

DATA SHEET FOR RECREATION PLAN REVIEW

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF February 27, 2007

Plan Title: The Collegian (S-07-13)

Plan Type: Site Plan: Active Recreation Area Plan

Location: South side of Loockerman Street west of State Street
114 West Loockerman Street
116 West Loockerman Street
126 West Loockerman Street
128 West Loockerman Street

Tax ID Parcels: ED-05-077.09-04-06.00-000
ED-05-077.09-04-07.00-000
ED-05-077.09-04-08.00-000
ED-05-077.09-04-09.00-000
ED-05-077.09-04-30.00-000
ED-05-077.09-04-31.00-000
ED-05-077.09-04-32.00-000

Owners: Collegian Plaza Hospitality Group, II, LLC
Robert M. Berglund
City of Dover (parcel known as Loockerman Way Park)

Site Area: 49,774 S.F +/-

Proposed Use: Mixed Use Development with Residential Development – Apartment Building (Total 136 units)

Zoning: C-2 (Central Commercial Zone)
H (Historic District Zone)

Project Summary

The Collegian is being reviewed as a Site Plan Application. The subject property consists of seven parcels of land totaling 49,774 S.F +/- . This Site Plan it to permit the construction of a mixed use building consisting of apartments on the upper floors for a total of 136 units. The residential units consist of apartments. The Plan includes one entrance location one off of North Street.

Open Space and Recreation Plan Summary:

As part of the current Site Plan review process for this project, the applicant prepared a Conceptual Recreation Plan which illustrates how the Collegian development will provide recreation amenities in accordance with the design specifications described in Article 5, Section

10 of the *Zoning Ordinance*. The Plan indicates that 37,421 S.F. of land would be reserved as active recreation space. One area of Active Open Space is proposed as a swimming pool that will be surrounded by a terrace or deck located on the second floor courtyard on the south side of the complex. There is a walkway that goes from the north side of the courtyard back to the swimming pool. The walkway will be surrounded by trees (in raised planters) and is surrounded by green roof plantings. A multi purpose recreation room will be located on the second floor of the building. The plan also provides a shuffleboard court and a bocce ball court on the roof. The courts will be connected by a concrete walking path. The courts and walking path will be surrounded by a six (6) foot high ornamental fence. The rest of the roof will be planted with green roof plants. The majority of the roof will be inaccessible due to the ornamental fence.

Staff has concerns over the amount of active recreation area, as it appears this plan does not meet the area requirements. The area of green plantings on the roof is not accessible. Active recreation areas shall be accessible to all residents within the development (Article 5 Section 10.151). Staff does not consider the green plantings on the roof as a part of the active recreation area as it is not accessible to the residents within the development.

Staff recommends the applicant look into the process of making a cash in lieu of active recreation area, for a portion of the required active recreation area. This may be a route that the applicant may need to go if the plan does not meet the requirements for the amount of active recreation area.

The acreage and square footage of the proposed active recreation areas (shuffleboard court, bocce court, the developed walking path, recreation room and the terrace) on the plan need to be identified. This will help determine the amount of land that meets the active recreation area and the amount that may be needed to proceed with the cash in lieu of scenario. This will require documentation to determine the cost per acre of the land that will then determine the amount of money that would be required for the cash in lieu process.

This recreational component must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to consideration of the Conditional Use Site Plan by Planning Commission.

The following table provides information from the submitted Plan (dated 2/8/2007) for the Active Recreation Area to be constructed:

	Required	Provided on Plan
Active Recreation Area (Article 5 §10.16)	275 S.F. per dwelling unit or 0.5 acre, greater thereof 136 DU = 37,400 S.F. (0.858 ac) Requires 0.858 acres	Swimming pool, concrete walking path, Shuffleboard court, Bocce court and recreation room = total of 8,710 S.F. (0.1999 acres).
Active Recreation Amenities	Accessible	Located within the

(Article 5 §10.15)		development.
Active Recreation Amenities (Article 5 §10.15)	Age Oriented to development	Swimming pool, multi purpose recreation room, Bocce court, and Shuffleboard court
	Parking	On site parking provided for each dwelling unit.
	Setbacks: 30 feet from residential lots and 25 feet from right-of-way for street	The swimming pool, part of the terrace and the recreation room are not in compliance of the 25 feet distance from the right of way as required.
	Landscaping	Tree plantings of deciduous, evergreen and ornamental trees.

Staff Recommendations:

The following are comments and recommendations from Staff of the Department of Planning & Inspections and the Parks & Recreation Department following review of the Active Recreation Area to be constructed.

1. The acreage and square footage of the proposed active recreation areas (pool, multi-purpose center, shuffleboard court and developed walking path) need to be identified on the plan.
2. The swimming pool, part of the terrace/deck and the multi purpose recreation room are within the 25 foot distance of the right of way.
3. Staff recommends approval of the swimming pool, multi purpose recreation room and the terrace/deck on the second floor courtyard components as active recreation areas.
4. The applicant should look into making a cash in lieu of Recreation Area, for a portion of the required active recreation area. This will require submittal of appraisal information for calculation of the amount in accordance with Article 5 Section 10.17.
5. The applicant should be aware of the requirements for payment of the cash in lieu of Recreation Area Construction as associated with the development of the residential units.

Article 5 §10.175 Payment of Cash Donation. One hundred (100) percent cash donation provided under this section shall be collected prior to issuing the first building permit for the development.

6. The applicant is reminded of the requirements for construction phasing of the recreation area as associated with the development of the residential units.

Article 5 §10.6 Construction Phasing. The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that one hundred (100) percent of the recreation and open space areas shall be completed prior to issuing building permits for the final twenty (20) percent of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

7. There shall be provisions which insure that the common open space land shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of such open land; or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space i.e. a Homeowners Association. The organization shall be responsible for maintenance, insurance and taxes on the common open space.

The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.