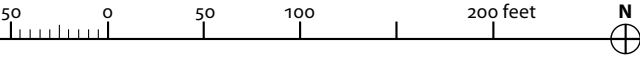




Site 1 Net Lot Area  
Focus Area

Test Case - Site 1

GOAL	For this study, the goal is to achieve the maximum density allowed by this zone, while mitigating steep slopes along the western edge of the study area.	
RECOMMENDED ZONE	Single-Family Residential-6.7 (SFR-6.7)	
Study Area (Net Lot Area)	<b>Required</b> 40,467 sf (0.93 acres)	<b>Proposed</b> 40,467 sf (0.93 acres)
Density (du/acre)	6.7 du/acre (max.)	3.72 du/acre
Net Lot Area	6,500 sf min.	9,150 sf
Lot Width	65' min.	91' 6"
Lot Coverage	30% max.	23%
Front Yard Depth	25' min.	25'
Side Yard Depth	8' min.	19' 9"
Rear Yard Dept	20' min	43'
Building Heights	40' max	40'
Open Space Set-Aside Minimum (Residential Uses 20%)	Exempt	Exempt
ASSUMPTIONS	<p>There is 30' of fall from Mentor Ave. to the middle of the site. Design of the site will incorporate requirements from Sec. 32-151-Site Grades of Prince George's County Code of Ordinances.</p> <p>Primary requirements used in determining lot sizes and building location include site slope limitations from Table 4 within that section:</p> <ul style="list-style-type: none"><li>• Provide a 4' minium setback of building from edge building pad or shelf.</li><li>• Provide a maximum 30" in 10' slope of pad or shelf away from the building.</li><li>• Provide a maximum 3:1 ratio for yards or lawns, as well as for side slopes of swales or ditches.</li><li>• Provide a maximum 12.5% (12:1) slope for longitudinal pitch of driveways</li></ul> <p>Additionally, due to the depth of the lots along Mentor Ave., retaining walls are not needed to accommodate the required slope ratios.</p>	







Test Case - Site 1

OBJECTIVE	For this study, the goal is to achieve the maximum density allowed by this zone, while mitigating steep slopes along the western edge of the study area.
PROPOSED SITE PROGRAM	
DENSITY	4 units
LOT SIZE	9,150 square feet
LOT COVERAGE	23%
LANDSCAPE	<p>For lots between 6,500-9,500 sf (per <i>Landscape Manual</i>):</p> <p>Minimum of 2 major shade trees and two ornamental/evergreen trees per lot. 1 of the major shade trees will be located on the west side of the buildings. The south side of the building cannot accommodate the shade trees, due to lot orientation, lot width, and required landscape setbacks for trees.</p> <p>Minimum of 8% of total lot area shall be planted with shrubs, perennials, and/or groundcover.</p>
ASSUMPTIONS	<p>Within the study area, existing lots are redivided based on the proposed zoning requirements for lot sizes and widths.</p> <p>The 25' minimum front setback (along Mentor Ave.) is required to stay under the 12.5% maximum slope requirement from Sec. 32-151-Site Grades Code (See below).</p> <p>① The two parcels along the southeastern boundary of the study area were excluded from consideration based on existing base map information which shows an existing building and driveway overlapping the study area boundary.</p> <p>② Lots along Nova Ave. are relatively flat and could be either 1- or 2-story units with a potential buried basement.</p> <p>③ Lots along Mentor Ave. have a 30' grade change from Mentor Ave to the rear lot line. These units could be 1- or 2-story units with a taller/extended height walkout basement (approximately 12' tall). Additionally, the finished floor elevation (FFE) of the first floor is approximately 2-3 feet below the street grade. While not ideal, this condition is acceptable. Efforts should be made to drain water away from the house foundation. The driveway will have a slope of 12% which meets the Sec. 32-151-Site Grades code (12.5% max.)</p> <p>Lot widths were increased, from the minimum 65', to accommodate swales in the additional side yard setbacks and adequate distance to mitigate existing grades on adjacent parcels.</p>
CONSIDERATIONS	<p>Allowable Encroachments</p> <p>Consider increasing the front yard encroachment for porches to 8'. This would accommodate a more usable front porch.</p>





Test Case - Site 1 : Connectivity Index

OBJECTIVE	For this study, the goal is to achieve the maximum density allowed by this zone, while mitigating steep slopes along the western edge of the study area.
PROPOSED SITE PROGRAM	
DENSITY	4 units
LOT SIZE	9,150 square feet
LOT COVERAGE	23%
LANDSCAPE	For lots between 6,500-9,500 sf (per <i>Landscape Manual</i> ): Minimum of 2 major shade trees and two ornamental/evergreen trees per lot. 1 of the major shade trees will be located on the west side of the buildings. The south side of the building cannot accommodate the shade trees, due to lot orientation, lot width, and required landscape setbacks for trees.  Minimum of 8% of total lot area shall be planted with shrubs, perennials, and/or groundcover.
ASSUMPTIONS	Within the study area, existing lots are redivided based on the proposed zoning requirements for lot sizes and widths.  The 25' minimum front setback (along Mentor Ave.) is required to stay under the 12.5% maximum slope requirement from Sec. 32-151-Site Grades Code (See below).  <div><div>1</div>The two parcels along the southeastern boundary of the study area were excluded from consideration based on existing base map information which shows an existing building and driveway overlapping the study area boundary.</div> <div><div>2</div>Lots along Nova Ave. are relatively flat and could be either 1- or 2-story units with a potential buried basement.</div> <div><div>3</div>Lots along Mentor Ave. have a 30' grade change from Mentor Ave to the rear lot line. These units could be 1- or 2-story units with a taller/extended height walkout basement (approximately 12' tall). Additionally, the finished floor elevation (FFE) of the first floor is approximately 2-3 feet below the street grade. While not ideal, this condition is acceptable. Efforts should be made to drain water away from the house foundation. The driveway will have a slope of 12% which meets the Sec. 32-151-Site Grades code (12.5% max.)</div>
CONSIDERATIONS	Lot widths were increased, from the minimum 65', to accommodate swales in the additional side yard setbacks and adequate distance to mitigate existing grades on adjacent parcels.
Allowable Encroachments	Consider increasing the front yard encroachment for porches to 8'. This would accommodate a more usable front porch.

The connectivity index would typically apply to Test Case - Site 1 since it is a single family residential subdivision. However, no streets are added to the subdivision, so the connectivity index would not apply. It might be wise to expressly include language in Section 27-5.108.F to that effect.



## TEST CASE – SITE 1: OVERVIEW OF DEVELOPMENT PERMITTING

This test case in Capitol Heights involves evaluation of a 0.93-acre site that was tested for the SFR-6.7 Zone (currently the RSF-65, Residential, Single-Family – 65, Zone in the Comprehensive Review Draft), which would be the replacement zone for the current R-55 Zone. There are currently lots platted on the site. The goal of the test case is to achieve the maximum density allowed by the zone, while mitigating steep slopes along the western edge of the site. The development proposed is four single-family lots, with a lot size of 9,150 sf, with 23 percent lot coverage.

To develop the site as proposed in the test case, it is necessary to replat some of the lots on the site (through a lot line adjustment). Because the lot line adjustment proposes to change the relationship of some of the lot lines to the street, and lots to each other, a major lot line adjustment needs to be approved. The Subdivision Regulations require a major lot line adjustment to be reviewed as a preliminary plan for subdivision (see Section 24-2.502 B.1.c., Subdivision Regulations) under the procedures for a minor subdivision. This requires submittal of the application to the Planning Director, who then determines if the application is complete before the actual review begins. When the application is determined complete, the applicant is then required to post notice on the site subject to the major lot line adjustment.<sup>1</sup> At the same time (and after a determination the application is complete), appropriate staff reviews and evaluates the application, and the Planning Director makes a decision on whether to approve, approve with conditions, or deny the application. This review period, as required by state law, is completed within 70 days from the date the application is determined complete (not counting August, or the dates between December 20 and January 3). An applicant may appeal the Planning Director's decision to the Planning Board.

After approval of the preliminary plan for a major lot line adjustment, the applicant is required to receive approval of a final plat.<sup>2</sup> The process for the final plat approval is similar to that of the review of the preliminary plan, except the Planning Director is required to make a decision within 20 calendar days of the date the application is determined complete

(Additionally, there is no requirement that posted notice be placed on the site).

Review for compliance with applicable development standards (see Division 27-5: Development Standards) is done during the review for a use and occupancy permit.

### *Current Process*

This test case may be exempt from a new preliminary plan of subdivision pursuant to Section 24-111(c)(1) since the proposed use would be for single-family detached residential dwellings in a subdivision approved prior to October 27, 1970. However, if the owner wishes to change the relationships between lots or streets (as shown in the test case), a resubdivision would be necessary.

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<sup>1</sup> A minimum of ten days prior to the Planning Director's decision.

<sup>2</sup> This four lot single-family development is exempted from receiving detailed site plan (minor or major) approval.

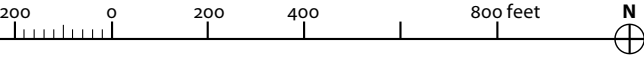




Site 2 Net Lot Area  
Focus Area

Test Case - Site 2

GOAL	For this study, the goal is to achieve a market-feasible development density and FAR allowed by the zone. The study is structured by first calculating the density, FAR, and open space requirements for the existing 61-acre development site, then establishing a new block and street plan for the development site, and finally investigating program/massing potential for the 25-acre focus area.		
RECOMMENDED ZONE	Neighborhood Activity Center (NAC)		
Study Area (Net Lot Area)	2,659,000 sf (61 acres) Full Site 698,073 sf (16 acres) Focus Area		
Density 5-15 du/acre (min-max)	Required Full Site 305 du min 915 du max	Focus Area 80 du min 240 du max	Proposed 200 du
F.A.R 0.5-2.0 F.A.R (min-max)	1,329,500 sf min 5,318,000 sf max	349,036 sf min 1,396,146 sf max	446,000 sf
Open Space Set-Aside Minimum (5% assuming Mixed-Uses)	132,950 sf (3 acres)	34,903 sf (0.8 acres)	79,500 sf (1.283 acres)
Building Heights (Max)	50'		
ASSUMPTIONS	Density and FAR is not required to be allocated on a block by block basis, because the proposed density ranges recommended by Clarion Associates cover the full development site for a given development.  Based on surrounding context, higher-density, mixed-use (office and ground-level retail) will be located adjacent to Oxon Hill Road and will transition to predominately residential (multi-family) to the north.  For NAC parcels adjacent to the freeway (I-495), a 40' setback is required if there are multifamily uses on that parcel.		
CONSIDERATIONS DENSITY/FAR	For large development sites, the draft code requirements (minimum density/FAR) along with economically feasible market conditions (office floor plate sizes and residential unit counts) will not likely result in the small-scale "main street" development envisioned for the NAC Zone (see the Focus Area Plan).		







- R.O.W 60'
- Sidewalk Zone
- B.T.L Zone (15'min.-35'max.)
- Buildable area
- Open Space
- 40' Landscape Buffer zone
- Focus Area

Test Case - Site 2

OBJECTIVE

Based on NAC block length criteria (200'-600') and the zone's purpose of establishing a walkable and attractive lower-density, small-scale mixed-use center, a new block and street pattern was establish accommodating blocks that allow for flexibility of uses and construction types and locates open spaces to anchor development.

ASSUMPTIONS

Streets were laid out using a 60' (Public/Private) roadway width. The roadway dimension was required to establish the min. Build-to-Line. The roadway width accommodates 2 travel lanes, parallel parking on both sides, and an 11' zone on both sides to accommodate sidewalks and planting.

A street network is established by maintaining existing primary curb cuts into the site from Oxon Hill Rd. and then using the required block lengths to establish a block pattern along Oxon Hill Rd. A secondary street, parallel to Oxon Hill Rd., is created to enhance pedestrian and vehicular east/west traffic through the site. This secondary street is anchored by various open spaces.

For a multi-block development, we are assuming that the open space is not on a block by block basis.

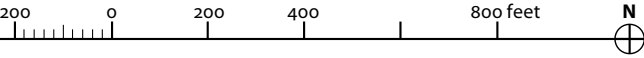
CONSIDERATIONS

Block Length

Consider eliminating the minimum block length. Some town-house blocks (Integral Garages) could be less than 200'.

Open Space Set-Aside

The draft code requires open space to be accessible from the street, but not necessarily adjacent to the street or within the building frontage zone. It appears the open space set-aside may be met internal to the block and/or entirely along the street (as part of the streetscape) with only the minimum building frontage zone provided (which may not result in a clearly articulated space/place within the public realm beyond the streetscape itself). Consider location requirements for multi-block developments to ensure open space is adjacent to the street and a clearly articulated "place" within the public realm. (for single blocks and/or very small parcels, this should not be required or it will result in too many small, potentially meaning-less spaces that are spaced unnecessarily close together)







- Building
- Open Space
- Frontage Planting Area 70%
- Retail Frontage
- Buffer
- Frontage Planting Area 20%

Test Case - Site 2

ASSUMPTIONS

Assuming 14'-8" min. story height for ground level and 10'8" for residential or 13'4" for office floors above the ground level, building heights by stories will result in 4-story max residential. bldg or 3-story max. office bldg.

Although the zoning allows reduced parking, due to the lack of rail tranist and proximity to the Capital Beltway we are parking at the maximum (150% of min.) allowed to meet market-driven parking demand.

Parking Ratio (Min)	Required (Min)	Provided (Max)
General Office: 1.0/400sf (min)	853 sp	1,280 sp
Retail: 2.5/1000sf (min)	131 sp	197 sp
Restaurant: 8.0/1000sf (min)	420 sp	630 sp
Multifamily Res: 1.175sp/du*	235 sp	353 sp
*Avg. of 1.0 (1-bd/studio) and 1.35 (all other unit types)		

PROGRAM

Block 1		Block 3	
Bldg 1	(4-Story)	Bldg 5	(3-Story)
Residential	200 du	Office	51,000 sf
Retail	8000 sf	Retail	21,000 sf
Parking	365 spaces	Bldg 6	(3-Story)
Bldg 2	(3-Story)	Office	57,000 sf
Office	45,000 sf	Retail	15,000 sf
Retail	15,000 sf	Block 4	
Block 2		Bldg 7	(3-Story)
Bldg 4	(3-Story)	Office	54,000 sf
Office	70,000 sf	Retail	6,000 sf
Retail	17,000 sf	Bldg 8: Parking	600 spaces (6-levels)**
Bldg 3: Parking	1360 spaces (6-levels)**	Bldg 9	(3-Story)
		Office	64,000 sf
		Retail	23,000 sf

\*\*Assumes a 5-story building (10'8" story height for ground level and 9'8" typical floor height, with the 6th level of parking on the roof).

<b>Total Residential</b>	<b>200 du</b>
<b>Total Non-Residential</b>	<b>446,000 sf</b>
<b>Total Garage Parking</b>	<b>2325 sp</b>

CONSIDERATIONS

FAR minimum

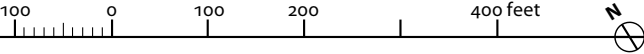
Structured parking will likely be required to achieve the minimum 0.5 FAR (as illustrated in our plan).

Additionally, it appears that parking structures may be used to achieve frontage requirements and, therefore, it would be permissible to place a garage along a primary street, at an intersection, or along any street. (For instance, it may be more likely that a developer may replace building 5 or 6 with a garage rather than build one large garage – bldg 3) These structured parking garages may be subject to design standards for ground level design.

Likewise, it is unlikely that a developer would build the entirety of the larger garage (Bldg 3) if the developer was phasing Bldg 4 and Bldg 2. Perhaps the garage, too, could be built in 2 "pieces;" or, it may be built as 2 separate garages.

Building Height

Consider increasing the building heights to 60'; to allow for 4-story office buildings (based on a marketable typical floor to floor height of 13'4 and 5-story residential building (based on an increased market-demand for 5-story residential projects)





## TEST CASE – SITE 2: OVERVIEW OF DEVELOPMENT PERMITTING

This test case along Oxon Hill Road involves evaluation of a 16-acre (698,073 sf) site tested in the NAC: Neighborhood Activity Center Zone, that is a portion of a larger 61-acre site that consists of a commercial shopping center and related nonresidential development. As part of the testing, a new block and street pattern was established accommodating blocks that allow for a flexibility of uses and construction types where open spaces could be located to anchor development. This effort results in dividing the site into four blocks, consisting of nine buildings with 445,000 sf of nonresidential development and 200 multifamily residential dwellings. Development is allocated within the blocks and buildings, as follows:

- Block 1 consists of two buildings:
  - Building 1 consists of 200 multifamily dwellings units, 8,000 sf of retail development, and 365 parking space;
  - Building 2 consists of 45,000 sf of office and 15,000 sf of retail development.
- Block 2 consists of two buildings:
  - Building 3 consists of a parking garage with 1,360 spaces;
  - Building 4 consists of 70,000 sf of office and 17,000 sf of retail development.
- Block 3 consists of two buildings:
  - Building 5 consists of 51,000 sf of office and 21,000 sf of retail development;
  - Building 6 consists of 57,000 sf of office and 15,000 sf of retail development.
- Block 4 consists of three buildings:
  - Building 7 consists of 54,000 sf of office and 6,000 sf of retail development;
  - Building 8 consists of a parking garage with 600 spaces; and
  - Building 9 consists of 64,000 sf of office and 23,000 sf of retail development.

While multiple options exist for permitting the site, at a minimum it needs to be subdivided into four lots (for each block), and could potentially be subdivided into up to nine lots (a lot for each building). Under any of these options, major subdivision approval is required. However, depending on how many lots are platted, development of some of the lots would require minor detailed plan approval, and some

would require major detailed plan approval. Given this circumstance, we outline below the development review procedures for these different alternatives.

Development that is required to receive major subdivision and detailed site plan (minor or major) approval must initially receive approval of a preliminary plan for major subdivision. This requires the subdivider to participate in a pre-application conference with the Planning Director and appropriate staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Once these steps are completed, the application is submitted to the Planning Director, who determines if the application is complete or incomplete. When the application is determined complete, the applicant is notified; upon receiving notice, the applicant is required to send written notice to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review. Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a staff report recommending approval, approval with conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after conclusion of the public hearing approves, approves with conditions, or denies the application. The Planning Board's decision must be made within 70 days of the date the application is determined complete (excluding time in August, and the dates between December 20 and January 3).

After approval of the preliminary plan for major subdivision, the applicant must receive approval of a final plat for major subdivision before platting is complete. However, because the lot(s) on which the development is located requires approval of a detailed site plan (minor or major) as well, the detailed site plan (minor or major) is required to be approved before approval of the final plat.

If a minor detailed site plan is required, the process is initiated when the applicant submits an application to the Planning Director, who determines if the application is complete. When the application is determined complete, the applicant is notified. The Planning Director then makes a decision to approve, approve with conditions, or deny the application. There is no public hearing. The applicant, however, is required to post notice on the site subject to the application at least 15



## TEST CASE – SITE 2: OVERVIEW OF DEVELOPMENT PERMITTING

days prior to the Planning Director's decision. A decision of the Planning Director on a minor detailed site plan may be appealed to the Planning Board. The decision of the Planning Board may be appealed to the District Council, or the District Council may elect to review the Planning Board's decision on its own volition.

If a major detailed site plan is required, the applicant must participate in a pre-application conference with the Planning Director and appropriate staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Both of these steps are separate from and additional to the similar requirements of the preliminary plan of major subdivision. Once these steps are completed, the application is submitted to the Planning Director, who determines if the application is complete. When the application is determined complete, the applicant is notified; upon receiving notification the applicant is required to send written notification to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review. Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a technical staff report recommending approval, approval with conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after the conclusion of the public hearing approves, approves with conditions, or denies the application. The decision of the Planning Board on a major detailed site plan may be appealed to the District Council, or the District Council may elect to review the Planning Board's decision on its own volition.

Once the detailed site plan (major or minor) is approved, the applicant may proceed to gain approval of the final plat for major subdivision. The process for final plat approval is similar to that of the review of the preliminary plan for major subdivision, except the subdivider is not required to hold a pre-application conference or a pre-application neighborhood meeting, and the Planning Director is required to make a decision within 20 calendar days of the date the application is determined complete.

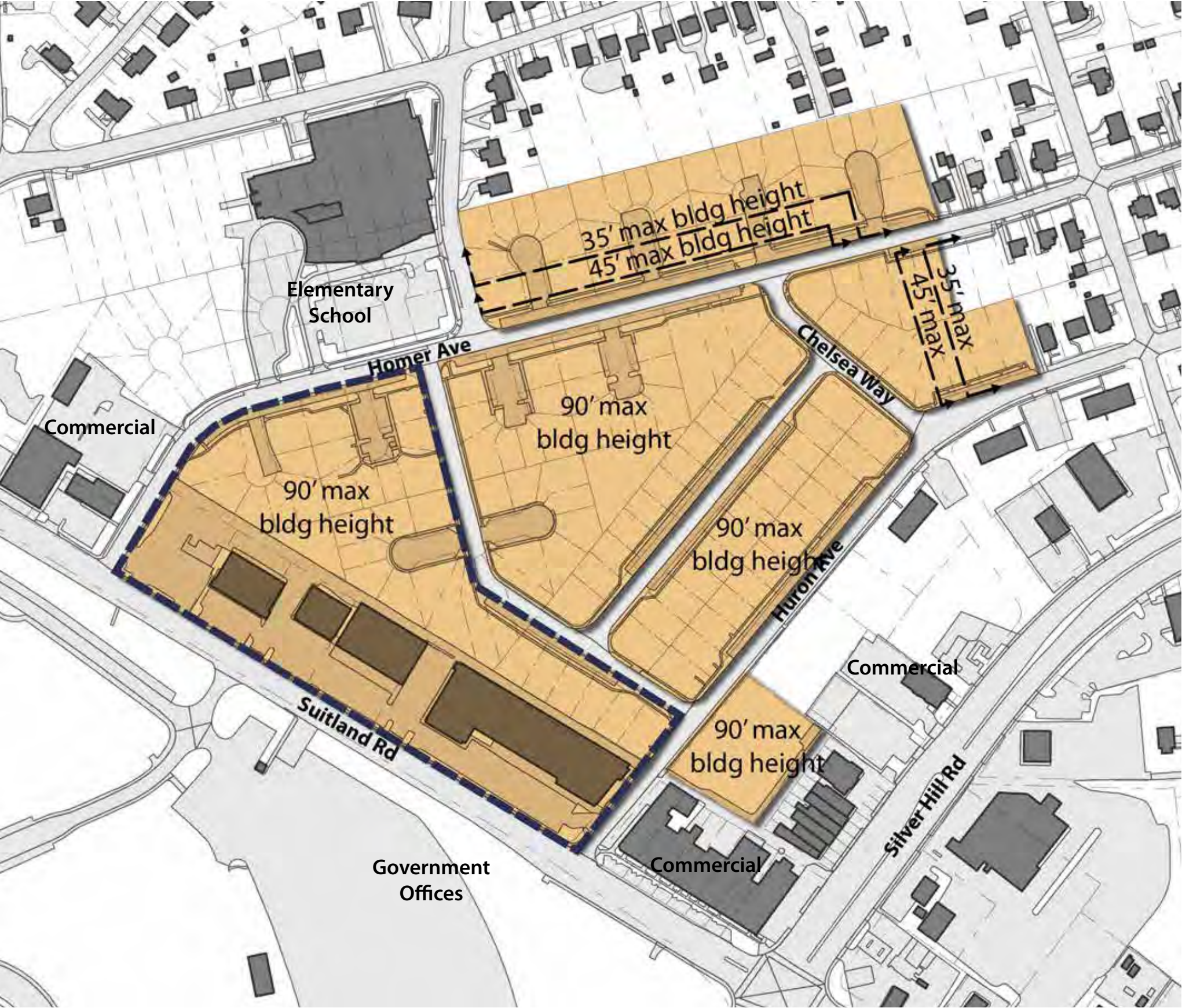
### *Current Process*

This test case site is currently in the C-S-C Zone, which would not permit the multifamily residential component of the proposed development. The office and retail components could be built by right, through a permit review procedure, only if none of the proposed individual uses require a separate detailed site plan review.

Should a detailed site plan be required, the timing would be similar to the proposed procedure for a major detailed site plan except that the requirements of a pre-application conference and pre-application neighborhood meeting would not apply. The only design regulations that would apply would be zoning requirements for the C-S-C Zone and the use(s) (if any), parking and loading, landscaping, and signage.

A preliminary plan of subdivision and/or final plats may be required; such need would be evaluated when the applicant initially contacts the Planning Department.

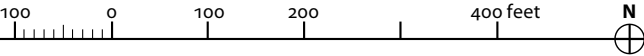




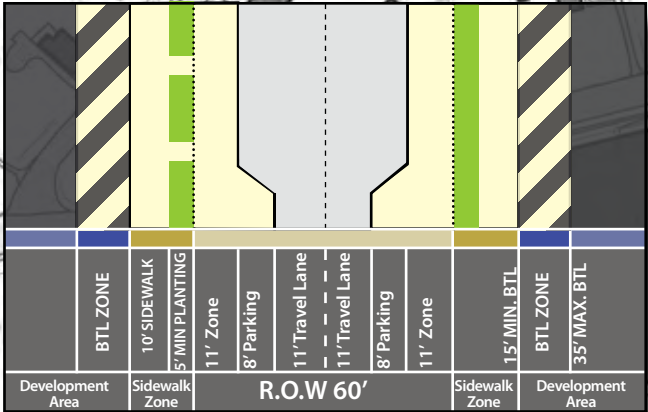
Site 3 Net Lot Area  
Focus Area

Test Case - Site 3 (Suitland Rd)

GOAL	For this study, the goal is to achieve the maximum density and FAR allowed by the zone. The study is structured by first calculating the density, FAR, and open space requirements for the existing development site, then establishing a new block and street plan for the development site, and finally investigating program/massing potential for the focus area.	
RECOMMENDED ZONE	Regional Transit-Oriented-Lower-Intensity* (RTO-L) *Site is approximately 2,640 feet from the Suitland Metro Station to the intersection of Suitland Rd and Huron Ave.  RTO-L Edge standards are applied to this study area.	
Study Area (Net Lot Area)	996,168 sf (22.86 acres) Full Site** **Excludes public street/alley R.O.W and private street/alley easements. Culs-de-sac were not included in the exclusions.	
	Required Full Site	Proposed Focus Area
Density 10-30 du/acre (min-max)	228 du min 685 du max	303 du
F.A.R 0.5-2.5 F.A.R (min-max)	498,084 sf min 2,490,420 sf max	975,000 sf
Open Space Set-Aside Minimum (5% assuming Mixed-Uses)	49,808 sf (1.14 acres)	22,000 sf (1.283 acres)
Building Heights	35' - 90'	
Neighborhood Compatibility Standards	Per Table 27-5.1103.A.2 Maximum Height in Transitional Areas, the areas adjacent to the existing single-family units will be 35' or 45'. All other blocks will use a maximum building height of 90' per RTO-L Edge.	
ASSUMPTIONS	Density and FAR is not required to be allocated on a block by block basis, because the proposed density ranges recommended by Clarion Associates cover the full development site for a given development.  Based on surrounding context, higher-density, mixed-use development (office, residential, and ground-level retail) will be located closer to Suitland Rd. and will transition to predominately lower-density residential (single-family attached and detached) north of Homer Ave. and east of Chelsea Way	







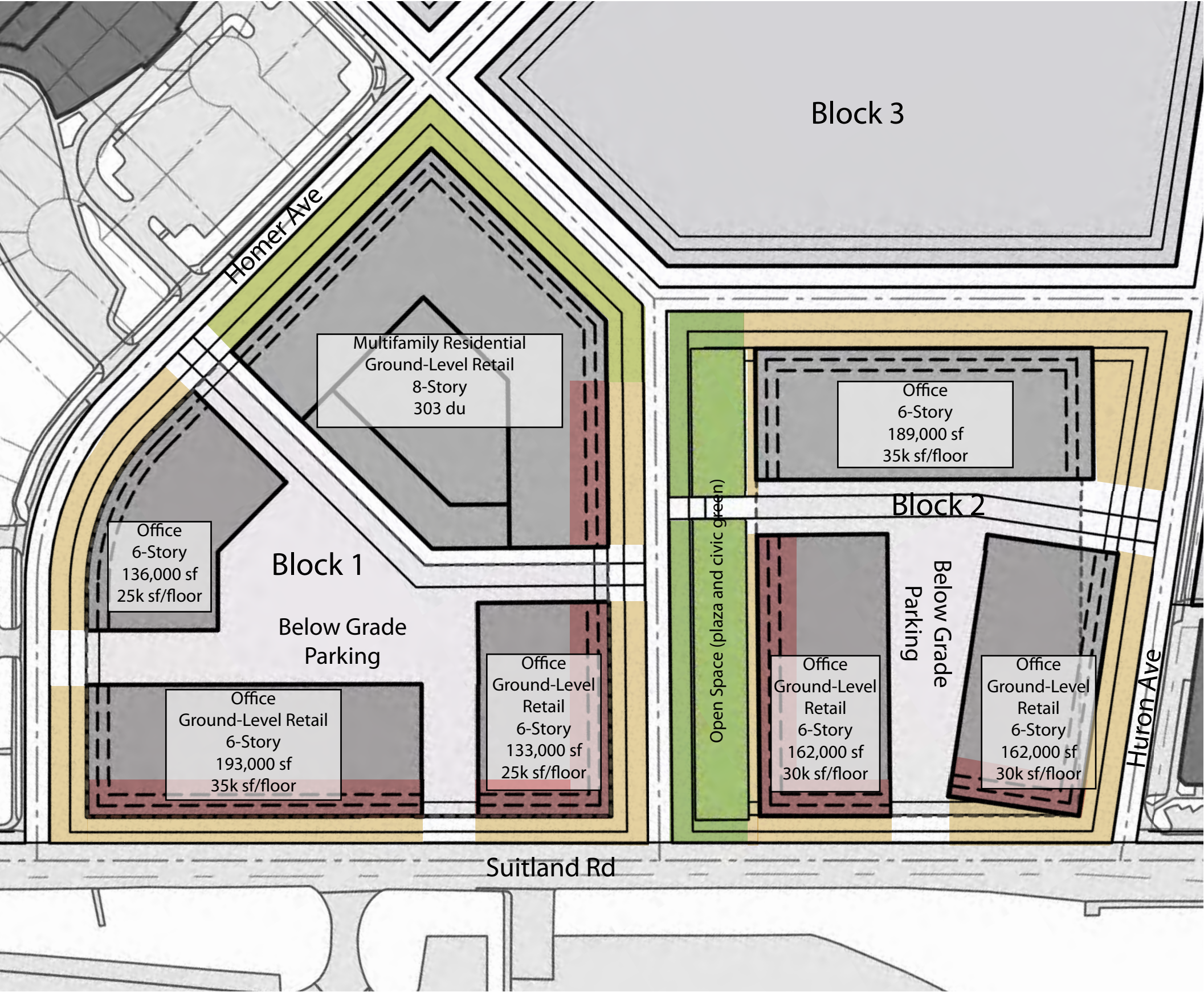
Typical Street Section (60' R.O.W.)

- R.O.W 60'
- Sidewalk Zone
- B.T.L Zone (15'min.-35'max.)
- Buildable area
- Open Space

Test Case - Site 3 (Suitland Rd)

OBJECTIVE	Based on RTO-L Edge block length criteria (400'-800') and the zone's purpose of establishing a high-intensity, vibrant, mixed-use center, a new block and street pattern was established accommodating larger blocks that allow for flexibility of uses and construction types.
ASSUMPTIONS	Streets were laid out using a 60' (Public/Private) roadway width. The roadway dimension was required to establish the min. Build-to-Line. The roadway width accommodates 2 travel lanes, parallel parking on both sides, and an 11' zone on both sides to accommodate sidewalks and planting.  A street network is established by maintaining Suitland Rd, Homer Ave., and Huron Ave. alignments, while extending existing streets (Lewis Ave.) and anticipated connections (to Silver Hill Rd.)
CONSIDERATIONS	
Block Length	Consider lowering or eliminating the Min. block length (400'). A mixed-use, multifamily wrapped garage product (with proposed sets backs) would only require a block length of approximately 268'. A townhouse block (using the required 1,500 sf TH lots, 15' min BTL, and 60' R.O.W) would only require a 210' wide block.
Building Height	Consider increasing building heights to accommodate more than 6 floors of non-residential uses (see assumptions on page 3 regarding floor-to-floor dimensions). Maximum development (2.5 FAR) cannot be achieved for the development site using market-driven parking ratios (maximums) with the 90' building height requirement.
Building Height Step Back	Building height step backs for floors over 50' can result in a step back of 20' from the min. BTL, if a building is 90' tall. This can result in inefficient residential buildings and an increase in cost.
Open Space Set-Aside	As currently proposed, the code requires open space to be accessible from the street, but not necessarily adjacent to the street or within the building frontage zone. It appears the open space set-aside may be met internal to the block. However, based on good urban design principles, the Site 3 plan shows the open space consolidated and located adjacent to the street and within the building frontage zone.





- Building
- Building Height Step Back (from Min. BTL)
- Below Grade Parking
- Open Space
- Retail Frontage
- Frontage Planting Area 20%
- Frontage Planting Area 70%

Test Case - Site 3 (Suitland Rd)

ASSUMPTIONS

Market-feasible floor plates: 25,000-35,000 sf/floor for general office/retail and 250-300 units per multifamily buildings.

Assuming 14'-8" min. story height for ground level and 10'8" for residential or 13'4" for office floors above the ground level, building heights by stories will result in 8-story max residential. bldg or 6-story max. office bldg.

Although the zoning allows reduced parking, we are parking at the maximum (150% of min.) allowed to meet market-driven parking demand.

Parking Ratio (Min)	Required (Min)	Provided (Max)
General Office: 1.0/500sf (min)	1,774 sp	2,661 sp
Retail: 2.0/1000sf (min)	101 sp	151 sp
Restaurant: 6.0/1000sf (min)	303 sp	454 sp
Multifamily Res: 1.175sp/du*	356 sp	534 sp
*Avg. of 1.0 (1-bd/studio) and 1.35 (all other unit types)		

For a multi-block development, we are assuming that the open space is not on a block by block basis. For multi-block developments, location requirements should be included to ensure open space is adjacent to the street and/or within the building frontage zone.

Block 1

- Residential
- Retail
- Parking
- Office/Retail

**303 units (8-story)**  
13,000 sf  
530+ spaces required (4-levels, above grade)  
**Total 462,000 sf (3 buildings, 6-stories each)**  
Office\* - 408,000 sf  
Retail - 54,000 sf  
\*Typical bldg using 30,000 sf/floor and setting back floors above 50' in height 10'-20' (per 27-3.203.G), yields a 6-story 162,000 sf building.

Parking (below) 1,400+ spaces required (3-levels, below grade)

Block 2

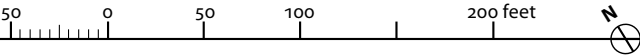
- Office/Retail
- Parking (below)
- Open Space (5%)

**513,000 sf (3 buildings, 6-story each)**  
Office\* - 479,000 sf  
Retail - 34,000 sf  
1,540+ spaces required (4-levels, below grade)  
22,000 sf (Min. Required Set-Aside for Blocks 1 & 2)

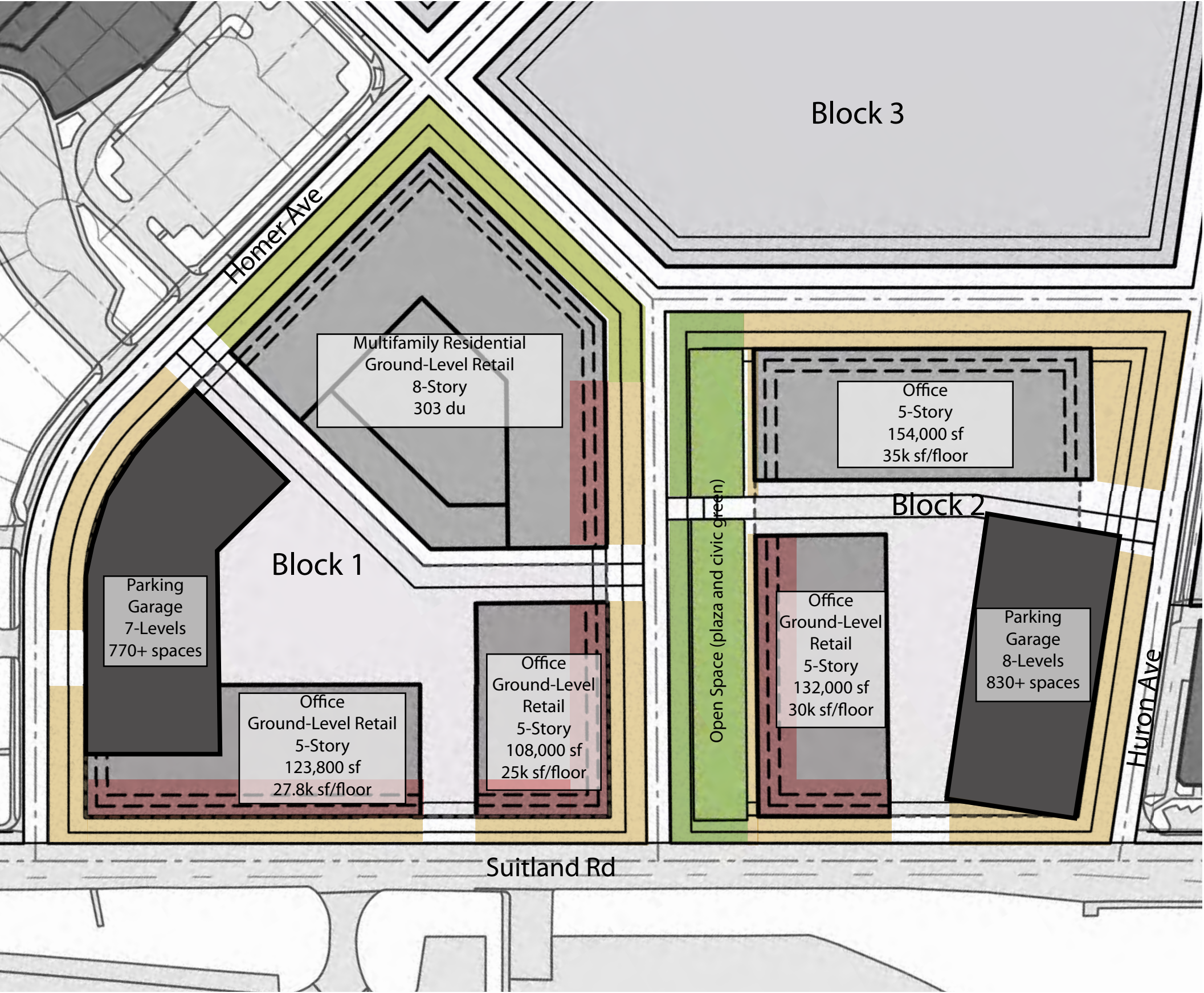
NOTES

Blocks 1 and 2 represent 44% of the total net lot area, with 39% of allowable FAR in 6 commercial/office buildings and 55% of allowable density in 1 multifamily building. To achieve the max development allowed, the remaining blocks (3-7) need to accommodate 1,515,420 sf of non-residential space (approximately 10 buildings) and 383 units (townhouses and 1 multifamily building). The remaining program will likely not be achieved on the remaining blocks.

Additionally, to achieve the maximum development allowed by the zone, the development site would require extensive below grade parking to meet the maximum parking ratios along with increasing the building height requirement. Underground parking, in this location, may not be market-feasible in the foreseeable future.







Test Case - Site 3 (Suitland Rd)

ASSUMPTIONS

Market-feasible floor plates: 25,000-35,000 sf/floor for general office/retail and 250-300 units per multifamily buildings.

Assuming 14'-8" min. story height for ground level and 10'8" for residential or 13'4" for office floors above the ground level, building heights by stories will result in 8-story max residential. bldg or 6-story max. office bldg.

Although the zoning allows reduced parking, we are parking at the maximum (150% of min.) allowed to meet market-driven parking demand.

Parking Ratio (Min)	Required (Min)	Provided (Max)
General Office: 1.0/500sf (min)	910 sp	1,365 sp
Retail: 2.0/1000sf (min)	93 sp	139 sp
Restaurant: 6.0/1000sf (min)	281 sp	421 sp
Multifamily Res: 1.175sp/du*	356 sp	534 sp
*Avg. of 1.0 (1-bd/studio) and 1.35 (all other unit types)		

For a multi-block development, we are assuming that the open space is not on a block by block basis. For multi-block developments, location requirements should be included to ensure open space is adjacent to the street and/or within the building frontage zone.

- Block 1**
- Residential
  - Retail
  - Parking
  - Office/Retail

**303 units (8-story)**  
13,000 sf  
530+ spaces required (4-levels, above grade)  
**Total 231,800 sf (2 buildings, 5-stories each)**  
Office - 177,800 sf  
Retail - 54,000 sf

Parking (below)

770 spaces required (7-levels, above grade)

- Block 2**
- Office/Retail

**Total 304,000 sf (2 buildings, 5-story each)**  
Office - 277,200 sf  
Retail - 26,800 sf  
830 spaces (8-levels, above grade)

Parking (below)

Open Space (5%)

22,000 sf (Min. Required Set-Aside for Blocks 1 & 2)

NOTES

Blocks 1 and 2 represent 44% of the total net lot area, with 21% of allowable FAR in 4 commercial/office buildings and 55% of allowable density in 1 multifamily building. To achieve the max development allowed, the remaining blocks (3-7) need to accommodate 1,954,620 sf of non-residential space (approximately 13 buildings) and 383 units (townhouses and 1 multifamily building). The remaining program will likely not be achieved on the remaining blocks.

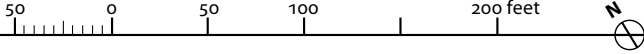
For this alternate study, above grade structured parking will be required to meet the parking requirements. Additionally, it appears that parking structures may be used to achieve frontage requirements and, therefore, it would be permissible to place a garage along a primary street, at an intersection, or along any street. These structured parking garages may be subject to design standards for ground level design. These parking garages would also not likely conform to the step back requirements due to feasibility and construction concerns.

- Building

— — Building Height Step Back (from Min. BTL)
- Below Grade Parking

■ Open Space
- Retail Frontage

■ Frontage Planting Area 20%
- Frontage Planting Area 70%





## TEST CASE – SITE 3: OVERVIEW OF DEVELOPMENT PERMITTING

This test case at Suitland Manor involves evaluation of a 22.86-acre site that was tested in the RTO-L (Regional Transit-Oriented – Low Intensity) Zone, that is part of a larger site. As part of the testing, a new block and street plan was established for the site, dividing the site into two blocks. The plan of development on the site proposes:

- Four buildings within Block 1 that consists of:
  - Three buildings with 462,000 sf of nonresidential development (office and retail, with below-grade parking); and
  - One building with mixed-use development (303 residential units, 13,000 sf of retail, and 530 + parking spaces); and
- Three buildings in Block 2, that consist of 513,000 sf of nonresidential development (479,000 sf of office and 34,000 sf of retail, with below-grade parking).

While several options exist for permitting the site, it is assumed the site would be platted with three lots, as follows:

- Two lots in Block 1, consisting of:
  - A lot for the mixed-use building with 303 residential units, 13,000 sf of retail, and 530+ parking spaces; and
  - A lot for the other three buildings which consist of nonresidential development; and
- One lot for Block 2, with its three buildings with 513,000 sf of nonresidential development.

Permitting requires approval of a preliminary plan of major subdivision and a major detailed site plan for each of the lots. Starting with the preliminary plan of major subdivision, the subdivider must participate in a pre-application conference with the Planning Director and appropriate staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Once these steps are completed, the application is submitted to the Planning Director, who determines if the application is complete. When the application is determined complete, the applicant is notified; upon receiving notification the applicant is required to send written notification to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review. Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a staff report recommending approval, approval with

conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after conclusion of the public hearing approves, approves with conditions, or denies the application. The Planning Board's decision must be made within 70 days of the date the application is determined complete (excluding time in August, and the dates between December 20 and January 3).

After approval of the preliminary plan for major subdivision, the applicant must receive approval of a final plat for major subdivision before platting is complete. However, because the lot(s) on which the development is located requires approval of a major detailed site plan as well, the major detailed site plan is required to be approved before approval of the final plat.

Major detailed site plan review requires the applicant to participate in a pre-application conference with the Planning Director and appropriate staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Once these steps are completed, the application is submitted to the Planning Director, who determines if the application is complete. When the application is determined complete, the applicant is notified; upon receiving notice, the applicant is required to send written notice to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review. Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a technical staff report recommending approval, approval with conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after the conclusion of the public hearing approves, approves with conditions, or denies the application. The decision of the Planning Board on a major detailed site plan may be appealed to the District Council, or the District Council may elect to review the Planning Board's decision on its own volition.

Once the major detailed site plan is approved, the applicant may proceed to gain approval of the final plat for major subdivision. The process for final plat approval is similar to that of the review of the preliminary plan for major subdivision, except the subdivider is not required to hold a pre-application conference or a pre-application neighborhood meeting, and



## TEST CASE – SITE 3: OVERVIEW OF DEVELOPMENT PERMITTING

the Planning Director is required to make a decision within 20 calendar days of the date the application is determined complete.

### *Current Process*

This test case site is currently in the M-U-TC Zone and has obtained its development approvals and recently broken ground. A preliminary plan of subdivision was accepted on July 31, 2015 and approved on November 19, 2015. A special permit was required for the residential component, accepted on October 20, 2015 and approved November 19, 2015 by the Planning Board. Other development approvals in the M-U-TC Zone consist of permit review for non-residential components and final plats of subdivision. These are submitted to the Planning Department staff, reviewed by the Suitland M-U-TC Design Review Committee, which makes a recommendation to the Planning Board, and reviewed and approved by the Department of Permitting, Inspections and Enforcement.

The Suitland M-U-TC Development Plan contains numerous design standards that are applied to all development in the M-U-TC area through the permit and special permit procedures.

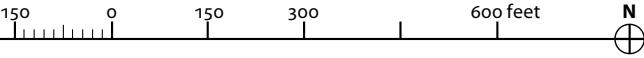




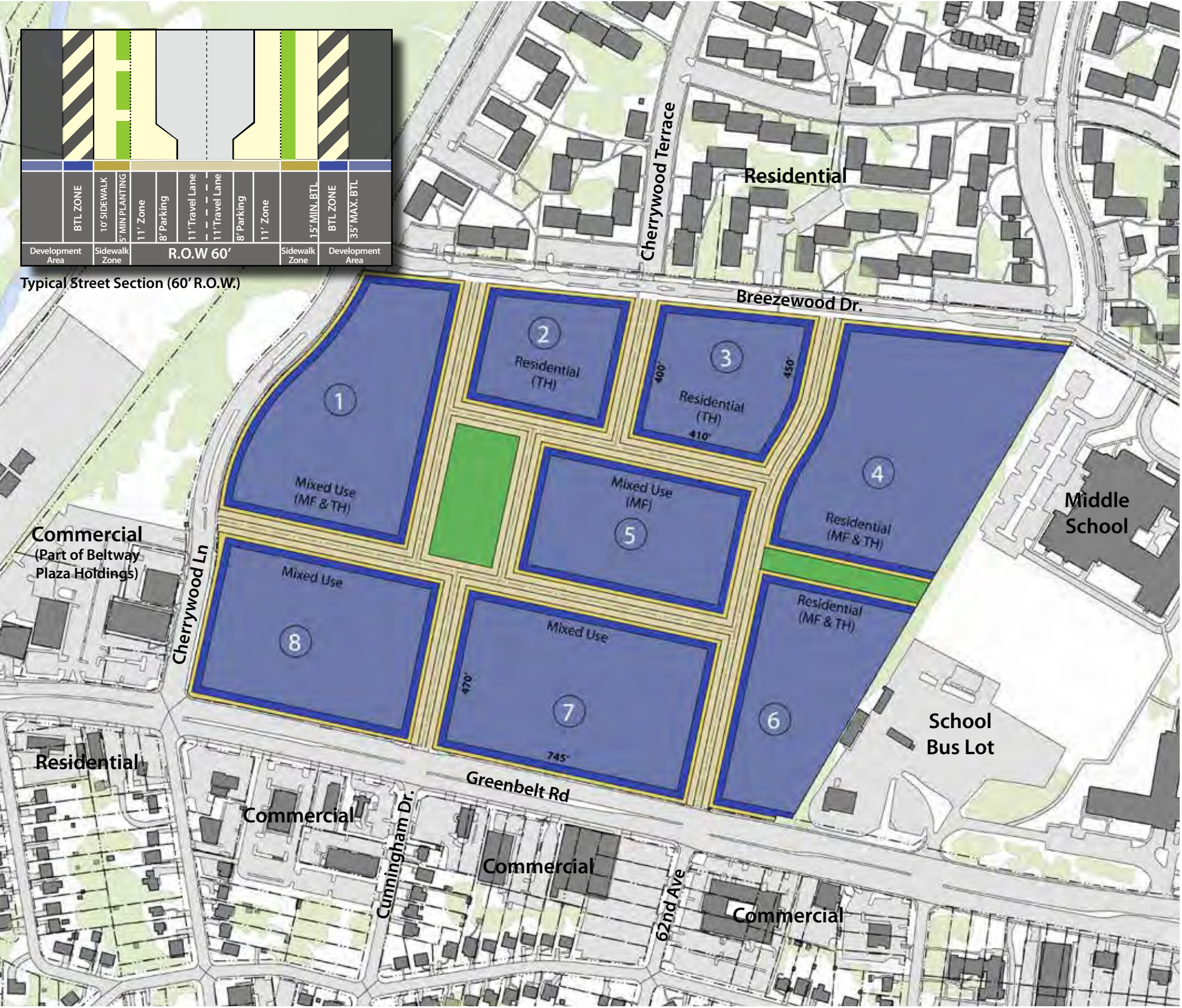
Site 4 Net Lot Area  
Focus Area

Test Case - Site 4 (Beltway Plaza)

GOAL	For this study, the goal is to achieve a market-feasible development density and FAR allowed by the zone. The study is structured by first calculating the density, FAR, and open space requirements for the existing development site, then establishing a new block and street plan for the development site, and finally investigating program/massing potential for the focus area.		
RECOMMENDED ZONE	Local Transit-Oriented* (LTO) *Site is more than 2,640 feet from the Greenbelt Metro Station to the intersection of Cherrywood Lane and Breezewood Drive.  LTO Edge standards are applied to this study area based on its location within the Innovation Corridor.		
Study Area (Net Lot Area)	2,422,802 (55.6 acres) Full Site 328,349 (7.54 acres) Focus Area		
	Required Full Site	Focus Area	Proposed
Density 5-20 du/acre (min-max)	278 du min 1,112 du max	37 du min 150 du max	200 du
F.A.R 0.5-2.0 F.A.R (min-max)	1,211,401 sf min 4,845,604 sf max	164,174 sf min 656,698 sf max	246,000 sf
Open Space Set-Aside Minimum (5% assuming Mixed-Uses)	121,140 sf (2.78 acres)	16,417 sf (0.37 acres)	
Building Heights (Max)	50'		
ASSUMPTIONS	Density and FAR is not required to be allocated on a block by block basis, because the proposed density ranges recommended by Clarion Associates cover the full development site for a given development.  Based on surrounding context, higher-density, mixed-use (including office, ground-level retail, and multifamily residential) will be located closer to Greenbelt Rd. and will transition from multifamily to townhouse development adjacent to Breezewood Dr. and the middle school		
CONSIDERATIONS ZONE DESIGNATION	Consider using GCO zone for the Beltway Plaza site. The large development parcel is not within a reasonable pedestrian distance to mass transit and the lower density/FAR and building height requirements for LTO (Edge) may not attract the appropriate development for a potential high-value urban site along a commercial corridor inside the beltway.		



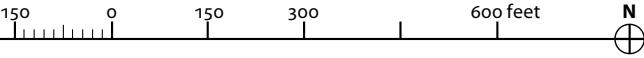




R.O.W 60'      B.T.L Zone (15'min.-35'max.)      Open Space  
Sidewalk Zone      Buildable area

Test Case - Site 4 (Beltway Plaza)

OBJECTIVE	Based on LTO Edge block length criteria (400'-800') and the zone's purpose of establishing a moderate-intensity, transit-rich, mixed-use center, a new block and street pattern was established accommodating larger blocks that allow for flexibility of uses and construction types.
ASSUMPTIONS	<p>Streets were laid out using a 60' (Public/Private) roadway width. The roadway dimension was required to establish the min. Build-to-Line. The roadway width accommodates 2 travel lanes, parallel parking on both sides, and an 11' zone on both sides to accommodate sidewalks and planting.</p> <p>A street network is established by maintaining existing primary curb cuts into Beltway Plaza from Greenbelt Rd. and making additional connections to surrounding streets, such as Cherrywood Terrace, Breezewood Dr., and Cherrywood Ln. Anchored by a square, consisting of 50% of the required open space set-aside, an internal street network is established using the required block lengths.</p> <p>For a multi-block development, we are assuming that the open space is not on a block by block basis.</p>
CONSIDERATIONS	
Block Length	Consider lowering or eliminating the Min. block length (400'). A mixed-use, multifamily wrapped garage product (with proposed sets backs) would only require a block length of approximately 268'. A townhouse block (using the required 1500 sf TH lots, 15'min BTL, and 60' R.O.W) would only require a 210' wide block.
Open Space Set-Aside	The draft code requires open space to be accessible from the street, but not necessarily adjacent to the street or within the building frontage zone. It appears the open space set-aside may be met internal to the block and/or entirely along the street (as part of the streetscape) with only the minimum building frontage zone provided (which may not result in a clearly articulated space/place within the public realm beyond the streetscape itself). Consider location requirements for multi-block developments to ensure open space is adjacent to the street and a clearly articulated "place" within the public realm. (for single blocks and/or very small parcels, this should not be required or it will result in too many small, potentially meaningless spaces that are spaced unnecessarily close together)







- Building
- Open Space
- Frontage Planting Area 70%
- Retail Frontage
- Frontage Planting Area 20%

Test Case - Site 4 (Beltway Plaza)

ASSUMPTIONS

Market-feasible floor plates: 25,000-30,000 sf/fl for general office/retail and 200-250 units per multifamily buildings

Assuming 14'-8" min. story height for ground level and 10'8" for residential or 13'4" for office floors above the ground level, building heights by stories will result in 4-story max residential. bldg or 3-story max. office bldg.

Although the zoning allows reduced parking, due to the lack of proximity to rail transit we are parking at the maximum (150% of min.) allowed to meet market-driven parking demand.

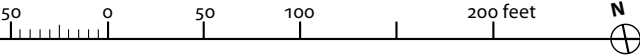
Parking Ratio (Min)	Required (Min)	Provided (Max)
General Office: 1.0/500sf (min)	330 sp	495 sp
Retail: 2.0/1000sf (min)	81 sp	122 sp
Restaurant: 6.0/1000sf (min)	243 sp	365 sp
Multifamily Res: 1.175sp/du*	235 sp	352 sp
*Avg. of 1.0 (1-bd/studio) and 1.35 (all other unit types)		

PROGRAM			
Block 7			
Bldg 1	(3-Story)	Bldg 4: Parking	900-1200 spaces* (6-levels)**
Office	53,000 sf		
Retail	22,000 sf		
Bldg 2	(3-Story)	Bldg 5	(4-Story)
Office	59,000 sf	Residential	200 du
Retail	25,000 sf	Retail	12,000 sf
		Parking	355 sp
Bldg 4	(3-Story)	Total Residential	200 du
Office	53,000 sf	Total Non-Residential	246,000 sf
Retail	22,000 sf		

\*Potential expansion of parking garage to accommodate existing mall parking, if Block 7 is developed prior to the redevelopment of the mall.

\*\*Assumes a 5-story building (10'8" story height for ground level and 9'8" typical floor height, with the 6th level of parking on the roof).

CONSIDERATIONS	
FAR/Density Range	Consider adjusting density/FAR ranges compared to NAC. Both zones have similar requirements, suggesting no development increase for proximity to transit, as is typical for transit-oriented development.
FAR minimum	Structured parking will likely be required to achieve the minimum 0.5 FAR (as illustrated in our plan). Additionally, it appears that parking structures may be used to achieve frontage requirements and, therefore, it would be permissible to place a garage along a primary street, at an intersection, or along any street. These structured parking garages may be subject to design standards for ground level design.
Building Height	Consider increasing the building heights to 60'; to allow for 4-story office buildings (based on a marketable typical floor to floor height of 13'4 and 5-story residential building (based on an increased market-demand for 5-story residential projects).





**PERSPECTIVE VIEW LOOKING NORTHEAST FROM CUNNINGHAM DRIVE AND GREENBELT ROAD**





## TEST CASE – SITE 4: OVERVIEW OF DEVELOPMENT PERMITTING

This test case consists of Beltway Plaza in Greenbelt, and involves evaluation of a 7.54-acre (328,349 sf) site that was tested in the LTO (Local Transit-Oriented) Zone, that is part of a 55.6 acre site.<sup>1</sup> As part of the testing, a new block and street plan was established for the site. The plan of development proposes five buildings, as follows:

- Building 1, consisting of 53,000 sf of office and 22,000 sf of retail development;
- Building 2, consisting of 59,000 sf of office and 25,000 sf of retail development;
- Building 3, consisting of 53,000 sf of office and 22,000 sf of retail development;
- Building 4, consisting of 900-1200 parking spaces; and
- Building 5, consisting of 200 multifamily residential dwellings; 12,000 sf of retail, and 355 parking spaces.

There are several options for permitting the development proposed for the site; it could be platted with either two, three, or four lots, as follows:

- A lot for Building 1, a lot for Building 2, a lot for Buildings 3 and 4, and a lot for Building 5 (4 lots);
- A lot for Building 1; a lot for Buildings 2, 3, and 4; and a lot for Building 5 (3 lots);
- A lot for Buildings 1, 2, 3, and 4, and a lot for Building 5 (2 lots).

For the purposes of this discussion, we assume the site is platted into three lots -- a lot for Building 1, a lot for Buildings 2, 3, and 4, and a lot for Building 5. This requires approval of a preliminary plan of major subdivision and a major detailed site plan.<sup>2</sup>

Preliminary plans for major subdivision require the subdivider to participate in a pre-application conference with the Planning Director and appropriate staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Once these steps are

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<sup>1</sup> The balance of the site currently consists of retail commercial development.

<sup>2</sup> Under any of the options -- subdividing the site into two, three, or four lots -- the approvals required would not be affected. The lots would be required to receive approval of both a preliminary plan of major subdivision and a major detailed site plan.

completed, the application is submitted to the Planning Director, who determines if the application is complete. When the application is determined complete, the applicant is notified; upon receiving notification, the applicant is required to send written notice to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review. Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a staff report recommending approval, approval with conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after conclusion of the public hearing approves, approves with conditions, or denies the application. The Planning Board's decision must be made within 70 days of the date the application is determined complete (excluding time in August, and the dates between December 20 and January 3).

After approval of the preliminary plan for major subdivision, the applicant must receive approval of a final plat for major subdivision before platting is complete. However, because the lot(s) on which the development is located requires approval of a major detailed site plan as well, the major detailed site plan is required to be approved before approval of the final plat.

Major detailed site plan requires the applicant to participate in a pre-application conference with the Planning Director and appropriate staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Once these steps are completed, the application is submitted to the Planning Director, who determines if the application is complete. When the application is determined complete, the applicant is notified; upon receiving notice, the applicant is required to send written notice to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review. Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a technical staff report recommending approval, approval with conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after the conclusion of the public hearing approves, approves with conditions, or denies the application. The decision of the Planning Board on a major



## TEST CASE – SITE 4: OVERVIEW OF DEVELOPMENT PERMITTING

detailed site plan may be appealed to the District Council, or the District Council may elect to review the Planning Board's decision on its own volition.

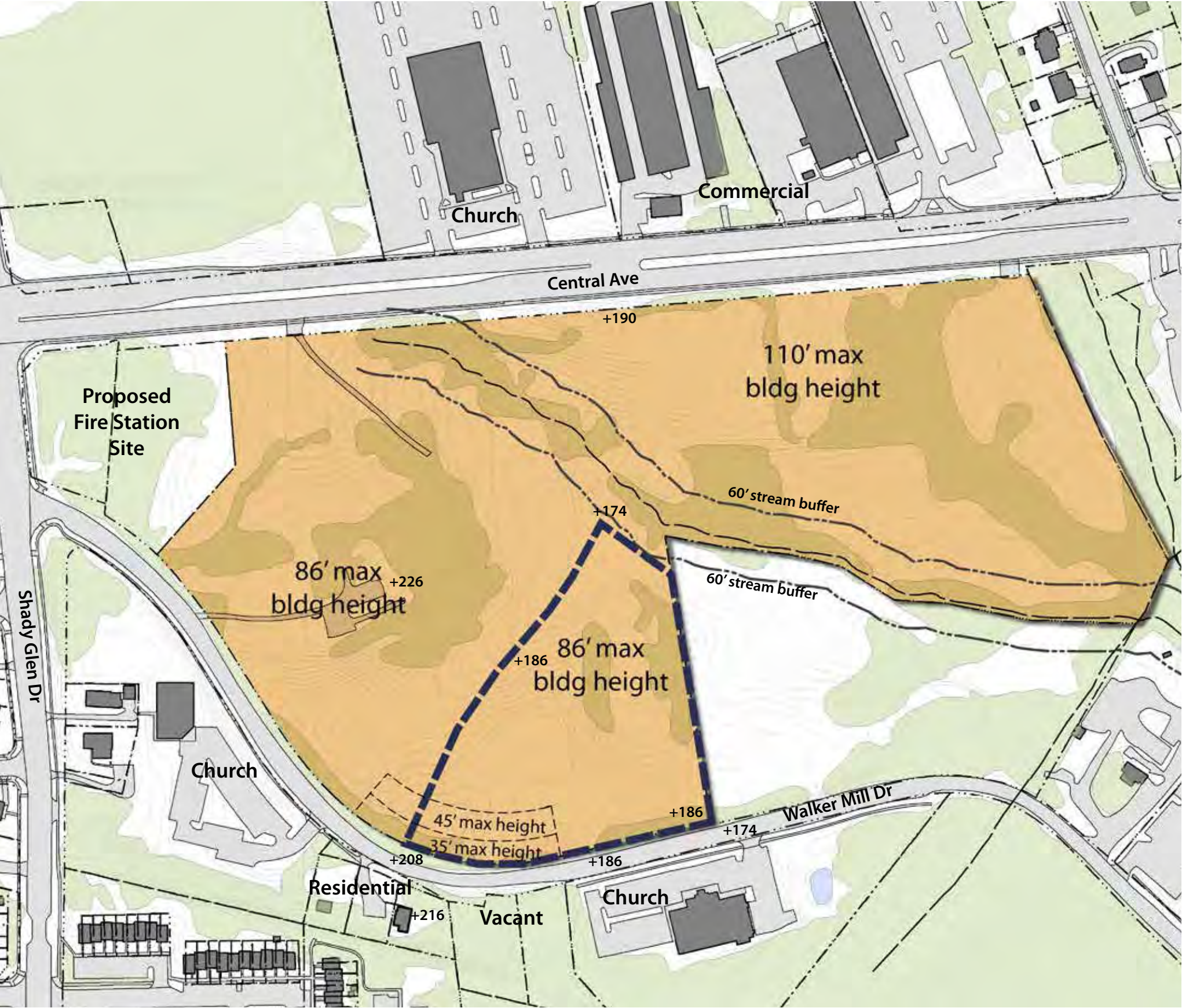
Once the major detailed site plan is approved, the applicant may proceed to gain approval of the final plat for major subdivision. The process for final plat approval is similar to that of the review of the preliminary plan for major subdivision, except the subdivider is not required to hold a pre-application conference or a pre-application neighborhood meeting, and the Planning Director is required to make a decision within 20 calendar days of the date the application is determined complete.

### *Current Process*

The property owner of the test case site is involved in a pending conceptual site plan application that was accepted on August 8, 2006 for other holdings at the back portion of Beltway Plaza. The Planning Board held a hearing on or about January 13, 2011. Subsequent to the Planning Board hearing, the District Council elected to review the conceptual site plan. This site plan is still in pending status; the election to review took place prior to state legislation that established action timeframes for election to review cases. A preliminary plan of subdivision and subsequent detailed site plan would have been necessary for the proposed development, and the portion of the site subject to the conceptual site plan would have been subject to development standards in the 2001 Greenbelt Metro Area Development District.

A similar proposal to the test case would require a preliminary plan of subdivision, detailed site plan subject to the development standards of the 2013 Greenbelt Metro Area and MD 193 Corridor Development District, and final plat. Since the property is currently in the M-U-I Zone, a conceptual site plan would not be required.

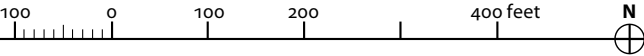




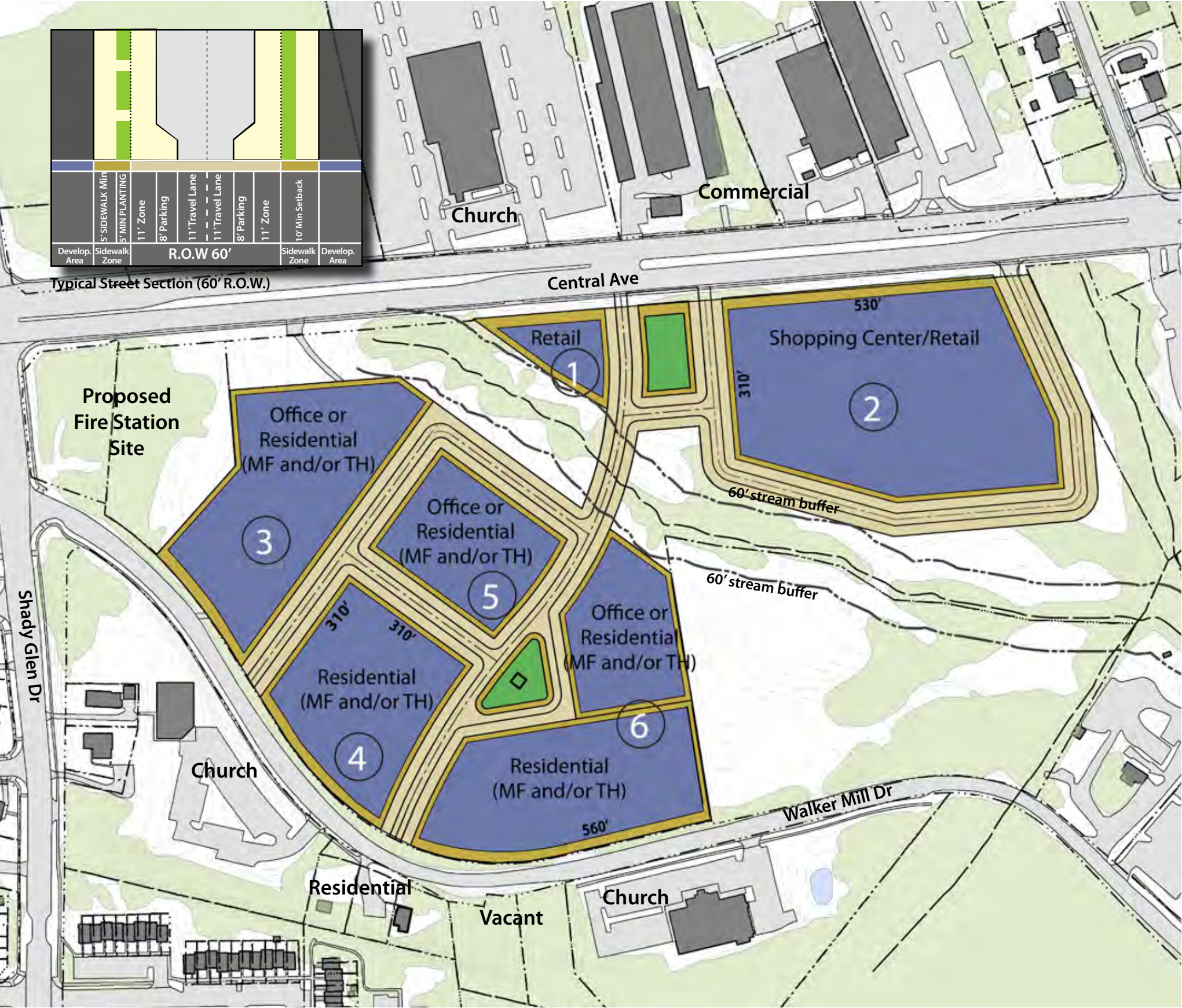
Site 5 Net Lot Area  
Focus Area

Test Case - Site 5

GOAL	For this study, the goal is to achieve a market-feasible, multifamily development density on a 4+ acre site as part of a larger horizontal mixed-use project. The study is structured by establishing a new block and street plan for the development site and then investigating program/massing potential for the focus area.		
RECOMMENDED ZONE	General Commercial and Office (GCO)* *This study focuses on Multifamily Dwelling requirements of the GCO zone.		
Study Area (Net Lot Area)	1,162,390 sf (26.7 acres) Full Site 189,198 sf (4.3 acres) Focus Area		
Density (Max 48 du/acre) Lot Coverage (Max) Front Yard Depth (Min) Side Yard Depth (Min) Rear Yard Depth (Min) Building Heights (Max)** <small>**For multifamily dwellings; no maximum for nonresidential</small>	Required Full Site	Required Focus Area	Proposed
	1,281 du max	206 du max	200 du
	70% max	70% max	66%
	10' min.	10' min.	10'
	8' min.	8' min.	10'
Open Space Set-Aside Minimum (15% Residential Use)	15' min.	15' min.	19' min.
	86' max.**	86' max.**	
Open Space Set-Aside Minimum (15% Residential Use)	28,379 sf min. (0.65 acres)	9,460 sf min. (0.22 acres)	15,750 sf (0.36 acres)
Neighborhood Compatibility Standards	Per Table 27-5.1103.A.2 Maximum Height in Transitional Areas, the areas adjacent to the single-family units will be 35' or 45' in height. All other blocks will use the maximum building height per GCO zone.		
ASSUMPTIONS	Density and FAR is not required to be allocated on a block by block basis, because the proposed density ranges recommended by Clarion Associates cover the full development site for a given development.  Based on surrounding context, higher-density, mixed-use development (commercial and multifamily residential) will be located closer to Central Avenue and will transition to multifamily south of the stream area and adjacent to Walker Mill Drive.  Redevelopment of the site into a multi-block development would require some regrading/balancing across the site, while being sensitive to the stream area and surrounding lots. Multifamily wrapped-garage buildings, as well as park-under apartment buildings can be used to manage the grade changes throughout the site.		
CONSIDERATIONS			
DENSITY/BUILDING HEIGHTS	Consider increasing the maximum density if you want to encourage mixed-use multifamily wrapped-garage development. The max building height suggest a 7-story (economically feasible with wood construction over a podium) residential building, while the max density, particularly on smaller sites (1-2 acres), suggest 3- 4-story apartment buildings.		







Test Case - Site 5

**OBJECTIVE**

Establish a block and street pattern that encourages a diverse range of business, civic, and mixed-use development and promotes connectivity for both pedestrian and vehicular traffic.

**ASSUMPTIONS**

Streets were laid out using a 60' (Public/Private) roadway width. The roadway dimension was required to establish the min. Build-to-Line. The roadway width accommodates 2 travel lanes, parallel parking on both sides, and an 11' zone on both sides to accommodate sidewalks and planting.

The street network is established by creating blocks (200'-400' in length) fronting Walker Mill Drive and Central Avenue and anchored by a new north-south street connecting Walker Mill Dr. to Central Avenue. The street network limits the disturbance to the stream area by providing only one connection over the stream. The required open space set-asides are located along the primary north-south street.

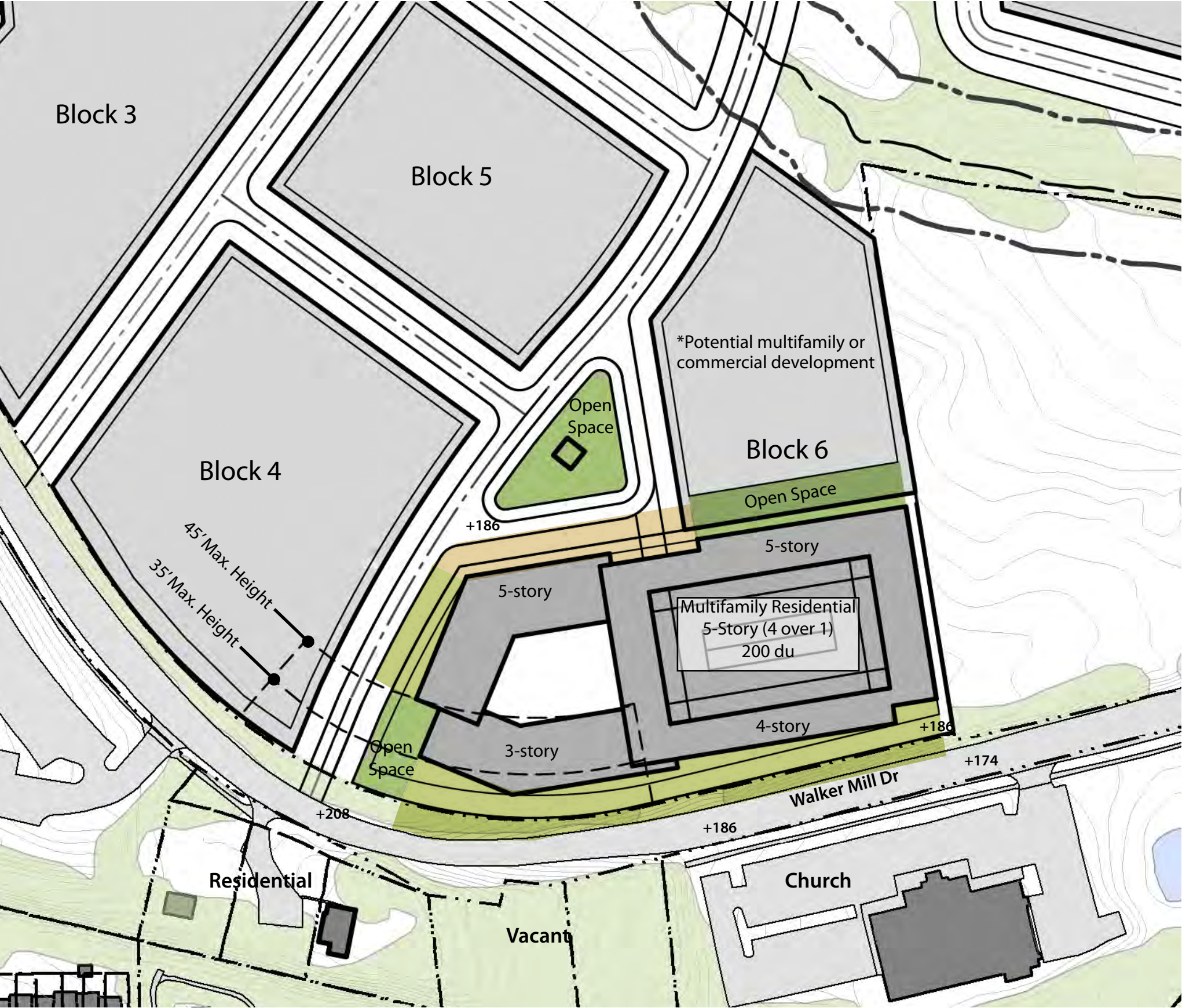
For a multi-block development, we are assuming that the open space is not on a block by block basis.

**CONSIDERATIONS**

Open Space Set-Aside

The draft code requires open space to be accessible from the street, but not necessarily adjacent to the street or within the building frontage zone. It appears the open space set-aside may be met internal to the block and/or entirely along the street (as part of the streetscape) with only the minimum building frontage zone provided (which may not result in a clearly articulated space/place within the public realm beyond the streetscape itself). Consider location requirements for multi-block developments to ensure open space is adjacent to the street and a clearly articulated "place" within the public realm. (for single blocks and/or very small parcels, this should not be required or it will result in too many small, potentially meaningless spaces that are spaced unnecessarily close together)





- Building
- Open Space
- Frontage Planting Area 70%
- Frontage Planting Area 60%

Test Case - Site 5

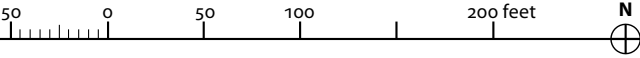
ASSUMPTIONS	Market-feasible multifamily development: 200-250 units per multifamily buildings		
	Assuming 14'-8" min. for ground level story height and 10'8" for residential, building heights by stories will result in 7-story max residential. bldg.		
	Parking Ratio Multifamily Res: 1.5sp/du	Required 300 sp	Provided 320 sp

PROGRAM	
Block 7*	
Residential	200 units (5-story**)
Parking	300+ spaces required (4-levels***)

\*The 4.3 acre focus area, based on the max density for GCO, results in 206 dwelling units. The plan, as shown, can accommodate the 200 dwelling units in 1 multifamily garage wrap-per and open space set-aside requirements on approximately 3.1 acres. The remaining site of the focus area (Block 7) could potentially accommodate commercial development or an additional 110 multifamily dwelling units. These additional units would push the density to 70+ dwelling units per acre. Alternatively, to utilize the whole focus area, a combination of 3- and 4-story apartment buildings (5-6 buildings) with surface parking could yield approximately 100-120 dwelling units. Based on the site's location within the beltway and proximity to 2 metro stations, the higher density would be more appealing to developers.

\*\* The multifamily building is 5-stories, (4 stories of wood construction over a 1-story podium) along the north side of the building. Along the south side, the building is only 3-stories, transitioning east to 4-stories, due to the Neighborhood Compatibility Standards. The podium and parking garage allow the building to mitigate the 22' grade change.

\*\*\* 1 level of the parking garage is partially buried, helping to transition grades from Walker Mill Rd. to the interior of the site.





## PERSPECTIVE VIEW OF PROPOSED RESIDENTIAL DEVELOPMENT





## TEST CASE – SITE 5: OVERVIEW OF DEVELOPMENT PERMITTING

This test case along Central Avenue involves evaluation of a 4.3-acre (189,198 sf) site that was tested in the GCO (General Commercial and Office) Zone, which is now called the CGO (Commercial General and Office) Zone in the Comprehensive Review Draft. The test case is part of a larger horizontal mixed-use development. As part of the testing, a new block and street plan was established for the entire site. The plan of development laid out is for 206 multifamily dwelling units in several buildings on 3.1 acres, and either 110 additional multifamily units or a commercial development on the remaining land on the site.

There are several options for permitting the proposed development. Under these options the site could be platted with either two, three, or four lots. Specifically, these options are:

- A lot for each of the three multifamily buildings, individually, and a lot for the site where either the commercial development or 110 additional multifamily units is proposed (4 lots);
- A lot for the three-story and the five-story multifamily buildings, a lot for the four-story multifamily building, and a lot for the site where either the commercial development or 110 additional multifamily units is proposed (3 lots); or
- A lot for all the multifamily buildings, and a lot for the site where either the commercial development or 110 additional multifamily units is proposed (2 lots).

For the purposes of this analysis, it is assumed the site is platted into three lots -- a lot for the three-story and the five-story multifamily buildings, a lot for the four-story multifamily building, and a lot for the site where either the commercial development or 110 additional multifamily units is proposed. This type of development would require approval of a preliminary plan of major subdivision and a major detailed site plan.

A preliminary plan for major subdivision requires the subdivider to participate in a pre-application conference with the Planning Director and appropriate staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Once these steps are completed, the application is submitted to the Planning Director, who

determines if the application is complete. When the application is determined complete, the applicant is notified; upon receiving notification, the applicant is required to send written notice to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review. Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a staff report recommending approval, approval with conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after conclusion of the public hearing approves, approves with conditions, or denies the application. The Planning Board's decision must be made within 70 days of the date the application is determined complete (excluding time in August, and the dates between December 20 and January 3).

After approval of the preliminary plan for major subdivision, the applicant must receive approval of a final plat for major subdivision before platting is complete. However, because the lot(s) on which the development is located requires approval of a major detailed site plan as well, the major detailed site plan is required to be approved before approval of the final plat.

Major detailed site plan requires the applicant to participate in a pre-application conference with the Planning Director and appropriate staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Once these steps are completed, the application is submitted to the Planning Director, who determines if the application is complete. When the application is determined complete, the applicant is notified; upon receiving notice, the applicant is required to send written notice to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review.

Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a technical staff report recommending approval, approval with conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after the conclusion of the public hearing approves, approves with conditions, or denies the application. The decision of the Planning Board on a major



## TEST CASE – SITE 5: OVERVIEW OF DEVELOPMENT PERMITTING

detailed site plan may be appealed to the District Council, or the District Council may elect to review the Planning Board's decision on its own volition.

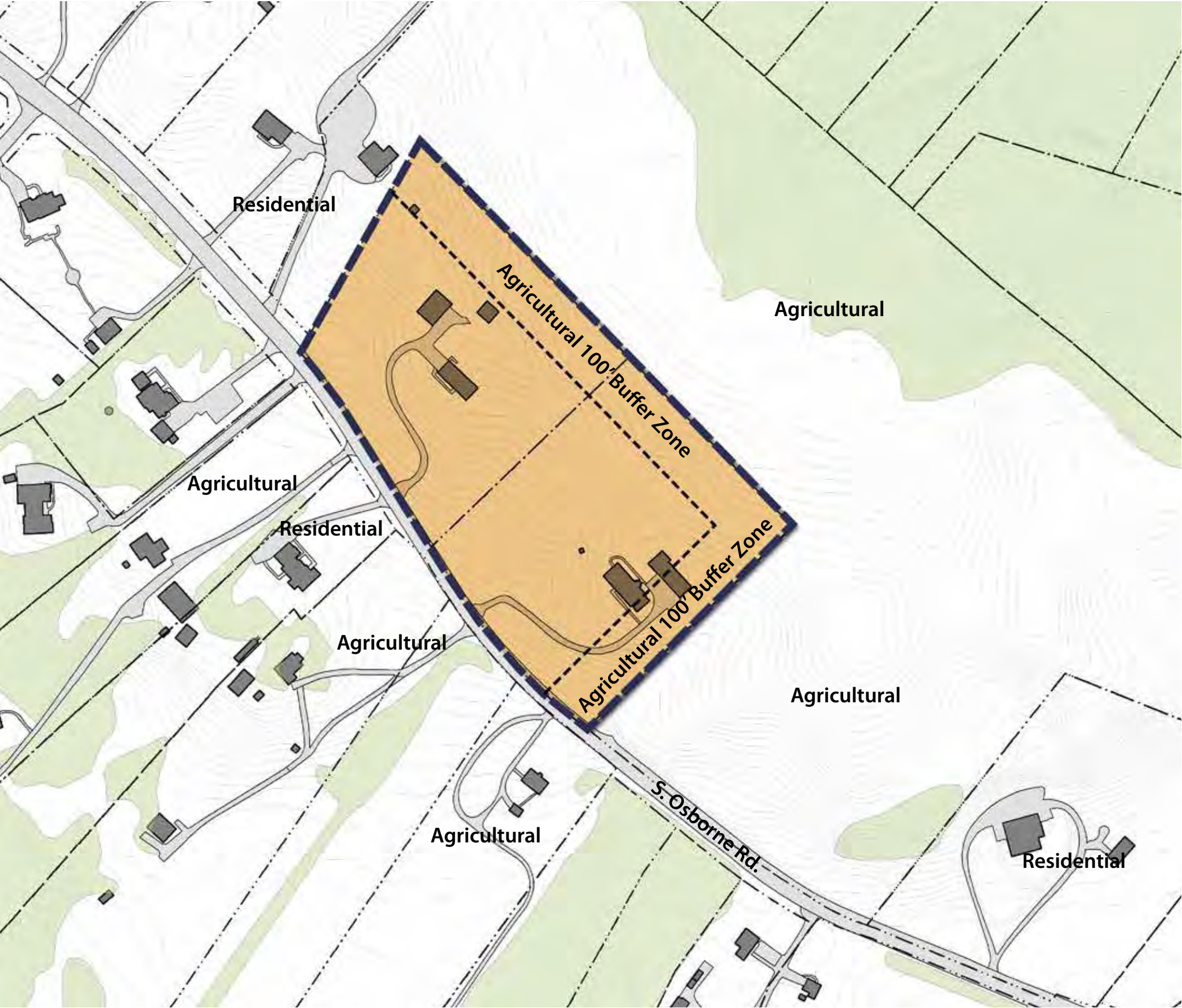
Once the major detailed site plan is approved, the applicant may proceed to gain approval of the final plat for major subdivision. The process for final plat approval is similar to that of the review of the preliminary plan for major subdivision, except the subdivider is not required to hold a pre-application conference or a pre-application neighborhood meeting, and the Planning Director is required to make a decision within 20 calendar days of the date the application is determined complete.

### Current Process

This test case site has obtained approval of a preliminary plan of subdivision (September 4, 2009) and two detailed site plans. The first site plan was approved by the Planning Board on January 7, 2010, and was for development of a still-unbuilt shopping center. The second site plan, for a new fire station, was accepted on July 17, 2014 and approved by the Planning Board on October 23, 2014.

The multifamily components of the test case could not be built under the current C-S-C zoning of the property; a rezoning would be necessary to permit multifamily residential. Additionally, a new preliminary plan of subdivision, detailed site plan, and final plat would be required. The need for a rezoning would add approximately one year to the development timeline.

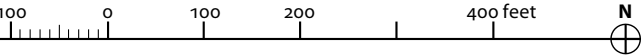




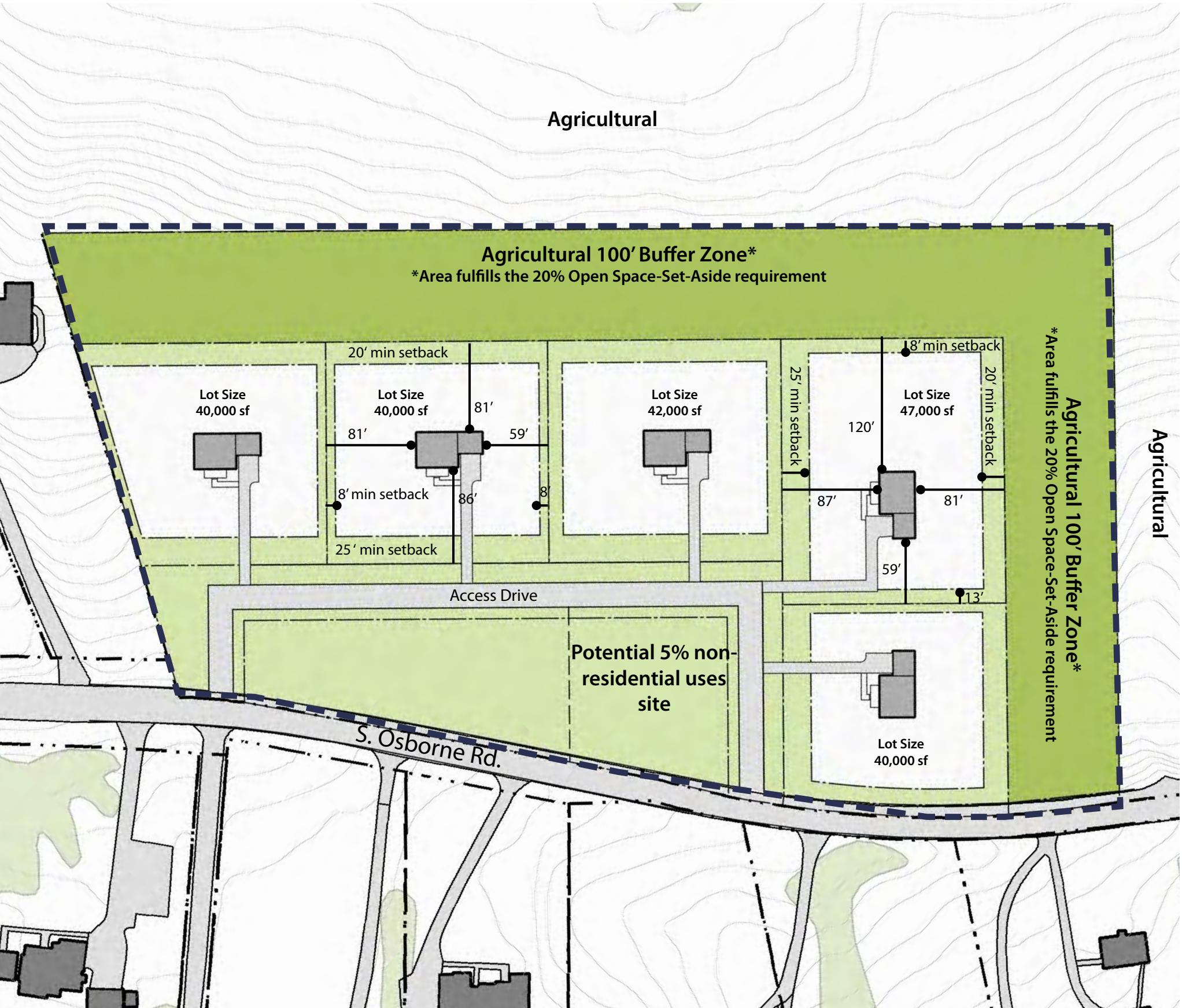
Site 7 Net Lot Area  
Focus Area

Test Case - Site 6

GOAL	For this study, the goal is to meet the requirements allowed by this zone, while complying with the Agricultural Compatibility Standards.	
RECOMMENDED ZONE	Residential Planned Development (R-PD) Current Zone - (R-A) (See Assumption 1 below) Tested Base Zone - Rural Residential (RR)	
Study Area (Net Lot Area)	441,698 sf (10.14 acres)	
R-PD Min. Area Threshold	Required 5-8 dus/acre	Proposed Minimum site of 10 acres
	less than 5 dus/acre	Minimum site of 20 acres
5% Non-Residential Use (Per R-PD)	22,084 sf	0 sf (See Consideration 2 on page 2)**
Net Lot Area (Min) (Base Zone RR)	20,000 sf	40,000 sf (typical)*
Open Space Set-Aside Minimum (Residential Uses 20%)	88,339 sf	137,335 sf
AGRICULTURAL COMPATIBILITY STANDARDS Required Buffer	100'	
Lot Size Configuration*	40,000 sf*	
	*Per 27-5.1204.D, Lots bordering the vegetated buffer shall maintain a minimum lot area twice the minium lot area otherwise required by the base zone where the development is located.	
ASSUMPTIONS	Based on the existing conditions and location of the development site, a lower density residential zone (RR) was used as the base zone for this R-PD zone study to better test the proposed regulations of the R-PD Zone at a location adjacent to farmland.  There is existing farmland along the north and east side of the site (as shown in the plan) that will require compliance with the Agricultural Compatibility Standards.	
CONSIDERATIONS Zone Alternative: R-PD-L	The R-PD-L Zone was investigated as an alternative to the R-PD Zone for this site. The minimum area threshold for an R-PD-L Zone is 50 gross acres. This test case site is 10.14 acres and would not comply with the R-PD-L standard. Also of note, the minimum density for the R-PD-L Zone is 1 du/acre. The site (as drawn on page 2) would not comply with this standard due to the impacts of the Agricultural Compat-ibility Standard.	







Test Case - Site 6

OBSERVATIONS

Due to the development area size, the lower-density base residential zone, and the Agricultural Compatibility Standards, this site cannot meet the minimum requirements under the R-PD zone.

R-PD REQUIREMENTS

Include a minimum of three different residential housing types (10% min. of each, no more than 70% for single-family dwellings )

Due to the Agricultural Compatibility Standards regarding buffers and lot configuration, this study is unable to accommodate a market-realistic mix of units that comply with this regulation. The required lots abutting the 100' buffer are approximately 2 acres in size and results in only 5 units (as shown).

The remaining land between the access drive and S. Osborne Rd. is not large enough to accommodate appropriate-sized lots and unit types compared to the rest of the development site. Additionally, any units located in this remaining space would not yield enough units (even with multifamily, due to parking demand) to meet the minimum unit requirement.

Include a minimum of 5% for small-scale nonresidential uses that will serve the residents.

The 5% requirement for nonresidential uses may be accommodated on the remaining land between the access drive and S. Osborne Rd. Any program requiring a building (e.g. day care centers, schools, retail, eating establishments) may not be economically viable given the site location and the low unit count on site. The 22,084 sf requirement could be met with allowed recreational uses, assuming these are outdoor uses, but may not be desired.

CONSIDERATIONS

R-PD zoned site (Adjacent to Agricultural areas)

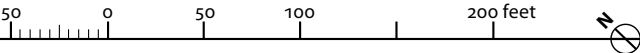
Consider increasing the minimum site area requirement for development sites adjacent to agricultural areas to accommodate the required buffers and increased lot sizes for lots abutting the buffer. Sites that are less than 15 acres and with a base zone of RR or potentially SFR-4.6 may not meet the required unit mix and density.

Required 5% nonresidential use\*\*

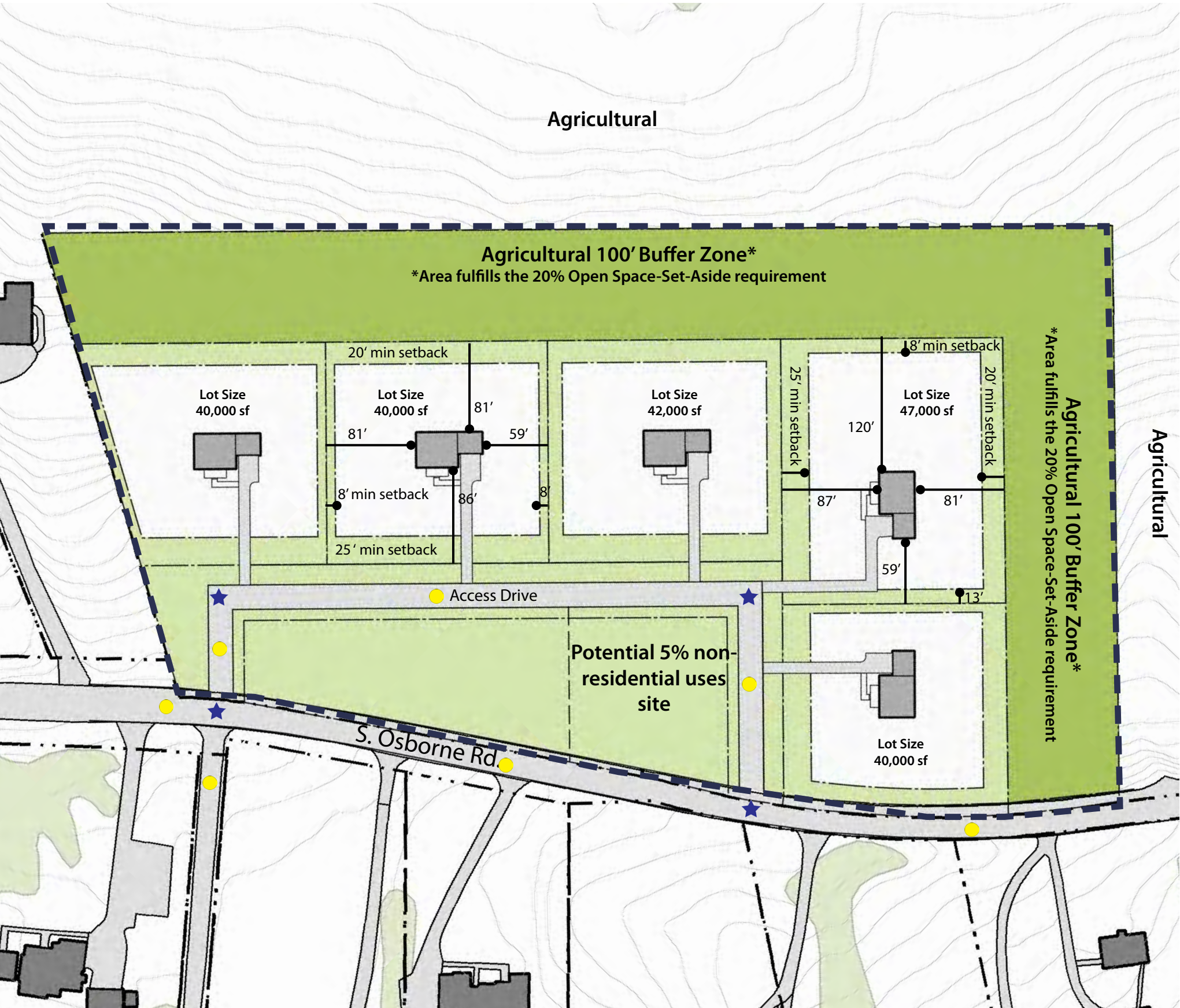
Consider making the 5% an optional requirement. Given the study area location, context, and limited proposed dwelling units, most uses outlined under the Use Standards for R-PD may not be feasible.

Lot Configuration (Agricultural Compatibility Standards)

Consider reducing the requirement for doubling the minimum lot size under the Agricultural Compatibility Standards. The doubling of the base zone minimum lot size may be too aggressive given the already required 100' buffer. Additionally, as shown, there is a significant financial challenge to having the agricultural buffer zone as a separate parcel because it would likely require a 5 DU HOA to maintain.







The connectivity index applies to Test Case Site 6 since it is a single family subdivision (Section 27-5.108.F). The score on the connectivity index is 1.75 because there are 7 links and 4 nodes ( $7/4 = 1.75$ ).

Test Case - Site 6: Application of Connectivity Index

OBSERVATIONS	Due to the development area size, the lower-density base residential zone, and the Agricultural Compatibility Standards, this site cannot meet the minimum requirements under the R-PD zone.
R-PD REQUIREMENTS Include a minimum of three different residential housing types (10% min. of each, no more than 70% for single-family dwellings )	Due to the Agricultural Compatibility Standards regarding buffers and lot configuration, this study is unable to accommodate a market-realistic mix of units that comply with this regulation. The required lots abutting the 100' buffer are approximately 2 acres in size and results in only 5 units (as shown).
	The remaining land between the access drive and S. Osborne Rd is not large enough to accommodate appropriate-sized lots and unit types compared to the rest of the development site. Additionally, any units located in this remaining space would not yield enough units (even with multifamily, due to parking demand) to meet the minimum unit requirement.
Include a minimum of 5% for small-scale nonresidential uses that will serve the residents.	The 5% requirement for nonresidential uses may be accommodated on the remaining land between the access drive and S. Osborne Rd. Any program requiring a building (e.g. day care centers, schools, retail, eating establishments) may not be economically viable given the site location and the low unit count on site. The 22,084 sf requirement could be met with allowed recreational uses, assuming these are outdoor uses, but may not be desired.
CONSIDERATIONS R-PD zoned site (Adjacent to Agricultural areas)	Consider increasing the minimum site area requirement for development sites adjacent to agricultural areas to accommodate the required buffers and increased lot sizes for lots abutting the buffer. Sites that are less than 15 acres and with a base zone of RR or potentially SFR-4.6 may not meet the required unit mix and density.
Required 5% nonresidential use**	Consider making the 5% an optional requirement. Given the study area location, context, and limited proposed dwelling units, most uses outlined under the Use Standards for R-PD may not be feasible.
Lot Configuration (Agricultural Compatibility Standards)	Consider reducing the requirement for doubling the minimum lot size under the Agricultural Compatibility Standards. The doubling of the base zone minimum lot size may be too aggressive given the already required 100' buffer. Additionally, as shown, there is a significant financial challenge to having the agricultural buffer zone as a separate parcel because it would likely require a 5 DU HOA to maintain.



## TEST CASE – SITE 6: OVERVIEW OF DEVELOPMENT PERMITTING

This test case is located along South Osborne Road and involves evaluation of a 10.14-acre site tested in the RR (Rural Residential) base zone, that is bounded on both the north and east sides by farmland, triggering the proposed agricultural compatibility standards. The R-PD (Residential Planned Development) planned development zone was used in the test case analysis to provide some flexibility; this zone has a threshold requirement of 10 gross acres if the proposed density is between 5 and 8 dwellings per acre. However, the R-PD Zone also creates an obstacle to its application to this site, since it requires the site be 20 acres in size if the density is going to be less than 5 units an acre. There are no other limitations to its application because there are no minimum density limitations in the R-PD zone.

If the R-PD planned development zone is proposed, the applicant is required to participate in a pre-application conference with the Planning Director and staff, and conduct a pre-application neighborhood meeting before the PD Map Amendment application is submitted to rezone the property. The submitted application must be determined complete by the Planning Director before the actual staff review process begins. Staff review culminates with the Planning Director's preparation of a technical staff report recommending approval, approval with conditions or modifications, or denial of the application. After public notice is provided, the Planning Board considers the application at a public hearing, and after the conclusion of the public hearing recommends to the District Council to either approve, approve with conditions or modifications, or deny the application. The District Council then reviews the application at a public hearing, and after the conclusion of the hearing approves, approves with conditions or modifications, or denies the application for planned development.

Typically, before development can occur on the site of an approved planned development zone, the proposed development is required to receive approval of either a preliminary plan of minor subdivision or preliminary plan of major subdivision and detailed site plan (minor or major) approval. However, because there are only four single-family detached dwelling units proposed to be located on the site, their development is exempted from receiving approval of a detailed site plan (minor or major). Instead, the next step in the development review process is approval of a preliminary plan of minor subdivision, and the

approval of a use and occupancy permit (and then building permit) for the individual single-family detached dwelling units before they are constructed.

The procedure for a minor subdivision requires both approval of a preliminary plan for minor subdivision and then approval of a final plat. The preliminary plan procedure requires submittal of the application to the Planning Director, who then determines if the application is complete before the actual review begins. When the application is determined complete, the applicant is then required to post notice on the site subject to the application. At the same time (and after a determination the application is complete), appropriate staff reviews and evaluates the application, and the Planning Director makes a decision on whether to approve, approve with conditions, or deny the application. This review period, as required by state law, is completed within 70 days from the date the application is determined complete (excluding time in August, or the dates between December 20 and January 3). An applicant may appeal the Planning Director's decision to the Planning Board.

The process for final plat approval is similar to that of the review of the preliminary plan, except the Planning Director is required to make a decision within 20 calendar days of the date the application is determined complete (Additionally, there is no requirement that posted notice be placed on the site).

### *Current Process*

This test case assumes a rezoning to a more flexible zone; a similar rezoning under the current Zoning Ordinance would likely involve a Comprehensive Design Zone. This would incorporate three major zoning applications: a zoning map amendment and concurrent approval of a basic plan of development, a conceptual design plan, and a specific design plan. A preliminary plan of subdivision would be required between the conceptual design plan and specific design plan, and a final plat would be required after the specific design plan. The test case site is currently zoned R-A and is built with two dwelling units.

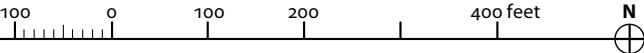




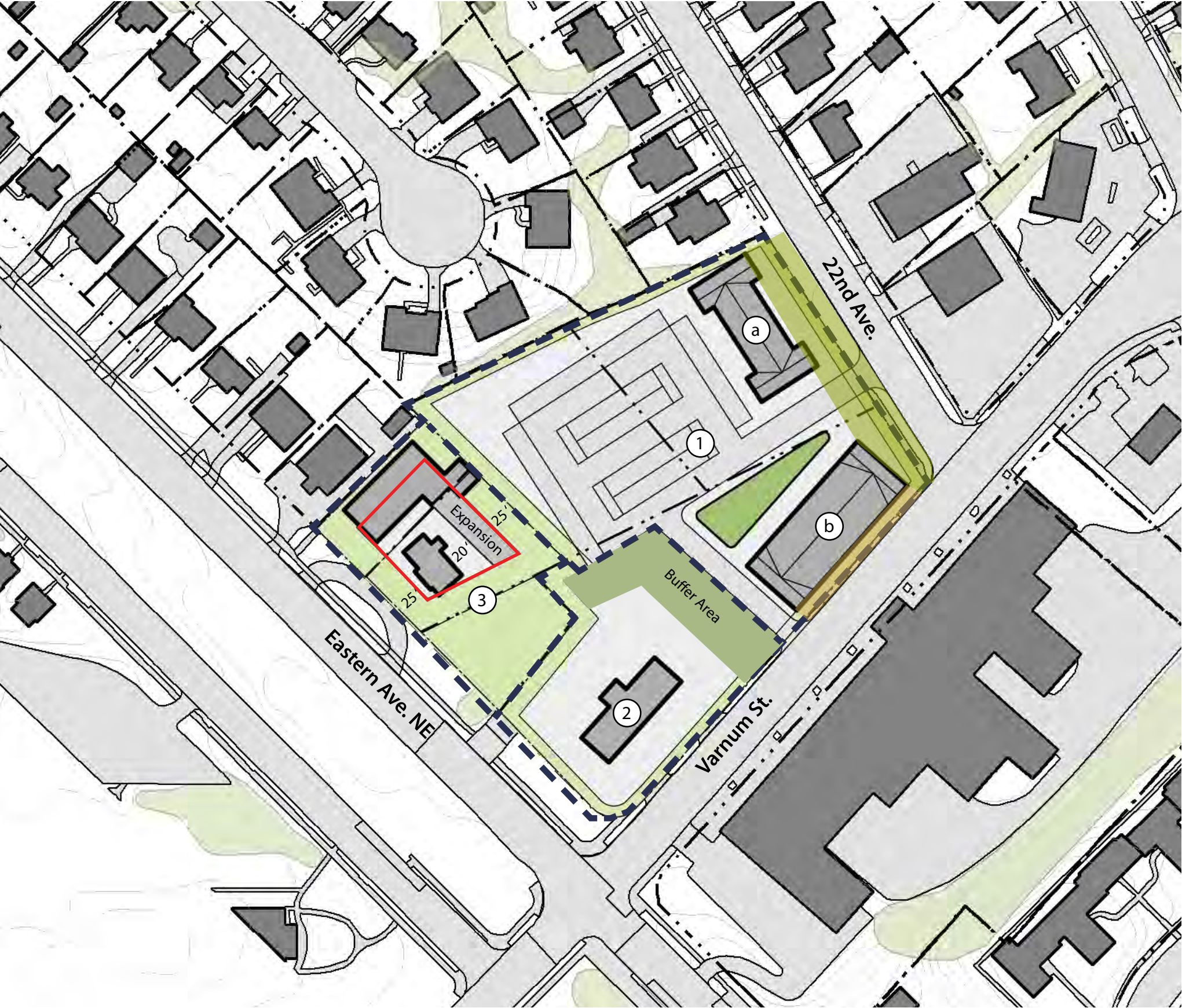
Test Case - Site 7

GOAL	For this study, the goal is to test multifamily using GCO dimensional requirements and the Neighborhood Compatibility Standards, as well as investigate the impacts of potential expansion of the existing church and gas station within the development site.	
RECOMMENDED ZONE	General Commercial and Office (GCO)* *This study focuses on Multifamily Dwelling requirements of the GCO zone. Single-Family Residential - 6.7 (SFR-6.7) (For the Church Site)	
Study Area (Net Lot Area)	153,856 sf (3.53 acres) - Full Area 87,760 sf (2.01 acres) - Focus Area	
GCO REQUIREMENTS Density (48 du/acre Max.)	Required 96 du max.	Proposed 58 du (28.8 du/acre)
Net Lot Area (Min)	7,500 sf min.	87,760 sf
Lot Width (Min)	50' min.	188' min.
Lot Coverage (Max)	70% max.	59%
Front Yard Depth (Min)	10' min.	10' min.
Side Yard Depth (Min)	8' min.	8' min.
Rear Yard Dept (Min)	15' min	15'
Building Heights	40' max	40'
Open Space Set-Aside Minimum (Residential Uses 15%)	13,164 sf (Focus Area)	16,353 sf (Focus Area)
ASSUMPTIONS	For this study, we assume that the four proposed GCO lots (gas station and larger parking lot) will be replatted into two new lots, one for the gas station (1.01 acres) and one for the multifamily units (2.01 acres).  The church is a certified nonconforming use. The gas station has a valid Special Exception approval.	

Site 7 Net Lot Area  
Focus Area







- Building

■ Open Space

■ Frontage Planting Area 70%

■ Frontage Planting Area 60%
- Proposed Lots

- - - Existing Lots

DESIGN COLLECTIVE  
ARCHITECTURE | PLANNING | INTERIORS

CLARION

Test Case Site 7 - Proposed  
Prince George's County - Zoning Rewrite

Test Case - Site 7

ASSUMPTIONS

Assuming 13'-4" min. floor height for ground level and 10'8" for residential building heights.

Required Parking Ratios (Min.):

Parking Ratio	Required	Provided
Multifamily Res: 1.5 sp/du (inside the Capital Beltway)	87 sp	95 sp

PROPOSED SITE PROGRAM

- ① LOT (GCO)  
Multifamily a  
Multifamily b  
Parking (surface)  
Total Residential Units

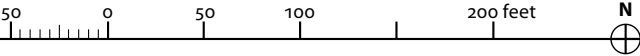
18 units (3-story building)  
40 units (4-story building)  
85+ sp (lot) and 10+ sp (street)  
58 units (28.8 du/acre)
- ② LOT (GCO)  
Gas Station

The gas station has a Special Exception in the GCO zone. Expansion is allowed, but may trigger compliance with Sec. 27-6.600 Nonconforming Site Features, depending on the size of the expansion.
- ③ LOT (SFR-6.7)  
Church

The church is a certified nonconforming use in the SFR-6.7 zone. Expansion is allowed, but may trigger compliance with Sec. 27-6.600 Nonconforming Site Features.

Place of Worship sites are required to be set back a minimum of 25' from each lot line, per Sec. 27-4.203.D. In addition, a 20' set back was applied to the existing house on the church site. This results in a limited area for the church expansion. The expansion area is approximately 2,400 - 4,800 sf (maximum sf assumes a 2-story expansion). The expansion represents 31-62% of the existing church square footage. If the expansion maximizes the buildable site, then the site would have to conform to the requirements for item 7 or 8 in Table 27-6.600 : Standards for Nonconforming Site Features. The site features include off-street parking, landscaping, screening of mechanical equipment, and walls or fences.

**For this site in particular, the off-street parking requirement is a potential major hurdle for expansion and compliance.** The site, as it currently exists, provides no off-street parking (churches built prior to 1955 were not required to provide parking). The two lots cannot accommodate parking and would require parking to be located on the lot between the church and the gas station, a shared parking arrangement with the multifamily development, or off-site parking.





## TEST CASE – SITE 7: OVERVIEW OF DEVELOPMENT PERMITTING

This test case involves evaluation of a 2.014-acre (87,760 sf) site in the GCO (General Commercial and Office) Zone (since renamed the CGO, Commercial General and Office, Zone), that is bounded on one side by single-family detached dwelling units, triggering the proposed neighborhood compatibility standards. An existing gas station and a church abut the test case focus property. The development proposed on the overall site includes:

- Two multifamily buildings on one lot (one building consisting of 18 units and the other building consisting of 40 units);
- Expansion of the existing gas station on a lot. The gas station has been approved as a special exception use, and is allowed to expand, but may trigger compliance with nonconforming site features; and
- Expansion of the existing church, which is a certified nonconforming use, on a lot..

Four of the lots on the site will need to be replatted into two lots—one lot for the two multifamily buildings and one for the gas station. To develop the site it is necessary to replat some of the lots on the site (through a lot line adjustment), and then gain approval of a minor detailed site plan for the lot where the multifamily buildings are located. The replatting for the multifamily development (lot line adjustment) and expansion of the lot for the gas station is treated as a major lot line adjustment and reviewed as a preliminary plan for subdivision (see Section 24-2.502 B.1.c., Subdivision Regulations) under the procedures for a minor subdivision. This requires submittal of the application to the Planning Director, who determines if the application is complete before the actual review begins. The applicant is then required to post notice on the site subject to the application. At the same time (after a determination the application is complete), appropriate staff reviews and evaluates the application, and the Planning Director makes a decision on whether to approve, approve with conditions, or deny the application. This review period, as required by state law, is completed within 70 days from the date the application is determined complete (excluding time in

August, or the dates between December 20 and January 3). An applicant may appeal the Planning Director's decision to the Planning Board.

After approval of the preliminary plan of minor subdivision for the major lot line adjustment, the applicant is required to receive approval of a final plat. However, because the lot on which the multifamily development is located requires approval of a minor detailed site plan (since the proposed development exceeds the threshold of 10 dwelling units but is fewer than 75 dwelling units), the minor detailed site plan is required to be approved before approval of the final plat.<sup>1</sup>

The procedure for review of a minor detailed site plan requires submittal of the application to the Planning Director, who determines if the application is complete before actual review begins. The applicant is then required to post notice of the review on the site subject to the application. At the same time (after the application is determined complete), appropriate staff reviews and evaluates the application, and the Planning Director makes a final decision on whether to approve, approve with conditions, or deny the application. The Planning Director's decision may be appealed to the Planning Board. The Planning Board's decision may be appealed to the District Council, or the District Council may elect to review the Planning Board's decision on their own volition.<sup>2</sup>

Once the minor detailed site plan is approved, the applicant can then proceed to gain approval of the final plat. The process for final plat approval is similar to that of the review of the preliminary plan for subdivision, except the Planning Director is required to make a decision within 20 calendar days of the date the application is determined complete (and there is no requirement that posted notice be placed on the site).

The church could expand under the proposed expansion in accordance with the nonconformities procedures of the Comprehensive Review Draft, which would require the property owner to phase in certain

<sup>1</sup> It appears that the expansion of the gas station would not require a detailed site plan approval, so it appears the developer of the gas station site could proceed with approval of the final plat for that site.

<sup>2</sup> In the review of the minor detailed site plan, the proposed multifamily building's compliance with all the development standards in Division 6:

Development Standards, are evaluated, including the Neighborhood Compatibility Standards. This evaluation would occur on the gas station site at the time of review of the use and occupancy permit.



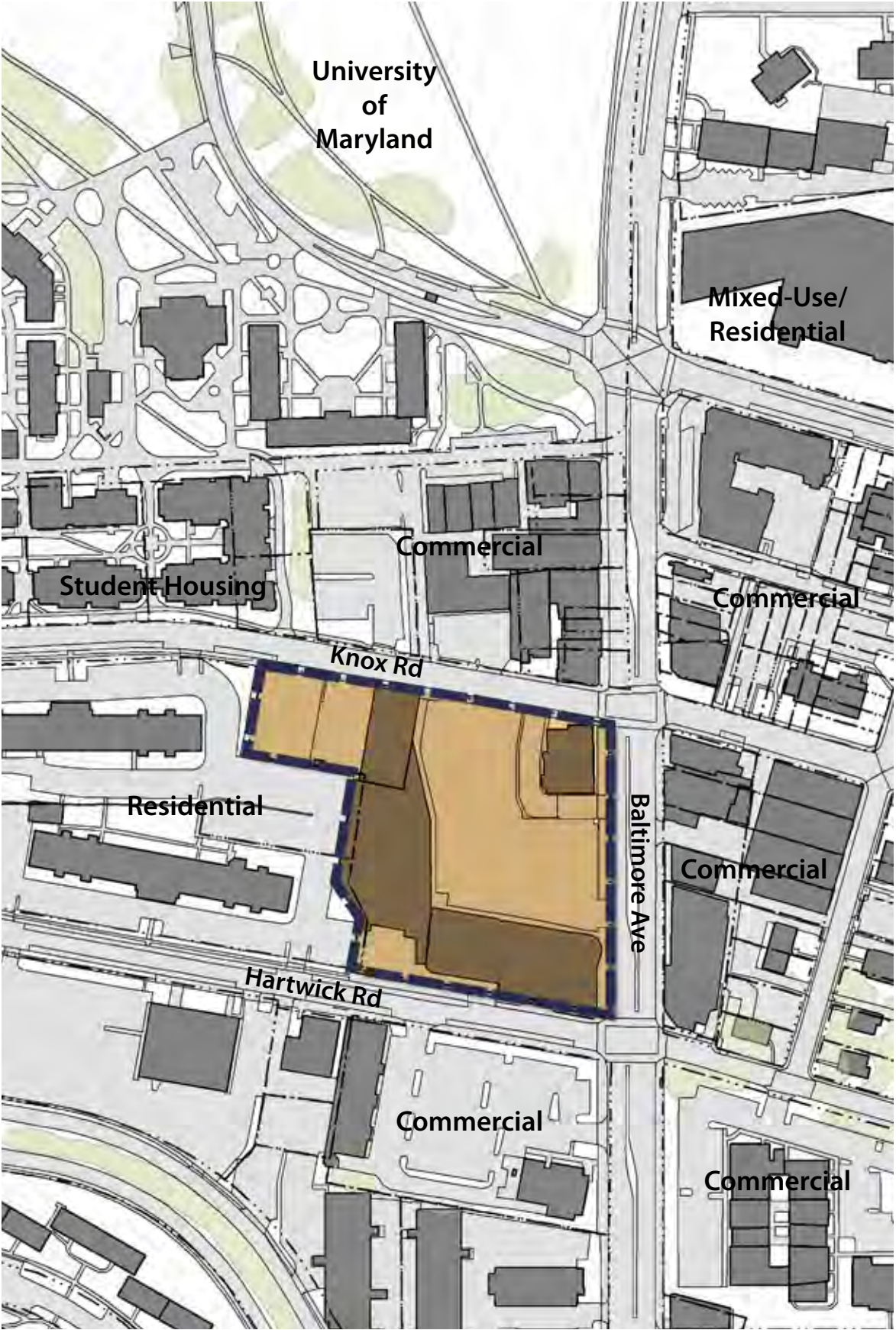
## TEST CASE – SITE 7: OVERVIEW OF DEVELOPMENT PERMITTING

development standards to bring the property closer into conformance with the new Zoning Ordinance provisions. Such expansion would require the approval of a special exception.

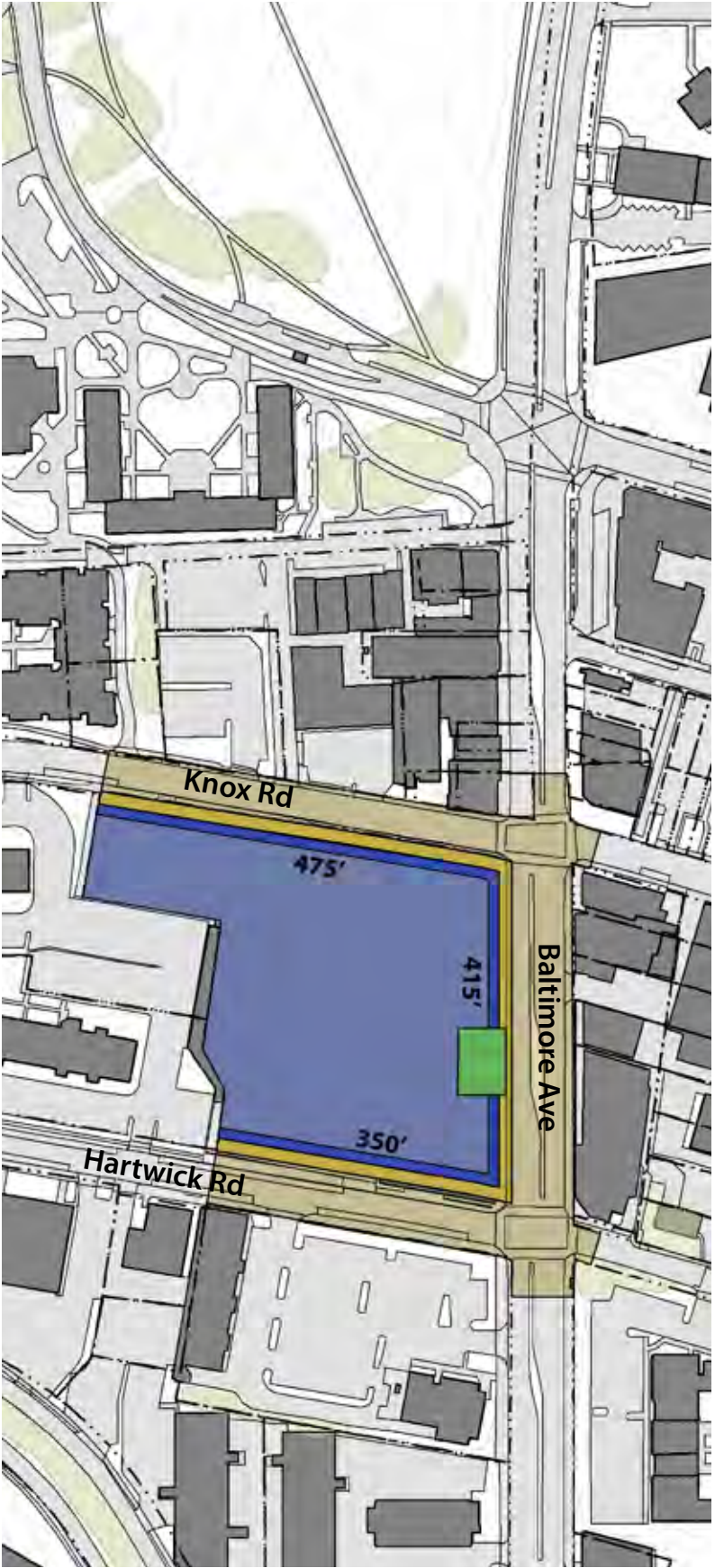
### *Current Process*

This test case could not be built under the current zoning, as the C-S-C Zone does not permit multifamily development. Rezoning to an appropriate multifamily or mixed-use zone would be required to build the test case scenario. A preliminary plan of subdivision, detailed site plan, and final plat would be required for the multifamily component. Approval of a special exception would still be required for expansion of the nonconforming church.



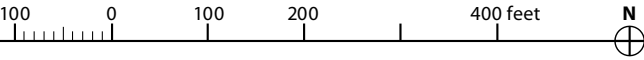


Site 8 Net Lot Area R.O.W (Varies) B.T.L Zone (15'min.-27'max.) Open Space  
Focus Area Sidewalk Zone Buildable area



Test Case - Site 8 (College Park)

GOAL	For this study, the goal is to achieve the maximum density and FAR development. The study is structured by first calculating the density, FAR, and open space for the existing development site, then investigating program/massing potential for the site based on surrounding context.
RECOMMENDED ZONE	Regional Transit-Oriented-High-Intensity* (RTO-H) *Site is approximately a 12-min walk from the College Park Metro Station and a 8 -min. walk from the future Purple Line stop on Rossborough Ln. The site is also adjacent to multiple bus routes.  RTO-H Edge standards are applied to this study area
Study Area (Net Lot Area)	152,111 sf (3.492 acres)
Density (15-40 du/acre required)	55 - 140 du (Min./Max. for site)
F.A.R (1-3 required)	152,111 - 456,333 sf (Min./Max. for site)
Open Space Set-Aside Minimum (5% assuming Mixed-Uses)	7,605 sf (0.17 acre)
Building Heights	35' - 130'** **A 0.5 ft for each 2 ft step back is required from the BTL for height over 75'.
ASSUMPTIONS	Based on surrounding context, mixed-use commercial (office and retail) will be located along Baltimore Ave. and will transition to residential (Multifamily or student housing) along Knox Rd.
CONSIDERATIONS Density	Consider increasing the maximum density requirement to allow for market-feasible residential development. Three recent residential projects within close proximity to the site (Terrapin Row, Landmark College Park, and The Varsity at College Park) yield 73-111 du/acre. These projects are all 6-story buildings and are located on sites similar in size (2.57 - 5.72 acres).
Open Space Set-Aside	Current code requires open space to be accessible from the street, but not necessarily adjacent to the street or within the building frontage zone. It appears the open space set-aside may be met internal to the block. However, based on good urban design principles, the Site 8 plan shows the required plaza located adjacent to the street and within the building frontage zone.







- Building

▬ Building Height Step Back (from Min. BTL)
- Below Grade Parking

■ Open Space
- Retail Frontage

■ Frontage Planting Area 8%
- Frontage Planting Area 20%

Test Case - Site 8 (College Park)

ASSUMPTIONS

Assuming 14'-8" min. floor height for ground level and 10'8" for residential or 13'4" for office, building heights by stories will result in 11-story max residential. bldg or 9-story max. office bldg.

Due to the site's location within a robust transit network, which includes multiple bus routes, a MARC train stop, Metro Green line stop, and future Purple Line stops, we are showing a parking range consisting of the minimum parking requirements (Sec. 27.5.206.A) and the reduced (50%) minimum requirements noted in Sec. 27-3.203.C. The office program may require a larger market-driven parking demand which would result in additional below grade parking or a reduction in office program.

Parking Ratio (Min)	Required (Min)	Provided (Max)
General Office: 1.0/500sf (min)	721 sp	1,280 sp
Retail: 2.0/1000sf (min)	74 sp	197 sp
Restaurant: 6.0/1000sf (min)	420 sp	630 sp
Multifamily Res: 1.175sp/du*	165 sp	353 sp
*Avg. of 1.0 (1-bd/studio) and 1.35 (all other unit types)		

<b>Bldg 1</b>	<b>(9-story)</b>
Residential	140 units
Retail	7,000 sf
Parking	82-164 spaces required (2-levels, partially below grade)
<b>Bldg 2</b>	<b>Total 180,000 sf (9-story)</b>
Office/Retail	Office - 163,000 sf
	Retail - 17,000 sf
<b>Bldg 3</b>	<b>210,000 sf (9-story)</b>
Office/Retail	Office - 197,400 sf
	Retail - 12,600 sf
Parking for Bldg 2 +3	455-910 spaces required (2-levels partially below grade, 1-3 levels below grade).
Open Space (5%)**	7,605 sf (Min. Required Set-Aside) ** The 4,820 sf plaza along Baltimore Ave (Route 1) represents greater than 50% of the Open Space Set-Asides requirement for square, forecourts, and plazas. (per 27-5.305)

NOTES

As shown, the non-residential program is approximately 59,000 sf short of the maximum FAR allowed. To achieve the max development allowed, Building 3 could be expanded west eliminating access from Hartwick Rd or the residential program would have to be removed or reduced. Also, the 140-unit residential building (the maximum density allowed) is not economical, given the small unit count and 9-story building height. A market feasible unit count is 250-300 du. As an alternative, the residential building could be expanded to the east to achieve the desired dwelling unit range. The expansion would result in a decrease of the nonresidential square footage.



## PERSPECTIVE VIEW FROM ACROSS ROUTE 1 TO PROPOSED DEVELOPMENT





## TEST CASE – SITE 8: OVERVIEW OF DEVELOPMENT PERMITTING

This test case in College Park involves evaluation of a 3.492-acre (152,111 sf) site tested in the edge sub-district of the RTO-H (Regional Transit Oriented - High Intensity) zone. The site is an approximate 12-minute walk from the College Park Metro station, an 8-minute walk from the future Purple Line stop on Rossborough Lane, and adjacent to multiple bus routes.

The development proposed for the site includes three buildings:

- Building 1 (9-stories) consists of the following mix of uses: 140 multifamily residential units and 7,000 sf of retail;
- Building 2 (9 stories) consists of 163,000 sf of office and 17,000 sf of retail development (180,000 sf total)
- Building 3 (9 stories) consists of 197,400 sf of office and 12,600 sf of retail development (210,000 sf total)

Several options exist for permitting the site as proposed. One option is to plat the site into two or three lots (a lot for each building, or a lot on which two buildings are located and a lot on which one building is located); if that is done, the site would require approval of a preliminary plan of major subdivision and a major detailed site plan for each platted lot. A second option is to develop the site as a whole site (with no platted lots), which means only major detailed site plan approval is required.

It is assumed the site is platted into two lots, one on which the building with the 140 multifamily residential units and 7,000 sf of nonresidential development is located, and the other on which the other two buildings are located (totaling 390,000 square feet of office and retail space). Since the development of both lots require the same approvals (major subdivision and major detailed site plan), they would go through the same approval process, outlined below.<sup>1</sup>

Development that is required to receive major subdivision and major detailed site plan approval must initially receive approval of a preliminary plan for major subdivision. This requires the subdivider to participate in a pre-application conference with the Planning Director and appropriate

staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Once these steps are completed, the application is submitted to the Planning Director, who determines if the application is complete. When the application is determined complete, the applicant is notified; upon receiving notification the applicant is required to send written notification to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review. Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a staff report recommending approval, approval with conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after conclusion of the public hearing approves, approves with conditions, or denies the application. The Planning Board's decision must be made within 70 days of the date the application is determined complete (excluding time in August, and the dates between December 20 and January 3).

After approval of the preliminary plan for major subdivision, the applicant must receive approval of a final plat for major subdivision before platting is complete. However, because the lot(s) on which the development is located requires approval of a major detailed site plan as well, the major detailed site plan is required to be approved before approval of the final plat.

A major detailed site plan requires the applicant to participate in a pre-application conference with the Planning Director and appropriate staff, and conduct a pre-application neighborhood meeting, prior to submission of the application. Once these steps are completed, the application is submitted to the Planning Director, who determines if the application is complete. When the application is determined complete, the applicant is notified; upon receiving notice, the applicant is required to send written notice to all parties of record and those persons who have registered to receive notice that the application is complete and is ready for review. Appropriate staff reviews and evaluates the application, which culminates with the Planning Director's preparation of a technical staff report recommending approval, approval with conditions, or denial of the application. Next, and after scheduling and providing public notice, the Planning Board reviews the application at a public hearing, and after

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<sup>1</sup> It should be noted that under any of the options – subdividing the site into two or three lots, would not affect the approvals required. The lots would be required to receive both major subdivision approval and major detailed site plan approval.



## TEST CASE – SITE 8: OVERVIEW OF DEVELOPMENT PERMITTING

the conclusion of the public hearing approves, approves with conditions, or denies the application. The decision of the Planning Board on a major detailed site plan may be appealed to the District Council, or the District Council may elect to review the Planning Board's decision on its own volition.

Once the major detailed site plan is approved, the applicant may proceed to gain approval of the final plat for major subdivision. The process for final plat approval is similar to that of the review of the preliminary plan for major subdivision, except the subdivider is not required to hold a pre-application conference or a pre-application neighborhood meeting, and the Planning Director is required to make a decision within 20 calendar days of the date the application is determined complete.

### *Current Process*

This test case location would likely be exempt from any preliminary plan of subdivision under the current exemption provisions of the Subdivision Regulations (platted before 1970 and existing development on-site). A detailed site plan would be required subject to the development standards of the 2010 Central US 1 Corridor Development District Overlay Zone. When compared to the proposed RTO-H Zone (which has a minimum and maximum range for both residential and nonresidential development), the site could be developed with more density under the current regulations should the developer seek and be granted amendments to the development district standards.

To achieve more density than allowed in the RTO-H Zone under the proposed Zoning Ordinance, the developer could add one dwelling unit/acre and/or one additional story of development by providing enough green building incentives, or would have to rezone the property to the RTO-PD (Regional Transit-Oriented Planned Development) Zone if more density is desired and is market-supportable.