

**SUBJECT: Preliminary Plan of Subdivision – NRP Multi-family Development
Proposal (Capital Office Park)**

BACKGROUND: The NRP Group LLC (NRP) is a developer, builder, and property management company headquartered in Cleveland, Ohio. NRP has previously, in January 2018, presented a development proposal concept to the Advisory Planning Board (APB) for new construction of multifamily housing in the Capital Office Park at the intersection of Cherrywood Lane and Ivy Lane. They have now filed a Preliminary plan of subdivision (PPS) with the County to go before the Planning Board on October 10, 2019.

The site is zoned C-O (Commercial-Office) with a Development District Overlay Zone (DDOZ). This zoning provides for multi-family housing. The PPS proposes two 5-story apartment buildings and an amenity building. The two apartment buildings will consist of 354 residential units altogether with the one, two, and three bedroom apartments allocated as 212, 123, and 19 respectively. There is no retail component associated with the current proposal (as was shown in concept plan), with the applicant citing it was determined not to be marketable. The on-site amenities will include a clubhouse with a swimming pool and a wellness/fitness center; a dog park; and a dog spa which will be housed in the building adjacent to the dog park. The majority of surface parking (454 spaces) is behind the apartment buildings, however two (one level) parking garage buildings requiring paid (subscription) usage will be provided as well. These will be a total of 36 spaces, 18 in each. A total of 130 bicycle racks are proposed most of which will be indoors (in the basement level of one of the buildings). Six (6) electric vehicle charging stations will be provided, with locations to be determined at Detailed Site Plan (DSP).

Many NRP projects are Transit Oriented Development (TOD) projects and although this particular one does not meet the WMATA standards of 0.5 miles or less to be considered ‘walkable’, it is only 0.6 miles from the Greenbelt Metro Station, and still potentially walkable. The NRP project ensures that residents could also get to the metro via biking, or transit and plans to improve the bus stop right outside the development by providing a bus shelter, improve sidewalks, provide ample bike parking and even work with the County to put up a Capital Bikeshare station at this location.

ANALYSIS: NRP presented the plan and renderings to APB on September 4, 2019. The Board members also asked several follow-up questions that sought further clarification on traffic related issues and exact locations (and specifics) of amenities. In addition, Ms. Miller stated that she felt this was the best proposal they had seen thus far for that particular site and Mr. Chernikoff stated that they previously liked NRP’s proposal and that the city could stand to gain from development of this property by this developer.

It should be noted that in the previous presentation the Board asked questions regarding the number, size and amenities within the units, building entrances, storm water 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, outdoor lighting, protection of adjacent wetland and BARC property, and the property's Cherrywood Lane frontage. The Board even put in its recommendation that City Council and planning staff should work with NRP to address and integrate the City's existing Cherrywood Lane plans and recommendations into the NRP project.

The Board generally supports the proposed project. They also support the planning staff's language in their report and recommendations in seeking more information on traffic related issues (a traffic impact analysis or signal warrant analysis) as well concerns about the strain on public facilities and recreational amenities that the development will cause especially for Greenbelt West. They know the planning staff will work with the County and the applicant to come up with figures they all agree upon to fulfil such obligation in form of fee-in-lieu.

RECOMMENDATION: The Board voted unanimously (5-0) to recommend that the City Council should express its support for NRP to pursue the planning of this project with the planning staff language in its recommendations 1, 2, 4, 5, 6, and 7.

Respectfully submitted,

Keith Chernikoff
Chair