



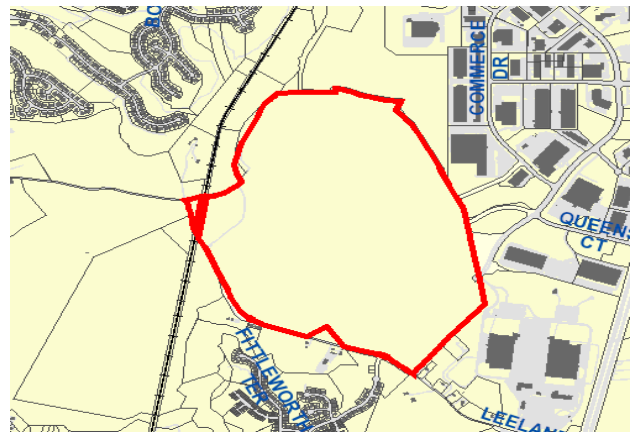
The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Specific Design Plan SDP-2201 National Capital Business Park, Parcel 12

REQUEST	STAFF RECOMMENDATION
Development of a 168,480-square-foot warehouse distribution building.	With the conditions recommended herein: <ul style="list-style-type: none"> Approval of Specific Design Plan SDP-2201 Approval of Type 2 Tree Conservation Plan TCP2-026-2021-04

Location: Approximately 3,200 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway).	
Gross Acreage:	9.98
Zone:	LCD/IE/AR
Zone Prior:	R-S/I-1/R-A
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	168,480 sq. ft.
Planning Area:	74A
Council District:	04
Municipality:	N/A
Applicant/Address: NCBP Property, LLC 5850 Waterloo Road, Suite 210 Columbia, MD 21045	
Staff Reviewer: Tierre Butler Phone Number: 301-952-2458 Email: Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	12/01/2022
Planning Board Action Limit:	12/06/2022
Staff Report Date:	11/16/2022
Date Accepted:	09/27/2022
Informational Mailing:	01/28/2022
Acceptance Mailing:	09/26/2022
Sign Posting Deadline:	11/01/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2201
Type 2 Tree Conservation Plan TCP2-026-2021-04
National Capital Business Park, Parcel 12

The Urban Design staff has reviewed the application for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This application is for a development located within the National Capital Business Park. The subject property is split zoned and located within the Legacy Comprehensive Design Zone (LCD); the Industrial, Employment Zone (IE); and the Agricultural-Residential Zone (AR). The portion of the site being developed is located within the LCD Zone, which was formerly the Residential Suburban Development (R-S) Zone. This application, however, is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) of the Zoning Ordinance, which allows development applications with prior approvals to continue to be reviewed under the prior ordinance.

- a. The requirements of the prior Prince George's County Zoning Ordinance in the Employment and Institutional Area (E-I-A) Zone, in accordance with Prince George's County Council Bill CB-22-2020.
- b. The requirements of Zoning Map Amendment (Basic Plan) A-9968-02.
- c. The requirements of Comprehensive Design Plan CDP-0505, as amended.
- d. The requirements of Preliminary Plan of Subdivision 4-21056.
- e. The requirements of the 2010 *Prince George's County Landscape Manual*.
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- h. Referral comments.

FINDINGS

Based upon the evaluation and analysis of this application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application requests approval of the development of a 168,480-square-foot warehouse distribution building.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	LCD (prior R-S)	LCD (prior R-S)
Use(s)	Vacant	Warehouse/Distribution
Total Gross Floor Area (GFA)	-	168,480 sq. ft.

OTHER DEVELOPMENT DATA

Parking and Loading Spaces

Use	Required	Provided
Total Parking Spaces	83	159
Truck Trailer Spaces	5	48

3. **Location:** The subject site is a 9.98-acre area in an overall 442.30 acres of development called the National Capital Business Park (NCBP). The subject property is located approximately 3,200 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway), in Planning Area 74A and Council District 04.
4. **Surrounding Uses:** The entire NCBP development is bounded to the north by Agricultural-Residential (A-R) zoned property and Reserved Open Space property. Adjacent to the south are properties zoned A-R and Legacy Comprehensive Design Zone (LCD).
5. **Previous Approvals:** The subject property was included in Zoning Map Amendment (Basic Plan) A-9968-02, approved by the Prince George's County District Council on April 12, 2021, and an amendment to Comprehensive Design Plan CDP-0505-01, approved by the Prince George's County Planning Board on April 29, 2021. The Preliminary Plan of Subdivision (PPS 4-20032) was approved by the Planning Board on September 9, 2021 (PGCPB Resolution No. 2021-112) for a 442.30-acre property zoned prior Residential Suburban Development (R-S), Light Industrial (I-1), and Residential-Agriculture (R-A). PPS 4-20032 approved 36 parcels for development of a 3.5 million-square-foot industrial park.

Specific Design Plan SDP-1603-01 was approved on January 13, 2022 (PGCPB Resolution No. 2022-10) for infrastructure for the overall development, including 35 parcels, street network, sidewalks, utilities, grading, stormwater management (SWM), retaining walls, and directional signage, that will serve the employment and institutional uses proposed for the property.

Preliminary Plan of Subdivision PPS 4-21056 was approved by the Planning Board on June 2, 2022 for 27 parcels, for development of up to 5.5 million square feet of industrial use on the subject property. PPS 4-21056 supersedes PPS 4-20032 and, therefore, this application is reviewed for conformance with the conditions of approval for PPS 4-21056.

The subject application is zoned LCD (formerly R-S), but is subject to the requirements of the E-I-A Zone and permitted under Footnote 38, as authorized pursuant to the provisions of Prince George's County Council Bill CB-22-2020. The applicant included a lotting exhibit, for the overall site, which is consistent with the applicable PPS 4-21056. The development proposed with this SDP is for Parcel 12, as currently shown on PPS 4-21056.

The site has an approved SWM Concept Plan, 42013-2020-00, which was approved on June 28, 2021.

- 6. Design Features:** The proposed 168,480-square-foot warehouse and distribution building will be 41 feet tall. The building materials will include concrete panels, hollow metal doors and tempered safety glass, and a color combination of white and various shades of gray. The building will have 4 building-mounted signs and 16 small tenant signs on the doors of the building. There is one monument sign located near the first driveway entrance into Parcel 12. The site will have two access points along Queens Court and there will be 159 parking spaces, 12 bike spaces, 33 docks, 2 drive-in bays, and 48 truck and trailer parking spaces.

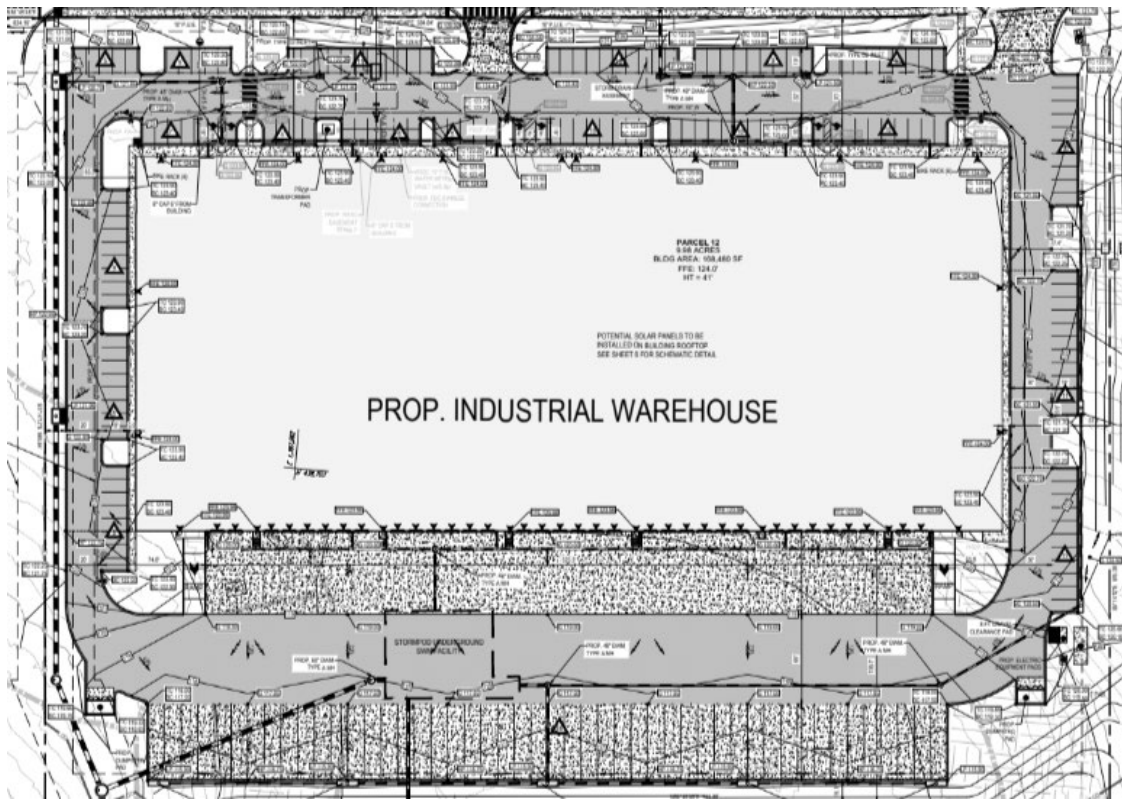


Figure 1: Illustrative Site Plan

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The SDP application has been reviewed for compliance with the requirements of the E-I-A Zone of the Zoning Ordinance.
- a. Section 27-500, Uses
 - (a) **The general principle for land uses in this zone shall be:**
 - (1) **To provide concentrated nonretail employment or institutional (medical, religious, educational, recreational, and governmental) uses which serve the County, region, or a greater area; and**
 - (2) **To provide for uses which may be necessary to support these employment or institutional uses.**
 - b. **The uses allowed in the E-I-A Zone are as provided for in the Table of Uses (Division 3 of this Part).**
 - c. **A Mixed-Use Planned Community in the E-I-A Zone may include a mix of residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses, meeting all requirements in the definition of the use.**

The application proposes a 168,480-square-foot warehouse and distribution building, in accordance with Council Bill 22-2020, which allows the use subject to the E-I-A Zone requirements. A mixed-use planned community is not being proposed.

The subject application is zoned R-S, but is subject to the requirements of the E-I-A Zone and permitted under Footnote 38, as authorized pursuant to the provisions of CB-22-2020. The proposed use is a permitted use in the E-I-A Zone. The proposed development is in conformance with the Zoning Ordinance. The proposed application provides the appropriate building and parking setbacks. The proposed architecture is attractive and consists of high-quality building materials. The overall design and site layout is efficient and contains multiple entrances, with adequate circulation and appropriate building and parking setbacks. There are minimal impacts to the environmental features being proposed with this project. The site proposed a continuous network of sidewalks, crosswalks, and shared roadway markings along Queens Court Road. More parking is being provided than required and the truck turning provided is safe and sufficient. The development is consistent with the character of the surrounding area.

8. **Zoning Map Amendment (Basic Plan) A-9968-02:** The requirements of Basic Plan A-9968-02 have been reviewed and the SDP amendment is generally in conformance with those approvals. There are no relevant conditions subject to this application.

9. **Comprehensive Design Plan CDP-0505-02:** The Planning Board approved Comprehensive Design Plan CDP-0505-02. The subject application is in conformance with the approved CDP. There are no relevant conditions subject to this application.
10. **Preliminary Plan of Subdivision 4-21056:** PPS 4-21056 was approved, subject to 22 conditions, and the conditions relevant to the review of this SDP are listed below in **BOLD** text. Staff analysis of the project's conformance to these conditions follows each one in plain text:

2. **Total development within the subject property shall be limited to uses which generate no more than 1,401 AM peak-hour trips and 1,735 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The development shown with SDP-2201 is consistent with PPS 4-21056. The site is also subject to prior SDPs that approved development of approximately 3,428,985 square feet of warehouse/distribution uses so far, as part of the overall NCBP development. The SDP application proposes development of approximately 168,480 square feet of the general warehouse which, if approved, will bring the total site development to 3,597,465 square feet of warehouse/distribution uses, which is under the 5.5 million square feet of development that was considered as part of the approved PPS application. As such, the uses and development program proposed with the SDP is consistent with the PPS application, and staff finds that the trips generated by the phased development of the subject SDP are within the trip cap.

3. **Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision, prior to the approval of any building permits.**

The development proposed with this SDP is consistent with the land uses evaluated with the PPS, which does not include residential development. Conformance with this condition has been demonstrated.

4. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (42013-2020-00) and any subsequent revisions.**

The development is in conformance with the approved SWM Concept Plan (42013-2020-00) submitted with this application.

5. **Prior to approval of a final plat:**

- a. **The applicant and the applicant's heirs, successors, and/or assignees shall grant 10-foot-wide public utility easements along the public rights-of-way, in accordance with the approved preliminary plan of subdivision.**

Ten-foot-wide public utility easements (PUEs) are shown and labeled along the public right-of-way of Queens Court, in accordance with PPS 4-21056.

7. **Prior to issuance of a use and occupancy permit for nonresidential development, the applicant and the applicant's heirs, successors, and/or assignees shall:**
- a. **Contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for each building.**
 - b. **Install and maintain a sprinkler system that complies with the applicable National Fire Protection Association Standards for the Installation of Sprinkler Systems.**
 - c. **Install and maintain automated external defibrillators (AEDs) at each building, in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.**
 - d. **Install and maintain bleeding control kits next to fire extinguisher installation at each building, and no more than 75 feet from any employee.**

These requirements shall be noted on the specific design plan.

The requirements listed in Condition 7 are noted on the subject SDP.

8. **At the time of final plat, the applicant shall dedicate all rights-of-way, consistent with the approved preliminary plan of subdivision.**

The SDP reflects the rights-of-way for Queens Court and Logistics Lane, as approved with PPS 4-21056.

9. **The applicant shall submit a phasing plan (with adequate justification) as part of the first specific design plan for a building to show the phasing of the following transportation improvements to the development of the site. A determination shall be made at that time as to when said improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency.**

- a. **US 301 (Robert Crain Highway) at Leeland Road**
 - (1) **Provide three left turn lanes on the eastbound approach.**
- b. **A signal warrant analysis and signalization of the intersection of Prince George's Boulevard and Queens Court-Site Access with the following lane configuration:**
 - (1) **A shared through and left and a shared through and right lane on the eastbound approach.**

- (2) **A shared through and left and a shared through and right lane on the westbound approach.**
- (3) **A shared through and left on the northbound approach and a shared through and right lane on the southbound approach.**

When the signal is deemed warranted, the applicant shall construct the signal and associated improvements to the requirements and schedule directed by the operating agency.

A phasing plan was submitted as part of this application and indicated that the eastbound Leeland Road Lane improvement does not need to be implemented until the overall site is developed with the high-cube fulfillment center warehouse and 1,600,000 square feet of general warehouse uses. As previously stated, this SDP application proposes development of approximately 168,480 square feet of general warehouse and the total site development will not be more than the threshold and would not require the need for reconstruction of eastbound Leeland Road. However, the phasing plan indicates that the Prince George's County Capital Improvement Program (CIP) US 301 improvements will need to be implemented to offset the impacts generated by this phase of development at the US 301/Leeland Road intersection, specifically a third southbound through lane. As a condition of approval, staff recommends that the applicant pay the shared contribution for the US 301 CIP improvements or construct the improvements in lieu of the fee, as provided in the phasing plan.

The phasing plan also indicates that the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has approved the traffic signal warrant analysis for Prince George's Boulevard at the Queens Court intersection. The traffic signal plans will proceed under a separate street construction permit with DPIE, and the signal will be installed at a time as directed by DPIE.

- 10. Prior to approval of a building permit for each square foot of development, the applicant, and the applicant's heirs, successors, and/or assignees shall pay to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), a fee of \$0.92 (1989 dollars) multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for second quarter 1989). The County may substitute a different cost index, if necessary.**

A phasing plan was submitted as part of this application. The phasing plan indicates that the applicant needs to contribute \$155,002 (1989 dollars) to the US 301 CIP-funded improvements.

- 11. The applicant shall provide an interconnected network of pedestrian and bicycle facilities consistent with the 2009 Countywide Master Plan of Transportation and the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan policies and goals. The exact design and details of these facilities shall be provided as part of the first specific design plan, prior to its acceptance.**

The latest SDP submission is in conformance with the referenced condition and is further described in more detail below.

- 12. The applicant's heirs, successors, and/or assignees shall construct a minimum 10-foot-wide master plan hiker/biker trail located along the Collington Branch Stream Valley and a minimum 10-foot-wide feeder trail to the employment uses.**

SDP-1603-01 approved the location and concept design details for the Collington Branch Stream Valley hiker/biker trail and the on-site feeder trail. SDP-1603-01 also established the trigger for construction of the on-site feeder trail. SDP-1603-02 established the trigger for construction of the Collington Branch Stream Valley Trail.

- 13. Prior to the issuance of the first building permit, the applicant and the applicant's heirs, successors, and/or assignees shall (a) have full financial assurances, (b) a permit for construction through the operating agency's access permit process, and (c) an agreed upon timetable for construction with the appropriate operating agency of a minimum 10-foot-wide master plan shared-use path along the subject site frontage of Leeland Road, consistent with AASHTO standards, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence. The exact details shall be shown as part of the first specific design plan for a building, prior to its approval.**

This condition states that the details for the required shared-use path, along the subject site frontage of Leeland Road, be shown with the first SDP for a building on the subject site. The details for this facility were included with infrastructure SDP-1603-01.

- 14. At the time of the first final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately 113.21 +/- acres of parkland, as shown on the preliminary plan of subdivision, shall be conveyed to the Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:**

- a. An original, special warranty deed for the property to be conveyed, (signed by the Washington Suburban Sanitary Commission Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, Upper Marlboro, along with the application of first final plat.**
- b. The applicant and the applicant's heirs, successors, and/or assignees shall demonstrate any liens, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC.**
- c. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and**

gutters, and front-foot benefit charges prior to and subsequent to application of the first building permit.

- d. The boundaries, lot or parcel identification, and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.**
- e. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the M-NCPPC Office of the General Counsel) shall be submitted to DPR within two weeks prior to applying for grading permits.**
- f. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The Prince George's County Department of Parks and Recreation shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.**
- g. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, the Prince George's County Department of Parks and Recreation (DPR) shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement, prior to issuance of grading permits.**
- h. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, the Prince George's County Department of Parks and Recreation (DPR) recognizes that there may be need for conservation or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR. DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond, maintenance and easement agreements may be required, prior to issuance of any grading permits.**

The boundaries, parcel identification, and acreage of the parcels to be conveyed to the Maryland-National Capital Park and Planning Commission were included on SDP-1603-01 and will be required to be conveyed with the first final plat for this development.

- 15. The applicant shall be subject to the following requirements for development of the 10-foot-wide on-site feeder trail:**

- a. **The applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, the on-site feeder trail from the southern terminus of Logistics Lane to the shared-use path on Leeland Road.**
- b. **The on-site feeder trail shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Prince George's County Park and Recreation Facilities Guidelines, with the review of the specific design plan (SDP). Triggers for construction shall also be determined at the time of SDP.**
- c. **Prior to submission of the final plat of subdivision for any parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed private recreational facilities agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department for construction of the on-site feeder trail, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation.**
- d. **Prior to approval of building permits for a new building, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of the on-site feeder trail.**

The alignment and a detailed construction cross section for the on-site feeder trail, as well as its trigger for construction, were approved with infrastructure SDP-1603-01.

- 16. **Recreational facilities to be constructed by the applicant shall be subject to the following:**
 - a. **The timing for the development of the 20-acre park and Collington Branch Stream Valley Trail, and submittal of the revised construction drawings, shall be determined with the first specific design plan for development (not including infrastructure).**
 - b. **The location of the Collington Branch Stream Valley Trail shall be staked in the field and approved by the Prince George's County Department of Parks and Recreation, prior to construction.**
 - c. **All trails shall be constructed to ensure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed and approved by the Prince George's County Department of Parks and Recreation.**
 - d. **The handicapped accessibility of all trails shall be reviewed during the review of the specific design plan.**

- e. **The public recreational facilities shall be constructed, in accordance with the standards outlined in the Prince George’s County Park and Recreation Facilities Guidelines.**
- f. **Prior to submission of any final plats of subdivision, the applicant shall enter into a public recreational facilities agreement (RFA) with the Maryland- National Capital Park and Planning Commission for construction of recreation facilities on parkland. The applicant shall submit three original executed RFAs to the Prince George’s County Department of Parks and Recreation (DPR) for their approval three weeks prior to the submission of the final plats. Upon approval by DPR, the RFA shall be recorded among the Prince George’s County Land Records and the recording reference shall be noted on the final plat of subdivision prior to recordation. The RFA may be subsequently modified pursuant to specific design plan approvals, or revisions thereto, which determine the timing for construction of the 20-acre park and Collington Branch Stream Valley Trail.**
- g. **Prior to the approval of the first building permit for a new building, the applicant shall submit to the Prince George’s County Department of Parks and Recreation (DPR) a performance bond, a letter of credit, or other suitable financial guarantee, for construction of the public recreation facilities, including the Collington Branch Stream Valley Trail, in the amount to be determined by DPR.**

SDP-1603-01 approved the location and concept design details for the Collington Branch Stream Valley hiker trail. This condition will be further reviewed, at the time of final plat and building permit.

- 18. **Development of this subdivision shall be in conformance with approved Type 1 Tree Conservation Plan (TCP1-004-2021-03). The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-004-2021-03 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

The Environmental Planning Section has reviewed this condition and determined that this will be addressed at the time of final plat review.

11. **Specific Design Plan SDP-1603-01:** The Planning Board approved SDP-1603-01 on January 13, 2022, for infrastructure for the overall NCBP development, including 35 parcels, street network, sidewalks, utilities, grading, stormwater management, retaining walls, and directional signage that will serve the employment and institutional uses proposed for the property. Staff has reviewed this application and determined that it is in conformance with the approved SDP.
12. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of the Landscape Manual, specifically Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Staff has reviewed this application and determined that it is in conformance with the Landscape Manual, and the required plantings and schedules are provided on the plan.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the project is subject to a PPS (4-21056). This project is subject to the WCO and the Environmental Technical Manual (ETM). Type 2 Tree Conservation Plan TCP2-026-2021-04 has been submitted with the application and requires revisions, to be found in conformance with Type 1 Tree Conservation Plan TCP1-004-2021-03 and the WCO.

The District Council amended the woodland conservation/afforestation threshold on land with prior R-S zoning with permitted uses in the prior E-I-A Zone. The subject property shall be developed in accordance with the threshold requirements of the prior E-I-A Zone. The woodland conservation threshold (WCT) for this 442.30-acre property is based on 15 percent for the E-I-A (R-S) and I-1 portions of the site, and 50 percent for the R-A Zone, for a weighted WCT requirement of 15.08 percent, or 52.40 acres. There is an approved TCP1 and TCP2 on the overall development related to the prior residential subdivision, which were grandfathered under the 1991 Woodland Conservation Ordinance, but the prior TCP approvals are not applicable to the new development proposal.

NCBP is subject to the WCO and the ETM. A rough grading permit was approved for the site, utilizing the limit of disturbance (LOD) of TCP2-026-2021, which is in process. An amended rough grading permit, with an enlargement of the LOD to include area approved under 4-21056 and TCP1-004-2021-03, was recently approved for this site as TCP2-026-2021-05. Revisions to TCP2-026-2021 were submitted with SDP-1603-01, SDP-1603-02, and SDP-1603-04. Proposed clearing with the park dedication area shall be reflected in a future application. Details of the recreation facilities, impacts to the PMA, and the variance request for the specimen tree removal will be analyzed with the application proposing development of the park.

The overall woodland conservation worksheet shows clearing of 245.67 acres (prior approvals 260.75 acres) of woodland on the net tract area, and clearing of 1.86 acres (prior 1.09 acres) of woodland in the floodplain. Based on staff's calculations, this results in a woodland conservation requirement of 117.50 acres (prior 118.68 acres). The requirement is proposed to be met with 86.76 acres of on-site woodland preservation, 15.60 acres of on-site reforestation, and 13.57 acres of off-site woodland conservation credits. Although this development has been part of several reviews, as individual applicants submit SDPs for

development, future applicants should continue to look for opportunities to provide additional areas of woodland preservation and reforestation.

As submitted, it appears this application proposes to reduce the overall amount of woodland clearing by 7.78 acres, increasing woodland preservation by 7.78 acres. The plan is not clear where the reduction of the clearing is occurring. Prior to certification of TCP2-026-2021-04, the applicant shall demonstrate the areas where woodland clearing was reduced and revise the plan and worksheet, as necessary.

The plan was previously approved for clearing within the 100-year floodplain for an entrance to the site and proposed to reforest certain areas of the impacted floodplain. The worksheet must be revised to add the acreage of reforestation in the floodplain.

Technical revisions to the revised TCP2 are required and included in the conditions of this staff report.

14. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that require a building or grading permit for 5,000 square feet or greater of gross floor area or disturbance. The TCC is based on the gross tract area and is required to provide a minimum of 10 percent in the prior E-I-A Zone. A schedule has been provided, which shows conformance to Section 25-128 of the County Code.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Community Planning**—In a memorandum dated October 31, 2022 (Lester to Butler), the Community Planning Division noted that master plan conformance is not required for this application.
 - b. **Historic Preservation**—In a memorandum dated November 1, 2022 (Stabler and Smith to Butler), it was noted that there are no archaeological or historic resources on the site.
 - c. **Transportation Planning**—In a memorandum dated November 3, 2022 (Yang to Butler), the Transportation Planning Section noted that the subject application is acceptable, subject to the conditions herein.
 - d. **Subdivision Review**—In a memorandum dated October 27, 2022 (Gupta to Butler), it was noted that the SDP is in substantial conformance with the PPS.
 - e. **Permit Review**—In a memorandum dated November 1, 2022 (Bartlett to Butler), comments were provided and included as conditions herein, as appropriate.
 - f. **Environmental Planning**—In a memorandum dated November 2, 2022 (Nickle to Butler), it was noted that the environmental features have been preserved, to the fullest extent possible. Technical corrections are included as conditions herein.

- g. **Special Projects**—In a memorandum dated October 5, 2022 (Perry to Butler), the Special Projects Section noted technical corrections, as outlined in the conditions included herein.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2201 and Type 2 Tree Conservation Plan TCP2-026-2021-04, for National Capital Business Park, Parcel 12, subject to the following conditions:

1. Prior to certification of this specific design plan (SDP), the applicant shall provide the specified information, or make the following revisions to the plans:
 - a. Provide building dimensions on Sheet 5.
 - b. Provide the detail for the trash enclosures.
 - c. Show the setbacks of the entrance sign on Sheet 5.
 - d. Dimension the proposed electrical equipment pads on Sheet 5 and provide the detail for the equipment, cabinets, or pads.
 - e. Identify the type and location of the loading doors on Sheet 5.
 - f. Add all sign details for approval with the SDP, or a revision to the SDP will be required prior to approval of any sign permit applications.
 - g. Provide an alternative/lighter shading for the proposed concrete shown on the site plan, as the current shading identifier obscures parking, notes, and site plan elements, which will only get worse as the plan is copied and submitted for future permit applications.
 - h. Prior to approval of a building permit, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee of \$155,002 (1989 dollars), with a construction cost index determined by the Prince George's County Department of Public Works and Transportation, at time of payment.
 - i. In lieu of the payment listed in the above, prior to issuance of the building permit, the applicant and the applicant's heirs, successors, and/or assignees shall construct all of the improvements along US 301, as described in the phasing plan dated October 13, 2022, submitted as part of the SDP application.
 - j. Prior to certification of the SDP, the applicant and the applicant's heirs, successors, and/or assignees shall modify the plan to show "No Trucks" signs at the western access driveway along Queens Court and on-site at the intersection of the two drive aisles south of the eastern access driveway, to prohibit truck access at these locations. The details and profiles of the signs shall also be provided, as part of the SDP.

- k. Contact the Prince George’s County Fire/EMS Department to request a pre-incident emergency plan for the facility.
 - l. Install and maintain a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems.
 - m. Install and maintain automated external defibrillators (AEDs), in accordance with Code of Maryland Regulations requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.
 - n. Install and maintain bleeding control kits, to be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.
2. Prior to certification of the Type 2 tree conservation plan (TCP2), the TCP2 shall meet all of the requirements of Subtitle 25, Division 2, and the Environmental Technical Manual (ETM), and shall be revised as follows:
- a. Correct the Environmental Planning approval block on all sheets of the TCP2 to reflect that the “03” revision is associated with SDP-1603-04, the “04” revision is associated with SDP-2201, and the “05” revision is associated with an amended rough grading permit.
 - b. Demonstrate the areas where the woodland clearing was reduced and revise the plan and worksheet, as necessary.
 - c. Revise the TCP worksheet to add the acreage of reforestation in the floodplain.
 - d. On Sheet C-300:
 - (1) Remove the nonstandard general notes.
 - (2) Relocate the “Post Development Notes” to Sheet C-301 with the rest of the TCP2 notes.
 - (3) On the Key Map, remove the development from Parcels 1, 7, 8, 9, 10, and 11.
 - (4) In the woodland conservation worksheet, correct the revision number from “7” to “4.”
 - e. On Sheet C-301:
 - (1) Add the standard TCP2 Notes 1 through 9 to this sheet.
 - (2) Remove the “Phased Development Notes.”
 - (3) Remove the two “Missing or Invalid Reference” notes and add the standard Reforestation Area Sign and the Tree Planting and Maintenance Calendar details from the ETM.

- (4) Add the standard Removal of Hazardous Trees or Limbs by Developers or Builders Notes. Remove the Phased Development Notes. Add the source of reforestation seedlings to include the name, address, and phone number of the nursery or supplier.
 - (5) Update the specimen tree list to reflect current approvals.
 - (6) Resolve the discrepancy in the reporting of the woodland reforestation numbers, so that the planting schedules, the reforestation tables, and the worksheet match.
- f. On Sheet C-303, reflect the PMA impacts as approved with Preliminary Plan of Subdivision 4- 21056, Specific Design Plan SDP-1603-01, and Specific Design Plan SDP-1603-02. Update the plan to reflect the stormwater pond outfall impact approved with SDP-1603-02.
 - g. On Sheet C-310, revise the note regarding the proposed park facilities and the Collington Branch Trail, to reflect the current case number "SDP-2201."
 - h. Revise Sheet C-318 to add a label for MC-600, and add the hatch pattern to the legend.
 - i. Revise Sheet C-319 to add a label for MC-600 and add the hatch pattern to the legend.
 - j. Have the revised plan signed and dated by the qualified professional preparing the plan.
- 3. Prior to certification of Specific Design Plan SDP-2201, a copy of the erosion and sediment control technical plan must be submitted, so that the ultimate limit of disturbance for the project can be verified and shown on the Type 2 tree conservation plan.

NCBP – PARCEL 12

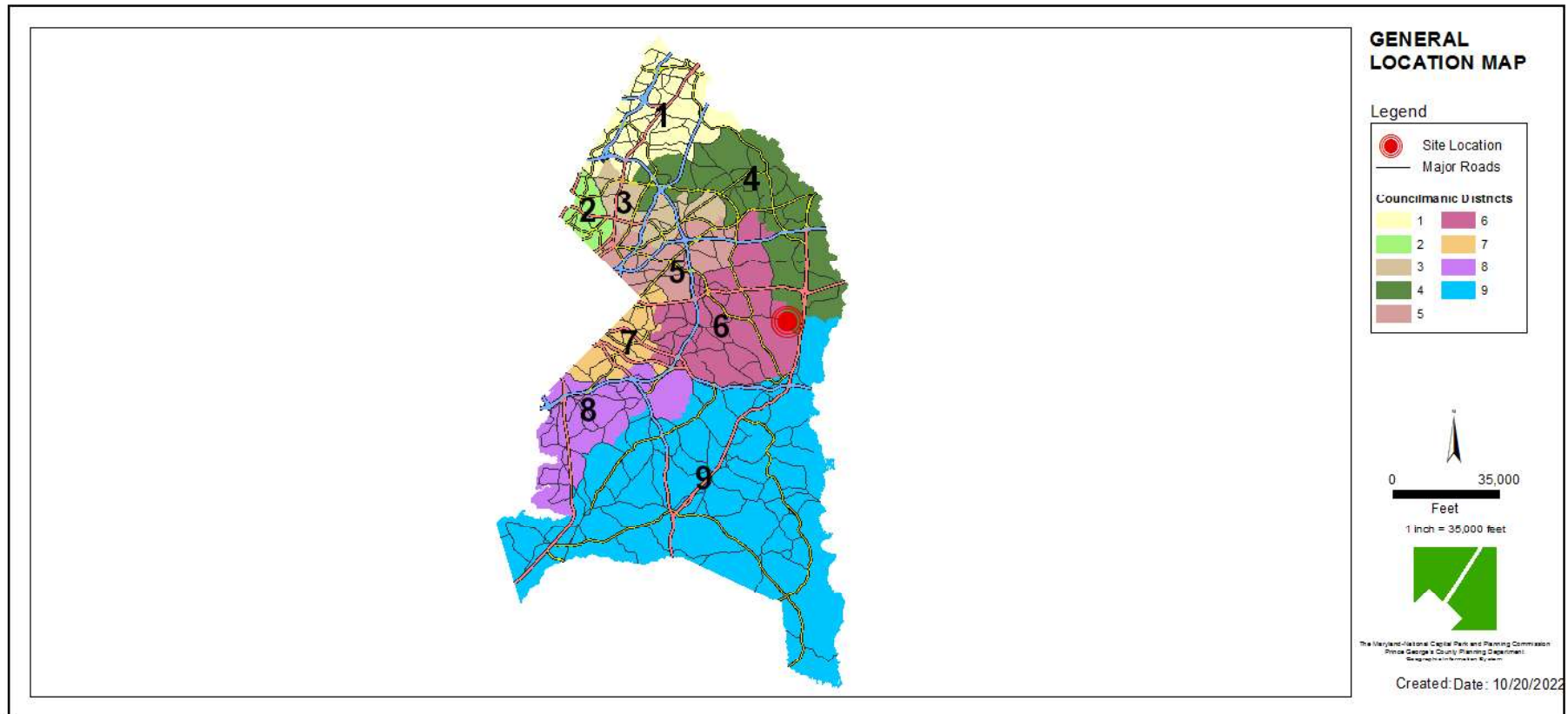
Specific Design Plan

Staff Recommendation: APPROVAL with conditions

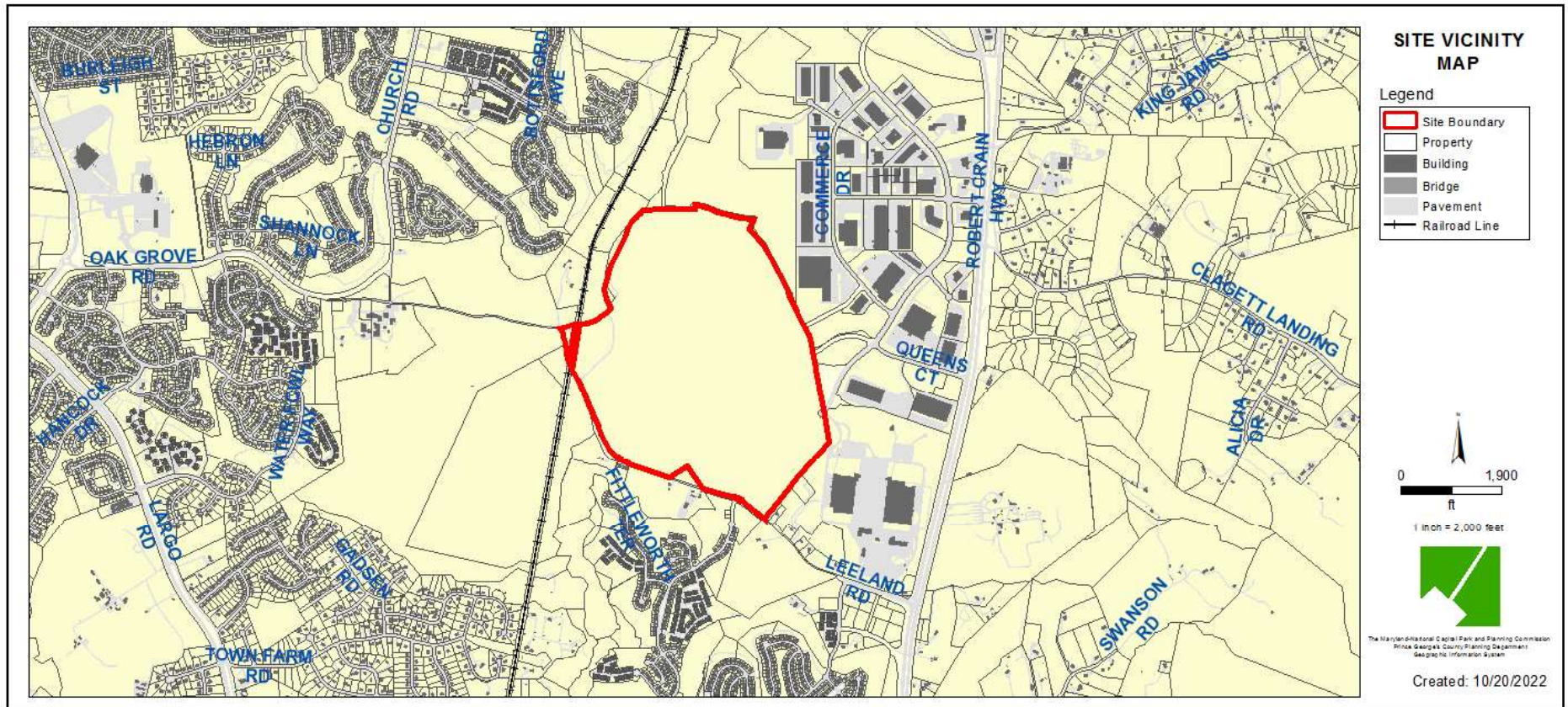


GENERAL LOCATION MAP

Council District: 04
Planning Area: 74A



SITE VICINITY MAP

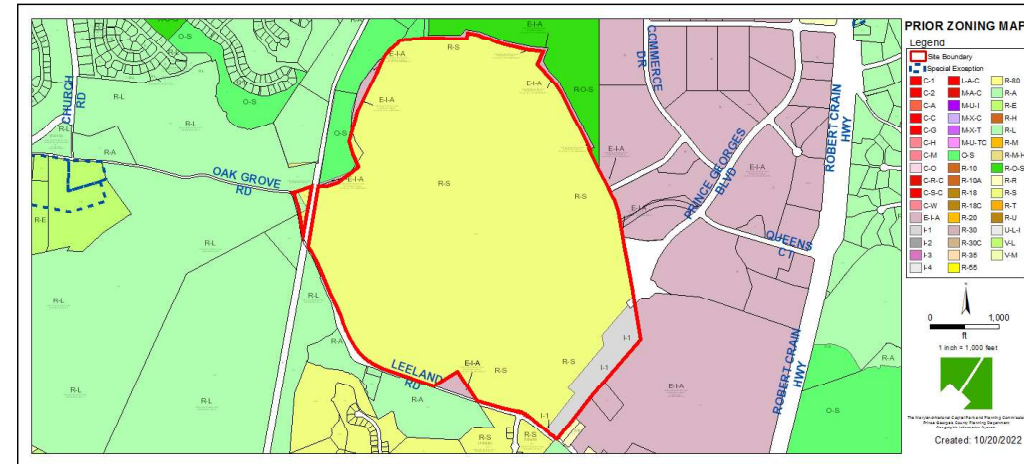
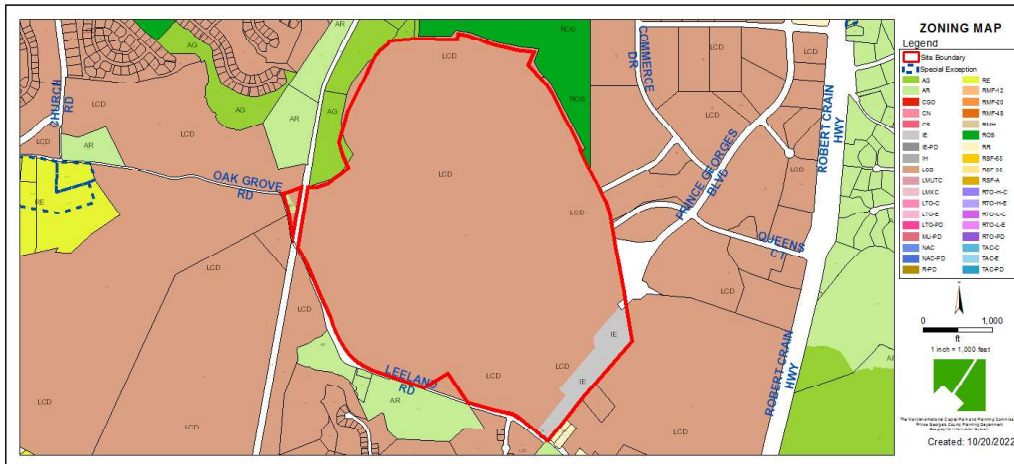


ZONING MAP (CURRENT & PRIOR)

Property Zone: LCD (R-S)

CURRENT ZONING MAP

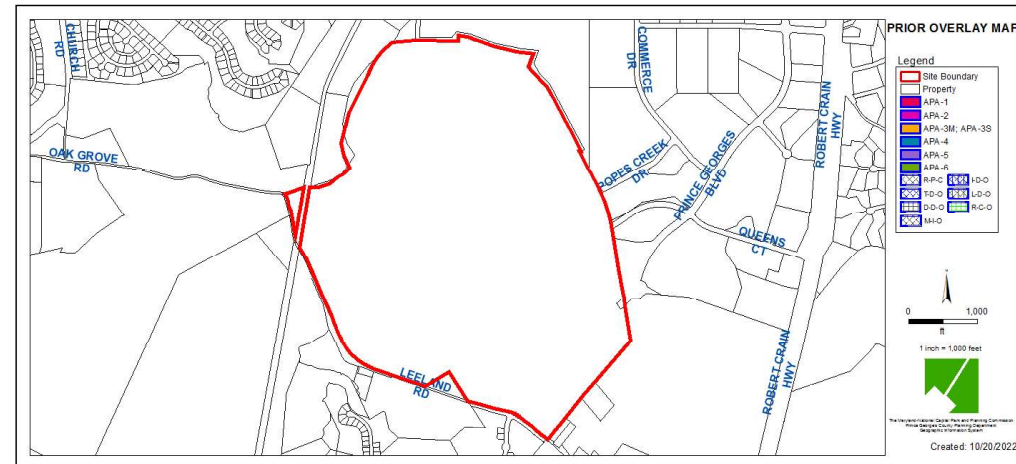
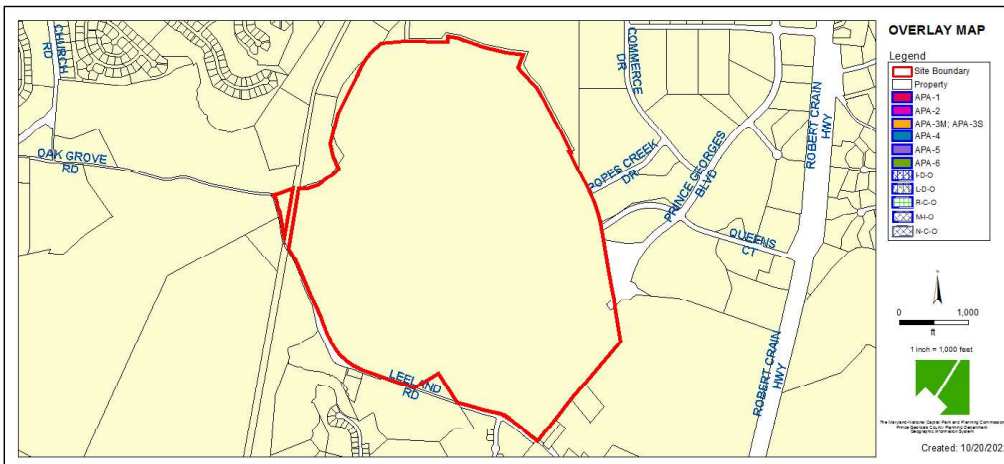
PRIOR ZONING MAP



OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

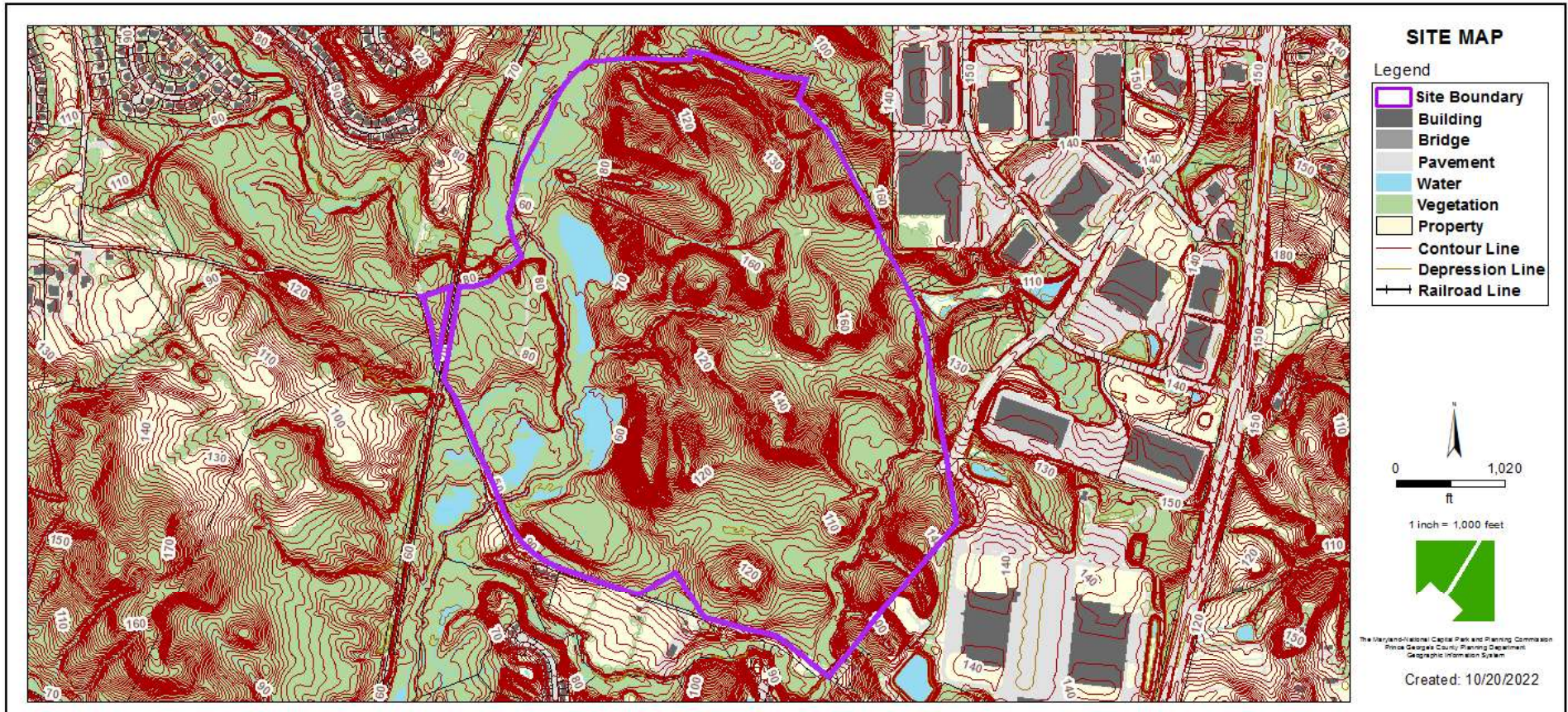
PRIOR OVERLAY MAP



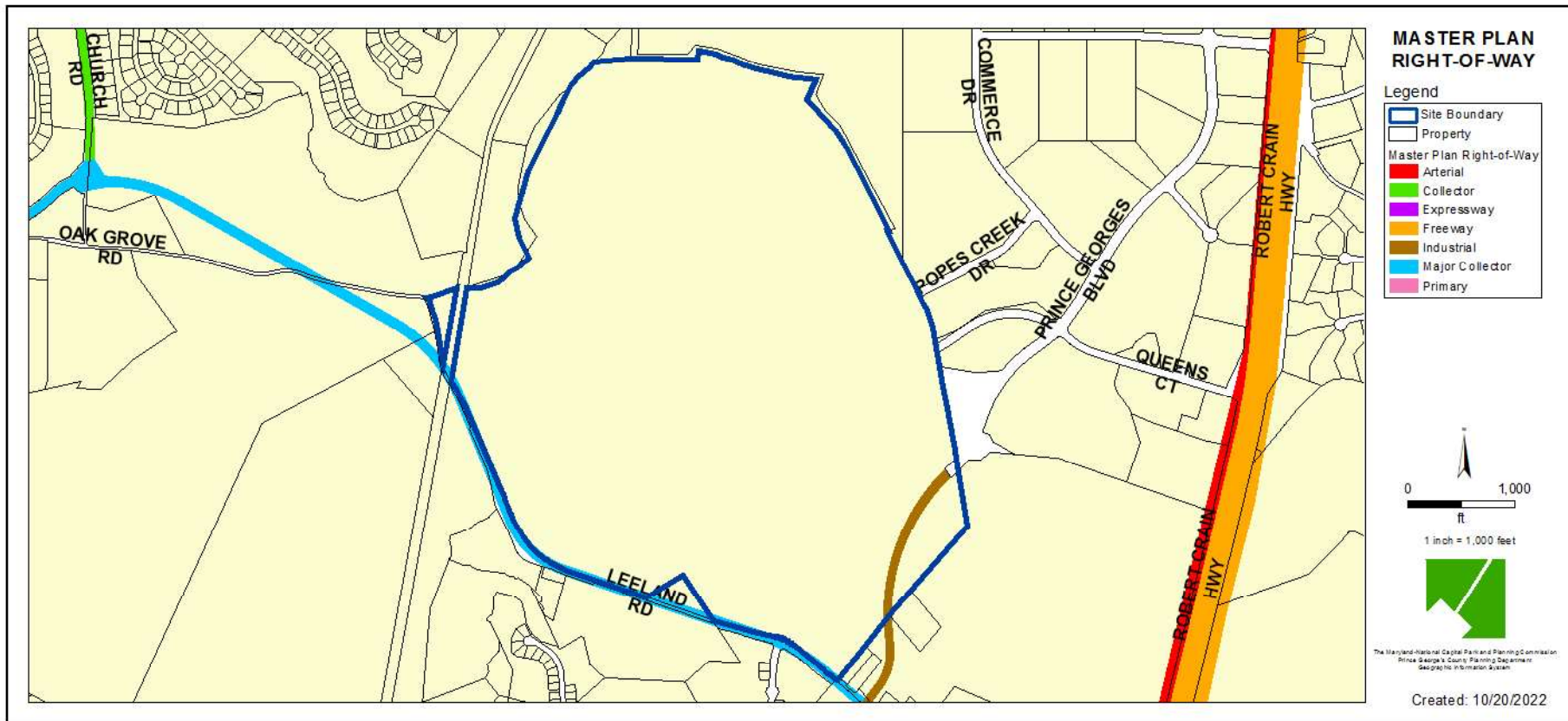
AERIAL MAP



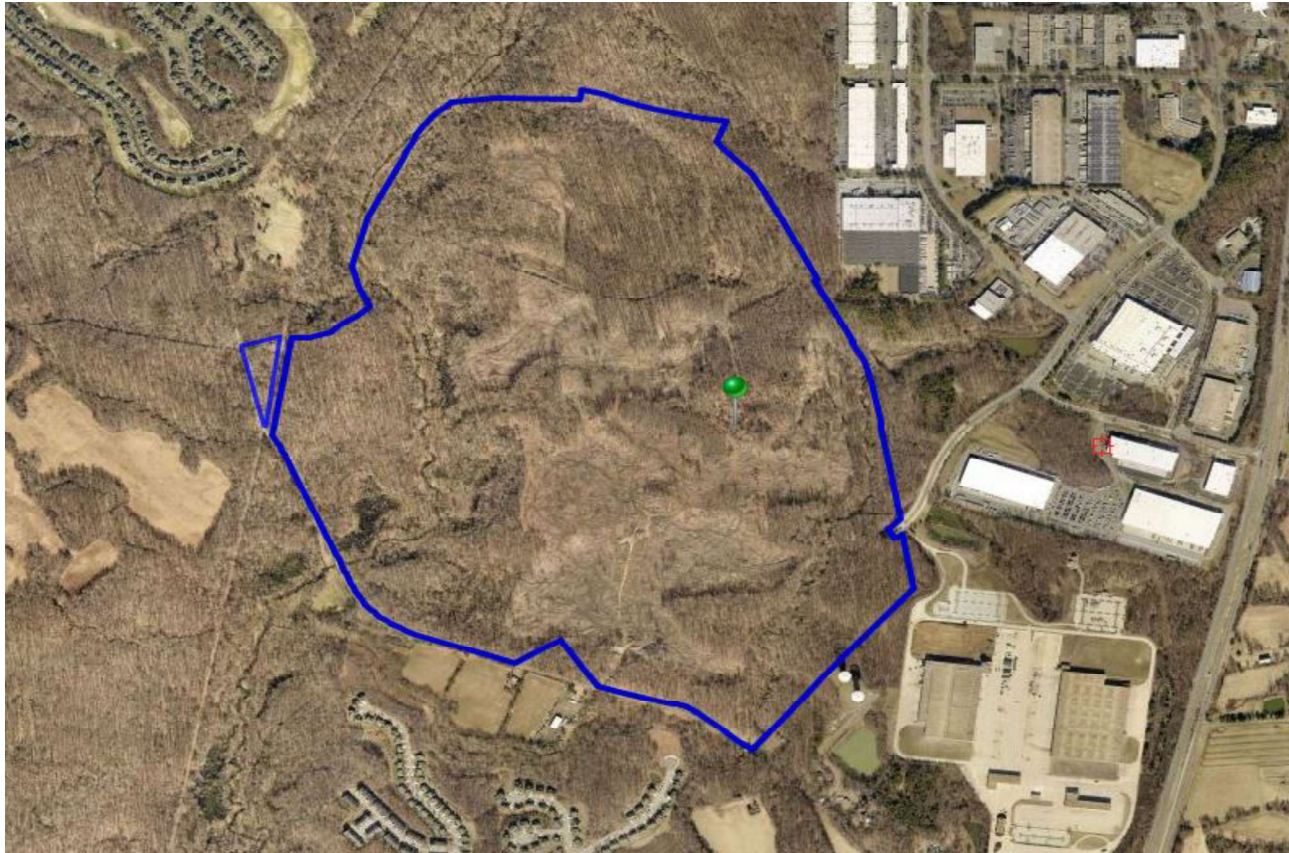
SITE MAP



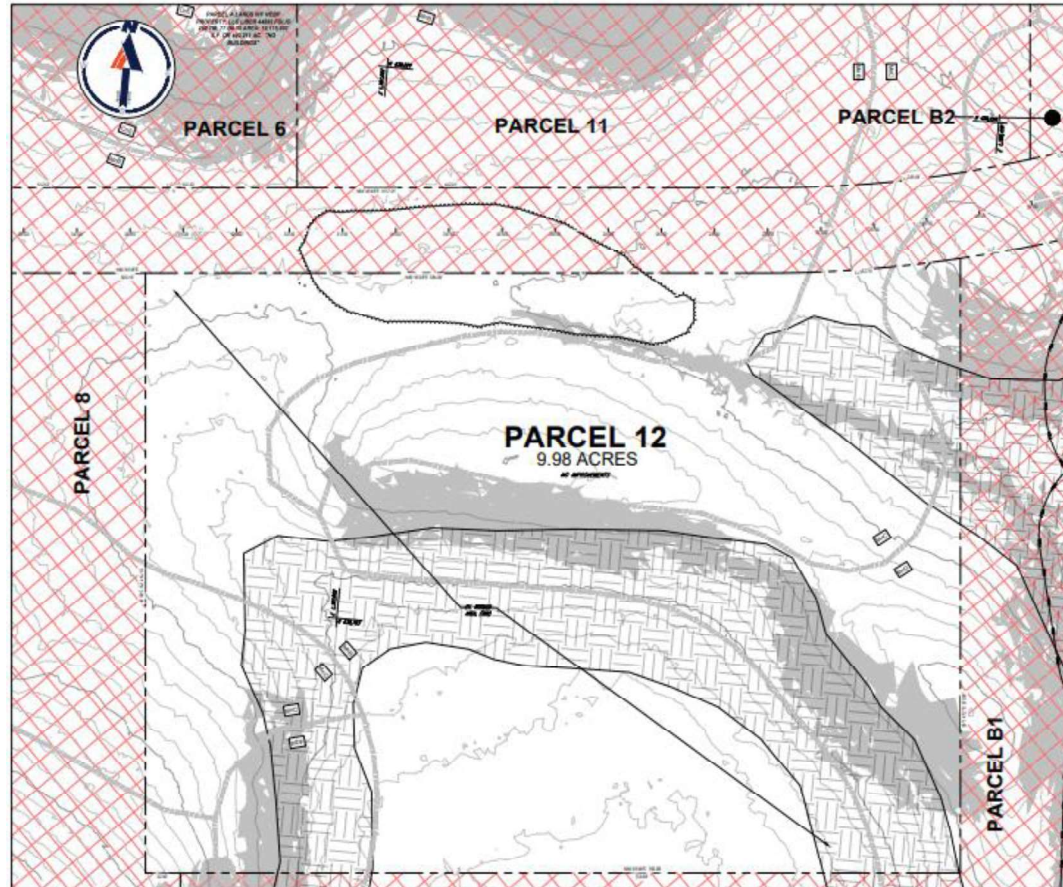
MASTER PLAN RIGHT-OF-WAY MAP



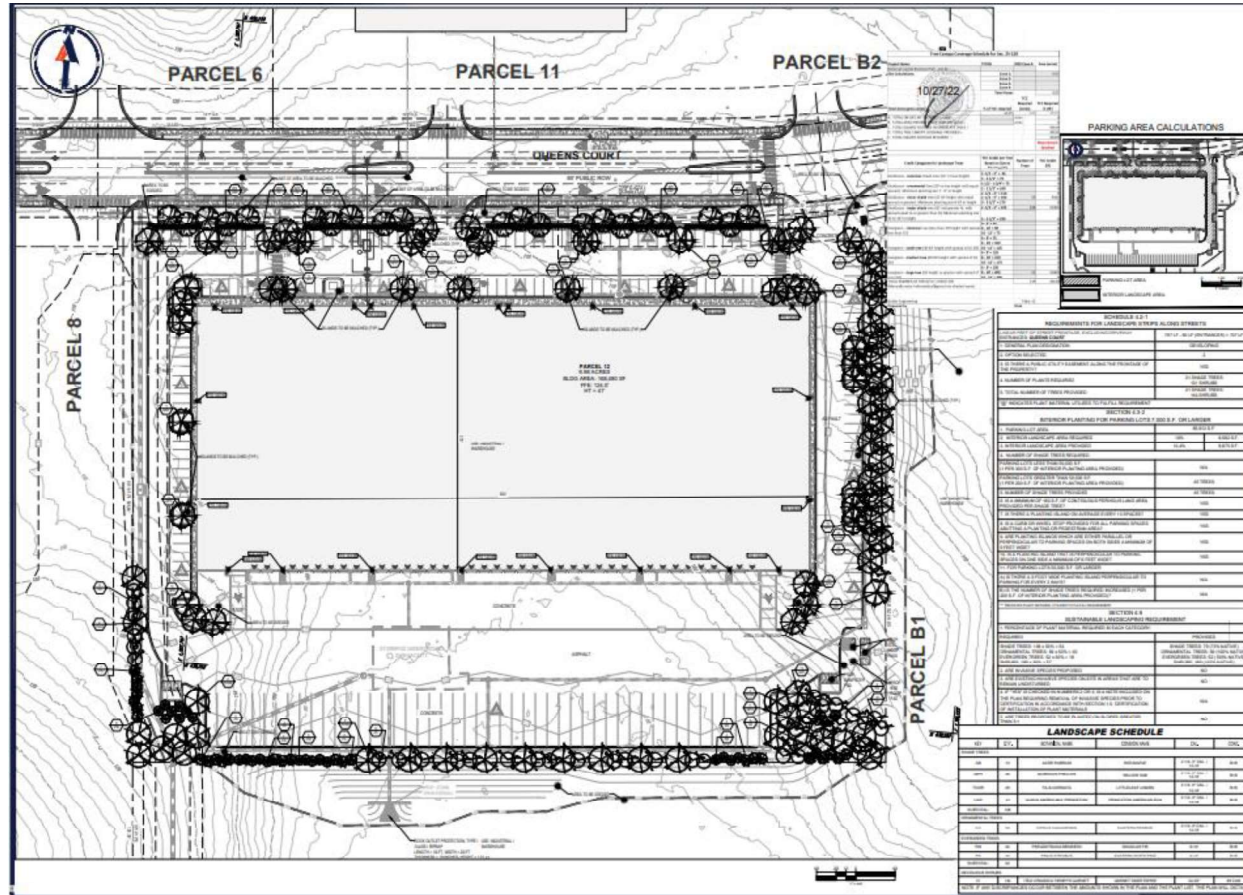
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SPECIFIC DESIGN PLAN – PARCEL 12



LANDSCAPE PLAN



SIGNAGE PLAN

Sign Type	Location	Square Footage (SF)	Multiples	Quantity	Total Sign Area
1. TNO - Tenant Office Sign	South Facade	10,000	0.5	05	50,000
2. Bldg. Entrance Signage	South Facade	20,000	0.5	10	100,000
3. Bldg. Entrance Signage	West Facade	20,000	1	1	20,000

Building Signage Note:

- Total allowable building signage is calculated at 2 square feet for every 100 square feet of wall along the front of the building, for a maximum of 400 square feet.
- The subject building is 324' linear feet wide, for a computed allowable area of 1,296 square feet. Therefore, the maximum area of 400 square feet shall be used.
- Total allowable building signage area is calculated at 11,400 square feet.

Exterior Signage Note:

- Total allowable exterior signage is calculated at 1 square foot for every 4 linear feet of street frontage, for a maximum of 200 square feet for this sign type.
- The subject building is 324' linear feet wide, for a computed allowable area of 81 square feet.
- Total proposed exterior signage area is calculated at 11,330 square feet.

ARCO DESIGN/BUILD INDUSTRIAL

FREE STANDING SIGN AT INDIVIDUAL BUILDINGS (OPTION 01)

TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- SDP-2201-Conditions
- TCP2-026-2020-04 - Conditions

Minor Issues:

- Technical Comments

Applicant Required Mailings:

- Informational Mailing 1/28/2022
- Acceptance Mailing 9/26/2022

LAW OFFICES
SHIPLEY & HORNE, P.A.

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Arthur J. Horne, Jr.*
Dennis Whitley, III*
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Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson,
* Also admitted in the District of Columbia

October 26, 2022

VIA ELECTRONIC DELIVERY

Ms. Anne Fothergill, Supervisor
Urban Design Section, Development Review Division
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: STATEMENT OF JUSTIFICATION
National Capital Business Park
SDP-2201 (Parcel 12)**

Dear Ms. Fothergill:

On behalf of our client, NCBP Property LLC (the "Applicant"), Robert J. Antonetti, Jr., and Shipley and Horne, P.A. hereby submits this statement of justification in support of Specific Design Plan, SDP-2201, for the development of a 168,480 square foot warehouse/distribution building only in accordance with the appropriate provisions of the Prince George's County Zoning Ordinance. The NCBP is a project located on the north side of Leeland Road and contains approximately 442± acres of land that was previously classified in the R-S, I-1 and R-A Zones. As of April 1, 2022, the property was rezoned to the LCD Zone (Legacy Comprehensive Design), IE Zone (Industrial, Employment), and AR Zone (Agricultural- Residential). Approximately 426± acres of the property is zoned LCD (the "Property"). The Property is located within Planning Area 74A and Council District 4.

SDP-2201 is being filed in accordance with the appropriate provisions of the Prince George's County Zoning Ordinance (the "Zoning Ordinance"). The approval of SDP-2201 for the National Capital Business Park (the "NCBP") effectively represents an extension of the adjacent 414-acre, LCD-Zoned Collington Center.

ELECTION TO UTILIZE ZONING PROCEDURES (Section 27-1704)

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the Property to the newly created LCD Zone. Notwithstanding, the Applicant elects to pursue approval of SDP-2201 utilizing the applicable provisions of the prior zoning ordinance.

CDP-0505-02 for the NCBP is valid until April 1, 2042. Since CDP-0505-01 was approved and valid prior to the effective date of the new ordinance, and has since been superseded by CDP-0505-02, the Applicant can proceed with applications utilizing the provisions of the Zoning

Ordinance that existed prior to April 1, 2022, (per Section 27-1704 of the New Zoning Ordinance). SDP-2201 is being filed in accordance with the appropriate provisions of the Prince George's County Zoning Ordinance that existed prior to April 1, 2022, (the "Zoning Ordinance").

BACKGROUND

This statement of justification presents the supporting rationale necessary for the review and evaluation of SDP-2201 (the "SDP"). The NCBP is currently approved for development of up to 5.5 million square feet of warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses. This SDP's proposal of a 168,480 square foot warehouse/distribution building is wholly consistent with the land use types approved for the NCBP and the Property.

On May 16, 2022, Basic Plan Amendment, A-9968-03, was approved by the District Council for employment and institutional uses (which includes warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses) not to exceed 5.5 million square feet of gross floor area, (Zoning Ordinance No. 6-2022). On May 19, 2022, Comprehensive Design Plan, CDP-0505-02 & Type 1 Tree Conservation Plan, TCP1-004-2021-02, were approved by the Planning Board on May 5, 2022, which established the design guidelines for the project. The Resolution of Approval (PGCPB No. 2022-53) was adopted by the Planning Board on May 19, 2022. On June 6, 2022, the District Council waived their right to review Comprehensive Design Plan CDP-0505-02.

Finally, Preliminary Plan of Subdivision 4-21056, Type 1 Tree Conservation Plan TCP1-004-2021-03, and Variance from Section 25-122(b)(1)(G) for the removal of 11 specimen trees was approved by the Prince George's County Planning Board on June 2, 2022. The resolution of approval was adopted by the Planning Board on June 9, 2022, (PGCPB No. 2022-70). SDP-1603-01 was approved by the Planning Board on January 27, 2022, reflecting the initial infrastructure proposed for the NCBP (PGCPB No. 2022-10). On June 30, 2022, SDP-1603-02 was approved by the Planning Board for a 3,428,985 square foot warehouse/distribution facility on 90.11 acres. The resolution of approval, (PGCPB No. 2022-76) was adopted the same day.

A. Development Included in Application:

As part of this application, the Applicant requests approval of the following development on the Property:

- 168,480 square foot warehouse/distribution building on future Parcel 12
- Building Height: 41 feet
- 33 docks
- 2 drive-in bays
- 158 parking spaces
- 48 truck/trailer parking spaces
- Associated landscaping, lighting, signage
- Solar panel array along portions of the building's roof

B. Neighboring Properties Use and Zoning:

The NCBP is a 442± acre site, (of which 426± acres of the property are zoned R-S), and is situated on undeveloped land located north of Leeland Road and west of US 301. The Property is conveniently located near major transportation routes and is located in the Growth Tier Boundary as designated by the 2014 General Plan. The NCBP is partially bounded on the west by the Popes Creek Branch CSX Railroad tracks, vacant M-NCPPC park land to the north, Collington Center to the northeast, Leeland Road to the south, and the Target Distribution Center to the southeast. To the east and west are streams and their associated tributaries.

West of the site is the Collington Branch Stream Valley which is approximately 100' wide at its narrowest point and provides a natural buffer between the subject Property and the neighboring development. Further beyond the Collington Center is the mixed-use South Lake development, which is near the intersection of Central Avenue and US 301, and comprises uses such as office, retail, multifamily apartments and condominiums, senior units, townhomes, and single-family detached units. Also, along the western boundary of the Property is the Popes Creek Branch and CSX Railroad tracks. The Oak Creek residential development is northwest of the intersection of Oak Grove Road and Church Road. In the eastern area of the site, there is a small part of the NCBP tract that is zoned I-1 that separates the R-S zoned-portion of the Property from the Target Distribution Center, (formally the Safeway Distribution Center). Southeast of the NCBP, and west of US 301, is the Beechtree residential development. North of the NCBP are the developed subdivisions of Collington and The Hamptons in the R-R (Rural Residential) Zone. Finally, to the south, is the proposed Locust Hill development in the R-L (Residential-Low) Zone.

C. Previous Approvals

Previous approvals for the subject Property include the following applications:

July 28, 2005 - Basic Plan Zoning Map Amendment A-9968 approved via Prince George's County Planning Board Resolution 05-178

November 29, 2005 - Basic Plan Zoning Map Amendment A-9968 approved via Prince George's County District Council Resolution CR-90-2005 (DR-2), rezoning the subject property from the E-I-A Zone to R-S Zone

December 13, 2005 - Natural Resources Inventory Plan NRI-098-05 approved by the Environmental Planning Section

August 7, 2006 – 100 Year Flood Plain Study No. 200522 approved by DPIE

December 19, 2006 - Natural Resources Inventory Plan NRI-098-05-01 approved by the Environmental Planning Section

January 4, 2007 - Comprehensive Design Plan CDP-0505 approved by the Prince George's County Planning Board via Planning Board Resolution 06-273

January 11, 2007 - Natural Resources Inventory Plan NRI-098-05-02 approved by the Environmental Planning Section

February 8, 2007 - Preliminary Plan of Subdivision 4-06066 and Type 1 Tree Conservation Plan TCP1-010-06-01 approved via Prince George's County Planning Board Resolution 07-43

April 9, 2007 - The Prince George's County District Council affirms the Planning Board's decision for Comprehensive Design Plan CDP-0505

May 16, 2007 - Stormwater Management Concept Plan 45944-2015 approved by the Department of Permitting, Inspection and Enforcement

December 12, 2014 - Type 1 Tree Conservation Plan TCP1-010-06 certified by the Environmental Planning Section

September 8, 2016 - Stormwater Management Concept Plan 15988-2016 approved by the Department of Permitting, Inspection and Enforcement

March 30, 2017 - Specific Design Plan SDP-1603 and Type 2 Tree Conservation Plan TCP2-028-2016 approved for Phase 1, Willowbrook via Prince George's County Planning Board Resolution 17-44

April 24, 2017 - The Prince George's County District Council elects not to review Specific Design Plan SDP-1603 rendering the Planning Board's decision as final

February 15, 2018 - Reconsideration Request for Preliminary Plan of Subdivision 4-06066 approved via Prince George's County Planning Board Resolution 07-43(A)

September 20, 2018 - Basic Plan Amendment A-9968-01 approved by the Planning Board via Prince George's County Planning Board Resolution 18-92

April 2, 2019 - Basic Plan Amendment A-9968-01 approved by the Zoning Hearing Examiner

May 13, 2019 - Basic Plan Amendment A-9968-01 approved by the Prince George's County District Council via Zoning Ordinance No. 5-2019

May 17, 2019 - Type 2 Tree Conservation Plan TCP2-028-2016 is certified by the Environmental Planning Section

May 31, 2019 - Specific Design Plan SDP-1603 is certified by the Urban Design Section

October 8, 2019 - Basic Plan Amendment A-9968-01 is certified by the Zoning Hearing Examiner

February 9, 2020 - Natural Resources Inventory Plan NRI-098-05-03 is approved by the Environmental Planning Section

December 14, 2020 - Prince George's County Office of Central Services (OCS) submitted Mandatory Referral Intake Questionnaire and Description of Project to M-NCPPC Legal Department for extension of Queens Court through County-owned property to serve as vehicular access point for NCBP. The proposed NCBP monument sign, to be located in the public right-of-way at corner of Queens Court and Prince George's Boulevard, is included with submission

December 15, 2020 - Basic Plan Amendment A-9968-02 formally accepted by the Council Clerk's Office & M-NCPPC

December 15, 2020 - Comprehensive Design Plan Amendment CDP-0505-01 formally accepted by M-NCPPC

January 20, 2021 - Waiver Letter WMR-57-2020 is issued by M-NCPPC's Special Projects Section for Mandatory Referral Application MR-2043A (for the extension of Queens Court and a monument sign on County-owned property)

January 25, 2021 - Specific Design Plan SDP-1603-01(for infrastructure only) is submitted to August M-NCPPC for pre-acceptance review

March 3, 2021 - Natural Resources Inventory Plan NRI-098-05-04 approved by the Environmental Planning Section

April 12, 2021 - Basic Plan Amendment A-9968-02 approved by the Prince George's County District Council via Zoning Ordinance No. 2-2021

April 29, 2021 - Comprehensive Design Plan CDP-0505-01 & Type 1 Tree Conservation Plan TCP1-004-2021 approved by the Prince George's County Planning Board via Planning Board Resolution 2021-50

June 4, 2021 - The Prince George's County District Council waives right to review the Planning Board's decision for Comprehensive Design Plan CDP-0505-01

June 11, 2021 - Comprehensive Design Plan CDP-0505-01, Type 1 Tree Conservation Plan TCP1-004-2021, & Approved CDP Design Guidelines Certified by M-NCPPC Staff

June 16, 2021 - Preliminary Plan of Subdivision 4-20032 & Type 1 Tree Conservation Plan TCP1-004-2021-01 is formally accepted by M-NCPPC

June 22, 2021 - Basic Plan Amendment A-9968-02 is certified by the Zoning Hearing Examiner

June 22, 2021 - Forest Harvest Operation & Erosion and Sediment Control Plan No. FH-145-21 is approved by the Soil Conservation District

June 28, 2021 - Site Development Concept Plan Number 42013-2020-00 approved by the Department of Permitting, Inspection and Enforcement

July 2, 2021 - Haul Road/Timber Transport Permit No. 21506-2021-00 is issued by DPIE

August 3, 2021 - Rough Grading Permit No. 29083-2021-G is submitted to M-NCPPC

August 12, 2021 - Type 2 Tree Conservation Plan TCP2-026-2021 (for interim rough grading) is submitted to the Environmental Planning Section

August 25, 2021 - Fine Grading Permit No. 36715-2021-00 is assigned to the project by DPIE

September 22, 2021 - On-Site Grade Establishment Plan No. 670-2021-00 is approved by DPIE for Logistics Lane, Warehouse Way, and Queens Court (for Old Road Network)

September 30, 2021 - Preliminary Plan of Subdivision 4-20032 & Type 1 Tree Conservation Plan TCP1-004-2021-01 is approved by the Prince George's County Planning Board via Planning Board Resolution 2021-112

December 17, 2021 - Basic Plan Amendment A-9968-03 is formally accepted by the Clerk of the Council's Office and M-NCPPC

January 27, 2022 - Specific Design Plan SDP-1603-01(for infrastructure) is approved by the Prince George's County Planning Board via Planning Board Resolution 2022-10

February 10, 2022 - The Planning Board approves staff's recommendation to transmit Basic Plan Amendment A-9968-03 to the Zoning Hearing Examiner.

February 11, 2022 - Final Plat of Subdivision ME 260-5 is recorded in Prince George's County Land Records for dedication of Queens Court through county-owned property

February 18, 2022 - Type 2 Tree Conservation Plan TCP2-026-2021 (for interim rough grading) is approved by the Environmental Planning Section

February 23, 2022 - Basic Plan Amendment A-9968-03 public hearing is held by the Zoning Hearing Examiner

February 25, 2022 - Comprehensive Design Plan CDP-0505-02 is formally accepted by M-NCPPC

February 28, 2022 - The District Council waived their right to review SDP-1603-01 therefore rendering the Planning Board's prior decision as final.

March 31, 2022 - Preliminary Plan 4-21056 is formally accepted by M-NCPPC

April 1, 2022 - The Countywide Sectional Map Amendment ("CMA") and updated Prince George's County Zoning Ordinance becomes effective rezoning the National Capital Business Park Property from the R-S, I-1 and R-A Zones, to the LCD (Legacy Comprehensive Design), IE (Industrial, Employment), and AR (Agricultural- Residential) Zones. Approximately 426± acres of the property is zoned LCD.

April 26, 2022 - Rough Grading Permit 29083-2021-00 is issued by DPIE

April 28, 2022 - Zoning Hearing Examiner issues decision for Basic Plan Amendment A-9968-03 recommending Approval with Conditions

May 5, 2022 - Comprehensive Design Plan CDP-0505-02 is approved by the Planning Board. The Resolution of Approval (PGCPB No. 2022-53) is adopted by the Planning Board on May 19, 2022

May 4, 2022 - Hydraulic Planning Analysis DA7078Z21 is Approved by WSSC, (Supersedes prior HPA approvals).

May 16, 2022 - The final Order of Approval was adopted by the District Council for Basic Plan Amendment A-9968-03, (Zoning Ordinance No. 6-2022)

June 2, 2022 - Preliminary Plan of Subdivision 4-21056, Type 1 Tree Conservation Plan TCP1-004-2021-03, and Variance from Section 25-122(b)(1)(G) for removal of 11 specimen trees is approved by the Prince George’s County Planning Board. Planning Board Resolution No. 2022-70 is adopted on June 9, 2022.

June 6, 2022 - The District Council waives their right to review Comprehensive Design Plan CDP-0505-02

June 7, 2022 - Site Development Concept Plan 42013-2020-01 is approved by DPIE

July 13, 2022 - Site Development Concept Plan No. 52756-2021-00 for Leeland Road is approved by DPIE.

June 30, 2022 - Specific Design Plan SDP-1603-02 is approved by the Prince George’s County Planning Board on June 30, 2022, for a 3,428,985 square foot warehouse/distribution facility on 90.11 acres. The Resolution of approval, (PGCPB No. 2022-76) is adopted on the same day.

July 12, 2022 – Site Development Concept Plan No. 53061-2021-00 is approved by DPIE

July 13, 2022 - Zoning Hearing Examiner Certifies Basic Plan Amendment A-9968-03

D. Development Data Summary:

DEVELOPMENT DATA SUMMARY		
	Approved Applications CDP-0505-02 & PPS 4-21056	Proposed SDP-2201
Zones:	LCD (426.52 acres), IE (15 acres), AR (0.78 acres)	LCD
Uses:	Warehouse/Distribution; Office; Light-Industrial/Manufacturing; and/or Institutional Uses (in LCD & IE Zones only)	Warehouse/Distribution (168,480 square feet)

Total Gross Acreage:	CDP-0501-02 - (426.52) 4-21056 - (442.3 acres)	9.98 acres (Parcel 12)
100-Year Floodplain	94.77 acres	0.0 acres
Net Acreage:	347.53 acres	0.0 acres

E. Proposed Development Concept

The NCBP represents a well thought out employment and institutional development that is organized into complimentary development pockets. The building blocks of this development include interconnecting streets and a parcel layout that will adequately contain building and parking areas. The foundation of the NCBP is a significant green area network which substantially surrounds the proposed development. This includes utilization of the adjacent stream valley to define the western edges of the proposed development areas. The project has been designed to be a compact development that will minimize impacts to sensitive environmental features and preserve priority woodland and land area along the stream valley corridor and other sensitive environmental areas. The design guidelines for the NCBP have been established through the approval of CDP-0505-02. Said design guidelines established standards for building heights, setbacks, lot coverage and open space for the project that will be reflected on future specific design plans that include proposed structures.

The submitted SDP shows development that is proposed for future Parcel 12. This site will have vehicular access from future Queens Court extended. The Property (Parcel 12) will be developed with a single warehouse/distribution building totaling 168,480 square feet. The proposed building will be 41 feet high and be constructed as a tilt-up concrete structure. The structure will have 33 loading docks and 2 drive-in bays. A solar panel array is also proposed along portions of the building's roof. Further the development will include 158 parking spaces and 48 truck/trailer parking spaces.

F. Conformance with Approved Design Guidelines for NCBP

CDP-0505-02 set forth design guidelines to be utilized for future development within the NCBP. Said design guidelines established standards for building heights, setbacks, lot coverage. The proposed development on Parcel 12 conforms to the aforementioned design guidelines as follows:

i.) Building and parking minimum setbacks from street:

The proposed building is located along Queens Court and is setback at 100 feet from the roadway. The proposed parking lot is setback 21 feet from the public right-of-way.

ii.) Setbacks from Parcel Lines:

Building setbacks include:

Front – 100 feet

Rear – 195 feet

Side – 65 feet (west)/ 77 feet (east)

Parking setbacks from parcel lines:

Front – 22 feet

Rear – 15 feet

Side – 15 feet (west)/ 22 feet (east)

iii.) General Architectural Features:

The proposed façade and building mass articulation includes the following:

- Building design with dynamic facades that will present the appearance of an attractive building with appropriate massing from the street.
- A multi-tenant design that includes multiple formal entrances.
- Additional accent areas along facades.
- Utilization of efficient design and construction techniques in the form of tilt-up concrete building methods.

iv.) Facades and Exterior Walls:

Facades have been designed to vary its perceived massing and reduce monotony. Both exterior walls, and entryways provide consistent architectural treatments harmonious with, top tier market offerings. Said treatments include:

- wall projections or recesses of varying depths, elevations, and type.
- multiple tenant entrances with formal entrances.
- All sides of the building include materials and design characteristics consistent with those on the front façade.

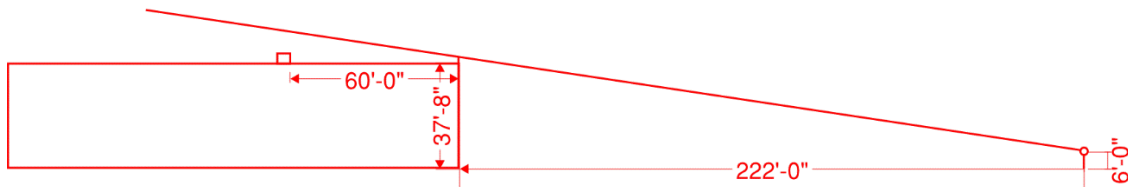
v.) Entryways:

The proposed entryway has been designed to give orientation and aesthetically pleasing character to the building. Entryways for the proposed building includes the following:

- Corner glazing
- Recesses/projections
- Pertinent Signage

vi.) Roofs:

The roof line will peak at the center of the building promoting drainage to the dock and offices walls of the building. Concrete panel heights will vary along the short sides of the building with maximums in the center and gradual decreases towards either side. At the main entrances to the building the panel heights will return to peak height for aesthetic appeal. At building main entrances, panel depth variation (i.e. form-liner patterns) along with building wall depth variations will be used. The closest roof top mechanical equipment to the edge of the building will be along the loading dock side of the building and will be set back approximately 60 feet from the building's edge. Combined with the parapets proposed for this building and based on the site line sketch (below), a person standing at the property line will not be able to see roof top mechanical equipment.



vii.) Materials and Colors:

Exterior building materials and colors proposed are aesthetically pleasing. Predominant exterior building materials are composed of high-quality Concrete (tilt up/precast construction). Proposed

window glass will not be heavily tinted in a manner that reduces the visual link between indoors and outdoors. The concrete panels will be painted predominantly white with dark gray vertical accent bands and a lighter gray horizontal accent band around the top of the building. Louvers and window mullions will be made to match the adjacent wall paint color.

viii.) Height limitations:

The proposed building does not exceed 41 feet in height from the finished floor to the top of the parapet wall at the exterior façade.

ix.) Building Intensities:

The floor area ratio (FAR) for the proposed building equals 0.39 FAR. This does not exceed the 0.5 FAR for a single-story building approved in the design guidelines.

x.) Parking and Loading:

The proposed parking area includes green space and entrance features and adheres to the requirements of the *2010 Prince George’s County Landscape Manual*. The proposed loading facilities are separated from automobile parking and access areas.

xi.) Signage

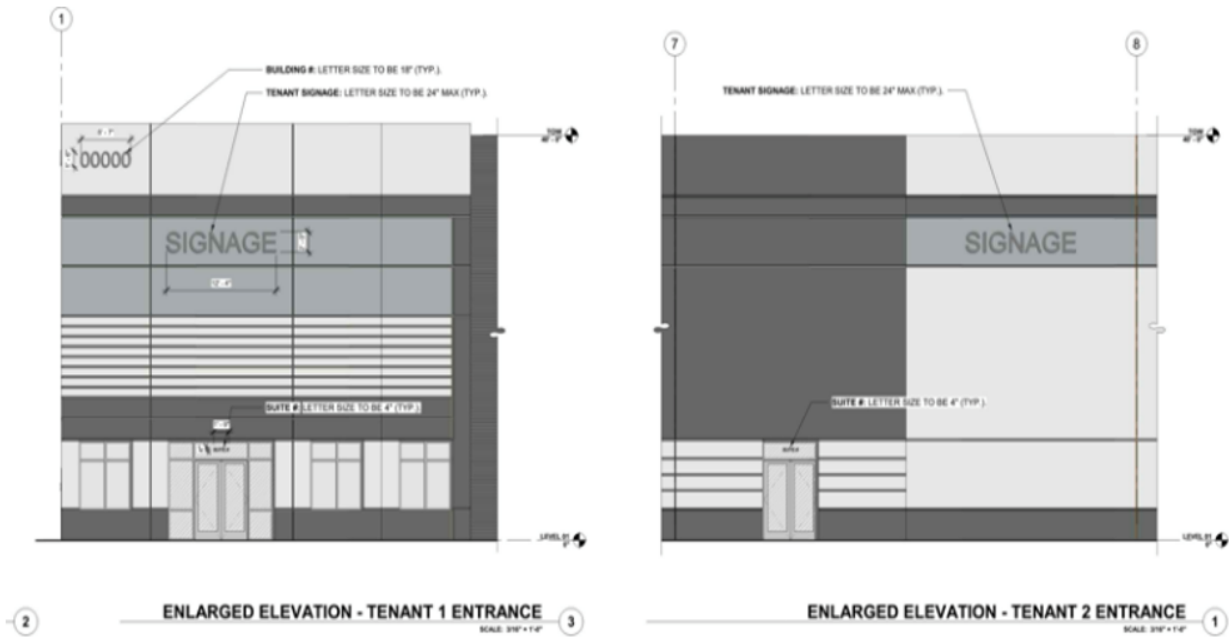
Details regarding building mounted and monument signs proposed on Parcel 12 are reflect on sheet(s) 7 of SDP-2201. As a single-story building, each tenant will be permitted one building mounted sign. If tenant has entrances on two sides of their building, a sign may be permitted each side of the building. A monument sign is also proposed for the building on Parcel 12. The specific signage details are as follows:

Sign Type	Location	Square Footage (each)	Multiplier	Quantity	Total Sign Area
1 TND Tenant Door Sign	Each façade	1.02sf	0.5	16	8.16sf
2 BSG Building Signature Sign	North façade	24.66sf	0.5	4	49.32sf
3 MON Entrance Monument Sign	NE Property cor.	±30sf	N/A	1	N/A

--Total allowable building signage is calculated at 2 square feet for every 1 linear foot of width along the front of the building, to a maximum of 400 square feet.
 --The subject building is 624 linear feet wide, for a computed allowable area of 1,248 square feet. Therefore, the maximum area of 400 square feet shall be used.
 --Total proposed building signage area is calculated at 57.48 square feet.

Building Mounted Signs

The proposed building will contain up to 4 building mounted signs (to allow for the potential of a multi-tenant occupancy of the proposed building). There will also be 16 small tenant signs on the doors of the building. The building mounted signs are relected in the image below:



Monument Sign

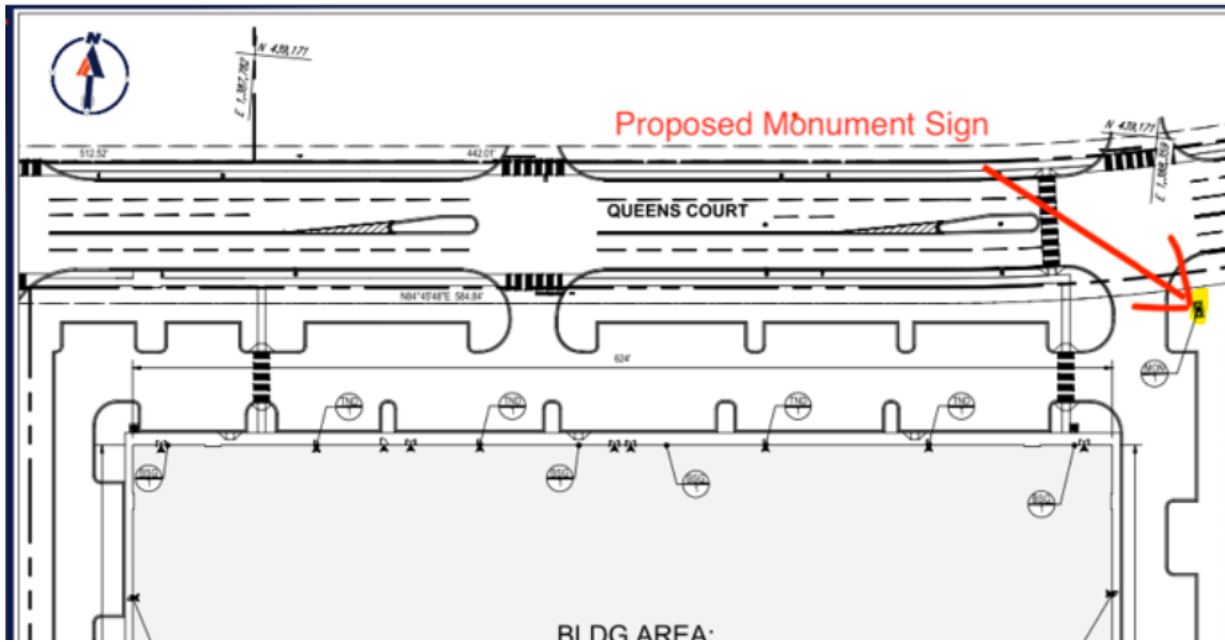
The Applicant proposes one monument sign to be located near the first driveway entrance into Parcel 12. The proposed monument sign is further reflected in the image/detail below:



FREE STANDING SIGN AT INDIVIDUAL BUILDING(S), OPTION 01



The location of said monument sign can be seen as follows:



xii.) Green Building and Development Techniques:

As mentioned herein, the primary structure proposed in SDP-2201 will be of a concrete tilt-up design. Concrete is a sustainable construction material offering the attributes of durability, low maintenance, local availability, high strength, and low impact on indoor air quality. Site-cast tilt-up construction offers not only these attributes, but many more that make it an optimal solution for sustainable construction. Once the panels are erect, tilt-up design offers sustainable benefits through greatly reduced mechanical system requirements. Specifically, tilt-up construction can offer the following benefits:

- The large panel size means joints are minimized, which limits air infiltration.
- As compared to other systems, tilt-up panels provide a lower level of permeability of air as well as loss of conditioned indoor air.
- Proven insulation systems provide uncompromised, continuous insulation layers. Developed specifically for tilt-up construction, they provide the maximum energy efficiency possible. Structures created with insulated wall panels are not affected by the daily temperature fluctuations; thus, lowering both cooling and heating costs, providing comfort for the owners as well as the occupants.

- Thermal mass inherent in the structural concrete layer establishes a dampening effect to the diurnal temperature cycle the building experiences.
- Through exposed concrete interior surfaces, indoor air quality can be improved by reducing VOC's (volatile organic compound) and lowering maintenance requirements. Concrete itself is a non-off-gassing material, so it qualifies as low VOC.

Additionally, the Applicant will institute the use of low impact development techniques and Environmental Site Design (ESD) in the handling of storm water runoff, to the maximum extent practicable. Further, the overall development of the NCBP project will result in a significant preservation of existing woodlands and sensitive environmental features throughout a considerable portion of the site. The building will also contain a solar array across the majority of the roof.

G. Eligibility Pursuant to 27-515(b), Footnote 38

The subject Property is eligible to develop pursuant to the regulations in the E-I-A Zone. Specifically, this Application satisfies all of the applicable regulations authorizing E-I-A Zone uses in the R-S Zone as set forth in Section 27-515(b), footnote 38 of the Zoning Ordinance. These provisions are as follows:

USE	ZONE								
	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	R-L	V-L	V-M
Where not otherwise specifically permitted, any use allowed in the E-I-A Zone (excluding those permitted by Special Exception) (CB-22-2020)	X	X	X	X	X	p 38	X	X	X

38.	Notwithstanding any other provision of this Subtitle, any use allowed in the E-I-A Zone (excluding those permitted by Special Exception) is permitted, provided:
	(a) The use is located on a parcel, a portion of a parcel, or an assemblage of adjacent land that:
	(i) was rezoned from the E-I-A and R-A Zones to the I-1 and R-S Zones by a Sectional Map Amendment approved after January 1, 2006;
	(ii) contains at least 400 acres and adjoins a railroad right-of-way; and
	(iii) is adjacent to an existing employment park developed pursuant to the E-I-A Zone requirements.
	(b) Regulations regarding green area set forth in Section 27-501(a)(2) shall not apply. The minimum green area (of net lot area) shall be 10%. All other regulations in the E-I-A Zone shall apply to uses developed pursuant to this Section.
	(c) Regulations in the R-S Zone shall not apply to uses developed pursuant to this Section.
	(d) Additional requirements for uses developed pursuant to this footnote shall include the following:
	(i) Street connectivity shall be through an adjacent employment park; and
	(ii) A public park of at least 20 acres shall be provided. (CB-22-2020)

This project meets the specific requirements provided in Footnote 38 above as follows:

38 - Notwithstanding any other provision of this Subtitle, any use allowed in the E-I-A Zone (excluding those permitted by Special Exception) is permitted, provided:

- (a) The use is located on a parcel, a portion of a parcel, or an assemblage of adjacent land that:**
 - (i) was rezoned from the E-I-A and R-A Zones to the I-1 and R-S Zones by a Sectional Map Amendment approved after January 1, 2006;**
 - (ii) contains at least 400 acres and adjoins a railroad right-of-way; and**
 - (iii) is adjacent to an existing employment park developed pursuant to the E-I-A Zone requirements.**

RESPONSE: The subject site was rezoned from the E-I-A Zone and R-A Zones to the R-S and I-1 Zones as part of the 2006 Bowie and Vicinity Master Plan and Sectional Map Amendment approved on or about February 7, 2006 (See SMA Change 7A, 7B, and 7C). As mentioned herein, the NCBP site contains 442 ± acres, adjoins a CSX railroad right-of-way to the west, and is immediately adjacent to existing Collington Center (zoned and developed pursuant to the E-I-A Zone).

- (b) Regulations regarding green area set forth in Section 27-501(a)(2) shall not apply. The minimum green area (of net lot area) shall be 10%. All other regulations in the E-I-A Zone shall apply to uses developed pursuant to this Section.**

RESPONSE: The Applicant concurs with this requirement. The proposed development of Parcel 12 includes a minimum of 10% green area (of net lot area). Further, all other E-I-A Zone regulations will apply to future development at the NCBP (as further discussed in Section I. herein).

(c) *Regulations in the R-S Zone shall not apply to uses developed pursuant to this Section.*

RESPONSE: The Applicant agrees with this requirement, and the R-S Zone regulations will not apply to this project.

(d) *Additional requirements for uses developed pursuant to this footnote shall include the following:*

(i) *Street connectivity shall be through an adjacent employment park; and*

RESPONSE: The SDP reflects that the sole access to and from future Parcel 12 will be from future Queens Court (extended). Said roadway will connect the existing Collington Center with the NCBP (including Parcel 12).

(ii) *A public park of at least 20 acres shall be provided.*

RESPONSE: Previous entitlement applications reflect the provision of a 20-acre park. Said park was previously designed as part of the former Willowbrook project. The Department of Parks and Recreation (DPR) has approved an alternate concept for the park as part of the approval of PPS 4-20032.

H. Master Plan History

As mentioned above, the Property's current zoning primarily includes the R-S Zone. The Property was placed in the R-S Zone as part of the *2006 Bowie & Vicinity Master Plan and Sectional Map Amendment* (the "2006 Master Plan"). Prior to the R-S Zone approval, the entire R-S portion of property was zoned E-I-A (Employment and Institutional Area). The E-I-A Zone is intended for a concentration of non-retail employment and institutional uses such as medical, manufacturing, office, religious, educational, and warehousing. The Property was previously placed in the E-I-A Zone as part of the *1991 Bowie, Collington, Mitchellville & Vicinity Master Plan and Sectional Map Amendment* (the "1991 Master Plan"). The 1991 Master Plan text referred to this land area as the "Willowbrook Business Center." The Basic Plan for this previously planned center (A-9829) was approved as part of the 1991 Master Plan and allowed for an FAR between .3 and .38 for a total of 3,900,000 to 5,000,000 square feet of "light manufacturing, warehouse/distribution, ancillary office and retail commercial" uses. Notwithstanding the site's history as being planned/zoned for employment uses in the past, the subject Property (Parcel 12) will be developed with warehouse/distribution uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of the Zoning Ordinance and Council Bill, CB-22-2020.

I. Conformance with E-I-A Zone Regulations

The subject Application meets all of the applicable requirements of the E-I-A Zone, as authorized pursuant to the provisions of CB-22-2020. The applicable E-I-A Zone provisions are as follows:

Section 27-500. - Uses.

(a) The general principle for land uses in this zone shall be:

- (1) To provide concentrated nonretail employment or institutional (medical, religious, educational, recreational, and governmental) uses which serve the County, region, or a greater area; and***
- (2) To provide for uses which may be necessary to support these employment or institutional uses.***

(b) The uses allowed in the E-I-A Zone are as provided for in the Table of Uses (Division 3 of this Part).

RESPONSE: The proposed land uses on the subject Property (Parcel 12) include a maximum of 168,480 square feet of warehouse/distribution which will serve the residents of the County and region. The uses proposed are permitted by right in the E-I-A Zone Table of Uses.

(c) A Mixed-Use Planned Community in the E-I-A Zone may include a mix of residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses, meeting all requirements in the definition of the use. The development shall meet all M-X-T Zone requirements in Part 10.

RESPONSE: The subject Application is not for a mixed-use planned community.

Section 27-501. - Regulations.

(a) General standards.

<i>(1) Minimum size of zone (except as provided in Section 27-502)</i>	<i>5 adjoining gross acres</i>
<i>(2) Minimum open space to be improved by landscaping and design amenities, including the landscaping of parking lots, so that expanses of parking will be relieved by natural features and grade changes</i>	<i>20% of net lot area</i>

RESPONSE: The NCBP consists of an assemblage of land that totals 442± acres, thereby meeting the minimum area requirements in Section 27-501(a)(1) above. Additionally, CB-22-2020 amended the Zoning Ordinance to eliminate the applicability of Section 27-501(a)(2) for properties/projects such as the

NCBP. Further, Section 27-515(b), footnote 38(b) states that qualifying projects such as the NCBP shall have a minimum green area of 10% of the net lot area. The SDP meets the 10% minimum green area requirements (as reflected in general notes on the SDP plan sheets).

(b) Other regulations.

- (1) Each lot shall have frontage on, and direct vehicular access to, a public street.**

RESPONSE: Parcel 12 will have frontage on, and direct vehicular access to, a public street (Queens Court).

- (2) Additional regulations concerning development and use of property in the E-I-A Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

RESPONSE: As part of this application, the Applicant's proposal has been designed to meet all of the applicable requirements set forth above.

(c) Mixed-Use Planned Community regulations.

- (1) A Mixed-Use Planned Community shall meet all purposes and requirements applicable to the M-X-T Zone, as provided in Part 10, and shall be approved under the processes in Part 10.**

RESPONSE: This section is not applicable as the Applicant is not proposing a Mixed-Use Planned Community.

- (2) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.**

RESPONSE: This section is not applicable as the Applicant is not proposing a Mixed-Use Planned Community.

(d) Adjoining properties.

- (1) For the purposes of this Section, the word "adjoining" also includes properties separated by streets, other public rights-of-way, or railroad lines.**

RESPONSE: The Applicant acknowledges this section and has properly identified all "adjoining" properties in all applications pertaining to development on Parcel 12 in this SDP.

J. Relationship to Requirements in the Zoning Ordinance:

Section 27-528 of the Zoning Ordinance sets forth the following criteria for approval of a SDP:

(a) *Prior to approving a Specific Design Plan, the Planning Board shall find that:*

- (1) *The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);***

RESPONSE: There are no townhouses or other residential uses proposed on the Property. The Applicant requests approval of a warehouse/distribution building on future Parcel 12. A-9968-03 & CDP-0505-02, both approved for the Property, deleted any previously approved/proposed residential uses and set forth the design guidelines to be utilized for future development within the NCBP. Said design guidelines establish standards for building heights, setbacks, lot coverage and open space for the project which have been complied with and discussed in Section F, herein. Nonetheless, the proposed development in this SDP conforms to all relevant aspects of CDP-0505-02.

- (1.1) *For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;***

RESPONSE: The subject project is not a Regional Urban Community. Therefore, the requirements of this subpart are not applicable to the subject Application.

- (2) *The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;***

RESPONSE: The requested SDP will not represent an unreasonable burden on public facilities. To the contrary, the NCBP will lead to improvements by the Applicant of the US 301/Queens Court intersection (pursuant to its contribution to the US 301 CIP), and will not provide any direct connection to Leeland Road from the employment/industrial uses within the NCBP. A Traffic Impact Analysis was submitted with the preliminary plan which demonstrates that, with the recommended improvements set forth in the US 301 CIP project and other conditions of approval, all critical intersections will operate at adequate levels of service (as determined by the applicable portions of the County's Transportation Guidelines) to

serve the proposed development. Moreover, the conversion of the uses on this site from residential to employment and institutional uses will eliminate impacts to the public-school system while at the same time significantly increasing the County's commercial tax base. It should also be noted that the Applicant's approved preliminary plan for the NCBP reflects the provision of a 20-acre public park.

- (3) *Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties; and*

RESPONSE: Site Development Concept Plan Number 42013-2020-00 was approved by the Department of Permitting, Inspection and Enforcement on June 6, 2021. Site Development Concept Plan for Parcel 12 (Number 53061-2021-00) was approved on July 12, 2022 by DPIE. The submitted SDP and Site Development Concept Plan reflect that adequate provisions have been made for draining surface water with no adverse effects on the subject Property or adjacent properties. The subject SDP includes all necessary infrastructure to construct required stormwater management facilities.

- (4) *The plan is in conformance with an approved Tree Conservation Plan.*

RESPONSE: The subject application includes a proposed TCP II of the site. Said TCP II is consistent with the TCP I approved with companion PPS 4-21056.

- (5) *The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible.*

RESPONSE: The proposed SDP preserves all regulated environmental features to the fullest extent possible in accordance with Section 24-130(b)(5), and further seeks to minimize any impacts to said features through its plan design. An important feature of this project is the significant amount of open space and natural features being preserved by the Applicant. Approximately, 173.20 acres of the NCBP will be dedicated to a Business Owner's Association (or other appropriate entity/agency), and 20 acres will be dedicated to M-NCPPC for a public park.

- (b) *Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved Comprehensive Design Plan, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.*

RESPONSE: Comprehensive Design Plan, CDP-0505-02 & Type 1 Tree Conservation Plan, TCPI-004-2021-02, were approved by the Planning Board on May 19, 2022, which established the design guidelines for the project. Said design guidelines established standards for building heights, setbacks, lot coverage and open space for the project that will be reflected on future specific design plans that include proposed structures. The proposed infrastructure in this SDP conforms to all relevant aspects of CDP-0505-02 (including, but not limited to, development envelopes, preservation of

environmental features, lotting patterns, street network, and access point(s)). These standards, along with the approved Tree Conservation and Site Development Concept Plans, will ensure the prevention of offsite property damage and prevent environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

(c) *The Planning Board may only deny the Specific Design Plan if it does not meet the requirements of Section 27-528 (a) and (b), above.*

RESPONSE: As discussed above and demonstrated within the contents of this present application, the proposed SDP conforms to this standard.

(d) *Each staged unit (shown on the Comprehensive Design Plan) shall be approved. Later stages shall be approved after initial stages. A Specific Design Plan may encompass more than one (1) stage.*

RESPONSE: The approved CDP plan, CDP-0505-02, contains a phasing plan for this very large and significant project. It is estimated that these phases in totality will create thousands of new jobs within the County. The aforementioned phasing program is for illustrative purposes only and is subject to change at the time of future entitlement applications. Development on Parcel 12 will likely be part of the initial phase of development for the NCBP.

(e) *An approved Specific Design Plan shall be valid for not more than six (6) years, unless construction (in accordance with the Plan) has begun within that time period. All approved Specific Design Plans which would otherwise expire during 1994 shall remain valid for one (1) additional year beyond the six (6) year validity period.*

RESPONSE: The Applicant agrees with the above requirement.

(f) *The Planning Board's decision on a Specific Design Plan shall be embodied in a resolution adopted at a regularly scheduled public meeting. The resolution shall set forth the Planning Board's findings.*

RESPONSE: The Planning Board is required to comply with this requirement.

(g) *A copy of the Planning Board's resolution and minutes on the Specific Design Plan shall be sent to the Clerk of the Council for any Specific Design Plan for the Village Zones.*

RESPONSE: The subject Property is in the LCD Zone and is not within a Village Zone.

K. Compliance with Prior Approved Entitlement Applications

Zoning Map Amendment (Basic Plan) A-9968-C-03

Basic Plan A-9968-C-03 was approved for the subject Property by the District Council on May 16, 2022, subject to 18 conditions and two comprehensive design considerations (Zoning Ordinance 2-2021). The following conditions pertain to the submitted SDP:

1. Proposed Lane Use Types and Quantities

<i>Total Area:</i>	<i>442.30 acres</i>
<i>Total in (I-1 Zone):</i>	<i>15+/- acres (not included in density calculation)</i>
<i>Total area (R-A Zone):</i>	<i>0.78+/- acres (not included in density calculation)</i>
<i>Total area (R-S Zone):</i>	<i>426.52 acres per approved NRI</i>
<i>Land in the 100-year floodplain:</i>	<i>92.49 acres</i>
<i>Adjusted gross area (426 less half of the floodplain):</i>	<i>380.27 acres</i>

*Proposed use: Warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses up to 5.5 million square feet**

Open Space

Public active open space: 20 +/- acres

Passive open space: 215 +/- acres

** 100,000 sq. ft. of gross floor area may be located in the I-1 Zone property noted herein*

RESPONSE: The Applicant is in agreement with the above land use quantities. The development proposed within this SDP does not exceed the land use quantities set forth above.

- 6. *The Applicant, the Applicant's heirs, successors, and/or assigns shall construct a minimum 10-foot-wide Master Plan, hiker/biker trail located along the Collington Branch Stream Valley and a minimum 10-foot-wide feeder trail to the employment uses. The alignment and design details of both trails may be modified by the Prince George's County Department of Parks and Recreation, to respond to environmental constraints, with written correspondence.***

RESPONSE: The Applicant agrees with the above condition.

- 8. *The Applicant shall construct recreational facilities typical for a 20-acre community park, such as ball fields, a playground, tennis or basketball courts, shelters, and restroom facilities. The list of recreational facilities shall be determined at the preliminary plan of subdivision and***

specific design plan stage.

RESPONSE: The Applicant agrees with the above condition and has worked with DPR to determine/design an appropriate programmatic scheme for the future 20-acre park. The triggers for the design, bonding, and completion of the public park facilities were determined as part of SDP-1603-02.

15. *The Applicant, the Applicant's heirs, successors, and/or assignees shall construct a minimum 10-foot-wide master plan shared-use path along the subject site frontage of Leeland Road, consistent with AASHTO standards, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.*

RESPONSE: The Applicant agrees with the above condition. The 10-foot-wide master plan shared-use path was properly reflected on SDP-1603-01 & PPS 4-21056.

18. *The applicant shall provide a network of pedestrian and bikeway facilities internal to the site unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence. The exact location and design of said facilities shall be evaluated with future applications.*

RESPONSE: The Applicant agrees with the above condition.

Comprehensive Design Plan Considerations:

1. *The natural aesthetic qualities of the site and all regulated environmental features shall be preserved to the fullest extent possible and shall seek to minimize any impacts to said features.*

RESPONSE: The Applicant agrees with the above condition

2. *All proposed internal streets and developments should follow complete street principles and support multimodal transportation as well as facilities to encourage walking, bicycling, and transit use, such as short- and long-term bicycle parking, including shower facilities and changing facilities, covered transit stops, crosswalks, etc.*

RESPONSE: The instant SDP does not propose any public streets on Parcel 12. Nonetheless, any public street that front on Parcel 12 will follow complete street principles as approved in SDP-1603-01.

Comprehensive Design Plan, CDP-0505-02

Comprehensive Design Plan, CDP-0505-02, & Type 1 Tree Conservation Plan, TCPI-004-2021-02, were approved by the Planning Board on May 5, 2022. The Resolution of Approval (PGCPB No. 2022-53) was adopted by the Planning Board on May 19, 2022. On June 6, 2022, the

District Council waived their right to review Comprehensive Design Plan CDP-0505-02. The following conditions of approval from CDP-0505-02 apply to the review of the subject SDP application:

3. ***Total development within the subject property shall be limited to uses that would generate no more than 1,401 AM and 1,735 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.***

RESPONSE: The Applicant is in agreement with the above condition. The development proposed with this SDP does not exceed the trip cap set forth above.

4. ***The following road improvements shall be phased at the time of future specific design plan applications, and a determination shall be made as to when said improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency:***

- a. ***US 301 (Robert Crain Highway) at Leeland Road***

- (1) ***Provide three left-turn lanes on the eastbound approach***

- b. ***Prince George's Boulevard and Queens Court-Site Access, unless modified at the time of preliminary plan of subdivision:***

- (1) ***Provide a shared through and left lane and a shared through and right lane on the eastbound approach.***

- (2) ***Provide a shared through and left lane and a shared through and right lane on the westbound approach.***

- (3) ***Provide a shared through and left lane on the northbound approach and a shared through and right lane on the southbound approach.***

RESPONSE: The Applicant is in agreement with the above condition. The Applicant's preference is to make physical improvements. In the event that this option is invoked, a transportation phasing plan for improvements has been included with subject application. This phasing plan was prepared Lenhart Traffic Consulting, Inc. to address transportation conditions established with PPS 4-21056. This phasing plan was initially submitted for prior approved SDP-1603-02, and has been resubmitted with the subject application in order to address the above condition.

6. ***At the time of specific design plan, the applicant shall show all proposed on-site transportation improvements on the plans.***

RESPONSE: The Applicant is in agreement with the above condition. The subject SDP application only includes Parcel 12. However, all frontage improvements required along Queens Court are properly reflected on the submitted SDP.

Preliminary Plan of Subdivision 4-21056

Preliminary Plan of Subdivision, 4-21056, Type 1 Tree Conservation Plan, TCP1-004-2021-03, and Variance from Section 25-122(b)(1)(G) for the removal of specimen trees was approved by the Prince George's County Planning Board on June 2, 2022. The resolution of approval (PGCPB No, 2022-70) was adopted on June 9, 2022. The following conditions of approval apply to the review of the subject SDP application:

2. ***Total development within the subject property shall be limited to uses which generate no more than 1,401 AM peak-hour trips and 1,735 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.***

RESPONSE: The Applicant is in agreement with the above condition and the development proposed in the instant SDP does not exceed this cap.

3. ***Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision, prior to the approval of any building permits.***

RESPONSE: The Applicant is in agreement with the above condition. No residential development is proposed with the subject SDP application.

4. ***Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (42013-2020-00) and any subsequent revisions.***

RESPONSE: The Applicant is in agreement with the above condition. The development proposed with the SDP is in conformance with the approved SDCP.

7. ***Prior to issuance of a use and occupancy permit for nonresidential development, the applicant and the applicant's heirs, successors, and/or assignees shall:***
 - a. ***Contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for each building.***
 - b. ***Install and maintain automated external defibrillators (AEDs) at each building, in***

accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.

- c. Install and maintain bleeding control kits next to fire extinguisher installation at each building, and no more than 75 feet from any employee.*

These requirements shall be noted on the specific design plan.

RESPONSE: The Applicant is in agreement with the above condition. The above requirements will be noted on the submitted SDP application.

- 9. The applicant shall submit a phasing plan (with adequate justification) as part of the first specific design plan for a building, to show the phasing of the following transportation improvements to the development of the site. A determination shall be made at that time as to when said improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency.*

- a. US 301 (Robert Crain Highway) at Leeland Road*

- (1) Provide three left turn lanes on the eastbound approach.*

- b. A signal warrant analysis and signalization of the intersection of Prince George's Boulevard and Queens Court-Site Access with the following lane configuration:*

- (1) A shared through and left and a shared through and right lane on the eastbound approach.*

- (2) A shared through and left and a shared through and right lane on the westbound approach.*

- (3) A shared through and left on the northbound approach and a shared through and right lane on the southbound approach.*

When the signal is deemed warranted, the applicant shall construct the signal and associated improvements to the requirements and schedule directed by the operating agency.

RESPONSE: On June 30, 2022, the Planning Board approved SDP-1603-02 for 3,428,985 square-feet of warehouse/distribution/office on 90.11 acres within the NCBP, (PGCPB No. 2022-76). That application was the first SDP that included a proposed building. As a result, the above condition was reviewed and addressed at the time of SDP-1603-02.

A transportation phasing plan for improvements has been included with subject application. This phasing plan was prepared Lenhart Traffic Consulting, Inc. to address transportation conditions

established with PPS 4-21056. This phasing plan was initially submitted for prior approved SDP-1603-02, and has been resubmitted with the subject application in order to address the above condition.

10. ***Prior to approval of a building permit for each square foot of development, the applicant, and the applicant's heirs, successors, and/or assignees shall pay to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), a fee of \$0.92 (1989 dollars) multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for second quarter 1989). The County may substitute a different cost index, if necessary.***

In lieu of the fee payment listed in the preceding paragraph, prior to approval of a building permit for each phase of development, the applicant and the applicant's heirs, successors, and/or assignees shall provide improvements along US 301 (Robert Crain Highway), within the limits of US 301 that are covered by the Capital Improvement Program-funded improvements. The phasing of the of the US 301 improvements shall be submitted with each specific design plan application, prior to its acceptance, when this option is applied. Any improvements proposed as part of any lump sum payment shall have approval of the Maryland State Highway Administration and DPIE.

RESPONSE: The Applicant is in agreement with the above condition. The Applicant's preference is to make physical improvements. In the event that this option is invoked, a transportation phasing plan for improvements has been included with subject application. This phasing plan was prepared Lenhart Traffic Consulting, Inc. to address transportation conditions established with PPS 4-21056. This phasing plan was initially submitted for prior approved SDP-1603-02, and has been resubmitted with the subject application in order to address the above condition.

11. ***The applicant shall provide an interconnected network of pedestrian and bicycle facilities consistent with the 2009 Countywide Master Plan of Transportation and the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan policies and goals. The exact design and details of these facilities shall be provided as part of the first specific design plan, prior to its acceptance.***

RESPONSE: The Applicant is in agreement with the above conditions and the above items were shown on SDP-1603-01.

12. ***The applicant's heirs, successors, and/or assignees shall construct a minimum 10-foot-wide master plan hiker/biker trail located along the Collington Branch Stream Valley and a minimum 10-foot-wide feeder trail to the employment uses.***

RESPONSE: The Applicant is in agreement with the above conditions and the above items were shown on SDP-1603-01.

13. ***Prior to the issuance of the first building permit, the applicant and the applicant's heirs, successors, and/or assignees shall (a) have full financial assurances, (b) a permit for***

construction through the operating agency's access permit process, and (c) an agreed upon timetable for construction with the appropriate operating agency of a minimum 10-foot-wide master plan shared-use path along the subject site frontage of Leeland Road, consistent with AASHTO standards, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence. The exact details shall be shown as part of the first specific design plan for a building, prior to its approval.

RESPONSE: The Applicant is in agreement with the above conditions and the above items were shown on SDP-1603-01. The subject SDP application has no frontage on Leeland Road.

15. *The applicant shall be subject to the following requirements for development of the 10-foot-wide on-site feeder trail:*
- a. *The applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, the on-site feeder trail from the southern terminus of Logistics Lane to the shared-use path on Leeland Road.*
 - b. *The on-site feeder trail shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Prince George's County Park and Recreation Facilities Guidelines, with the review of the specific design plan (SDP). Triggers for construction shall also be determined at the time of SDP.*
 - c. *Prior to submission of the final plat of subdivision for any parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed private recreational facilities agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department for construction of the on-site feeder trail, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation.*
 - d. *Prior to approval of building permits for a new building, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of the on-site feeder trail.*

RESPONSE: The Applicant is in agreement with the above conditions and the above items were shown on SDP-1603-01. The trigger for construction of this feeder trail should be tied to the construction of a future building nearest to the onsite feeder trail.

16. *Recreational facilities to be constructed by the applicant shall be subject to the following:*

- a. ***The timing for the development of the 20-acre park and Collington Branch Stream Valley Trail, and submittal of the revised construction drawings, shall be determined with the first specific design plan for development (not including infrastructure).***

RESPONSE: The Applicant is in agreement with the above condition. The location and concept design details (as shown in the May 7, 2021, Concept Plan) for the 20-acre park and Collington Branch Stream Valley Trail were provided with SDP-1603-01 & SDP-1603-02.

- d. ***The handicapped accessibility of all trails shall be reviewed during the review of the specific design plan.***

RESPONSE: The Applicant is in agreement with the above condition. There are no trails within the boundaries of the subject SDP application.

Specific Design Plan 1603-01

SDP-1603-01 was approved by the Planning Board on January 27, 2022. Said application addressed infrastructure only for the NCBP. None of the 3 conditions approved with SDP-1603-01 apply to the review of the subject SDP application.

L. Conclusion

Based on the above reasons, SDP-2201 meets all requirements for approval set forth in the Zoning Ordinance. As such, the Applicant respectfully requests that the instant SDP be approved.

Thank you in advance for your consideration of this Application. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Robert J. Antonetti, Jr.

RJA/jjf

Countywide Planning Division
Transportation Planning Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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301-952-3680

November 3, 2022

MEMORANDUM

TO: Tierre Butler, Urban Design Section, Development Review Division

FROM: Jim Yang, Transportation Planning Section, Countywide Planning Division

VIA:  William Capers III., PTP, Transportation Planning Section, Countywide Planning Division

SUBJECT: **SDP-2201: National Capital Business Park - Parcel 12**

Proposal:

The referenced Specific Design Plan (SDP) application proposes the development of approximately 168,480 SF of warehouse use on parcel 12 of the National Capital Business Park site. The subject site is in the northwest quadrant of the Leeland Road and US 301 intersection. The transportation planning review of the SDP application was evaluated using the standards of Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval:

The site is subject to prior approved Basic Plan amendment, A-9968-03, Comprehensive Design Plan (CDP), CDP-0505-02, and Preliminary Plan of Subdivision (PPS), 4-21056. The following transportation conditions for the prior applications are relevant to this SDP submission:

A-9968-03

18. The applicant shall provide a network of pedestrian and bikeway facilities internal to the site unless modified by the Prince George's County Department of Permitting, Inspections, and Enforcement with written correspondence. The exact location and design of said facilities shall be evaluated with future applications.

Comment: The condition has been evaluated as part of the SDP submission and is further discussed in this referral.

CDP-0505-02

2. This comprehensive design plan has modified Condition 4 attached to CDP-0505-01, as follows:
 4. Unless modified at the time of the preliminary plan of subdivision (PPS), prior to the approval of a building permit for each square foot of development, the applicant, and the applicant's heirs, successors, and/or assignees shall pay to the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE), a fee calculated as \$.92 (1989 dollars) multiplied by (Engineering News

Record Highway Construction Cost index at the time of payment) / (Engineering News Record Highway Construction Cost Index for second quarter 1989). The County may substitute a different cost index, if necessary. The fee set forth above shall be modified at the time of approval of PPS, to reflect the project cost in the adopted Prince George's County Public Works and Transportation Capital Improvement Program. In lieu of the fee payment listed in this condition, the applicant may provide improvements along US 301 (Robert Crain Highway), within the limits of US 301, that are covered by the Capital Improvement Program-funded improvements. Any improvements proposed as part of any lump sum payment shall have the approval of the Maryland State Highway Administration and DPIE.

3. Total development within the subject property shall be limited to uses that would generate no more than 1,401 AM and 1,735 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.
4. The following road improvements shall be phased at the time of future specific design plan applications, and a determination shall be made as to when said improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. US 301 (Robert Crain Highway) at Leeland Road
 - i. Provide three left-turn lanes on the eastbound approach.
 - b. Prince George's Boulevard and Queen's Court-Site Access, unless modified at the time of preliminary plan of subdivision:
 - i. Provide a shared through and left lane and a shared through and right lane on the eastbound approach.
 - ii. Provide a shared through and left lane and a shared through and right lane on the westbound approach.
 - iii. Provide a shared through and left lane on the northbound approach and a shared through and right lane on the southbound approach.
6. At the time of the specific design plan, the applicant shall show all proposed on-site transportation improvements on the plans.
7. Prior to issuance of each building permit for this development, the applicant and the applicant's heirs, successors, and/or assignees shall pay to the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) a fee per square foot, to be determined at the time of preliminary plan of subdivision. In lieu of the fee payment listed in the preceding paragraph, the applicant may provide improvements along US 301 (Robert Crain Highway), within the limits of US 301, that are covered by Capital Improvement Program-funded improvements. Any improvements proposed as part of any lump sum payment shall have the approval of the Maryland State Highway Administration and DPIE.

Comment: The conditions have been evaluated as part of the SDP submission and are further discussed in this referral.

4-21056

The applicant has submitted a new PPS application for an increase of development to 5.5 million SF of warehouse and distribution (2,087,420 SF general warehouse and 3,412,580 SF high-cube fulfillment center warehouse) uses consistent with the approved basic plan amendment and CDP amendment as described above. The PPS application was approved by the Planning Board on June 2, 2022, and supersedes the previous PPS approval, PPS 4-20032.

2. Total development within the subject property shall be limited to uses that generate no more than 1,401 AM peak-hour trips and 1,735 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.

Comment: The site is subject to prior SDPs that approved the development of approximate 3,428,985 SF of warehouse/distribution uses so far as part of the overall National Capital Business Park development. As previously stated, the SDP application proposes the development of approximately 168,480 SF of the general warehouse, which if approved, will bring the total site development to 3,597,465 SF of warehouse/distribution uses which is under the 5.5 million SF of development that was considered as part of the approved PPS application. As such, the uses and development program proposed with the SDP is consistent with the PPS application, and staff finds that the trips generated by the phased development of the subject SDP are within the trip cap.

8. At the time of the final plat, the applicant shall dedicate all rights-of-way, consistent with the approved preliminary plan of subdivision.

Comment: There is no master plan right-of-way along the frontage of the property. The SDP is consistent with the approved PPS 4-21056.

9. The applicant shall submit a phasing plan (with adequate justification) as part of the first specific design plan for a building to show the phasing of the following transportation improvements to the development of the site. A determination shall be made at that time as to when said improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency.
 - a. US 301 (Robert Crain Highway) at Leeland Road
 - i. Provide three left-turn lanes on the eastbound approach.
 - b. A signal warrant analysis and signalization of the intersection of Prince George's Boulevard and Queens Court-Site Access with the following lane configuration:
 - i. A shared through and left and a shared through and right lane on the eastbound approach.
 - ii. A shared through and left and a shared through and right lane on the westbound approach.
 - iii. A shared through and left on the northbound approach and a shared through and right lane on the southbound approach.

When the signal is deemed warranted, the applicant shall construct the signal and associated improvements to the requirements and schedule directed by the operating agency.

Comment: A phasing plan was submitted as part of this application and indicated that the eastbound Leeland Road Lane improvement does not need to be implemented until the overall site is developed with the high-cube fulfillment center warehouse and 1,600,000 SF of general warehouse uses. As previously stated, this SDP application proposes the development of approximate 168,480 SF of general warehouse which if approved, will bring the total site development to the high-cube fulfillment center warehouse and 168,480 SF of general warehouse, which will not more than the thresholds to the need of reconstruction the eastbound Leeland Road. However, the phasing plan indicates that the 301 CIP improvements will need to be implemented to offset the impacts generated by this phase of development at the 301/Leeland Road intersection, specifically a third southbound through lane. As a condition of approval, staff recommends that the applicant pay the shared contribution for 301 CIP improvements or construct the improvements in lieu of the fee as provided in the phasing plan.

The phasing plan also indicates that DPIE has approved the traffic signal warrant analysis for Prince George's Boulevard at the Queens Court intersection. The traffic signal plans will proceed under a separate street construction permit with DPIE, and the signal will be installed at a time as directed by DPIE.

10. Prior to approval of a building permit for each phase of development, the applicant, and the applicant's heirs, successors, and/or assignees shall pay a fee of \$0.92 (1989 dollars) multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for second quarter 1989). The County may substitute a different cost index, if necessary. In lieu of the fee payment listed in the preceding paragraph, prior to approval of a building permit for each phase of development, the applicant and the applicant's heirs, successors, and/or assignees shall provide improvements along US 301 (Robert Crain Highway), within the limits of US 301 that are covered by the Capital Improvement Program-funded improvements. The phasing of the of the US 301 improvements shall be submitted with each specific design plan application, prior to its acceptance, when this option is applied. Any improvements proposed as part of any lump sum payment shall have approval of the Maryland State Highway Administration and DPIE.

Comment: A phasing plan was submitted as part of this application. The phasing plan indicates that the applicant needs to contribute \$155,002 (1989 dollars) to the US 301 Capital Improvement Program-funded improvements.

11. The applicant shall provide an interconnected network of pedestrian and bicycle facilities consistent with the 2009 *Countywide Master Plan of Transportation and the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan* policies and goals. The exact design and details of these facilities shall be provided as part of the first specific design plan, prior to its acceptance.

Comment: The latest SDP submission is in conformance with the referenced condition and further described in more detail below.

Master Plan Compliance

Master Plan Right of Way

The site is governed by 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and 2021 *Preliminary Bowie-Mitchellville and Vicinity Master Plan*. The subject site is not adjacent to any master plan right-of-way.

Master Plan Pedestrian and Bike Facilities

The MPOT includes the following goal and policies regarding sidewalk and bikeway construction and the accommodation of pedestrians and bicyclists (MPOT, pages 7 and 8):

Goal: Provide a continuous network of sidewalks, bikeways and trails that provide opportunities for residents to make some trips by walking or bicycling, particularly to mass transit, schools, employment centers, and other activity centers.

Policy 2: Provide adequate pedestrian and bicycle linkages to schools, parks, recreation areas and employment centers.

Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Policy 4: Identify sidewalk retrofit opportunities for small area plans within the Developed and Developing Tiers in order to provide safe routes to school, pedestrian access to mass transit and more walkable communities.

Policy 5: Plan new development to help achieve the goals of this master plan

This development is also subject to 2021 *Preliminary Bowie-Mitchellville and Vicinity Master Plan*. The following policies are provided for pedestrian and bicyclist facilities:

Policy TM 5: Create micro-mobility opportunities at key locations. (pg. 105)

Policy TM 7: Develop a comprehensive shared-use path network in Bowie-Mitchellville and Vicinity to provide additional connectivity and travel options. (pg. 106)

Policy TM 21: Improve bus, bicycle, and pedestrian access to better connect residents with employment and commercial destinations at the Collington Local Employment Area.

Policy TM 29: Support enhanced regional mobility and the movement of goods.

Comment: The latest SDP submission shows a network of sidewalks along the property's frontage of Queens Court and along each side of the proposed building consistent with master plans goals and policies. The site is further improved with a series of crosswalks that facilitate safe pedestrian connections between the surface parking area adjacent to the proposed building and the onsite sidewalks. The site will also be served by shared the road markings (sharrows) along Queens Court

to facilitate bicycle travel to the subject site and other points of the larger National Capital Business Park development which staff finds acceptable.

Transportation Planning Review:

Zoning Ordinance Compliance

Section 27-525 – 27-530 of the Prince George’s County Zoning Ordinance (Ordinance) provides guidance for specific design plans. Section 27-527(b)(1) references the following design guidelines that shall be included in a specific design plan:

(b) The Specific Design Plan shall include (at least) the following with all plans prepared at the same scale:

(1) A reproducible site plan showing building, functional use areas, circulation, and relationships between them

Comment: The limits of development for the SDP application is generally located on the southeastern portion of the site. Access to this portion of the development will be provided by two full-service driveways from Queens Court providing direct access to the surface parking area adjacent to the proposed building and to the truck loading and staging area to the rear of the building. Given the industrial nature of the use, staff believes that the proposed development will generate large volumes of truck traffic. Staff requested that the applicant provides truck turning plans to demonstrate adequate circulation for truck turning movements and safe integration with vehicular and pedestrian travel with limited conflicts onsite. The truck turning plans show that trucks accessing the site will be able to make safe turning movements at the eastern most access point along Queens Court only, which provides larger curb radii and sufficient space for adequate truck maneuvers to and from the site. As a condition of approval, staff recommends that “No Trucks” signs are provided at the western access driveway along Queens Court and onsite at the intersection of the two drive aisles south of the eastern access driveway to prohibit truck movements at these locations.

In regards pedestrian and bicycle circulation, the latest SDP submission shows a continuous network of sidewalks, crosswalks and shared roadway markings along Queens Court Road except the northeastern corner of the site. The applicant indicated that DPIE has granted a waiver to allow for no sidewalk on the south side of Queens Court. Two sidewalks are provided to access from Queens Court to the proposed building.

The site will be served by a total of 166 parking spaces which is higher than the required parking spaces as provided in Zoning Ordinance. The site will be served by 82 loading spaces which is also higher than the Zoning Ordinance requirement. In addition, 12 bicycle parking will be provided.

Conclusions

Overall, from the standpoint of The Transportation Planning Section it is determined that this plan is acceptable if the following conditions are met:

1. Prior to approval of a building permit, the applicant, and the applicant's heirs, successors, and/or assignees shall pay a fee of \$155,002 (1989 dollars) with a construction cost index determined by the Department of Public Works and Transportation at time of payment.
2. In lieu of the payment listed in the above, prior to the issuance of the building permit the applicant's heirs, successors, and/or assignees shall construct all of the improvements along US 301 as described in the Phasing Plan dated October 13, 2022, submitted as part of the Specific Design Plan application.
3. Prior to the certification of the specific site plan, the applicant and the applicant's heirs, successors and/or assigns shall modify the plan to show "No Trucks" signs at the western access driveway along Queens Court and onsite at the intersection of the two drive aisles south of the eastern access driveway to prohibit truck access at these locations. The details and profiles of the signs shall also be provided as part of the specific design plan.

October 27, 2022

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section
VIA: Sherri Conner, Planning Supervisor, Subdivision Section *SC*
FROM: Mridula Gupta, Planner III, Subdivision Section *MG*
SUBJECT: SDP-2201; National Capital Business Park, Parcel 12

The subject site considered in this Specific Design Plan SDP-2201 is for approximately 9.98-acre area out of overall 442.30 acres of development titled National Capital Business Park (NCBP). As part of this application, the applicant requests approval for the development of a 168,480 square-foot warehouse facility along with supporting parking and loading areas. The applicant included a lotting exhibit for the overall site which is consistent with the applicable Preliminary Plan of Subdivision (PPS) 4-21056. The development proposed with this SDP is for Parcel 12 as currently shown on PPS 4-21056.

The area included in this SDP is subject to Basic Plan A-9968-02 approved by the District Council on April 12, 2021, and amendment to Comprehensive Design Plan CDP-0505-01 approved by the Planning Board on April 29, 2021 for NCBP. Subsequent to these approvals, Preliminary Plan of Subdivision (PPS) 4-20032 was approved by the Prince George's County Planning Board on September 9, 2021 (PGCPB Resolution no. 2021-112) on a 442.30-acre property zoned prior Residential Suburban Development (R-S), Light Industrial (I-1) Zone, and Residential-Agriculture (R-A). PPS 4-20032 approved 36 parcels for development of a 3.5 million square-foot industrial park.

SDP-1603-01 was approved on January 13, 2022 (PGCPB Resolution No. 2022-10) for infrastructure for the overall development including 35 parcels, street network, sidewalks, utilities, grading, stormwater management, retaining walls and directional signage that will serve the employment and institutional uses proposed for the property.

PPS 4-21056 was approved by the Planning Board on June 2, 2022 for 27 parcels (including 12 development parcels, six parcels for conveyance to M-NCPPC, and nine parcels to be conveyed to the business owners association) for development of up to 5.5 million square feet of industrial use on the subject property. PPS 4-21056 supersedes PPS 4-20032 and therefore, this SDP-2201 is reviewed for conformance with the conditions of approval for PPS 4-21056.

There are 22 conditions of approval for PPS 4-21056, of which the conditions relevant to the review of this proposed SDP amendment are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

2. **Total development within the subject property shall be limited to uses which generate no more than 1,401 AM peak-hour trips and 1,735 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The development shown with SDP-2201 is consistent with PPS 4-21056. The proposed development should be further reviewed by the Transportation Planning Section for conformance with this condition.

3. **Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision, prior to the approval of any building permits.**

The development proposed with this SDP is consistent with the land uses evaluated with the PPS, which does not include residential development. Conformance with this condition has been demonstrated.

4. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (42013-2020-00) and any subsequent revisions.**

The applicant submitted an approved Stormwater Management (SWM) Concept Plan (42013-2020-00) and approval letter with the subject SDP. The approved SWM Concept Plan does not reflect a lot layout approved with the PPS, or the building layout proposed with this SDP. The SWM Concept Plan should be further reviewed by the Environmental Planning Section for conformance to this condition and revised as determined necessary.

5. **Prior to approval of a final plat:**

- a. **The applicant and the applicant's heirs, successors, and/or assignees shall grant 10-foot-wide public utility easements along the public rights-of-way, in accordance with the approved preliminary plan of subdivision.**

10-foot-wide public utility easements (PUEs) are shown and labeled along the public right-of-way of Queens Court in accordance with PPS 4-21056.

7. **Prior to issuance of a use and occupancy permit for nonresidential development, the applicant and the applicant's heirs, successors, and/or assignees shall:**

- a. **Contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for each building.**
- b. **Install and maintain a sprinkler system that complies with the applicable National Fire Protection Association Standards for the Installation of Sprinkler Systems.**

- c. **Install and maintain automated external defibrillators (AEDs) at each building, in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.**
- d. **Install and maintain bleeding control kits next to fire extinguisher installation at each building, and no more than 75 feet from any employee.**

These requirements shall be noted on the specific design plan.

The requirements listed in Condition 7 are noted on the SDP.

- 8. **At the time of final plat, the applicant shall dedicate all rights-of-way, consistent with the approved preliminary plan of subdivision.**

The SDP reflects the rights-of-way for Queens Court and Logistics Lane, as approved with PPS 4-21056.

- 9. **The applicant shall submit a phasing plan (with adequate justification) as part of the first specific design plan for a building to show the phasing of the following transportation improvements to the development of the site. A determination shall be made at that time as to when said improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency.**

- a. **US 301 (Robert Crain Highway) at Leeland Road**
 - i. **Provide three left turn lanes on the eastbound approach.**
- b. **A signal warrant analysis and signalization of the intersection of Prince George's Boulevard and Queens Court-Site Access with the following lane configuration:**
 - i. **A shared through and left and a shared through and right lane on the eastbound approach.**
 - ii. **A shared through and left and a shared through and right lane on the westbound approach.**
 - iii. **A shared through and left on the northbound approach and a shared through and right lane on the southbound approach.**

When the signal is deemed warranted, the applicant shall construct the signal and associated improvements to the requirements and schedule directed by the operating agency.

The Transportation Planning Section should review the SDP for conformance with this condition.

10. **Prior to approval of a building permit for each square foot of development, the applicant, and the applicant's heirs, successors, and/or assignees shall pay to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), a fee of \$0.92 (1989 dollars) multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for second quarter 1989). The County may substitute a different cost index, if necessary.**

In lieu of the fee payment listed in the preceding paragraph, prior to approval of a building permit for each phase of development, the applicant and the applicant's heirs, successors, and/or assignees shall provide improvements along US 301 (Robert Crain Highway), within the limits of US 301 that are covered by the Capital Improvement Program-funded improvements. The phasing of the US 301 improvements shall be submitted with each specific design plan application, prior to its acceptance, when this option is applied. Any improvements proposed as part of any lump sum payment shall have approval of the Maryland State Highway Administration and DPIE.

This condition requires that the phasing of US 301 improvements be submitted with each SDP application, if the applicant opts to provide such improvements in lieu of the fee payment. The Transportation Planning Section should review the SDP for conformance with this condition.

11. **The applicant shall provide an interconnected network of pedestrian and bicycle facilities consistent with the 2009 *Countywide Master Plan of Transportation* and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* policies and goals. The exact design and details of these facilities shall be provided as part of the first specific design plan, prior to its acceptance.**

The Transportation Planning Section should review the SDP for conformance with this condition.

12. **The applicant's heirs, successors, and/or assignees shall construct a minimum 10-foot-wide master plan hiker/biker trail located along the Collington Branch Stream Valley and a minimum 10-foot-wide feeder trail to the employment uses.**

SDP-1603-01 approved the location and concept design details for the Collington Branch Stream Valley hiker/biker trail and the on-site feeder trail. SDP-1603-01 also established the trigger for construction of the on-site feeder trail. SDP-1603-02 established the trigger for construction for the Collington Branch Stream Valley Trail.

13. **Prior to the issuance of the first building permit, the applicant and the applicant's heirs, successors, and/or assignees shall (a) have full financial assurances, (b) a permit for construction through the operating agency's access permit process, and (c) an agreed upon timetable for construction with the appropriate operating agency of a minimum 10-foot-wide master plan shared-use path along the subject site frontage of Leeland Road, consistent with AASHTO standards, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence. The exact details shall be shown as part of the first specific design plan for a building, prior to its approval.**

This condition states that the details for the required shared-use path along the subject site frontage of Leeland Road be shown with the first SDP for a building on the subject site. The details for this facility were included with infrastructure SDP-1603-01.

- 14. At the time of the first final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately 113.21 +/- acres of parkland, as shown on the preliminary plan of subdivision, shall be conveyed to the Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:**
- a. An original, special warranty deed for the property to be conveyed, (signed by the Washington Suburban Sanitary Commission Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, Upper Marlboro, along with the application of first final plat.**
 - b. The applicant and the applicant's heirs, successors, and/or assignees shall demonstrate any liens, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC.**
 - c. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the first building permit.**
 - d. The boundaries, lot or parcel identification, and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.**
 - e. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the M-NCPPC Office of the General Counsel) shall be submitted to DPR within two weeks prior to applying for grading permits.**
 - f. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The Prince George's County Department of Parks and Recreation shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.**
 - g. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, the Prince George's County Department of Parks and Recreation (DPR) shall review and approve the location and design of these facilities. DPR may**

require a performance bond and easement agreement, prior to issuance of grading permits.

- h. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, the Prince George's County Department of Parks and Recreation (DPR) recognizes that there may be need for conservation or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR. DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond, maintenance and easement agreements may be required, prior to issuance of any grading permits.**

The boundaries, parcel identification, and acreage of the parcels to be conveyed to M-NCPPC were included on SDP-1603-01, and will be required to be conveyed with the first final plat for this development.

15. The applicant shall be subject to the following requirements for development of the 10-foot-wide on-site feeder trail:

- a. The applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, the on-site feeder trail from the southern terminus of Logistics Lane to the shared-use path on Leeland Road.**
- b. The on-site feeder trail shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Prince George's County *Park and Recreation Facilities Guidelines*, with the review of the specific design plan (SDP). Triggers for construction shall also be determined at the time of SDP.**
- c. Prior to submission of the final plat of subdivision for any parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed private recreational facilities agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department for construction of the on-site feeder trail, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation.**
- d. Prior to approval of building permits for a new building, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of the on-site feeder trail.**

The alignment and a detailed construction cross section for the on-site feeder trail, as well as its trigger for construction, was approved with infrastructure SDP-1603-01.

16. **Recreational facilities to be constructed by the applicant shall be subject to the following:**
- a. **The timing for the development of the 20-acre park and Collington Branch Stream Valley Trail, and submittal of the revised construction drawings, shall be determined with the first specific design plan for development (not including infrastructure).**
 - b. **The location of the Collington Branch Stream Valley Trail shall be staked in the field and approved by the Prince George's County Department of Parks and Recreation, prior to construction.**
 - c. **All trails shall be constructed to ensure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed and approved by the Prince George's County Department of Parks and Recreation.**
 - d. **The handicapped accessibility of all trails shall be reviewed during the review of the specific design plan.**
 - e. **The public recreational facilities shall be constructed, in accordance with the standards outlined in the Prince George's County *Park and Recreation Facilities Guidelines*.**
 - f. **Prior to submission of any final plats of subdivision, the applicant shall enter into a public recreational facilities agreement (RFA) with the Maryland-National Capital Park and Planning Commission for construction of recreation facilities on parkland. The applicant shall submit three original executed RFAs to the Prince George's County Department of Parks and Recreation (DPR) for their approval three weeks prior to the submission of the final plats. Upon approval by DPR, the RFA shall be recorded among the Prince George's County Land Records and the recording reference shall be noted on the final plat of subdivision prior to recordation. The RFA may be subsequently modified pursuant to specific design plan approvals, or revisions thereto, which determine the timing for construction of the 20-acre park and Collington Branch Stream Valley Trail.**
 - g. **Prior to the approval of the first building permit for a new building, the applicant shall submit to the Prince George's County Department of Parks and Recreation (DPR) a performance bond, a letter of credit, or other suitable financial guarantee, for construction of the public recreation facilities, including the Collington Branch Stream Valley Trail, in the amount to be determined by DPR.**

SDP-1603-01 approved the location and concept design details for the Collington Branch Stream Valley hiker/biker trail, and SDP-1603-02 established the triggers for construction for both these facilities. This condition will be further reviewed at the time of final plat and building permit.

18. **Development of this subdivision shall be in conformance with approved Type 1 Tree Conservation Plan (TCP1-004-2021-03). The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-004-2021-03 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

The Environmental Planning Section should review the application for conformance with this condition.

Additional Plan Comments

None.

Recommended Conditions

None.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The SDP has been found to be in substantial conformance with the preliminary plan of subdivision. All bearings and distances must be clearly shown on the SDP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

November 11, 2022

MEMORANDUM

TO: Tierre Butler, Urban Design
FROM: Jason Bartlett, Permit Review Section, Development Review Division
SUBJECT: Referral Comments for SDP-2201, NCBP, Parcel 12

1. Provide building dimension on site plan sheet 5.
2. Provide detail for Trash Enclosures.
3. Show setbacks of entrance sign on site plan sheet 5.
4. Dimension the proposed electrical equipment pads on site plan sheet 5 and provide detail for the equipment, cabinets or pads.
5. Identify the location of the loading doors on site plan sheet 5, to include type.
6. Add all sign details for approval with the SDP or a revision to the SDP will be required prior to the approval of any sign permit applications.
7. Provide an alternative/lighter shading for the proposed concrete shown on the site plan as the current shading identifier obscures parking, notes, and site plan elements, which will only get worse as the plan is copied and submitted for future permit applications.

***** END COMMENTS *****

November 2, 2022

MEMORANDUM

TO: Tierre Butler, Planner II, Urban Design Section, DRD

VIA: Maria Martin, Acting Supervisor, Environmental Planning Section, CWPD *MM*

FROM: Suzanne Nickle, Planner IV, Environmental Planning Section, CWPD *SN*

SUBJECT: **National Capital Business Park, Parcel 12, SDP-2201 and TCP2-026-2021-04**

The Environmental Planning Section (EPS) has reviewed the Specific Design Plan (SDP-2201) for National Capital Business Park, received on April 26, 2022. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on October 7, 2022. Revised plans were received on October 27, 2022. The EPS recommends approval of SDP-2201 and TCP2-026-2021-04, subject to the recommended findings and conditions found at the end of this memorandum.

BACKGROUND

The EPS previously reviewed the following applications and associated plans for the subject site:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
A-9968	N/A	District Council	Approved	5/22/2006	Final Decision
CDP-0505	TCP1-010-06	Planning Board	Approved	8/8/2005	PGCPB 06-273
NRI-098-05	N/A	Planning Director	Signed	12/31/2005	N/A
CR-11-2006	N/A	District Council	Approved	2/7/2006	SMA Bowie and Vicinity
NRI-098-05-01	N/A	Planning Director	Signed	12/19/2006	N/A
NRI-098-05-02	N/A	Planning Director	Signed	1/11/2007	N/A
4-06066	TCP1-010-06-01	Planning Board	Approved	2/8/2007	PGCPB No. 07-43
SDP-1603	TCP2-028-2016	Planning Board	Approved	3/30/2017	PGCPB No. 17-44
A-9968-01	N/A	District Council	Approved	5/13/2019	Zoning Ordinance No. 5-2019

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
NRI-098-05-03	N/A	Planning Director	Signed	2/9/2020	N/A
NRI-098-05-04	N/A	Planning Director	Signed	3/3/2021	N/A
A-9968-02	N/A	District Council	Approved	4/12/2021	Zoning Ordinance No. 2-2021
CDP-0505-01	TCP1-004-2021	Planning Board	Approved	4/29/2021	PGCPB No. 2021-50
4-20032	TCP1-004-2021-01	Planning Board	Approved	9/30/2021	PGCPB No. 2021-112
N/A	TCP2-026-2021	Planning Director	Approved	2/18/2022	N/A
SDP-1603-01	TCP2-026-2021-01	Planning Board	Approved	1/13/2022	PGCPB No. 2022-10
A-9968-03	N/A	District Council	Approved	5/16/2022	Zoning Ordinance No. 6-2022
CDP-0505-02	TCP1-004-2021-02	Planning Board	Approved	5/5/2022	PGCPB No.2022-53
4-21056	TCP1-004-2021-03	Planning Board	Approved	6/2/2022	PGCPB No. 2022-70
N/A	TCP2-026-2021-05	Planning Director	Approved	10-21-2022	N/A
SDP-1603-02	TCP2-026-2021-02	District Council	Approved	10/17/2022	PGCPB No. 2022-76
SDP-1603-04	TCP2-026-2021-03	Planning Director	Pending	Pending	Pending
SDP-2201	TCP2-026-2021-04	Planning Board	Pending	Pending	Pending

Proposed Activity

This application requests an approval for a 442.30-acre site for the development of a 168,209 square-foot warehouse/distribution building in the prior Light Industrial (I-1), Residential-Agricultural (R-A), and Residential Suburban Development (R-S) Zones.

The current zoning for this site is Legacy Comprehensive Design (LCD), Agricultural Residential (AR), and Industrial, Employment (IE); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022. For this property, the current zones are compatible to the prior zones.

Grandfathering

The project is subject to the current environmental regulations of Subtitle 25 and prior Subtitles 24 and 27 that came into effect on September 1, 2010, and February 1, 2012, because the application was approved with a new Preliminary Plan of Subdivision (PPS 4-21056).

Site Description

The subject application is for a 442.30-acre site located on the north side of Leeland Road, east of the railroad tracks, and west of Crain Highway (US 301).

There are streams, wetlands, 100-year floodplains with associated areas of steep slopes and highly erodible soils, and areas of severe slopes on the property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), a Sensitive Species Project Review Area (SSPRA), as delineated on the SSPRA GIS layer, is found to occur in the vicinity of this property. Further information received from the Wildlife and Heritage staff indicated known records related to three rare, threatened, or endangered (RTE) aquatic species in Collington Branch, and the possible presence of several RTE plants. Leeland Road, a designated scenic road, is adjacent to this development. This property is located in the Collington Branch watershed in the Patuxent River basin and contains the mainstem of Collington Branch along the western side of the property. The site is located within the Established Community Areas of the Growth Policy Map and Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by *Plan Prince George's 2035 Approved General Plan*. The site contains Regulated Areas, Evaluation Areas, and Network Gaps, as designated on the *Countywide Green Infrastructure Plan of the Approved Prince George's Resource Conservation Plan* (May 2017).

Prior Approvals

The site was subject to several prior approvals (A-9968, CDP-0505, 4-06066, SDP-1603, A-9968-01), which proposed to develop a residential subdivision. This prior residential use will not be implemented with the development proposed with SDP-2201. Previous conditions of approval related to the residential use are not applicable because the use and site design have changed.

Review of Environmental Conditions and Considerations of Approval for A-9968-03

An amendment to the basic plan, A-9968-02, was transmitted to the Zoning Hearing Examiner to replace the previously approved residential use with warehouse/distribution, office, light industrial/manufacturing and/or institutional uses, and a public park. The approval of the subsequent amendment, A-9968-03, supersedes all previous approvals.

The amendment to the basic plan, A-9968-03, was transmitted to the Zoning Hearing Examiner to increase the employment and institutional uses for a total gross floor area of 5.5 million square feet and dedication for a public park. The conditions and considerations of approval for the zoning map amendment, which are environmental in nature for A-9968-03, as provided in Zoning Ordinance No. 6-2022, are addressed below:

Review of Environmental Conditions and Considerations of Approval for A-9968-03

Conditions

- 9. The submission package of the comprehensive design plan shall contain a signed natural resources inventory (NRI) plan. The signed NRI plan shall be used by the designers to prepare a site layout that minimizes impacts to the regulated areas of the site.**

A valid natural resources inventory (NRI) plan, NRI-098-05-04, was submitted with this application.

10. A geotechnical study that identifies the location and elevation of the Marlboro clay layer throughout the site shall be submitted as part of the comprehensive design plan application.

A geotechnical report dated August 6, 2021, and prepared by Geo-Technology Associates, Inc., was included with the comprehensive design plan (CDP) revision, and was reviewed for completeness. The approximate locations of the unmitigated 1.5 safety factor lines are shown on the TCP2.

11. A protocol for surveying the locations of all rare, threatened, and endangered species within the subject property shall be obtained from the Maryland Department of Natural Resources, prior to acceptance of the comprehensive redesign plan, and this protocol shall be part of the submittal package. The completed surveys and required reports shall be submitted as part of any application for preliminary plans.

The subject site contains five identified species of RTE plants and three State-listed threatened or endangered fish species within the Collington Branch and/or Black Branch watersheds. A Rare, Threatened and Endangered Species Habitat Protection and Management Program was approved with the preliminary plan, dated April 23, 2021, and revised May 7, 2021. This management program was prepared for the current project, and submitted with PPS 4-20032, and resubmitted with 4-21056. On May 27, 2021, the DNR NHP approved the final version of the habitat protection and monitoring plan. Annual monitoring reports are required to be filed with both The Maryland-National Capital Park and Planning Commission (M-NCPPC) and DNR.

The timeline presented by the applicant for the construction of the current project anticipates issuance of the first building permit in the Spring of 2023. In accordance with the Habitat Protection and Management Program report, hydrologic monitoring for a minimum of one year, prior to the issuance of the first grading permit, was required to establish a baseline of data. This monitoring was performed by the applicant on April 20, 2021, and June 1-2, 2021. The report was submitted to DNR and the EPS on September 10, 2021.

While the applicant has provided information regarding monitoring, per the updated Habitat Protection and Management Program established for the project, there is concern about the longer term and post-construction monitoring requirements. A bond is needed to ensure the monitoring, and any corrective action indicated by the monitoring is completed. The applicant shall post a monitoring bond with the Department of Permitting, Inspections and Enforcement (DPIE), prior to issuance of the fine grading permit.

12. Prior to acceptance of the preliminary plan of subdivision, a revised natural resources inventory plan shall be submitted and approved.

A valid NRI plan (NRI-098-05-04) was submitted with this application.

- 17. In the event the applicant elects to pursue an alternative access point(s) to the adjacent Collington Center via Pope's Creek Drive and/or Prince George's Boulevard, the transportation and environmental impacts of any additional access point(s) shall be evaluated at the time of comprehensive design plan or preliminary plan.**

The alternative or additional access points described in the finding above were not proposed or approved with PPS 4-21056.

Considerations

- 1. The natural aesthetic qualities of the site and all regulated environmental features shall be preserved to the fullest extent possible and shall seek to minimize any impacts to said features.**

The development proposed with SDP-2201 has been determined in part by the environmental constraints of the site, including the regulated environmental features (REF) and the soils. For the overall National Capital Business Park development, minimal impacts to the environmental features are proposed. Impacts to the primary management area (PMA) were previously approved with 4-21056, SDP-1603-01, and SDP-1603-02, and are still valid. No additional impacts are requested with the subject case SDP-2201.

Review of Environmental Conditions and Considerations of Approval for CDP-0505-02

An amendment to the Comprehensive Design Plan (CDP-0505-01) was approved by the Planning Board to replace the previously approved residential use with warehouse/distribution, office, light industrial/manufacturing and/or institutional uses, and a potential public park. The approval of the subsequent amendment, CDP-0505-02, supersedes all previous approvals.

An amendment to CDP-0505-02 was approved by the Planning Board to increase the employment and institutional uses for a total gross floor area of 5.5 million square feet and dedication for a public park. The conditions and considerations of approval for the CDP, which are environmental in nature, are addressed below:

- 1. Prior to certification of this comprehensive design plan (CDP), the applicant shall:**
 - b. Provide a copy of the letter dated April 12, 2021 (Burke to Nickle), consenting to the placement of woodland conservation easements on lands to be dedicated to the Maryland-National Capital Park and Planning Commission, to be part of the record for CDP-0505-02.**
 - c. Revise the Type 1 tree conservation plan (TCP1), as follows:**
 - (1) Revise the plan to graphically show that the master planned right-of-way area for I-300, currently shown on the TCP1 as "Woodland Retained -Assumed Cleared," to be incorporated into adjoining preservation areas, and account for the added preservation in the worksheet and in the tables.**

- (2) **In the Environmental Planning Section approval block, revise the case number in the heading from “TCP1-004-2021-02” to “TCP1-004-2021.”**
- (3) **Add a note under the specimen tree table on Sheet 1 to account for the specimen trees that were approved for removal with Specific Design Plan SDP-1603-01.**
- (4) **Add the following to the General Notes: No additional impacts to regulated environmental features were approved with CDP-0505-02.**
- (5) **Update the streamline type to the standard line type in the Environmental Technical Manual.**
- (6) **Add the Marlboro clay lines to the plan. Show as black, not grey.**
- (7) **Revise the proposed grading on the plan to be solid black, not grey lines. Add proposed contours and other proposed symbols to the legend.**
- (8) **Revise the specimen tree table headings to provide one column to list the specimen trees approved for removal with Preliminary Plan of Subdivision 4-20032, and a separate column to list the specimen trees approved for removal with Specific Design Plan SDP-1603-01.**
- (9) **In the standard TCP1 notes, remove Note 12.**
- (10) **Have the revised plan signed and dated by the qualified professional preparing the plan.**

These conditions will be addressed prior to certification of CDP-0505-02 and TCP1-004-2021-02.

Review of TCP2-026-2021 and TCP2-026-2021-05

Type 2 Tree Conservation Plan TCP2-026-2022 was approved by the Planning Director on February 18, 2022, for a rough grading permit. The approval of TCP2-026-2021-05 supersedes the prior approval for an amended rough grading permit and expanded the limits of disturbance (LOD) in conformance with 4-21056 and SDP-1603-01.

Review of 4-21056

Preliminary Plan of Subdivision 4-21056 was approved by the Planning Board June 2, 2022, (PGCPB Resolution No. 2022-70) for 5.5 million square feet of employment and industrial uses. The approval of 4-21056 supersedes the prior approval of PPS 4-20032. The approval conditions, which are environmental in nature, are shown in **bold** and are addressed below.

- 17. Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan shall be revised as follows:**

- a. **The specimen tree table shall be updated to note in the disposition box which trees were removed with the timber harvest approval, with the prior PPS 4-20032 and Specific Design Plan SDP-1603-01 approvals, and with the current PPS 4-21056. Specimen trees shown on the plan as to remain should not be shown as to be removed in the table.**
- b. **Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying with specificity the variance decision consistent with the decision of the Prince George’s County Planning Board:**

“NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Section 25-122(b)(1)(G) as approved by the Planning Board on (ADD DATE) with 4-21056 for the removal of the following specimen trees: 25, 26, 132, 133, 134, 135, 136, 137, 239, 240, and 241.
- c. **Correct the tree conservation plan number in the worksheet from “TCP1-004-21056” to “TCP1-004-2021” and change the revision number to “3.”**
- d. **Correct the unmitigated 1.5 safety factor line on the plan and in the legend to match.**
- e. **Have the Type 1 Tree Conservation Worksheet signed by the qualified professional who prepared it.**
- f. **Have the plans signed and dated by the qualified professional who prepared them.**

These conditions will be addressed prior to signature approval of 4-21056 and TCP1-004-2021-03.

18. **Development of this subdivision shall be in conformance with an approved Type 1 tree conservation plan (TCP1-004-2021-03). The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-004-2021-03 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the

**Maryland-National Capital Park and Planning Commission, Prince George's
County Planning Department."**

- 19. Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

- 20. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:**

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

These conditions will be addressed with the final plat review.

- 21. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This condition shall be addressed by the applicant with the permit review.

- 22. Prior to the issuance of the fine grading permit, the applicant shall post a rare, threatened, and endangered species monitoring bond with Prince George's County Department of Permitting, Inspections and Enforcement in accordance with the Habitat Protection and Management Program as approved by Maryland Department of Natural Resources.**

This condition will be addressed by the applicant with the review of the fine grading permit.

Review of SDP-1603-01

Specific Design Plan SDP-1603-01 was approved by the Planning Board January 13, 2022, (PGCPB Resolution No. 2022-10) for infrastructure only. Currently, there is an amendment to the infrastructure plan in review as SDP-1603-04, but at the time of writing this referral, this case is pending approval. Until SDP-1603-04 is approved, SDP-1603-01 is still valid. The approval conditions of SDP-1603-01, which are environmental in nature, are shown in **bold** and are addressed below.

1. **Prior to certification of this specific design plan (SDP), the applicant shall:**
 - f. **Submit a copy of the erosion and sediment control technical plan so that the ultimate limits of disturbance for the project can be verified and shown correctly on the Type 2 tree conservation plan.**
 - g. **Submit the current Natural Resources Inventory NRI-098-05-04 as part of the record for SDP-1603-01.**
 - h. **Submit the current geotechnical report and slope stability analysis.**
2. **Prior to certification of Type 2 Tree Conservation Plan TCP2-026-2021-01, the applicant shall provide information or make revisions as follows:**
 - a. **The TCP2 shall be revised to show the location of the Marlboro clay outcropping, the unmitigated 1.5 safety factor line, and the mitigated 1.5 safety factor line following the Environmental Technical Manual.**
 - b. **Add the TCP2-026-2021-01 case number to the worksheet and the Environmental Planning Section approval block. Remove the signature references to TCP2-028-2016. Remove references in the worksheet to Detailed Site Plan DSP-06028, TCP2-083-02-01, and TCP2-083-02-02 and replace with the correct case numbers.**
 - c. **Remove the “Ultimate Conditions” in the title blocks of all the sheets and update the case number as “SDP-1603-01.”**
 - d. **Permanent tree protection fencing shall be added to the plans and legend protecting the vulnerable edges of the reforestation. Temporary tree protection fencing shall be added to the edges of the woodland preservation.**
 - e. **Label all retaining walls on the plans and add top and bottom of wall elevations.**
 - f. **Add bearings and distances to the overall property lines and to the internal property lines.**
 - g. **Label the proposed parcels.**
 - h. **Correct all references for “TCPII” to “TCP2” as the development is not grandfathered and is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance.**
 - i. **Add a sheet key map to Sheet C-300.**
 - j. **Show the existing and proposed contours on all sheets.**

- k. Show the specimen trees within the dedicated park area and in the Collington Branch Trail as to remain. The disposition of these specimen trees will be reviewed with a future SDP. The following note shall be added to the plan below the worksheet: “The clearing for the park and associated trails is conceptual with SDP-1603-01. Final clearing and specimen tree removal will require a revision to the TCP2.”**
- l. On Sheet C-300, remove the “X” and fill out the “Owner/Applicant” information for the development.**
- m. Revise Sheet C-300 and C-301 as follows:**

 - (1) To have the standard TCP2 notes.**
 - (2) Eliminate one of the sets of duplicate notes.**
 - (3) Correct Note 1 to remove the “rough grading permit” reference and replace with the specific case number “SDP-1603-01.”**
 - (4) Correct Note 8 to reflect that Leeland Road is a major collector, not an arterial.**
- n. Revise sheet C-301 as follows:**

 - (1) Add the “tree preservation and retention,” “phasing development,” and the “off-site woodland conservation” notes.**
 - (2) Add the “post development notes when woodlands and specimen trees are to remain.” Remove the “Landscape Specification” notes.**
 - (3) Correct the reforestation planting schedule to reflect the site stocking requirements for container grown seedling tubes (minimum caliper width 1.5”) to the 500 seedlings per acre requirement in the Environmental Technical Manual.**
 - (4) The site stocking detail is not current. Replace with the site stocking detail “TCP-35 on page Appendix A-60 of the Environmental Technical Manual.**
 - (5) Add the tree planting and maintenance calendar detail TCP-29, page Appendix A-54 of the Environmental Technical Manual.**
- o. Revise Sheet C-307 as follows:**

 - (1) Adjust the limits of disturbance north of the pond to follow the tree protection fencing, resulting in an increase to Preservation Area 2.**

- (2) Specimen Tree 240 shall be revised to show as to be removed. Specimen Tree 132 is located in Preservation Area 2 but is shown as to be removed. Revise to show that specimen trees within preservation areas are to remain.**

- p. Revise Sheet C-309 to adjust Preservation Area 15 to follow the limits of disturbance, update the totals for the label, in the charts, and worksheet accordingly.**

- q. Revise Sheet C-310 as to add a note that the proposed park facilities and Collington Branch Trail shall be reviewed with a future application, including variance requests for the removal of specimen trees and impacts to regulated environmental features.**

- r. Revise Sheet C-311 as follows.**
 - (1) Reforestation Area F conflicts with the contours of the submerged gravel wetland pond area. Reconcile the conflict and adjust Reforestation Area F accordingly.**

 - (2) The limits of disturbance and tree protection fence on the north side of the pond shall be located to closely follow the proposed grading to increase the area included in Preservation Area 6, preserving from the limits of disturbance to the floodplain.**

 - (3) Adjust the resulting reforestation and preservation area totals, update the labels, in the charts, and worksheet accordingly.**

- s. Revise Sheet C-315 as follows:**
 - (1) Remove the Preservation Area 6 hatch from the proposed sewer easement.**

 - (2) Adjust Preservation Area 7 to follow the limits of disturbance on the southern portion of the proposed sewer easement.**

 - (3) Adjust the resulting preservation area totals, update the totals for the label, in the charts, and worksheet accordingly.**

- t. Revise Sheet C-316 as follows:**
 - (1) At the bottom of this sheet, label "Reforestation Area I 4.23 ac." does not lead to a reforestation area hatch. The adjoining Sheet C-319 does not show this area of reforestation. The grading in this area appears incomplete. Additional areas of reforestation are encouraged. If this area is to be reforested, then adjust the tree protection fencing.**

- (2) Adjust the resulting reforestation area totals, update the totals for the label, in the charts, and worksheet accordingly.**
- u. Revise Sheet C-317 to relocate the label for the master-planned road so it is not cut off.**
- v. Revise Sheet C-318 to add a label for MC-600 and add the hatch pattern to the legend.**
- w. Revise Sheet C-319 as follows:**
 - (1) Preservation Area 8 shall be adjusted to include the stream buffer and the primary management area to the retaining wall. Adjust the resulting preservation area totals, update the totals for the label, in the charts, and worksheet accordingly.**
 - (2) Add the permanent tree protection fencing around Reforestation Area L.**
 - (3) The southeastern corner of the proposed pond shows woodland preservation area that is not labeled. This tree preservation area and tree protection fencing does not follow the limits of disturbance. Adjust the resulting preservation area totals, add the label, in the charts, and worksheet accordingly.**
 - (4) Add a label for MC-600 and add the hatch pattern to the legend.**
- x. Revise Sheet C-320 as follows:**
 - (1) Add the permanent tree protection fencing to the sheet.**
 - (2) Specimen Tree 97 is shown as to be removed but is located within Preservation Area 10. The current layout shows this specimen to remain, and the plans should reflect that.**
- y. Revise all tables and calculations to reflect the results of the above revisions and reconcile and inconsistencies.**
- z. Have the revised plan signed and dated by the qualified professional preparing the plan.**

These conditions will be addressed prior to certification of SDP-1603-01 and TCP2-026-2021-01.

Review of SDP-1603-02

Specific Design Plan SDP-1603-02 was approved by the Planning Board June 30, 2022, (PGCPB Resolution No. 2022-76) for a specific tenant on Parcel 6. The approval conditions, which are environmental in nature, are shown in **bold** and are addressed below.

1. **Prior to certification of the specific design plan (SDP), the applicant shall provide the following information and/or revise the site plan to provide the following:**
 - d. **Revise the Type 2 tree conservation plan (TCP2), as follows:**
 - (1) **Show the revised location of the Marlboro clay undercut/replacement 1.5 safety factor line.**
 - (2) **Show the regulated environmental features on the plan as black lines, not grey.**
 - (3) **In the legend, add “temporary” to the line type for the temporary tree protection fence.**
 - (4) **Revise the total plant units in the Reforestation Planting Schedule for reforestation Area M from “565” to “685,” and correct the total for this table.**
 - (5) **Correct Note 1 of the Standard Type 2 Tree Conservation Plan Notes to list the specific case number of “SDP-1603-02,” and remove the other case numbers.**
 - (6) **Revise Sheet C-303, in accordance with the proposed stormwater outfall, to remove the proposed reforestation from the easement area and update the totals for the label in the charts and worksheet, accordingly.**
 - (7) **Revise Sheet C-309 to adjust Preservation Area 15 to follow the limits of disturbance, and update the total areas for the label in the charts and worksheet, accordingly.**
 - (8) **On Sheet C-310, revise the note regarding the proposed park facilities and Collington Branch Trail to reflect the current case number, “SDP-1603-02.”**
 - (9) **Revise Sheet C-318 to add a label for MC-600 and add the hatch pattern to the legend.**
 - (10) **Revise Sheet C-319 to add a label for MC-600 and add the hatch pattern to the legend.**
 - (11) **Revise the worksheet and plans to reflect the grading, limits of disturbance, and reforestation proposed with the floodplain compensatory storage areas, for construction of Queens Court.**

- (12) Have the revised plan signed and dated by the qualified professional preparing the plan.**
- e. Submit a copy of the erosion and sediment control technical plan, so that the ultimate limits of disturbance can be verified and shown on the final Type 2 tree conservation plan.**

These conditions will be addressed prior to certification of SDP-1603-02 and TCP2-026-2021-02.

Review of SDP-1603-04

Specific Design Plan SDP-1603-04 is currently in review as a revision to the infrastructure for the increase to 5.5 million square feet of employment and industrial uses. The approval of SDP-1603-04 will supersede the prior infrastructure plan (SDP-1603-01).

ENVIRONMENTAL REVIEW

Natural Resource Inventory

A valid NRI plan (NRI-098-05-04) was submitted with this application. The TCP2 and the SDP show all required information in conformance with the current NRI.

Woodland Conservation

This site is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the project is subject to a PPS (4-21056). This project is subject to the WCO and the Environmental Technical Manual (ETM). Type 2 Tree Conservation Plan TCP2-026-2021-04 has been submitted with the application and requires revisions to be found in conformance with TCP1-004-2021-03 and the WCO.

The District Council amended the woodland conservation/afforestation threshold on land with prior R-S Zoning with permitted uses in the prior E-I-A Zone. It shall be developed in accordance with the threshold requirements of the prior E-I-A Zone. The woodland conservation threshold (WCT) for this 442.30-acre property is based on 15 percent for the E-I-A (R-S) and I-1 portions of the site, and 50 percent for the R-A Zone, for a weighted WCT requirement of 15.08 percent, or 52.40 acres. There is an approved TCP1 and TCP2 on the overall development related to the prior residential subdivision, which were grandfathered under the 1991 Woodland Conservation Ordinance, but the prior TCP approvals are not applicable to the new development proposal.

The National Capital Business Park project is subject to the WCO and the ETM. A rough grading permit was approved for the site, utilizing the LOD of TCP2-026-2021, which is in process. An amended rough grading permit with an enlargement of the LOD to include area approved under 4-21056 and TCP1-004-2021-03 was recently approved for this site as TCP2-026-2021-05. Revisions to TCP2-026-2021 were submitted with SDP-1603-01, SDP-1603-02, and SDP-1603-04. Proposed clearing with the park dedication area shall be reflected in a future application. Details of the recreation facilities, impacts to the PMA, and the variance request for the specimen tree removal will be analyzed with the application proposing the development of the park.

The overall woodland conservation worksheet shows the clearing of 245.67 acres (prior approvals 260.75 acres) of woodland on the net tract area, and the clearing of 1.86 acres (prior 1.09 acres) of woodland in the floodplain. Based on staff's calculations, this results in a woodland conservation

requirement of 117.50 acres (prior 118.68 acres). The requirement is proposed to be met with 86.76 acres of on-site woodland preservation, 15.60 acres of on-site reforestation, and 13.57 acres of off-site woodland conservation credits. Although this development has been part of several reviews, as individual applicants submit SDPs for development, future applicants should continue to look for opportunities to provide additional areas of woodland preservation and reforestation.

As submitted, it appears this application proposes to reduce the overall amount of woodland clearing by 7.78 acres, increasing the woodland preservation by 7.78 acres. The plan is not clear where the reduction of the clearing is occurring. Prior to certification of TCP2-026-2021-04, the applicant shall demonstrate the areas where the woodland clearing was reduced and revise the plan and worksheet as necessary.

The plan was previously approved for clearing within the 100-year floodplain for an entrance to the site and proposed to reforest certain areas of the impacted floodplain. The worksheet must be revised to add the acreage of reforestation in floodplain.

Technical revisions to the revised TCP2 are required and included in the conditions listed at the end of this memorandum.

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance from Section 25-122(b)(1)(G) is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25, WCO, provided all the required findings in Section 25-119(d) can be met. A variance must be accompanied by a statement of justification (SOJ) stating the reasons for the request and how the request meets each of the required findings. A Subtitle 25 Variance SOJ and specimen tree exhibit in support of a variance were approved by the Planning Board with prior cases 4-21056 and SDP-1603-01.

A timber harvest permit was previously approved for the site utilizing the approved LOD on the TCPII approved for the previous residential development, Willowbrook. Within the limits of the timber harvest area were fifty (50) specimen trees. No variance was required for the removal of these specimen trees because the TCPII was approved under the 1993 Woodland Conservation Ordinance, and was grandfathered from the variance requirements that were established in the WCO. The current development is subject to the WCO, which requires a variance for the removal of specimen trees. A variance request was reviewed with 4-20032, and the Planning Board approved the removal of 69 specimen trees. A variance request was reviewed with SDP-1603-01 for infrastructure, and the Planning Board approved the removal of Specimen Trees 320 and 321. A variance request was resubmitted and reviewed with 4-21056, and the Planning Board approved the removal of 11 specimen trees. The trees were located generally in the area proposed for development, outside of REF. No additional trees are requested for removal with SDP-2201.

Regulated Environmental Features

There is PMA, comprised of REF, which include streams and associated buffers, 100-year floodplain, steep slopes, and wetlands with their associated buffers. Under Section 27-521(a)(11) of the Zoning Ordinance, the plan shall demonstrate the preservation and/or restoration of the REF in a natural state to the fullest extent possible. The development proposes impacts to the PMA, which were reviewed and approved by the Planning Board with 4-21056, SDP-1603-01 and SDP-1603-02. At time of certification of the TCP2, the plans shall be revised to reflect the PMA impacts as approved with 4-21056, SDP-1603-01, and SDP-1603-02.

Section 24-130(b)(5) of the Subdivision Ordinance states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management (SWM) facilities.

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the REF. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

This application does not propose revisions to the previously approved impacts, which will remain as approved with PPS 4-21056, SDP-1603-01, and SDP-1603-02.

Stormwater Management

An approved SWM concept plan (Case 42013-2020-00, approved June 28, 2021) was submitted, which shows the use of seven submerged gravel wetlands, four underground storage treatment facilities, and sand filters. The overall SWM concept approval letter indicates that additional micro-scaled Environmental Site Design facilities will be evaluated when details of the development pads are proposed with later reviews. The geographic area for this development proposes an underground SWM facility. This development will be subject to a site development fine grading permit and continuing reviews by the County's DPIE and Soil Conservation District (SCD).

Scenic and Historic Roads

Leeland Road is designated as a scenic road in the *Approved Countywide Master Plan of Transportation* (November 2009), and has the functional classification of a major collector. The Master Plan of Transportation (MPOT) includes a section on Special Roadways, which includes designated scenic and historic roads, and provides specific policies and strategies which are applicable to this roadway, including to conserve and enhance the viewsheds along designated roadways. Any improvements within the right-of-way of an historic road are subject to approval by the County under the Design Guidelines and Standards for Scenic and Historic Roads. The Prince George's County Landscape Manual addresses the requirements regarding buffers on scenic and historic roads. Conformance to the Landscape Manual will be reviewed by the Urban Design Section.

Soils

According to the Prince George's County Soil Survey, the principal soils on the site are in the Adelphia, Bibb, Collington, Colemantown Elkton, Howel, Marr, Monmouth, Sandy Land, Shrewsbury, and Westphalia series. Adelphi, Collington and Marr soils are in hydrologic class B, and are not highly erodible. Bibb and Shrewsbury soils are in hydrologic class D and pose various difficulties for development due to high water table, impeded drainage, and flood hazard. Colemantown and Elkton soils are in hydrologic class D and have a K factor of 0.43, making them highly erodible. Howell and Westphalia soils are in hydrologic class B and are highly erodible. Monmouth soils are in hydrologic class C and have a K factor of 0.43, making them highly erodible. Sandy land soils are in hydrologic class A and pose few difficulties to development.

Marlboro clay is found to occur extensively in the vicinity of and on this property. The TCP2 shows the approximate location of the unmitigated and mitigated 1.5 safety factor line, in accordance with a Geotechnical report dated August 6, 2021, and prepared by Geo-Technology Associates, Inc.

Erosion and Sediment Control

The site is located within a Sediment Total Maximum Daily Load (TMDL), as established by the state. Watersheds within a TMDL for Sediment will typically require erosion and sediment control measures above and beyond the standard treatments. The site also contains RTE species, including fish located in the Collington Branch. Redundant erosion and sediment control measures are also required for protection of the RTE species. Additional information, as determined by DPIE and the SCD in their respective reviews for SWM and erosion and sediment control, may be required.

The County requires the approval of an Erosion and Sediment Control Plan, prior to issuance of a grading permit. The TCP must reflect the ultimate LOD, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including Erosion and Sediment Control measures.

Prior to certification of SDP-2201, a copy of the Erosion and Sediment Control Technical Plan must be submitted so that the ultimate LOD for the project can be verified and shown on the TCP2.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS has completed the review of SDP-2201 and TCP2-026-2021-04, and recommends approval subject to the following findings and conditions:

Recommended Findings:

1. The regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible. No additional impacts are proposed with this application.
2. No specimen trees are proposed for removal with this application.

Recommended Conditions:

1. The TCP2 shall meet all the requirements of Subtitle 25, Division 2, and the Environmental Technical Manual (ETM) prior to certification, and shall be revised as follows:
 - a. Correct the Environmental Planning Approval Block on all sheets of the TCP2 to reflect that the "03" revision is associated with SDP-1603-04, the "04" revision is associated with SDP-2201, and the "05" revision is associated with an amended rough grading permit.
 - b. The applicant shall demonstrate the areas where the woodland clearing was reduced and revise the plan and worksheet as necessary.
 - c. Revise the TCP worksheet to add the acreage of reforestation in floodplain.
 - d. Sheet C-300:
 - i. Remove the nonstandard general notes.
 - ii. Relocate the "Post Development Notes" to Sheet C-301 with the rest of the TCP2 notes.
 - iii. On the Key Map, remove the development from Parcels 1, 7, 8, 9, 10, and 11.
 - iv. In the woodland conservation worksheet, correct the revision number from "7" to "4".
 - e. Sheet C-301:
 - i. Add the standard TCP2 Notes 1 through 9 to this sheet.
 - ii. Remove the "Phased Development Notes."
 - iii. Remove the two "Missing or Invalid Reference" notes and add the standard Reforestation Area Sign and the Tree Planting and Maintenance Calendar details from the ETM.
 - iv. Add the standard Removal of Hazardous Trees or Limbs by Developers or Builders Notes. Remove the Phased Development Notes. Add the source of

- reforestation seedlings to include the name, address, and phone number on the nursery of supplier.
- v. Update the Specimen Tree List to reflect current approvals.
 - vi. Resolve the discrepancy in the reporting of the woodland reforestation numbers so that planting schedules, the reforestation tables, and the worksheet match.
- f. Sheet C-303:
- i. The plans shall be revised to reflect the PMA impacts as approved with 4-21056, SDP-1603-01, and SDP-1603-02. Update the plan to reflect the stormwater pond outfall impact approved with SDP-1603-02.
 - g. On Sheet C-310, revise the note regarding the proposed park facilities and Collington Branch Trail to reflect the current case number "SDP-2201."
 - h. Revise Sheet C-318 to add a label for MC-600, and add the hatch pattern to the legend.
 - i. Revise Sheet C-319 to add a label for MC-600 and add the hatch pattern to the legend.
 - j. Have the revised plan signed and dated by the qualified professional preparing the plan.
2. Prior to certification of SDP-2201, a copy of the Erosion and Sediment Control Technical Plan must be submitted so that the ultimate LOD for the project can be verified and shown on the TCP2.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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Countywide Planning Division
Special Projects Section

October 5, 2022

MEMORANDUM

TO: Tierre Butler, Planner II, Urban Design Section, Development Review Division

VIA: BR Bobby Ray, AICP, Supervisor, Special Projects Section, Countywide Planning Division

FROM: EP Elena Perry, Planner II, Special Projects Section, Countywide Planning Division

SUBJECT: **SDP-2201 National Capital Business Park, Parcel 12**

Project Summary:

This project is for the development of a 168,209 square foot warehouse/distribution building on Parcel 12, a 9.98-acre site, located within the Legacy Comprehensive Design Zone.

This Specific Design Plan (SDP) amendment was accepted for processing by the Planning Department on September 27, 2022.

The subject SDP is being filed, in accordance with the prior Subdivision Regulations, in accordance with Section 27-1704(b) of the current Zoning Regulations, under which public facility adequacy is being reviewed per the findings of the prior Zoning and Subdivision Regulations as follows:

Section 27-528(a)(2) of the prior Zoning Ordinance requires that prior to approval, the Planning Board shall find that the SDP will be adequately served within a reasonable period of time with existing or programmed public facilities. These facilities can either be shown in the appropriate Capital Improvement Program, provided as part of the private development, or (for transportation APF) as authorized pursuant to Section 24-124(a)(8) with participation by the developer in a road club.

Subtitle 24, the prior Subdivision Regulations, of the County Code provides the methodology for testing adequate public facilities to ensure that the development will be served by adequate public facilities within a reasonable period of time, as set forth below.

Water and Sewer:

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.” The 2018 *Water and Sewer Plan* placed the property in the Water and Sewer Category 3, Community System. Category 3 comprises all developed land (platted

or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer.

Capital Improvement Program (CIP):

The subject project is located in Planning Area 74A Mitchellville & Vicinity. The *Prince George's County FY 2023-2028 Approved CIP* does not identify any schools and/or public safety facilities in the Planning Area.

Conformance to the Master Plan:

This preliminary plan of subdivision was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) of the Subdivision Regulations. The 2022 *Bowie-Mitchellville and Vicinity Master Plan* provides goals and policies related to public facilities (pages 165-177). The proposed development aligns with the master plan goals to ensure “all students have quality educational instruction in modern facilities”, provide “high-quality, well-maintained public facilities”, and have “fire and emergency medical (EMS) respond areawide in established response times,” as well as the schools, libraries, public safety, parks, and recreation, and water and sewer service polices, and strategies. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property. The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, and renovations to existing facilities, and construction of new facilities.

NON-RESIDENTIAL

Police Facilities:

The subject property is served by Police District II, Bowie located at 601 SW Crain Highway in Bowie. Per Section 24-122.01(c)(1)(A) of the prior Subdivision Regulations, the Planning Board's current test for police adequacy is based on a standard for square footage of police stations relative to the population. The national standard is 141 square-feet of space per officer. There is 267,660 square-feet of space in all the facilities used by the Prince George's County Police Department. Based upon 141 square-feet per officer, the County needs 209,949 square-feet, which is met by the current 267,700 square-feet.

Per Section 24-122.01 (c)(1)(A) “The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision will not exceed the service capacity of existing police stations as determined by the Planning Board in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" as may be amended from time to time.”. Using the national standard of 141 square-feet per 1,000 residents, it calculates to 128,698 square-feet of space for police facilities. The current amount of space, 267,660 square-feet, is within the guideline.

Fire and Rescue:

The subject property is served by Bowie Volunteer Fire/EMS Co. 843 located at 16408 Pointer Ridge Road in Bowie.

Per Section 24 122.01(d)(1)(A) of the prior Subdivision Regulations, a five-minute total response time is recognized as the national standard for Fire/EMS response times. The five-minute total response time arises from the 2020 Edition of the National Fire Protection Association (NFPA) 1710 Standards for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. This standard is being applied to the review of nonresidential subdivision applications. Per the National Fire

Protection Association (NFPA) 1710, Chapter 4, 240 seconds (4 minutes) or less travel time is the national performance objective.

According to NFPA 1710, Chapter 3 Definitions, the total response time and travel time are defined as follows:

3.3.53.6 Total Response Time. The time interval from the receipt of the alarm at the primary PSAP (Public Safety Answering Point) to when the first emergency response unit is initiating action or intervening to control the incident.

3.3.53.7 Travel Time. The time interval that begins when a unit is en route to the emergency incident and ends when the unit arrives at the scene.

According to NFPA 1710, Chapter 4 Organization:

4.1.2.1 The fire department shall establish the following performance objectives for the first-due response zones that are identified by the authority having jurisdiction (AHJ):

- (1) Alarm handling time completion in accordance with 4.1.2.3 (4.1.2.3.1 The fire department shall establish a performance objective of having an alarm answering time of not more than 15 seconds for at least 95 percent of the alarms received and not more than 40 seconds for at least 99 percent of the alarms received, as specified by NFPA 1221).
- (2) 80 seconds turnout time for fire and special operations response and 60 seconds turnout time for EMS response.
- (3) 240 seconds or less travel time for the arrival of the first engine company at a fire suppression incident.

Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of October 5, 2022, the subject project fails the four-minute travel test from the closest Prince George's County Fire/EMS Station Bowie Volunteer Fire/EMS Co. 843 when applying the national standard and [NFPA 1710.4.1.2.1 (3)]. Therefore, this property would not meet an associated total response time under five-minutes from the closest Fire/EMS Station.

Schools:

Per Section 24-122.02 of the prior Subdivision Regulations, Council Resolutions, CR-23-2001 and CR-38-2002, Amended Adequate Public Schools Facility Regulations for Schools, this industrial project is exempt from a review for school impacts because it is a non-residential use.

RECOMMENDATIONS

At the writing of this referral the Special Projects Section recommends that prior to prior to issuance of a use and occupancy permit, the applicant and the applicant's heirs, successors, and/or assignees shall:

1. Contact the Prince George's County Fire/EMS Department to request a pre-incident Emergency Plan for the facility.
2. Install and maintain a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems.

3. Install and maintain automated external defibrillators (AEDs), in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.
4. Install and maintain bleeding control kits to be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.

Additional Back-up

For

**SDP-2201
NCBP, Parcel 12**

National Capital Business Park (SDP-2201)

Planning Board Hearing
December 1, 2022

Revised Conditions

1. Prior to certification of this specific design plan (SDP), the applicant shall provide the specified information, or make the following revisions to the plans:

~~h. — Prior to approval of a building permit, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee of \$155,002 (1989 dollars), with a construction cost index determined by the Prince George's County Department of Public Works and Transportation, at time of payment.~~

~~i. — In lieu of the payment listed in the above, prior to issuance of the building permit, the applicant and the applicant's heirs, successors, and/or assignees shall construct all of the improvements along US 301, as described in the phasing plan dated October 13, 2022, submitted as part of the SDP application.~~

~~k. — Contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for the facility.~~

~~l. — Install and maintain a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems.~~

~~m. — Install and maintain automated external defibrillators (AEDs), in accordance with Code of Maryland Regulations requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.~~

~~n. — Install and maintain bleeding control kits, to be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.~~

4. Prior to approval of a building permit for Parcel 12, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee of \$155,002 (1989 dollars), with a construction cost index determined by the Prince George's County Department of Public Works and Transportation, at time of payment. In lieu of the payment listed above, prior to issuance of the building permit for Parcel 12, the applicant and the applicant's heirs, successors, and/or assignees shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency for all of the improvements along US 301, as described in the phasing plan dated October 13, 2022, submitted as part of the SDP application.

~~Strikethrough~~ represents deleted language 1
Underline represents added language

5. Prior to issuance of a use and occupancy permit for Parcel 12, the applicant and the applicant's heirs, successors, and/or assignees shall:
- a. Contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for the facility.
 - b. Install and maintain a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems.
 - c. Install and maintain automated external defibrillators (AEDs), in accordance with Code of Maryland Regulations requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.
 - d. Install and maintain bleeding control kits, to be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.

~~Strikethrough~~ represents deleted language 2
Underline represents added language

National Capital Business Park

TCP2 Site-wide Woodland Conservation Justification

Prepared 9.19.22

On behalf of the applicant, we are submitting a Tree Conservation Plan 2 (TCP2). The TCP2 proposes to meet the woodland conservation via a combination of both on-site woodland conservation as well as off-site preservation of connected woodlands in an approved woodland conservation bank. Per Section 25-122(c), other priority woodland conservation methods were evaluated for further on-site woodland conservation and were deemed not feasible (see below for details).

(A) On-site preservation of connected woodland and wildlife habitat areas using woodlands in good condition with limited amounts of invasive or exotic plants.

Per the approved Natural Resource Inventory (NRI-098-05-04), the existing forest stand contains a total of 186.15 acres of Primary Management Area (“PMA”) and includes approximately 15,622 linear feet of regulated streams and 94.77 acres of 100-year floodplain. The property is additionally subject to a timber harvest that has removed some of the previously existing wooded areas over a portion of the site pursuant to a timber harvest permit (FH-145-21/21506-2021) and the remainder of the site remained largely wooded.

(B) On-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas.

The subject property does not contain substantial native stock worthwhile to transfer and/or existing planting areas to connect to beyond the perimeter woodland conservation proposed. The central portion of the site will be cleared to accommodate the industrial building program pads and for infrastructure. We are proposing woodland conservation around the perimeter of the site as closely tied to the edge of the development parcels as feasible to maximize the perimeter woodland.

(C) On-site afforestation/reforestation of connected planting areas using native whip and seedling stock.

The subject property contains multiple existing planting areas to connect to, therefore it is worthwhile to install native whip and seedling stock as shown to provide proposed areas of afforestation/reforestation on-site that takes advantage of the contiguous woodland areas.

(D) On-site specimen, champion, and historic trees in good condition when the plan has been designed to ensure long-term survival.

The subject property does not contain any existing champion nor historic trees. Pursuant to the approved NRI noted above, there are 224 specimen trees identified in various conditions (32 listed in “good” condition). We have proposed to retain/preserve specimen trees to the extent practicable while allowing for the programmatic development of the project pursuant to the Code.

(E) On-site natural regeneration of connected areas in appropriate locations containing sufficient seed sources with appropriate protection mechanisms and long-term management.

This site is not suitable for natural regeneration. We have proposed multiple areas of afforestation/reforestation where appropriate instead.

(F) Off-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas, in an approved woodland conservation bank.

The subject property does not contain native stock worthwhile to transfer. We have utilized an off-site tree bank that contains suitable stock as is.

(G) Off-site afforestation/reforestation of connected planting areas using native whip and seedling stock in an approved woodland conservation bank.

We have selected an off-site tree bank that contains suitable existing woodland for this plan's requirements.

(H) Off-site preservation of connected woodlands in an approved woodland conservation bank.

The current plan proposes to meet the woodland conservation requirements by purchasing off-site credits from an approved tree bank.

The preceding justification for the request to provide a combination of both on-site and off-site woodland conservation of connected woodlands in an approved woodland conservation bank and onsite includes the entirety of the property for the National Capital Business Park project.

Prepared by:



Christopher M. Rizzi, PLA
Bohler

Date: November 29, 2022

**TO: Mr. Peter A. Shapiro, Chair, Prince George's County Planning Board
The Maryland-National Capital Park and Planning Commission**

FR: Mrs. Terry M. Nuriddin – 15201 Johnstone Lane, Bowie, MD 20721

RE: Nuriddin Family Comments on SDP-2201 National Capital Business Park (NCBP), Parcel 12

cc: Public Files

The National Capital Business Park (NCBP), marketed as a “Modern Logistics Park,” proposes to provide “3+ Million Square Feet of New Industrial Buildings” to the Washington Metro Area. It will probably be classified under the North American Industry Classification System (NAICS) 48-49 for Transportation and Warehousing. Parcel 12, the subject parcel, represents one of the proposed 13 parcels. In response to this, we have four broad categories of concern:

- a. Environmental Protections and Climate Calming
- b. Workforce Continuum and Apprenticeship Partnerships
- c. Residential Community Prosperity
- d. Safety Trucking Industry Commitment

a. Environmental Protections and Climate Calming

To protect us all, the development of the National Capital Business Park (NCBP) must travel a parallel path with respective climate plans of Bowie, Prince George's County, and Maryland. Public outreach and collaboration should be an integral part of this planning process to develop “hazard mitigation.” Topography research and plans must give serious consideration to the consequences of construction (e.g., land, buildings, impervious surfaces) and include “mitigation strategies” as described by FEMA.

Violent storms, flooding, and extreme heat are some of the conditions that need to be factored into engineering plans to protect people and property. Appropriate environmental protections and climate calming strategies could include, for example, (1) constructing green or environmental-friendly or energy efficient structures and (2) preserving natural vegetation or xeriscaping.

For “preparedness actions,” NCBP should work with Bowie and Prince George's County to establish an emergency warning system and train an emergency response cadre consisting of NCBP employees, public officials, and community residents.

b. Workforce Continuums and Apprenticeship Partnerships

The COVID-19 era will have a lasting impact on our youth and workforce. If NCBP is classified under the NAICS Code 48-49 for Transportation and Warehousing, we can create pre-apprenticeship and apprenticeship partnerships and workforce continuums to sustain an educated and trained workforce dedicated to productivity, service, and safety.

For example, NCBP presents an opportunity to create apprenticeship programs within our high schools and for our Prince George's Community College students. We can inspire ongoing “youth engagement in career-connected programs.” We also have an opportunity to provide (1) logistics and distribution training or (2) supply chain management courses to ensure employees for these growing fields. By doing so, NCBP employers will be embracing the 85-year-old US apprenticeship tradition of investing in emerging and existing workforce markets.

c. Residential Community Prosperity

For Bowie or neighboring communities to remain prosperous, their neighborhoods must remain safe and they must benefit from the inclusion of NCBP within their vicinity.

Able to attract large businesses and quickly move products and people, North or South, NCBP's standard operations should include real time safety measures to protect our communities. Historically trade routes have always been an exchange of products, ideas, and sometimes ills (e.g., misbehaviors or diseases). Therefore, let NCBP developers collaborate with communities and public officials to develop a strategy of zero tolerance for its businesses and clients breaking the law or endangering peoples and properties.

NCBP should benefit Bowie and Prince George's County. May we suggest exploring such options as;

- (1) offering Commercial Driver's License training;
- (2) providing storage depot options for our public school system;
- (3) providing electric vehicle charging islands for school buses or medical vehicles; or
- (4) establishing an emergency team facility which shares drone emergency data with Bowie and Prince George's County.

d. Safety Trucking Industry Commitment

In November, we all paused to remember "Road Traffic Victims" and to recommit to doing what we can to stop these preventable deaths.

Working with the US Dept. of Transportation, the National Capital Business Park should develop and commit to a "Roadway Safety Strategy" that can include, but is not limited to:

- (1) personal and company vehicle safety standards and practices;
- (2) zero tolerance for DUI or impaired machinery or vehicle operation;
- (3) qualified personnel to teach and provide roadway de-escalation tension techniques; or
- (4) team building for ongoing commitments to protect pedestrians.

We recommend a Bowie/Prince George's County standing committee to help realize and sustain these commitments. By working together, National Capital Business Park and our communities can rise to future challenges to make this a good situation for all.

November 29, 2022

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division
AF Anne Fothergill, Supervisor, Urban Design Section
Development Review Division

FROM: *TB* Tierre Butler, Planner II, Urban Design Section
Development Review Division

SUBJECT: Planning Board Agenda December 1, 2022 – Staff Revisions to Technical Report
Item 6 – Specific Design Plan SDP-2201
NCBP, Parcel 12

This supplemental memorandum provides staff's revised findings (added text underlined, deleted text [~~struckthrough~~]) and the following adjustments are recommended to the technical staff report dated November 16, 2022.

Proposed revisions to Finding 7:

7. **Prince George's County Zoning Ordinance:** The SDP application has been reviewed for compliance with the requirements of the E-I-A Zone of the Zoning Ordinance.
- a. Section 27-500, Uses
- (a) **The general principle for land uses in this zone shall be:**
- (1) **To provide concentrated nonretail employment or institutional (medical, religious, educational, recreational, and governmental) uses which serve the County, region, or a greater area; and**

This development proposes a warehouse and distribution building, which will result in nonretail employment, in keeping with this general principle of the zone.

- (2) To provide for uses which may be necessary to support these employment or institutional uses.**

The proposed warehouse use will support nonretail employment, in keeping with this general principle of the zone.

- b. The uses allowed in the E-I-A Zone are as provided for in the Table of Uses (Division 3 of this Part).**

The proposed use is subject to the requirements of the E-I-A Zone, per Footnote 38 and CB-22-2020. The proposed warehouse use is a permitted use within the E-I-A Zone.

- c. A Mixed-Use Planned Community in the E-I-A Zone may include a mix of residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses, meeting all requirements in the definition of the use.**

The application does not propose a mixed-use planned community. This application proposes a 168,480-square-foot warehouse and, as such, this requirement is not applicable.

~~[The application proposes a 168,480-square-foot warehouse and distribution building, in accordance with Council Bill 22-2020, which allows the use subject to the E-I-A Zone requirements. A mixed-use planned community is not being proposed.]~~

~~[The subject application is zoned R-S, but is subject to the requirements of the E-I-A Zone and permitted under Footnote 38, as authorized pursuant to the provisions of CB-22-2020. The proposed use is a permitted use in the E-I-A Zone. The proposed development is in conformance with the Zoning Ordinance. The proposed application provides the appropriate building and parking setbacks. The proposed architecture is attractive and consists of high-quality building materials. The overall design and site layout is efficient and contains multiple entrances, with adequate circulation and appropriate building and parking setbacks. There are minimal impacts to the environmental features being proposed with this project. The site proposed a continuous network of sidewalks, crosswalks, and shared roadway markings along Queens Court Road. More parking is being provided than required and the truck turning provided is safe and sufficient. The development is consistent with the character of the surrounding area.]~~

b. Section 27-501, Regulations (E-I-A Zone)

(a) **General standards.**

(1) Minimum size of zone (except as provided in Section 27-502)	5 adjoining gross acres
(2) Minimum open space to be improved by landscaping and design amenities, including the landscaping of parking lots, so that expanses of parking will be relieved by natural features and grade changes	20% of net lot area

This development is subject to the requirements of the E-I-A Zone and conforms to the regulations outlined in Section 27-501. The subject property meets the minimum area required and exceeds the minimum green space and open space requirements for the zone.

(b) **Other regulations.**

(1) Each lot shall have frontage on, and direct vehicular access to, a public street.

The subject property will front on Queens Court, which is a public street and will allow vehicular access to the site.

(2) Additional regulations concerning development and use of property in the E-I-A Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

The proposed development meets all of the off-street and parking and loading requirements. The proposed signage is in conformance with Part 12 of the Zoning Ordinance and the application includes a landscape plan, in conformance with the requirements of the Landscape Manual.

(c) **Mixed-Use Planned Community regulations.**

(1) A Mixed-Use Planned Community shall meet all purposes and requirements applicable to the M-X-T Zone, as provided in Part 10, and shall be approved under the processes in Part 10.

There is no mixed-use planned community being proposed as part of this application and this requirement is not applicable.

(2) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.

There are no proposed conflicts between the zoning requirements and this is not applicable.

(d) Adjoining properties.

(1) For the purposes of this Section, the word "adjoining" also includes properties separated by streets, other public rights-of-way, or railroad lines.

The SDP shows and labels all adjoining properties, as outlined by this definition.

- c. Section 27-528 of the Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

The SDP has been reviewed by staff and determined to be in compliance with approved Comprehensive Design Plan CDP-0505-02. This application is for a proposed warehouse use and there are no residential uses being proposed, and parts of this requirement are not applicable to this development.

(1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;

There is no regional urban community being proposed on this site, therefore, this requirement is not applicable.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development...;**

A traffic impact analysis was provided with the PPS and reviewed by Transportation staff, and determined acceptable.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The subject property has an approved SWM concept plan that has been approved by DPIE and satisfies this requirement.

- (4) The plan is in conformance with an approved Tree Conservation Plan; and**

The subject application provided a TCP2, which was reviewed by the Environmental Planning Section and determined to be consistent with the approved TCP1, which satisfies this requirement.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible...**

This SDP has been reviewed by staff and it has been determined that environmental features are preserved and/or restored, to the fullest extent possible.

- (b) Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved Comprehensive Design Plan, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

The subject development conforms to CDP-0505-02. Off-site property damage, environmental degradation, economic well-being, reforestation, woodland conservation, drainage, and erosion and pollution discharge are not a concern for the subject property, and this application adequately addresses these issues with site design, CDP, and TCP conformance.

- (c) The Planning Board may only deny the Specific Design Plan if it does not meet the requirements of Section 27-528 (a) and (b), above.**

The SDP has been reviewed and it has been determined that the proposed development meets the standards of Section 27-528.

- (d) Each staged unit (shown on the Comprehensive Design Plan) shall be approved. Later stages shall be approved after initial stages. A Specific Design Plan may encompass more than one (1) stage.**

The phasing plan for this development was approved with CDP-0505-02 and conforms to this requirement.

- (g) An approved Specific Design Plan shall be valid for not more than six (6) years, unless construction (in accordance with the Plan) has begun within that time period. All approved Specific Design Plans which would otherwise expire during 1994 shall remain valid for one (1) additional year beyond the six (6) year validity period.**

This SDP will have a six-year validity period, if it is approved by the Planning Board.

- (h) The Planning Board's decision on a Specific Design Plan shall be embodied in a resolution adopted at a regularly scheduled public meeting...The resolution shall set forth the Planning Board's findings.**

This SDP will have an accompanying resolution that will include the Planning Board's decision, if this application is approved by the Board.

- (i) A copy of the Planning Board's resolution and minutes on the Specific Design Plan shall be sent to the Clerk of the Council for any Specific Design Plan for the Village Zones.**

The proposed development is not located within a village zone; therefore, this requirement is not applicable.

Proposed revisions to Finding 8:

- 8. Zoning Map Amendment (Basic Plan) A-9968-02:** The requirements of Basic Plan A-9968-02 have been reviewed and the SDP amendment is generally in conformance with those approvals. ~~[There are no relevant conditions subject to this application.]~~ The relevant conditions applicable to this SDP are, as follows:

1. Proposed Lane Use Types and Quantities

<u>Total Area:</u>	<u>442.30 acres</u>
<u>Total in (I-1 Zone):</u>	<u>15+/- acres (not included in density calculation)</u>
<u>Total area (R-A Zone):</u>	<u>0.78+/- acres (not included in density calculation)</u>
<u>Total area (R-S Zone):</u>	<u>426.52 acres per approved NRI</u>
<u>Land in the 100-year floodplain:</u>	<u>92.49 acres</u>
<u>Adjusted gross area (426 less half of the floodplain):</u>	<u>380.27 acres</u>

Proposed use: Warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses up to 5.5 million square feet*

Open Space

Public active open space: 20 +/- acres

Passive open space: 215 +/- acres

*** 100,000 sq. ft. of gross floor area may be located in the I-1 Zone property noted herein.**

This development proposes a warehouse use and the site is within the land use types and quantities.

- 6. The Applicant, the Applicant's heirs, successors, and/or assigns shall construct a minimum 10-foot-wide Master Plan, hiker/biker trail located along the Collington Branch Stream Valley and a minimum 10-foot-wide feeder trail to the employment uses. The alignment and design details of both trails may be modified by the Prince George's County Department of Parks and Recreation, to respond to environmental constraints, with written correspondence.**

The hiker trail located along the Collington Branch Stream Valley was approved SDP-1603-01

- 8. The Applicant shall construct recreational facilities typical for a 20-acre community park, such as ball fields, a playground, tennis or basketball courts, shelters, and restroom facilities. The list of recreational facilities shall be determined at the preliminary plan of subdivision and specific design plan stage.**

The proposed community park was approved with SDP-1603-02.

- 15. The Applicant, the Applicant's heirs, successors, and/or assignees shall construct a minimum 10-foot-wide master plan shared-use path along the subject site frontage of Leeland Road, consistent with AASHTO standards, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

The proposed shared-use path was provided with approved SDP-1603-01.

Proposed revisions to Finding 9:

- 9. Comprehensive Design Plan CDP-0505-02:** The Planning Board approved Comprehensive Design Plan CDP-0505-02 on May 19, 2022. The subject application is in conformance with the approved CDP and its associated design guidelines. [~~There are no~~

~~relevant conditions subject to this application.]~~ The relevant conditions applicable to this SDP are, as follows:

- 3. Total development within the subject property shall be limited to uses that would generate no more than 1,401 AM and 1,735 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

This application has been reviewed by Transportation staff and it was determined that the development does not exceed the trip cap and conforms with this requirement.

- 4. The following road improvements shall be phased at the time of future specific design plan applications, and a determination shall be made as to when said improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency**

a. US 301 (Robert Crain Highway) at Leeland Road

(1) Provide three left-turn lanes on the eastbound approach

b. Prince George's Boulevard and Queens Court-Site Access, unless modified at the time of preliminary plan of subdivision:

(1) Provide a shared through and left lane and a shared through and right lane on the eastbound approach.

(2) Provide a shared through and left lane and a shared through and right lane on the westbound approach.

(3) Provide a shared through and left lane on the northbound approach and a shared through and right lane on the southbound approach.

This application was reviewed by Transportation staff and determined that the phasing plan and improvements are acceptable, and that this requirement has been satisfied.

- 6. At the time of specific design plan, the applicant shall show all proposed on-site transportation improvements on the plans.**

All on-site transportation improvements are included in this SDP, and Transportation staff has reviewed and determined that this is acceptable.

Proposed revisions to Finding 13:

- 13. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the project is subject to a PPS (4-21056). This project is subject to the WCO and the Environmental Technical Manual (ETM). Type 2 Tree Conservation Plan TCP2-026-2021-04 has been submitted with the application and requires revisions, to be found in conformance with Type 1 Tree Conservation Plan TCP1-004-2021-03 and the WCO.

The District Council amended the woodland conservation/afforestation threshold on land with prior R-S zoning with permitted uses in the prior E-I-A Zone. The subject property shall be developed in accordance with the threshold requirements of the prior E-I-A Zone. The woodland conservation threshold (WCT) for this 442.30-acre property is based on 15 percent for the E-I-A (R-S) and I-1 portions of the site, and 50 percent for the R-A Zone, for a weighted WCT requirement of 15.08 percent, or 52.40 acres. There is an approved TCP1 and TCP2 on the overall development related to the prior residential subdivision, which were grandfathered under the 1991 Woodland Conservation Ordinance, but the prior TCP approvals are not applicable to the new development proposal.

NCBP is subject to the WCO and the ETM. A rough grading permit was approved for the site, utilizing the limit of disturbance (LOD) of TCP2-026-2021, which is in process. An amended rough grading permit, with an enlargement of the LOD to include area approved under 4-21056 and TCP1-004-2021-03, was recently approved for this site as TCP2-026-2021-05. Revisions to TCP2-026-2021 were submitted with SDP-1603-01, SDP-1603-02, and SDP-1603-04. Proposed clearing with the park dedication area shall be reflected in a future application. Details of the recreation facilities, impacts to the PMA, and the variance request for the specimen tree removal will be analyzed with the application proposing development of the park.

Section 25-122(c)(1) of the WCO prioritizes methods to meet the woodland conservation requirements. On November 18, 2022, the applicant submitted a statement of justification (SOJ) dated September 19, 2022, requesting approval of a combination of on-site and off-site woodland conservation, as reflected on the TCP2 worksheet. The site contains 186.15 acres of primary management area (PMA), approximately 15,622 linear feet of regulated streams, and 94.77 acres of 100-year floodplain. The applicant states that, although they are only preserving 86.76 acres of the 117.85 woodland conservation requirement on-site, they are proposing to preserve the highest quality of woodlands on-site within the PMA and contiguous to these areas, which has a priority of preservation. The woodland conservation threshold for the development is 52.40 acres, or 15.08 percent, which is proposed to be met on-site in preservation. The central portion of the site was the subject of a timber harvest, which was implemented. The applicant states that, clearing of the central portion of the property is supported due to the implemented timber harvest, and that providing on-site afforestation/reforestation, connected to the on-site preservation, is a higher priority over preserving the central areas of woodlands impacted by the timber harvest. The applicant proposes to protect the woodland preservation areas, including areas of reforestation. Ninety-nine of the specimen trees on-site are located in the proposed woodland conservation easement. The applicant states that the site is not suitable for

natural regeneration and the next logical step is to provide the remaining requirement off-site, within an approved tree bank. In review of the conservation method priorities of Section 25-122(c)(1), staff agrees that on-site afforestation/reforestation, connected to the on-site preservation, is a higher priority over preserving the central areas of woodlands impacted by the timber harvest, that are not directly connected to environmental features. Staff supports the applicant's request to meet the woodland preservation requirements, as stated in their SOJ, through a combination of on-site and off-site preservation.

The overall woodland conservation worksheet shows clearing of 245.67 acres (prior approvals 260.75 acres) of woodland on the net tract area, and clearing of 1.86 acres (prior 1.09 acres) of woodland in the floodplain. Based on staff's calculations, this results in a woodland conservation requirement of 117.50 acres (prior 118.68 acres). The requirement is proposed to be met with 86.76 acres of on-site woodland preservation, 15.60 acres of on-site reforestation, and 13.57 acres of off-site woodland conservation credits. Although this development has been part of several reviews, as individual applicants submit SDPs for development, future applicants should continue to look for opportunities to provide additional areas of woodland preservation and reforestation.

As submitted, it appears this application proposes to reduce the overall amount of woodland clearing by 7.78 acres, increasing woodland preservation by 7.78 acres. The plan is not clear where the reduction of the clearing is occurring. Prior to certification of TCP2-026-2021-04, the applicant shall demonstrate the areas where woodland clearing was reduced and revise the plan and worksheet, as necessary.

The plan was previously approved for clearing within the 100-year floodplain for an entrance to the site and proposed to reforest certain areas of the impacted floodplain. The worksheet must be revised to add the acreage of reforestation in the floodplain.

Technical revisions to the revised TCP2 are required and included in the conditions of this staff report.