

**ADVISORY PLANNING BOARD  
REPORT TO COUNCIL**

**REPORT NO. 2019-11  
December 5, 2019**

**SUBJECT: Detailed Site Plan – NRP Multi-family Development Proposal (Capital Office Park)**

**BACKGROUND:** NRP submitted a Detailed Site Plan (DSP) to the Maryland-National Capital Park and Planning Commission. The DSP proposes two 5-story apartment buildings and an amenity building.

The Advisory Planning Board (APB) met with representatives from NRP on November 20, 2019 and December 4, 2019. Based on these meetings and the DSP submittal documents, APB reviewed the Detailed Site Plan proposed by NRP for a multi-family development.

**ANALYSIS:** During the discussion about the proposal the Advisory Planning Board raised many questions and topics for discussion. The three main topics discussed in the meetings with the applicant were the amount and location of parking, circulation within the property of automobiles and residents (including dogs), and how future residents will use the space.

Board members raised that there are currently eight (8) parking spaces planned for the Ivy Lane Extension entrance to the development that should be removed in order to accommodate a more welcoming plaza and potentially add more space that could be used for public art. The Board also discussed their preference for a pedestrian pathway that would directly connect the two (2) main building entrances and asked the applicant to explore ways to accommodate a pathway.

During the December 4, 2019 meeting with the applicant, the Board questioned the angled parking that was planned for the Ivy Lane extension. The specific questions were whether this would have a negative impact on the aesthetic nature of the main concourse and the impact these spots would have on first floor apartment units.

In response to these questions, the applicant presented reverse angled parking as a replacement to traditional angled parking. The Board favored this recommendation stating their belief that this would increase the safety of the concourse and reduce the impact on first floor apartment units. Additionally NRP explained how these first-floor units would be slightly raised from the ground level, have a small sheltered patio and direct access to the sidewalks, all features the Board deemed advantageous.

The Board also discussed the availability of electric charging stations within the development. The applicant responded that in response to questions about electric charging stations they had modified their plans to include the capability to add sixteen (16) more charging stations per building that could be installed if there was a need from residents. The Board appreciated this consideration of the comments previously made.

The Board expects that NRP, the City of Greenbelt and the county will come up with efficient and practical measures to insure the safety of all pedestrians, bicyclists and drivers at the intersection of Ivy and Cherrywood Lanes.

**RECOMMENDATION:** The Board recommends City Council support the DSP for the NRP Multi-Family development proposal with the following conditions and suggestion:

1. The removal of the eight (8) parking spaces on the Ivy Lane extension entrance to the development to allow for a more welcoming plaza
2. The remaining parking on the Ivy Lane extension be designed to accommodate reverse angled parking
3. The Board would like the applicant to explore the possibility of creating a pedestrian connection between the two (2) main building entrances

The Board would like to note its appreciation to the applicant for the study and consideration of the comments and questions raised by the Board. The Board's recommendation passed by a vote of 6 to 0.

Respectfully Submitted,  
Keith Chernikoff