

RESOLUTION

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 29, 2021, regarding Detailed Site Plan DSP-19041 for East Pines, the Planning Board finds:

- Request:** The subject detailed site plan (DSP) requests approval for the development of a mixed-use building and attached parking structure to include 224 multifamily dwelling units and 13,960 square feet of ground floor commercial space. Alternative Compliance AC-21001 proposes an alternative landscape solution to conformance with Section 4.7 of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The companion Departure from Parking and Loading Standards DPLS-488, was approved by the Planning Board to reduce the number of required parking spaces from 553 to 303 (PGCPB Resolution No. 2021-59).

2. Development Data Summary:

	EXISTING	APPROVED
Zone	R-18/R-55	R-18/R-55
Use(s)	Residential multifamily and single-family detached	Residential multifamily and commercial
Gross Acreage	3.24	3.24
Parcels	0	1
Lots	2	0
Dwelling Units	74 multifamily and 1 single-family	224 multifamily
Total Commercial Gross Floor Area (square feet)	0	13,960

OTHER DEVELOPMENT DATA

Parking Spaces

	Required	Provided
Multifamily – 165 one-bedroom units and 59 two-bedroom units (2 spaces per one-bedroom unit and 2.5 spaces per two-bedroom unit)	478	239
Commercial (normal parking generation group, 1 space per 150 sq. ft. for the first 3,000 sq. ft. of GFA, plus one space per every 200 sq. ft. of GFA above the first 3,000 sq. ft. GFA)	75	64
Handicap-Accessible*	-	-
Total**	553	303

Note: *Accessible spaces are shown on building architectural plans for the parking garage, but are not included in the DSP’s parking tabulations. A condition is included herein for the parking tabulation to be updated to demonstrate conformance with Section 27-566(b)(1) of the Zoning Ordinance. A minimum of eight accessible spaces are required.

**DPLS-488 requests the proposed reduction of 250 spaces. The Planning Board finds approval of the DPLS appropriate, as discussed in PGCPB Resolution No. 2021-59.

Loading Spaces

	Required	Provided
Residential	1	1
Commercial	2	1
Total*	3	2

Note: *A condition is included herein for the provision of a third loading space, as required by Section 27-582(a).

3. **Location:** The site is located on the east side of Riverdale Road, approximately 660 feet west of Veterans Parkway. The site is in Planning Area 69 and Council District 03.
4. **Surrounding Uses:** The subject property is bound to the north by the right-of-way of Riverdale Road. The portion of this right-of-way abutting the subject site is to be developed as part of the Purple Line light rail transportation project. Specifically, the Beacon Heights-East Pines Station will be located directly adjacent to the northwest corner of the site. To the east, the site is bound by the right-of-way of 67th Place and single-family detached residential development in the

One-Family Detached Residential (R-55) Zone. To the south, the site is bound by single-family detached residential development in the R-55 Zone and by multifamily residential development in the Multifamily Medium Density Residential (R-18) Zone. The site is bound to the west by the right-of-way of 67th Avenue, with a vacant property in the Commercial Shopping Center (C-S-C) Zone beyond.

5. **Previous Approvals:** The subject property is composed of two existing lots known as Lot 1 of Parcel A, Block T, Section 5 of East Pines and Lot 1 of Block T, Section 5 of East Pines, located on Tax Map 43 in Grids B3 and C3. Lot 1 of Parcel A, Block T was recorded in the Prince George's County Land Records in Plat Book WWW 35 page 19 on May 20, 1959. Lot 1 of Block T was recorded in the Prince George's County Land Records in Plat Book BB 14 page 96 on November 13, 1947. The existing multifamily and single-family residential buildings on the property were built prior to 1965.

The Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-19031 on May 7, 2020 (PGCPB Resolution No. 2020-75). The PPS provides for consolidation of the two existing lots into a single parcel for mixed-use development, subject to 18 conditions.

Stormwater Management (SWM) Concept Plan 23685-2019 has been issued for the site and is valid until December 11, 2022.

6. **Design Features:** The 3.24-acre subject site consists of the 0.13-acre Lot 1, and the 3.11-acre Lot 1 of Parcel A. The former is zoned R-55 and is developed with a detached single-family dwelling. Lot 1 of Parcel A is zoned R-18 and is developed with a 74-unit garden-style apartment complex. The existing site is on a hillside with pronounced slopes to 67th Avenue and Riverdale Road. This DSP proposes to raze all existing improvements and construct a 449,711-square-foot vertical mixed-use building with 224 multifamily residential units, 13,960 square feet of ground floor commercial uses, and a 303-space parking structure. This proposed development is unique in that the Purple Line's Beacon Heights-East Pines Station will be constructed adjacent to the site, and a light rail corridor will be installed along the site's Riverdale Road frontage.

The proposed mixed-use building is a seven-story structure with an attached six-story parking structure that will be oriented toward Riverdale Road. The grade of the existing site will be significantly altered to place the new building with ground-level frontage along Riverdale Road, at approximately the same grade as the roadway and future Purple Line station. The south side of the building will be partially set into the hillside, with only the top three levels visible above grade. A streetscape design, to include seating areas and landscaping, is shown along Riverdale Road that intends to work in concert with the development of the Purple Line Station. On the southeast side of the building, an area for a small dog park is provided. Within the footprint of the building, an open, exterior courtyard is provided with recreational amenities for the residential use. Two vehicular access points are provided, one at 67th Avenue and one at 67th Place. Due to the construction of the Purple Line, 67th Place is proposed as a cul-de-sac, therefore prohibiting direct vehicular access to the site from Riverdale Road on that side. Sidewalks are provided around the perimeter of the building and along the property's frontage of 67th Avenue and

67th Place. The main pedestrian entrance to the building lobby is at its northwest corner, directly adjacent to the future Purple Line station. Additional pedestrian access points to the building are provided, with a key secondary entrance and walkway provided to 67th Place on its southeast side.

The parking structure at the northeast corner of the building includes spaces for 303 vehicles. As 553 parking spaces are required for the proposed development, a companion DPLS-488 was approved by the Planning Board as well. Two internal loading spaces are shown, but a minimum of three are required to conform with Part 12 of the Prince George's County Zoning Ordinance. DPLS-488 did not request a reduction in the quantity of required loading spaces. A condition is included herein for an additional loading space to be provided. An interior pick-up and drop-off area is provided, adjacent to the residential lobby of the building, for residents and rideshare services.

Architecture

The proposed 449,711-square-foot vertical mixed-use building includes 224 multifamily residential units, 13,960 square feet of ground floor commercial uses and a 303-space parking structure. The residential lobby for the multifamily use and spaces for commercial retail uses are located on the northern side of the first floor of the building, fronting on Riverdale Road and the Purple Line. An appropriate shop-front design, including ample fenestration, is included along this northern façade, and at the intersection of Riverdale Road and 67th Avenue. Residential units are provided on the second through seventh floors of the building. Portions of the building fronting on Riverdale Road and 67th Avenue will be exposed to noise levels above 65 dBA Ldn. This will require the incorporation of upgraded windows and doors in specific locations to dampen interior noise levels to acceptable limits. The building layout includes an internal, open courtyard with private on-site recreational and leisure amenities for residents. A dog park is also provided adjacent to the east side of the building and south side of the parking garage.

Façade treatments for the building include brick veneer on most of the lower level facing Riverdale Road and 67th Avenue, with fiber cement panels in tones of gray provided on the upper levels and at the northwest corner of the building. Lesser amounts of brick veneer are provided on the south and eastern building faces. Vertical banding is shown in some areas clad with darker gray paneling, and horizontal banding is provided in most areas clad with lighter gray panels. This treatment adds visual interest to the design. The parking garage includes a well-defined corner stairwell at its northeast corner with ample fenestration. Brick veneer will clad the northern façade of the garage and wrap around the stairwell at its northeast corner. The eastern and southern facing sides of the garage will be clad with brick-toned cementitious panels. Large-scale graphics with the wording "Beacon Heights" is provided at the top of the northern face of the garage and on the side of the garage stairwell facing 67th Place. Additional painted graphics are shown along the lower level of the garage fronting Riverdale Road. These graphics are considered public art features that add visual interest to the development, surrounding neighborhood, and new Purple Line station.

Signage

A signage program for the building's residential and commercial uses is included with this DSP. Four retail signs, three with an area of 63 square feet, and one with an area of 56 square feet are located above the ground-floor commercial units fronting on Riverdale Road. Signage for the residential portion of the building includes one building-mounted sign, one blade sign, two canopy-mounted signs, and one sign affixed to a utility enclosure. All of these signs are located along the building's Riverdale Road frontage, with the exception of the single, utility-enclosure affixed sign, which is located at the parking garage entrance on 67th Avenue. The blade sign has an area of 110 square feet and is affixed to the northwest corner of the building. The building-mounted identity sign has an area of 97 square feet and will be located above a secondary pedestrian entrance to the building, adjacent to the parking garage. The two canopy-mounted signs are 30 square feet in area, and are to be located above the main entrance to the building, at its northwest corner, adjacent to the Purple Line station. The final sign is 30 square feet and affixed to the exterior of the utility enclosure, adjacent to the vehicular entrance to the building off 67th Avenue.

In accordance with Section 27-441(b), Residential Use Table, Footnote 131, of the Zoning Ordinance, the DSP does not need to demonstrate conformance with Part 12 of the Zoning Ordinance, and signage area calculations were not provided for review. No signage is shown at the rear entrance to the building, adjacent to the dog park. A condition is included herein for the applicant to consider adding a small building-identity sign proximate to the rear building entrance. Given the scope and scale of the project and its prominent location adjacent to the future Beacon Heights-East Pines Purple Line station, the Planning Board finds that with the aforementioned consideration, the signage program provided is acceptable for the proposed development.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-18 and R-55 Zones:
 - a. In accordance with Section 27-441(b), Residential Use Table, multifamily dwellings with ground floor commercial uses are permitted in the R-18 and R-55 Zones, in accordance with the provisions of Footnote 131, as follows:
 - (A) **The proposed development is located on a lot(s) or parcel(s) of less than five (5) acres in size;**

The proposed development is to be located on a 3.24-acre parcel, conforming to this requirement.
 - (B) **The applicable area Master Plan or Sector Plan recommends mixed use as a future land use on the lot(s) or parcel(s);**

The 2017 *Approved East Riverdale-Beacon Heights Sector Plan* (East Riverdale-Beacon Heights Sector Plan) is the applicable sector plan, and it recommends mixed-use land uses on the subject property.

- (C) **All commercial uses permitted in the C-S-C zone shall be permitted on the ground floor of a multi-family building;**

The applicant's statement of justification (SOJ) indicates commercial retail uses shall be compatible with those permitted in the C-S-C Zone. A condition is included herein to add a general note to the DSP stating, "Commercial uses must be consistent with those permitted in the C-S-C Zone."

- (D) **The property is located adjacent to an existing or proposed light rail transit station;**

The Beacon Heights-East Pines Purple Line light rail station will be located directly adjacent to the subject site.

- (E) **A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;**

The subject DSP has been filed consistent with these requirements, and the Planning Board approves the DSP as discussed herein.

- (F) **Regulations concerning lot size, net lot area, lot coverage and green area, lot width, yards, building height, density, FAR, accessory buildings, and other regulations applicable to development in the R-18 and R-55 Zones shall not apply. Instead, the approved Detailed Site Plan shall set forth all development regulations to be followed, and shall include review and approval of architectural elevations;**

The DSP shows proposed development regulations to be followed. Architectural elevations are provided with the DSP and as provided in Finding 6, the Planning Board approves of the design of the building.

- (G) **The Detailed Site Plan shall be subject to the Prince George's County Landscape Manual; and**

The DSP is subject to the Landscape Manual. Conformance with the requirements of the Landscape Manual is discussed in Finding 9 below.

- (H) **The Detailed Site Plan shall include a traffic impact analysis which evaluates traffic capacity at critical intersections.**

The requisite traffic impact analysis was included with the DSP application for review and the Planning Board finds it acceptable.

- b. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, adequate illumination is provided, and the architecture proposed for the building employs a variety of architectural features and designs, such as projections, colors, and materials.
- 8. Preliminary Plan of Subdivision 4-19031:** The Planning Board approved PPS 4-19031 on May 7, 2020 (PGCPB Resolution No. 2020-75) with 18 conditions relevant to the review of this DSP, as follows:

- 2. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 of the Prince George's County Subdivision Regulations adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.**

The DSP is within the scope of the approved development in PPS 4-19031.

- 3. Total development within the subject property shall be limited to uses that would generate no more than 200 AM and 193 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision (PPS), with a new determination of the adequacy of transportation facilities.**

As demonstrated in the table below, the development is calculated to generate 116 AM and 155 PM peak-hour trips. This complies with the established trip cap.

Trip Generation Summary: DSP-19041 and DPLS-488: East Pines								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily residential	224	Units	22	94	116	87	47	134
Less Internal			0	-1	-1	-17	-6	-23
Less Transit (5 percent)			-1	-5	-6	-4	-2	-6
Net Residential Trips			21	88	109	66	39	105
Retail	13,960	Square feet	8	5	13	61	66	127
Less Internal			-1	0	-1	-6	-17	-23
Less Transit (5 percent)			0	0	0	-3	-2	-5
Less Pass-By (50 percent)			-3	-2	-5	-26	-23	-49
Net Retail Trips			4	3	7	26	24	50
Total Trips, DSP-19041 and DPLS-488 (sum of bold numbers)			25	91	116	92	63	155
Note: Internal trips represent trips that are produced by and attracted to the various uses within the site and are computed for each use using methods shown in the Trip Generation Handbook (Institute of Transportation Engineers). Summing reductions for all uses in each peak hour, the ins and the outs must be equal, meaning that each internal trip produced has an equal internal attraction.								

- 4. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (23685-2019-00) and any subsequent revisions. DSP-19041 depicts all five micro-bioretenion facilities shown on SWM Concept Plan 23685-2019-00 and is in general conformance with the plan.**

The site has an approved SWM Concept Plan 23685-2019, which is valid until December 11, 2022. The approved plan proposes five micro-bioretenion facilities. The DSP shows the largest micro-bioretenion facility split into two smaller micro-bioretenion facilities. An SWM fee-in-lieu of \$41,911.00 is required for on-site attenuation/quality control measures. The approved concept plan is in general conformance with the DSP.

- 5. Prior to approval of the first building permit for the subject property (associated with the residential and/or commercial component of this application), the applicant and the applicant’s heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-124.01 of the Prince George’s County Subdivision Regulations (“Required Off-Site Facilities”), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency’s access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:**

- a. **Pedestrian connections to the Beacon Heights Purple Line Station to include concrete sidewalk, staircases, guardrails, handrails, and a concrete wall, within the limits of the acquisition area only.**
- b. **300 linear feet of sidewalk along the north side of Patterson Street between 67th Ave to Beacon Light Road.**

Should the applicant be unable to obtain a permit for construction of one or more of the Required Off-Site Facilities, through no fault of the applicant's, the applicant shall provide alternative facilities ("Alternative Off-Site Facilities") that provide a level of adequacy equal to the Required Off-Site Facility(s) that could not be constructed. The requirements of Section 24-124.01(g) of the Prince George's County Subdivision Regulations shall also apply to the identified Alternative Off-Site Facilities, which are:

- a. **300 linear feet of sidewalk along the south side of Patterson Street between 67th Ave to Beacon Light Road.**
- b. **A five-foot-wide sidewalk along the 67th Avenue from the subject property to Patterson Street.**

This DSP depicts proposed pedestrian connections to the Purple Line Station and provides details on proposed stairs, bike ramps, sidewalks, pavers, and off-site sidewalk improvements. Conformance with this condition will be further reviewed at time of building permit.

6. **Prior to the acceptance of any detailed site plan, the applicant shall provide an exhibit that illustrates the location, limits, specifications, and details of the Required Off-Site Facilities necessary to meet pedestrian and bicyclist adequacy as described above, consistent with Section 24-124.01(f) of the Prince George's County Subdivision Regulations.**

The DSP submission included the required exhibit, satisfying this requirement.

8. **In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2017 Approved East Riverdale-Beacon Heights Sector Plan, the applicant and the applicant's heirs, successors, and/or assigns shall provide an exhibit that depicts the following improvements prior to acceptance of any detailed site plan:**

- a. **A shared lane marking (e.g. "sharrow") on 67th Place along the subject site's frontage.**
- b. **Sidewalks, a minimum of five feet in width, along the subject site's roadway frontages and pedestrian connections to the Purple Line station.**

The required sidewalks and shared lane markings are shown on the DSP and on an exhibit, in conformance with this requirement.

9. **Prior to the acceptance of any detailed site plan, the applicant shall provide an exhibit that illustrates the location, limits, specifications, and details of the required facilities necessary to meet pedestrian and bicyclist adequacy throughout the subdivision, consistent with Section 24-124.01(f) of the Prince George's County Subdivision Regulations. These facilities shall include:**

- a. **Streetscape improvements throughout the subdivision such as, but not limited to inverted U-style bicycle racks, lighting, benches, and trash receptacles, consistent with the proposed plans for the Purple Line station.**

The exhibit was submitted with the DSP and details regarding these features are included on the DSP itself. The requirement has been satisfied.

11. **Prior to acceptance of the detailed site plan, a geotechnical study to establish the factor of safety for the proposed buildings on Christiana clays shall be submitted. The report shall be prepared in accordance with the Prince George's County Department of Permitting, Inspections, and Enforcement guidelines for over consolidated clays.**

The required geotechnical study was submitted with the DSP and determined the factors of safety are greater than the minimum safety factor of 1.5. This requirement has been satisfied.

13. **The private on-site recreational facilities shall be reviewed by the Urban Design Section, of the Development Review Division of the Planning Department for adequacy and proper siting with the submittal of the detailed site plan.**

Private on-site recreational facilities to compliment the multifamily use are shown on the DSP. These facilities include a dog park and landscaped courtyard area with a pool, grilling stations, seating areas, and other amenities. The Planning Board finds the type and location of recreational facilities provided to be acceptable. However, the Planning Board further finds that the DSP must be updated to include a list of the proposed on-site recreation facilities with associated cost estimates to demonstrate the facilities proposed meet or exceed the \$256,000 threshold established by the PPS.

14. **Prior to approval of a detailed site plan, the applicant and the Prince George's County Department of Parks and Recreation shall coordinate to determine if public use access to a proposed dog park on the subject site is achievable. This coordination shall include appropriate terms and conditions for the public use of the dog park including registration of users and dogs, times of operation, other restrictions and liability.**

The applicant and the Prince George's County Department of Parks and Recreation (DPR) did coordinate to determine if some form of public access and use of the proposed private dog park is achievable. Discussions included terms and conditions and operational concerns. The applicant and DPR have since determined public use access to the dog park on the subject site is not achievable.

17. **Prior to acceptance of a detailed site plan, a Phase II noise analysis shall be provided and demonstrate that any outdoor activity areas are located outside of the mitigated 65 dBA Ldn and that building structures proposed mitigate interior noise levels to 45 dBA Lbn or less.**

A Phase II noise analysis was provided. Noise contours on the DSP show all outdoor activity areas are located outside of the mitigated 65 dBA Ldn. In accordance with Condition 18 of the PPS, the applicant will be required to demonstrate interior noise levels are mitigated to meet acceptable levels, prior to approval of a building permit. The Phase II noise analysis recognizes that the inclusion of upgraded doors and windows in certain locations of the building will be necessary in order to dampen noise levels.

9. **2010 Prince George's County Landscape Manual:** Development proposed by this DSP is subject to Section 4.1, Residential Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Regarding the requirements of Sections 4.1, 4.4, and 4.9, the Planning Board finds the DSP in conformance. Issues regarding Section 4.6, Buffering Development from Streets, and Section 4.7, Buffering Incompatible Uses are discussed in detail below.

Section 4.6, Buffering Development from Streets is not applicable despite abutting Riverdale Road, a master plan classified arterial roadway. For multifamily development, Section 4.6(c)(1)(B)(i) requires a minimum of a 50-foot-wide planted buffer between any yard of a multifamily development in any zone that is oriented toward an arterial road. This DSP proposes ground floor commercial uses and a residential lobby associated with the multifamily use oriented toward Riverdale Road. The DSP is unique as the East Riverdale-Beacon Heights Sector Plan includes specific recommendations for the subject property, inclusive of those recommending no building setback, and hence, no yard, along the site's Riverdale Road, future Purple Line frontage. Given commercial uses are located at ground level fronting on the arterial roadway, and no yard is provided, no Section 4.6 buffer is required in this instance. Instead, the applicant has shown a streetscape design consistent with the recommendations of the Sector Plan. A cohesive design is provided for this area that will need to be developed in concert with the Purple Line. Some of the frontage area is off-site, in the right-of-way for Riverdale Road and the Purple Line, which are under the control of the Maryland Transportation Authority (MTA) and the Maryland State Highway Administration (SHA). The Planning Board finds that the applicant must closely coordinate with MTA and SHA to ensure a cohesive design is implemented for the streetscape area to be provided along Riverdale Road.

Regarding Section 4.7, Buffering Incompatible Uses, AC-21001 has been requested for the southeastern corner of the property, adjacent to the existing single-family detached houses in the R-55 Zone. A Type B bufferyard, which includes a 30-foot-wide building setback, and a 20-foot-wide landscape yard, to be planted with 152 plant units, is required along this boundary. The alternative landscape solution proposes a variable width building setback of 16 to 30 feet, and variable width landscape yard width of 12 to 20 feet. To compensate for the reduced width setback and yard, and to aid in screening the building, a 6-foot-high opaque fence and 290 plant units are provided within the buffer area. Typically, the inclusion of this type of fence qualifies a project to reduce the number of plant units provided. With this alternative compliance proposal, the fence is provided, as are nearly double the amount of plant material required for normal conformance. A mix of shade trees, ornamental trees, and evergreens, and a proposed hillside wildflower meadow with a higher percentage of evergreens in the area where the building does not meet the setback, is provided and appropriate.

However, the Planning Board is concerned regarding the width of the landscaped bufferyard between the proposed dog park and single-family dwelling identified as Lot 2, directly southwest. Given sufficient space is available, it is appropriate to provide the full 20-foot wide bufferyard in this location, with enhanced plantings to buffer the single-family dwelling.

The Planning Board finds that the proposed alternative design option presented is equally effective as normal compliance with Section 4.7(c)(4)(F), for the southeastern boundary area, except for the portion between the proposed dog park and adjacent single-family dwelling (Lot 2) where a full 20-foot-wide bufferyard should be provided with additional plant units, as conditioned herein.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has a Standard Letter of Exemption (S-138-2019) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance that was issued on October 2, 2019, since the site contains less than 10,000 square feet of woodland. The site has a Natural Resources Inventory Plan (NRI-038-2019), which was issued on August 12, 2019. No woodland or regulated environmental features are located on this site. Three specimen trees are present on-site, but they are not a part of any woodlands, so no variance is required for removal.
11. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128 of the Prince George's County Code, Tree Canopy Coverage Requirements, requires properties in the R-18 and R-55 Zones to provide a minimum tree canopy coverage (TCC) of 15 percent. The 3.24-acre subject site is required to provide 0.49 acre (21,170 square feet) in TCC. The TCC schedule provided incorrectly calculates the requirement and shows nonconformance with this requirement. A note on the plan indicates that trees to be installed in the courtyard and streetscape areas are not included in the TCC calculation, but they can be. The Planning Board finds that the TCC schedule shall be corrected, and additional trees must be provided as necessary to demonstrate conformance with this requirement.

12. Further Planning Board Findings and Comments from Other Entities: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

- a. **Community Planning**—The Planning Board adopts, herein by reference, a memorandum dated February 26, 2021 (White to Bossi), which notes that pursuant to Section 27-548.08(c)(2) of the Zoning Ordinance, the DSP conforms to the recommendations of the East Riverdale-Beacon Heights Sector Plan.
- b. **Transportation, Pedestrian and Bicycle Planning**—The Planning Board adopts, herein by reference, a memorandum dated April 1, 2021 (Smith and Hancock to Bossi), that notes the site is adjacent to Riverdale Road, which is a master plan arterial roadway. The rights-of-way are slightly altered from the recommendations in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), as the Purple Line rights-of-way have been updated. The rights-of-way displayed are consistent with those shown on the PPS, as approved.

Sections 27-283, Site Design Guidelines and 27-274(a)(2), Parking, Loading and Circulation, provide for the design of the multimodal facilities associated with the subject application. The DSP proposes two access points, along 67th Avenue and 67th Place, modifying the current circulation layout of four access points onto the site. Due to the construction of the Purple Line, 67th Place is proposed as a cul-de-sac, therefore prohibiting direct vehicular access to the site from Riverdale Road on this side. The submitted plans also propose continuous sidewalks around the perimeter of the building and along property frontage of 67th Avenue and 67th Place, connecting to the Purple Line Station. The Planning Board finds the vehicular and pedestrian circulation depicted in the DSP conforms with the guidelines pursuant to Sections 27-283 and 27-274. Multiple conditions of approval of the DSP are associated with the companion DPLS-488 request.

The submitted plans propose a loading area with two loading spaces on the west side of the lower level of the building. Three loading spaces are required, and a condition is included for the provision of the required number of loading spaces.

The DSP is subject to the MPOT and East Riverdale-Beacon Heights Sector Plan, which recommend the following facilities that directly impact the subject site:

1. Planned bicycle lane along Riverdale Road
2. Planned shared roadway along 67th Place

The recommended bicycle lane along Riverdale Road is beyond the scope of this DSP. While MTA has indicated that widening Riverdale Road further to accommodate a striped bicycle lane cannot be done as part of the Purple Line construction, the bicycle lane could be constructed as part of a future roadway project on Riverdale Road. The DSP includes shared roadway pavement markings to accommodate bicycle users

along 67th Place, as recommended. Sidewalk connections are provided throughout the site that connect to the adjacent Purple Line Station. Short-term bicycle parking at the building entrance and long-term bicycle parking in the parking garage are provided. These improvements encourage multimodal activities and are important components of the Complete Streets Policies. The Planning Board finds that the DSP shall be updated to show details regarding the proposed long-term bicycle parking.

- c. **Permits**—The Planning Board adopts, herein by reference, a memorandum dated March 15, 2021 (Glascoe to Bossi), which identified no comments and did not review signage as part of this DSP.
- d. **Environmental Planning**—The Planning Board adopts, herein by reference, a memorandum dated March 26, 2021 (Rea to Bossi), which notes that the property has an approved NRI-038-201, and that there are no regulated environmental features on-site. The site also has an approved SWM Concept Plan 23685-2019, which is generally consistent with the DSP. The DSP is in conformance with the environmental requirements of the Zoning Ordinance.
- e. **Subdivision**—The Planning Board adopts, herein by reference, a memorandum dated March 29, 2021 (DiCristina to Bossi), which provides that the site is subject of PPS 4-19031. An analysis of conformance with conditions of the PPS is included in Finding 8 above. The proposed development depicted in the DSP is generally consistent with the PPS, subject to technical corrections and a condition relevant to noise.
- f. **Historic Preservation**—The Planning Board adopts, herein by reference, a memorandum dated March 12, 2021 (Smith and Stabler to Bossi), which notes that the subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources, but may be visible from the Baltimore-Washington Parkway, which is a County Historic Site listed on the National Register of Historic Places. Reducing the visual impact of the building on the Parkway using muted colors or other design elements is encouraged. A Phase I archeology survey is not recommended.
- g. **Prince George’s County Fire Department**—The Planning Board adopts, herein by reference, an email dated March 5, 2021, (Reilly to Bossi), in which the Fire Department commented on the necessary location of fire hydrants and requested additional information regarding building fire protection measures, which were subsequently addressed by the applicant.
- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not offer comments on the subject application.
- i. **Prince George’s County Police Department**—The Police Department did not offer comments on the subject application.

- j. **Prince George’s County Health Department**—The Planning Board adopts, herein by reference, a memorandum dated March 2, 2021 (Adepoju to Bossi) which notes that during construction, the project will need to abide by County noise and dust control policies. The Department further commented that there are no grocery stores within one half mile of the site.
 - k. **Maryland State Highway Association (SHA)**—The Planning Board adopts, herein by reference, emails dated February 23, 2021 and March 29, 2021 (Woodroffe to Bossi), in which SHA noted that close coordination between the applicant and Purple Line is necessary. SHA further noted that efforts should be made to locate streetscape seating outside of the ultimate roadway right-of-way.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—The Planning Board adopts, herein by reference, plan comments dated March 2, 2021, in which WSSC provided standard comments on the project’s conceptual water and sewer plan that will require attention through WSSC’s permitting processes.
 - m. **Department of Parks and Recreation (DPR)**—The Planning Board adopts, herein by reference, a memorandum dated April 2, 2021 (Sun to Bossi) in which DPR noted that on-site recreational facilities provided are adequate, and further suggested discussions with the applicant continue to determine if some public access to the proposed dog park is viable. However, those further discussions were held and public access to the dog park was deemed not viable.
13. Based on the foregoing and as required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, or primary management areas are located on-site.

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 Alternative Compliance AC-21001, and further APPROVED Detailed Site Plan DSP-19041 for the above-described land, subject to the following conditions:

1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
 - a. Provide three loading spaces, as required by Section 27-582(a) of the Prince George's County Zoning Ordinance.
 - b. Revise parking tabulations to demonstrate conformance with Section 27-566(b)(1) of the Prince George's County Zoning Ordinance and show a minimum of eight handicap-accessible spaces are provided.
 - c. Revise the acreage for existing Lot 1 of Parcel A, Block T to read 3.11 acres on Sheet 3.
 - d. Label the acreage and plat reference for existing Lot 1, Block T, on Sheet 3.
 - e. Depict the unmitigated 65 dBA Ldn lines for upper and lower levels.
 - f. Revise General Note 5 to read 1 Parcel and 0 Lots.
 - g. Add the area in square feet and acres to the label for proposed Parcel 1.
 - h. Provide a legible label and recording reference for the perpetual easement for overhead utilities located near the front of the property.
 - i. Clearly delineate the boundary and extents of perpetual easement Maryland State Highway Association Plat No. 59339.
 - j. Add a general note stating, "Commercial uses must be consistent with those permitted in the C-S-C Zone."
 - k. Identify the dedicated loading area for app-based taxi service or shared-ride services within the parking garage. This shared-ride location shall be designed to prevent the blockage of traffic flow in the garage and be in a well-lit and accessible area near the building entrance.
 - l. Show the location of the 50 bicycle spaces within the garage and bike room and provide an additional bicycle rack for eight bicycles on the streetscape along Riverdale Road.
 - m. Provide a list or table of the proposed private on-site recreation facilities with associated cost estimates to demonstrate the facilities proposed meet or exceed the \$256,000 threshold established by the preliminary plan of subdivision.
 - n. Correct and revise the tree canopy coverage schedule to demonstrate conformance with Section 25-128(b), Tree Canopy Coverage Requirements. If additional trees are required to demonstrate conformance, the landscape plan shall be updated accordingly.

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 and Hewlett voting in favor of the motion, and with Commissioner Doerner absent at its regular at its regular meeting held on Thursday, April 29, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of May 2021.

Elizabeth M. Hewlett
Chairman



By Jessica Jones
Planning Board Administrator

EMH:JJ:AB:nz

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: May 14, 2021