

# District Development Standards

**SECTION 1. Applicability.** These standards apply to all properties rezoned within the PD-Commercial district known as “Sx West,” as a condition of the zoning approved by the City of College Park City Council on **July 20, 2020**. Individual development proposals may petition for zoning condition modifications for City Council consideration. Amendments to add illustrative diagrams to this document may be made administratively by City Staff to execute the District Plans but shall not alter substance or intent. Certain minor waivers may be granted administratively by City Planner with consultation of City Engineer as identified herein. Where subject matters are not addressed by the adopted District Plans or these District Standards, Article 4 – Planned Development standards shall govern.

**SECTION 2. District Plans.** Development proposals shall meet the intent of the most recently adopted Sx West District Plans, as may be amended from time to time. The District Plans include a Site Plan with conceptual configuration of development by type and roads which regulate road design and guide building placement and massing. The rezoning establishes the following districts for the Sx West project:

Residential	Entertainment
Office	Retail
Incremental	Camp Creek (Hotel)

## SECTION 3. Dimensional Standards and Uses

Districts	Building Standards						Categories of Uses	
	Setbacks				Heights	Open		
	Front	Supplemental Zone****	Side	Rear	See FAA note *****	Space	Primary	Secondary
Retail	0'*	Street Typical; 20% of block	20' max**	20' min.	125' max	15%	Retail, Restaurants, Entertainment; Cultural Centers	Office, Hotel, Recreation
Incremental	0'*	Street Typical; 20% of block	20' max**	20' min***	50' max	10%	Retail, Restaurants, Office, Entertainment	Hotel, Art studios/galleries
Golf Entertainment	0'*	NA	20' max	20' min	220' max	15%	Entertainment, Golf Course/Club House, Hotel	Retail, Residential, Recreation
Camp Creek Frontage	0'*	Street Typical	20' max	20' min	220' max	15%	Hotel, Restaurants, Retail	Office
Office	0'*	Street Typical; 20% of block	20' max	20' min	220' max	15%	Office	Retail, Restaurant
SF-D Residential	15'	NA	7' min	20' min	-	20% overall site	Residential	Recreation, Retail

### Notes to Dimensional Table:

- Specific uses shall be allowed as provided under the City of College Park HC, OD, C1 and TOD zoning districts
- \* Setback measured from Street Section for proposed Right-of-Way limits within District Plan
- \* Corner Condition: Buildings at corner should provide main entrance at the corner with special treatment, such as chamfered or rotunda entrance, as approved City Planner

**Notes to Dimensional Table, Cont'd:**

\*\* Alleys: Allow minimum 20' alley access between buildings at a minimum of 1 location per block; land owner is responsible for a minimum of 10' if located within the identified "alley zone" on a given block. Applicants not providing alley shall provide supplemental zones or planted side yards to vary pedestrian experience and active sidewalks for public use.

\*\*\* Incremental District parking shall be accessed by a new 20' minimum wide public alley in the center area "alley zone" of the block. Redevelopment within two blocks of Main Street may be eligible for waiver.

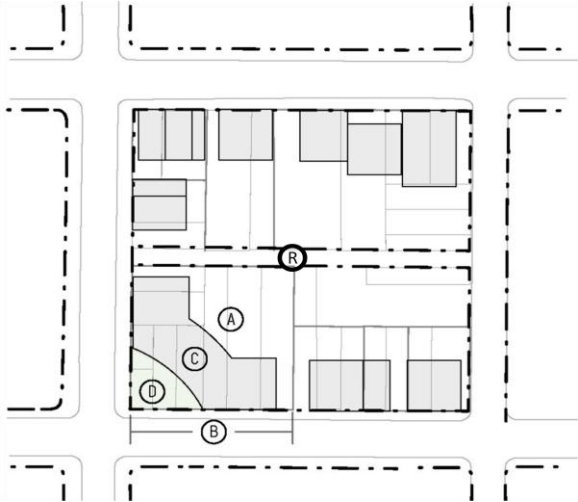
\*\*\*\* Supplemental Zone shall be provided for a minimum of 20% of each block; additional standards Section 4

\*\*\*\*\* Height limits are to be determined by site in accordance with FAA regulations. The maximum heights are an average of each district's maximum allowable height per Szemore Group's interpretation of FAA requirements and existing topographic analysis. Rules and regulations should be coordinated and verified with the FAA.

**Residential District.** Development shall follow the site plan and representative housing styles as provided for in **Attachment "A"**, allowing for multi-family and single-family housing types. Waivers may be considered and granted by City Planner with City Engineer advising to accommodate field conditions or to reduce the number of units proposed. Building materials shall be brick, stone, stucco and/or hardi-plank and garages shall not be permitted to extend in front of the front building façade or otherwise dominate the façade.

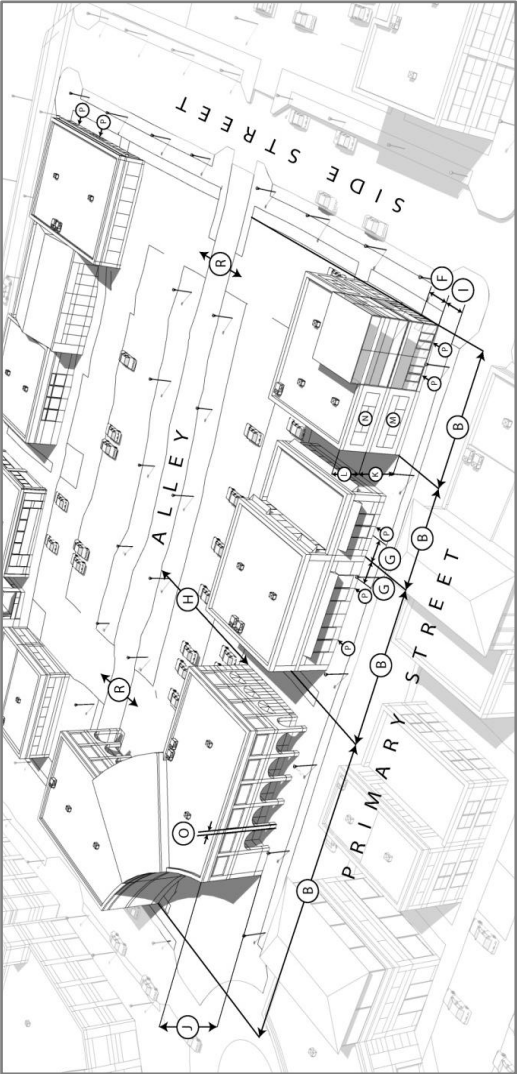
**Incremental District.** The following diagram illustrates additional requirements. Access requirements may vary with City Planner and City Engineer approval, depending on phasing of public alley construction.

DISTRIST REGULATION DIAGRAM | INCREMENTAL ZONE



LEGEND

- EXISTING R.O.W.
- - - PROPOSED R.O.W.
- EXISTING LOT LINES
- CONSOLIDATED LOT LINE



Incremental District Regulations	
Lot Controls	
A. Lot Area	3,000 sf min
B. Lot Width	30' min
C. Lot Coverage	N/A
D. Open Space	10% min
E. Build-to-Zone	80% primary street / 40% secondary street
Setbacks	
F. Front Setback	0' min/20' max
G. Side Setback	20' max
H. Rear Setback	20' min
I. Sidewalk	Based on District Plan Street Sections
Building Height	
J. Building Height	50' max
K. Ground Story Height	14'
L. Upper Story Height	9'
Transparency	
M. Ground floor	60% primary/30% secondary min
N. Upper Stories	20% min
O. Blank Wall Area	20' primary/40' secondary min
Pedestrian Access	
P. Street Facing Entrance	Required
Q. Entrance Spacing	50' max
Vehicle Access	
R. Access from alley	Required
S. Drive-thrus	Not permitted
Parking Location	
T. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of the Primary Street.	

#### **SECTION 4. Building, Architecture and Massing Standards.**

**Lot Coverage.** Single-family Detached Residential lot coverage shall not exceed 60%; Single-family Attached Residential shall not exceed 75%.

**Transitions.** Development adjacent to Residential Districts shall have no roof height that exceeds 40 feet when located within 50 feet of a single-family residential property (attached or detached).

**Roof top.** Roof top uses are permitted, provided that documentation indicates FFA requirements are met.

**Street activation.** No building or series of adjacent buildings shall be uninterrupted for more than 100' feet without either an alley or a building façade setback which provides for a Supplemental Zone. District Plan placement renderings serve as a guide to demonstrate this principle. The intent is to create variation in the street face and provide for the activation of space. Required public interface within Supplemental Zone may be met with:

- Plazas
- Gardens
- Benches
- Café seating
- Mini-markets
- Parklets or pocket parks
- Public art installations

**Architectural design.** Architectural thematic for each District shall be guided by the District Plan Pattern Books, incorporated herein as **Attachment "B"**, including material and color thematic. Elevations shall be reviewed for approval by City Planner, Main Street Director, Director of Economic Development and City Manager (or his/her designee).

Further, in compliance with zoning code Section 4.9 F, the following requirements shall control building construction in Sx West development:

1. Building materials used for exterior finishes shall consist of glass; metal; brick; stone; concrete stucco; decorative concrete block; solid wood; "Hardy" board or similar masonry applications; or similar, durable architectural materials. Pre-fabricated metal buildings, metal storage sheds, synthetic stucco, "dryvit", EIFS, vinyl siding and other materials found to be other than durable products are specifically prohibited. Awning materials shall be limited to canvas or metal.
2. Roof pitch in residential developments shall be a minimum of 6/12. Roof materials shall consist of asphalt or composite shingles, terra cotta, slate, cedar, or standing seam metal. "Rolled" asphalt-roofing materials shall not be used.
3. Side and rear building elevations of attached, residential developments and all commercial developments shall be substantially consistent with the front building elevation.
4. Architectural style within one (1) block or other contiguous development unit shall be compatible and shall adhere to a single, consistent architectural theme.

5. Placement of air-conditioning units, satellite dishes in excess of one (1) meter in diameter and other mechanical systems and equipment shall be installed to the rear of the building or on the side, if properly screened. Rooftop equipment shall be screened from view.

**SECTION 5. Streetscape standards.** Street facilities, bike lanes, landscaping, lighting, and sidewalks shall be provided in accordance with the street typical provided in the adopted District Plans.

**SECTION 6. Parking and Service placement:** Off-street parking required in the rear; service (loading, trash, etc.) shall be hidden from street and screened; front loading permitted only after business hours (7:00 p.m. to 6:30 a.m.). Pedestrian access shall be provided from parking to building entrances.

Administrative waivers to allow side yard parking may be considered by petition for redevelopment of existing lots with design constraints within the Incremental District.

**SECTION 7. Parking Standards and Planning.**

**Surface Parking Lots.** The adopted District Plans anticipate that the City shall retain control over stand-alone surface parking lots and implement a phased approach to transitioning surface parking into new construction of development over time. Transitional development of surface parking will occur in conjunction with strategic partnerships to deliver parking decks as demand and densification occurs. A City of College Park Parking Management Plan shall be the intended mechanism for parking provision and control over the entire site. Until then, both off-street parking and interim surface parking lots (either operated by the City or as limited-term leasing arrangements) shall be allowed as a stand-alone use by City ownership only.

The District Plans indicate locations for accessory off-street parking to occur in the rear of structures, which shall develop as shared parking and inter-parcel connectivity in conjunction with a system of alley-ways to access parking and service areas.

See also Section 8 regarding landscape requirements.

**Bicycle Parking.** Facilities for bicycle parking shall be provided at a minimum of one space per every 15 space of vehicular parking. Bicycle valet, short term storage and other bicycle parking operations shall be allowed on all sites, provided orderly storage is demonstrated and operations do not interfere with pedestrian walkways.

**Off-street parking** for individual sites or assemblage of sites shall not exceed the maximum number of spaces indicated in the table below:

## PARKING REQUIREMENTS

City of College Park is currently drafting a rezoning (PD-C) for the site. The recommended rezoning will not have a minimum parking requirement, but will have a maximum. It will require shared parking along with other requirements and potential reductions, including:

USE	MAXIMUM PARKING REQUIREMENT
Retail	2.68 spaces/ksf
Office	2.5 spaces/ksf
Hotel	1 spaces/key
Entertainment	1.8 spaces/ksf
Restaurants	10 spaces/ksf
Residential	0.67/unit
1 Bedroom	0.7/unit
2 Bedroom	1.2/unit
3 Bedroom	1.78/unit

**Note 1:** Private residential garages are excluded from the maximum parking count.

**Note 2:** Further reductions could be associated with distance to transit, bike facilities, ride share/carpool spaces.

**Note 3:** Based on these numbers, the maximum required parking for the development is **18,814 spaces**

**Waiver Criteria.** The City Planner in consultation with the City Engineer may consider waivers to the maximum vehicular parking ratio, in instances where an applicant can demonstrate an undue hardship or significant challenge due to:

- Employment/commuters
- Visitors/customer data
- and/or distance from public transit or other alternatives to auto trips.

**Rationale.** As implementation of the plan results in changing field conditions and the dynamic of infrastructure delivery, it will be helpful to record the analysis that provided the basis of the rationale and the development of the parking. Using the current ULI parking calculations and the development program presented in the District Plans, parking was calculated as follows:

- 19,493 is the required number of spaces in case of 0% reduction with shared parking.
- 15,387 is the required number of spaces in weekday peak with 21% reduction with shared parking.
  - 5,870 is the required number of spaces in weekend peak with 70% reduction with shared parking.

Provided in Master Plan: Total number of parking spaces provided per district (based on to scale District Plan calculations) are: 15,537 spaces

Office District = 9,545 spaces 2,000,000 sf total (approx. 4.7/1,000)

- Deck Total: 8,695 spaces
- Office Deck (east): 3,285 spaces [164,348 sf/level; 7 levels]
- Office Deck (west): 5,410 spaces [210,259 sf/level; 9 levels]
- Surface Parking: 325 spaces
- Street Parking: 525

Retail District = 3,840 spaces 900,000 sf Total (approx. 4.25/1,000)

- Deck Total: 2330 spaces
- Retail Deck (Phase 1): 1030 spaces [72,000 sf/level; 5 levels]
- Retail Deck (Phase 2): 1300 spaces [114,037 sf/level; 4 levels]
- Surface Parking: 1075 spaces
- Street Parking: 435 spaces

Camp Creek District = 335 spaces 170,000 sf Total (approx. 2/1000)

- Surface Parking: 300 spaces
- Street Parking: 35 spaces

Incremental District = 1,160 spaces 460,000 sf Total (approx. 4/1,000)

- Surface Parking: 900 spaces
- Street Parking: 260

Golf Entertainment District = 650 spaces 270,000 sf Total (approx. 3.2/1,000)

- Surface Parking: 650 spaces

## **SECTION 8. Tree density, Landscape Standards and Buffers.**

A tree plan shall be provided for approval in conjunction with the development of each development Final Site Plan. Site design shall work to preserve specimen or landmark trees.

**Plantings and Buffers.** 3-4 foot foundation plantings or planters should be provided for non-residential sites not providing Supplemental Zones. Minimum 15 foot tree buffers may be required between incompatible uses or for purposes of screening service areas for waste or accessory storage buildings.

**Parking Lot Plantings.** Three-foot minimum perimeter plantings shall be required to screen all parking. Interior landscape islands or strips shall be required in parking lots to provide a minimum of one overstory shade tree per 8 parking spaces for lots with 16 spaces or more. Islands shall be sufficiently sized and include groundcover or other planting material.

## **SECTION 9. Signs, Wayfinding and Street Signs.**

Individual developments shall propose a uniform sign plan with a maximum 24 square feet in area and 12 feet in height and with indirect light only. Sign plan shall indicate size, location, materials and design scheme.

Applicants may be requested to allow placement of City wayfinding signs on properties, provided they restrict no visibility or interference with property use.

Street sign systems may be proposed by applicants for sub-district areas.