

**ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**REPORT NO. 2018-02
February 28, 2018**

SUBJECT: Multi-family Housing Proposal– Cherrywood at Ivy Lane

BACKGROUND: NRP Group LLC (NRP) of Cleveland, Ohio presented a development proposal concept for new construction of multifamily housing in the Capital Office Park at the intersection of Cherrywood Lane and Ivy Lane. This 15 acre parcel is owned by Mack-Cali Realty Corporation.

The Mack-Cali site is zoned C-O (Commercial-Office) with a Development District Overlay Zone (DDOZ). This zoning provides for multi-family housing under certain circumstances. The NRP had not conducted an analysis of any City, County, or State ordinances which may govern the development of the Mack-Cali site.

The plan NRP provided the Board was intended to introduce NRP's concept for a proposed two five story apartment buildings with 308 units and five 2-story townhouse carriage units (4 units per carriage positioned over garage parking) for a total of 328 residential units. No formal proposals for this have been filed by NRP with Prince Georges County Maryland-National Capital Park and Planning Commission. Per NRP the drawings presented were "not for regulatory approval or construction." NRP's presentation was to gauge the interest of APB in their further pursuit of this project. The development will be owned and managed by NRP LLC.

Under the proposal the two 5-story apartment building will consist of one, two and three bedroom apartment units allocated 42%, 46% and 12% respectively. The five carriage house buildings will be distributed across the parcel rather than clustered in one area. The proposal includes a separate resident club building and fitness center. A swimming pool is proposed adjacent to the resident club building. The proposal provides for 513 on-site parking spaces; the County minimum, the majority behind the two apartment buildings.

Approximately 10,000 square feet of street level commercial/retail will be in one apartment building at the property's Cherrywood- Ivy Lane entrance. Opposite the commercial/retail space in the second apartment building will be the leasing office for the property. The entrance to the property will be at the intersection of Cherrywood and Ivy Lanes. A second entrance to the site is positioned at the western edge of the property and before the Cherrywood Lane bridge over I-495.

ANALYSIS: NRP presented the project concept plan and renderings to the Board at their January 10, 2018 meeting. The Board asked questions regarding the number, size and amenities within the units, building entrances, stormwater management, integration of project into the Cherrywood Complete Street project, accommodations for transit on Cherrywood Lane, bicycles owned or shared, provisions for outdoor open and recreational

space, the potential and risks of the proposed retail/commercial space, outdoor lighting, protection of adjacent wetland and BARC property, and the property's Cherrywood Lane frontage.

In general, the Board believes there is merit in the proposed project and it is consistent with the City's housing goals as it relates to planning and housing choice. The Board would like to see NRP reconsider the layout of the carriage houses and site them in a manner that creates a sense of community as existing in townhouse communities throughout the city. The Board appreciates NRP coming forward at the very initial stage of this proposal to determine the feasibility and willingness to pursue the project

If the proposal moves forward Board members will request meetings with NRP to provide comment and recommendations for consideration including:

- Stormwater management and hard surface abatement
- Integration into the Cherrywood Complete Street project
- Provisions for transit, bicycle and pedestrian accommodations
- Recreational facilities, including a playground
- Provisions for outdoor open and recreational space
- Retail/commercial space opportunities
- Outdoor lighting,
- Protection of adjacent wetland and BARC property

RECOMMENDATION: The Board recommends that Council City Council should express its support for NRP LLC to pursue the planning of this project. City Council and planning staff should work with NRP to address and integrate existing City plans and recommendations into the NRP project at Cherrywood and Ivy lanes.

Respectfully submitted,

Brian Gibbons
Chair

This report was approved by a vote of 4 to 0.