were also received that indicated an appreciation for the design as shown, with the white brick façade serving as a stepping-stone in the transition of buildings fronting US 1 (Baltimore Avenue), like Landmark, east into the historic district.
15. **Community Feedback**—It was noted that, as of the writing of this resolution, neither the Planning Board nor its staff received any inquiries or comments from the community regarding the subject DSP.



16. The approved DSP adequately takes into consideration the requirements of the D-D-O Zone and the Central US 1 Corridor Sector Plan and SMA. The previously approved amendments of DSP-17052 remain unchanged in DSP-17052-01. The D-D-O Zone standards required for this development would benefit the project and the development district, as required by Section 27-548.25(c) of the prior Zoning Ordinance, and would not substantially impair implementation of the SMA.

17. Based on Findings 8, 9, and 10, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, approved with the conditions found herein, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

18. Neither Section 27-285(b)(2) nor Section 27-285(b)(3) apply to this DSP.

19. Per Section 27-285(b)(4) of the prior 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 requirement of Subtitle 24-130(b)(5).**

It is noted that no REFs exist on-site; therefore, this finding does not apply to the subject application.

20. The Planning Board also adopts the previous findings and conditions made by the Planning Board in its approval of DSP-17052 (PGCPB Resolution No. 18-123) and further finds that DSP-17052-01 satisfies the requirements for DSP approval, subject to additional conditions contained herein.

21. The Planning Board held a public hearing on DSP-17052-01 on December 7, 2023. At the hearing, the applicant's attorney explained that the property is currently owned by UMD at College Park and will be acquired by the applicant in a land swap with the University. The applicant's attorney also explained that the applicant amended its plans to include a 6-foot-high wrought iron security fence to ensure security, due to an increase in antisemitic and Islamophobic incidents following October 7, 2023. It was noted that the City of College Park, HPC, and the neighboring property owner (St. Andrew's Church) supported the security fence. The applicant's attorney noted that the details of the fence would go before the HPC in a subsequent HAWP application, and that the applicant would share those details with the City of College Park, in advance of any HPC hearing.

The applicant's attorney also noted that DSP-17052 had expired, which was part of the reason the applicant filed this DSP. However, this DSP was processed as a revision to DSP-17052, as it only updates the architecture of the previously approved building. Staff concurred with the applicant's assessment.

Tracey Skinner, the Senior Real Estate Counsel of UMD at College Park, stated that the University supports the DSP because it brings the proposed cultural center, and the services it provides to the University's Jewish students and the surrounding community, to a location that is more proximate to campus. Ms. Skinner also explained the details of the proposed land swap between the University and the applicant.

Ms. Miriam Bader testified on behalf of the City of College Park City Council. Ms. Bader noted that the City Council had voted unanimously to support the DSP in November 2023. On December 5, 2023, the City Council reviewed the proposed 6-foot-high security fence. The City Council again voted to recommend approval of the DSP, subject to the applicant entering into a Declaration of Covenants and Agreements regarding land use. The Declaration of Covenants and Agreements would be required to address concerns the City Council had regarding the aesthetics of the proposed fence.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Detailed Site Plan DSP-17052-01 for the above-described land, subject to the following conditions:

1. Prior to certification of the detailed site plan, revise the plan as follows:
  - a. Depict the existing private drive located to the north of the subject property in its entirety and provide a dimension of its width.
  - b. Label the proposed vehicular access easement as "Private easement/right of entry for parking, loading, and access" in accordance with the approved preliminary plan of subdivision.
  - c. Revise General Note 5 to indicate the existing property as Lots 17, 18, and 19.
  - d. Revise General Note 3 to indicate Mixed Use-Infill (M-U-I) and Development District Overlay (D-D-O) as the prior zones for the subject property.
  - e. Add the total dimensions of the low ground-mounted sign and its mounting methods to the plan.
2. Prior to the approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall provide adequate pedestrian access and bikeway facilities in coordination with Urban Design Section staff and the City of College Park, and obtain an agreed-upon timetable for construction and completion with the appropriate operating agency.
3. The applicant shall submit a Historic Area Work Permit (HAWP) application for construction of the proposed cultural center. Any alterations to the plans and specifications made through the Prince George's County Planning Board's review of the subject detailed site plan application

must be reflected in this HAWP application. The HAWP application must be approved by the Historic Preservation Commission prior to the issuance of any required grading or building permit.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, December 7, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of January 2024.

Peter A. Shapiro  
Chairman

By   
Jessica Jones  
Planning Board Administrator

PAS:JJ:JM:rpg

  
Approved for Legal Sufficiency  
M-NCPPC Office of General  
Counsel