



Prince George's County Planning Board  
Office of the Chairman

(301) 952-3561

January 13, 2021

The Honorable Angela D. Alsobrooks  
County Executive  
Prince George's County  
1301 McCormick Place  
Largo, MD 20774

The Honorable Calvin S. Hawkins, II  
Chairman  
Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

**Re: Proposed Legislation for M-NCPPC Budget Amendment and  
To Authorize Development of Planning Department and Planning Board Office Project at  
Largo Metro Station**

Dear Ms. Alsobrooks and Mr. Hawkins:

On behalf of the Maryland-National Capital Park and Planning Commission (Commission), and its Prince George's County Planning Board, I am delighted to transmit for your favorable consideration the proposed legislation attached that will advance the important goals of finding a consolidated home for the Prince George's County Planning Department and Planning Board Offices and accelerating the visionary transformation of Downtown Largo.

As you may recall, despite its initial plan to include the Commission's Planning Department and Planning Board offices in the Wayne K. Curry Building, last summer the County notified our agency that co-location would not be possible and that an alternative plan would be necessary. Since then, pursuant to directives from the County Executive's Office, working at a breakneck pace with County leadership and the Maryland Economic Development Corporation (MEDCO), our staff has been able to procure a suitable location, strategically situated adjacent to the Largo Metrorail complex. We also completed enough of the preliminary engineering needed to satisfy the customary contingencies before moving full steam ahead. We are now seeking the requisite County authorizations essential for our agency to close on the property transaction and launch the actual development process – hopefully, as soon as March 1, 2021. Toward that end, our staff has prepared the draft legislation that would be required to authorize the project and modify the pertinent Commission budget enactment in CB-023-2020.

We are also excited to share a few details about our plans relating to the project. Although a detailed program of requirements is still in process, based on our current conversations with our project team and the County administration, we anticipate that the project will consist of at least 153,000 total square feet that includes a combination of Commission and County offices, along with public and government meeting spaces necessary to conduct business. Following a competitive process spearheaded

by MEDCO, the Commission has selected and contracted with an excellent Maryland certified (woman owned) MBE design firm, based in Prince George's County.

The Planning Board proposes the attached draft legislation, and formally requests its adoption, pursuant to §18-108 of the Land Use Article of the Annotated Code of Maryland. Under that provision, upon enacting the Commission annual capital and operating budgets, the County Council may amend the budgets by adopting a resolution on its own initiative or by agency request. The statute requires the Council to receive the recommendation of the County Executive and to hold a public hearing before taking action. Our staff is accordingly ready, able and willing to work closely with the appropriate stakeholders in your respective offices to help arrange a prompt consideration of our request. To summarize the fiscal aspects of the legislation, if enacted:

- On or about March 1, 2021, the Commission will close on purchasing the property in Largo for \$12,850,000 (Twelve Million Eight Hundred and Fifty Thousand Dollars).
- The agency will transfer \$60,000,000 from its fund balance in the Planning Department's Administrative Fund to a designated Internal Service Fund, which the Planning Board has now created to account for project development costs and a portion of the lease described below. This approach is consistent with our agency's accounting for our office facilities in Wheaton and the Executive Office Building in Riverdale.
- Under its agreement with the Commission, MEDCO will finance the cost of developing the property on a build-to-suit basis, and will devote its considerable expertise to overseeing the design process, construction manager, general contractor, etc.
- MEDCO also will issue its bonds to fund cost of the development, and will secure the repayment of those bonds using lease and sublease agreements paid by the Commission and County for their respective portions of the new space.
- The Commission's requested appropriation for the total estimated project cost authorized now is \$155,000,000, which includes an assumption of at least 35,000 square feet of space for the County. We understand that the County agencies may require additional office space. Depending on the amount of additional space actually required and more definitive costing results, the Commission may need to seek an additional project appropriations at that time.

As always, please let us know if there are any questions or if you require follow up information. Thank you for your consideration of this important legislation. Please contact me or Andree Green Checkley, Esq Planning Director, at 301-952-3595 if you would like a briefing on the proposed resolution.

Sincerely,



Elizabeth M. Hewlett  
Chairman

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cc: Asuntha Chang-Smith, Executive Director MNCPPC  
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Attachments