AGENDA ITEM: 5
AGENDA DATE: 6/5/2025

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Specific Design Plan SDP-8712-07
Collington Center, Lot 29, Block B

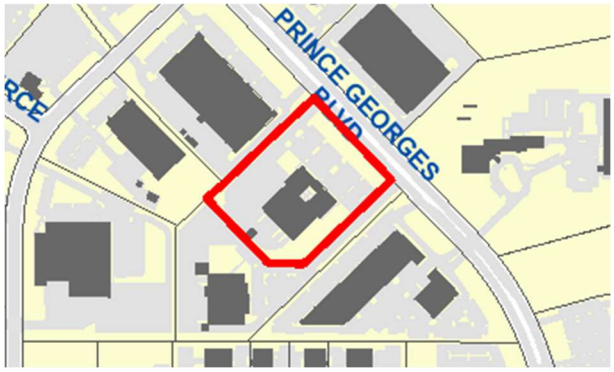
REQUEST	STAFF RECOMMENDATION
Development of a 25,103-square-foot warehouse and accessory office addition to the existing warehouse facility.	With the conditions recommended herein: • Approval of Specific Design Plan SDP-8712-07 • Approval of Type II Tree Conservation Plan TCPII-067-96-14

Location: Along the west side of Prince George's Boulevard, approximately 680 feet to the south of its intersection with Commerce Drive.

Gross Acreage:	6.08
Zone:	IH
Zone Prior:	E-I-A
Reviewed per Prior Zoning Ordinance:	Section 27-1704(e)
Dwelling Units:	N/A
Gross Floor Area:	65,903 sq. ft.
Planning Area:	74A
Council District:	04
Election District:	07
Municipality:	N/A
200-Scale Base Map:	201SE14

Applicant/Address:
Maverick Holdings, LLC
375 Prince Georges Boulevard
Upper Marlboro, MD 20774

Staff Reviewer: Dexter E. Cofield
Phone Number: 301-952-4325
Email: dexter.cofield@ppd.mncppc.org



Planning Board Date:	06/05/2025
Planning Board Action Limit:	06/09/2025
Staff Report Date:	05/22/2025
Date Accepted:	03/31/2025
Informational Mailing:	01/09/2025
Acceptance Mailing:	03/25/2025
Sign Posting Deadline:	05/06/2025

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-8712-07
Type II Tree Conservation Plan TCPII-067-96-14
Collington Center, Lot 29, Block B

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

EVALUATION CRITERIA

The subject property is located within the Industrial, Heavy (IH) Zone. It was previously located within the Employment and Institutional Area (E-I-A) Zone. This application is being reviewed and evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(e) of the Prince George's County Zoning Ordinance, subsequent amendments to development approvals or permits under the "grandfathering" provisions shall be reviewed and decided under the prior Zoning Ordinance, unless the applicant elects to have the proposed amendment reviewed under the current Zoning Ordinance. The applicant has elected to have this application reviewed under the provisions of the prior Zoning Ordinance, and the property's prior E-I-A zoning. Therefore, staff considered the following in reviewing this specific design plan (SDP):

a. The requirements of Zoning Map Amendments (Basic Plans) A-6965 and A-9284;

b. The requirements of the prior Prince George's County Zoning Ordinance in the Employment and Institutional Area (E-I-A) Zone;

c. The requirements of Comprehensive Design Plan CDP-9006, as amended;

d. The requirements of Preliminary Plan of Subdivision, 4-93047;

e. The requirements of Specific Design Plan SDP-8712, as amended;

f. The requirements of the 2010 *Prince George's County Landscape Manual;*

g. The requirements of the 1991 Prince George's County Woodland Conservation Ordinance;

h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;

i. Referral comments; and

j. Community feedback.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** The subject application is for approval of an amendment to a specific design plan (SDP) to develop a 25,103-square-foot warehouse and office addition to an existing 40,800-square-foot warehouse facility.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	IH/(prior E-I-A)	E-I-A
Use	Warehouse	Warehouse and accessory office
Total acreage	6.08	6.08
Lots	1	1
Gross floor area (square feet)	40,800	25,103 (65,903 Total GFA)
Green area (20 percent required per the CDP Text)	38 percent (2.56 acres)	38 percent (2.56 acres)

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
Warehouse/Distribution (65,903 sq. ft.)	49	119*
Total	49	119
Handicap-accessible (12' x 19')	2	4
Standard spaces (9.5' x 19')	47	115
Total Loading Spaces	3	9

Note: *The existing parking lot contains eights spaces that are not to be disturbed by the proposed building addition, but are also not graphically shown on the plans. The existing conditions to remain should be shown on the plans and the parking tabulations should be updated. A condition so requiring these corrections has been included herein.

3. **Location:** The subject site is located in Collington Center, a 708-acre employment park in the Employment and Institutional Area (E-I-A) Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center, Collington Center, and Collington South. More specifically, this property is located along the west side of Prince George's

Boulevard, approximately 680 feet to the south of its intersection with Commerce Drive, in Planning Area 74A and Council District 4.

4. **Surrounding Uses:** The site is bounded to the east by Prince George's Boulevard, with industrial uses beyond, to the east, west and south by structures with industrial uses, all within the Industrial, Heavy (IH) Zone (former E-I-A Zone) and within the Collington Center employment park.

5. **Previous Approvals:** Basic Plan A-6965 (898.14 acres) for the subject property was approved by the Prince George's County District Council as part of the Bowie-Collington Sectional Map Amendment on October 28, 1975 (CR-108-75). A subsequent application for additional E-I-A-zoned property A-9284 (383.55 acres) was approved by the District Council on August 29, 1978 (Zoning Ordinance No. 77-1978), making the total size of the project 1,289.69 acres.

   Comprehensive Design Plan CDP-7802 was approved by the Prince George's County Planning Board on November 30, 1978 for the Collington Center CDP-8712, which was approved by the Planning Board on May 19, 1988 (PGCPB Resolution No. 88-224), for a revision to CDP-7802. On November 8, 1990, CDP-9006 was approved by the Planning Board (PGCPB Resolution No. 90-455), to revise CDP-8712.

   On May 17, 2001, the Planning Board approved CDP-9006-01 (PGCPB Resolution No. 01-95), to eliminate the requirements for the provision of recreational facilities in CDP-9006. On March 31, 2005, the Planning Board approved CDP-9006-02 (PGCPB Resolution No. 05-83(C)), to add residual acreage from the vacation of A-44 (known as Willow Brook Parkway) to CDP-9006.

   Preliminary Plan of Subdivision PPS 4-82083 was approved by the Planning Board on November 4, 1982 (PGCPB Resolution No. 82-187), for 63 lots within the Bowie-Collington Planning Area.

   Specific Design Plan SDP-8518 was approved by the Planning Board on December 5, 1985 (PGCPB Resolution No. 85-409), for a 40,800-square-foot office, laboratory, and warehouse building on Lot 20, Block B, and consisted of 11.285 acres.

   PPS 4-90094 was approved by the Planning Board on October 18, 1990 (PGCPB Resolution No. 90-426), to subdivide one lot (Lot 20, Block B) into two lots (Lots 29 and 30, Block B). The applicant never submitted the final plat for the site and PPS 4-90094 expired.

   PPS 4-93047 was approved by the Planning Board on November 18, 1993 (PGCPB Resolution No. 93-280), for the resubdivision of Lot 20, Parcel B, to create two lots (Lots 29 and 30, Parcel B). The PPS was identical to previously approved PPS 4-90094 and was approved subject to five conditions.

   On April 30, 1987, the Planning Board approved SDP-8712 (PGCPB Resolution NO. 87-162), which revised the previously approved SDP-8518, specifically modifying the landscape plan. Then, on September 27, 1990, the Planning Board approved a change to relocate the previously approved development on Lot 20, Block B (as approved under SDP-8518 and SDP-8712) to Lot 29, Block B, subject to three conditions.

The Prince George's County Planning Director approved several subsequent amendments to SDP-8712, for Lot 29, Block B. SDP-8712-02 was approved on September 9, 2001, to modify the warehouse entries and to extend the driveway. SDP-8712-04 was approved on September 21, 2006, for the installation of a 6-foot-tall, barbed security fence and an automatic access gate along the north side of the building, extending around to the rear. SDP-8712-05 was approved on May 25, 2007, to add a gravel storage yard and for the installation of a 6-foot-tall sight tight, wooden fence only, bordering the east side of the gravel storage yard. SDP-8712-06 was approved on October 19, 2007, to expand the existing front parking lot to the south.

6. **Design Features:** This application is for development of a 25,103-square-foot warehouse and office addition to the north side of the existing warehouse facility, expanding onto the existing green space and vehicle storage yard on-site. The site has an existing chain-link fence. The existing 40,800-square-foot building and the parking lot on the west side will remain. Five additional loading spaces are provided, increasing the total number of loading spaces from four to nine.

   The property has frontage on Prince George's Boulevard, and the existing access from Prince George's Boulevard will be maintained.

   The existing gate and chain-link fence providing access to the rear of the building are to be replaced, and new curbing and a landscape strip will be added along the south side of the existing vehicular driveway. The proposed addition will feature a new storefront entrance on the east elevation, designed to match the existing building. Around this entrance, wood-toned aluminum paneling will extend above the roofline, with additional aluminum panels accenting the northeast corner and top of the warehouse façade. The primary façade material will be light-colored, split-face block, complemented with accent bands of a darker colored, split-face block, extending along the eastern, northern, and western elevations.

   Signage
   This application does not include any proposed signage. There is one existing freestanding sign on the property, along the street frontage on Prince George's Boulevard, which is to remain.

   Lighting
   The applicant will relocate a pole-mounted light in the northern portion of the site, as well as provide building-mounted lighting on the proposed building addition. All other lighting is existing and was approved with the previous amendments. The submitted plans and elevations provide the location of the relocated light pole and proposed building lighting, Plans demonstrate that there is adequate lighting on-site near the building and along the driveway. Full cutoff fixtures are proposed to minimize the negative impact on adjacent uses.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments (Basic Plans) A-6965 and A-9284:** The original basic plan for the subject site encompassed 898.14 acres and was approved by the District Council on October 28, 1975, as part of the Bowie-Collington Sectional Map Amendment in the E-I-A Zone. A subsequent Basic Plan, A-9284, was approved by the District Council on August 29, 1978, adding 383.55 acres and bringing the total project area to 1,289.69 acres.

8. Prince George's County Zoning Ordinance: The subject application has been reviewed for compliance with the requirements of the prior Zoning Ordinance in the E-I-A Zone, as follows:

a. This SDP complies with the requirements of Section 27-515 of the prior Zoning Ordinance, which governs uses in comprehensive design zones. The existing and proposed use for warehouse and accessory office is permitted in the E-I-A Zone, in accordance with Section 27-515(b).

b. The general development regulations outlined in Division 1 of Part 8 are not applicable to this application. In particular, Sections 27-479 and 27-480 do not apply because a residential or mixed-use component is not being proposed with the subject SDP.

c. The SDP complies with the regulations in the E-I-A Zone, including Section 27-499 and Section 27-500 of the prior Zoning Ordinance, regarding purposes and uses, as this application is in accordance with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* that recommends Industrial land use on the subject property; and Section 27-501(b)(1), as it currently has frontage and direct vehicular access to Prince George's Boulevard.

d. Section 27-528(a) of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

Section 27-528

(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)(l .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)(l)(B) and (a)(l l), 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 is in conformance with approved CDP-9006, as amended, as discussed in Finding 9 below, and the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in Finding 12 below. Townhouse uses are not proposed with this application.

(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;

The SDP does not contain property designated as a regional urban community.

(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, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

Section 24-122.01(b)(1) of the Prince George's County Subdivision Regulations states "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 this property in the water and sewer Category 3, Community System.

The evaluation of public facility adequacy, in accordance with Section 24-124(a) of the Subdivision Regulations, was completed with previously approved PPS 4-93047. The proposed building addition falls within the allowable 66,000 square feet of gross floor area allowed to be developed on the property before reevaluation. There are no adequate public facilities issues and associated transportation facilities issues for this application.

(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 application included an approved Stormwater Management (SWM) Concept Letter, SIT-00468-2024, approved on March 18, 2025, with an expiration date of March 18, 2028. The approved SWM concept proposes the use of a submerged gravel wetland. Payment of an SWM fee, in lieu of providing on-site attenuation/quality control measures is due at the time of the site development fine grading permit. Based on the foregoing, staff find that adequate provision has been made for the draining of surface water so that there are no adverse effects on either the subject property or adjacent properties.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

Type II tree conservation plan, TCPII-067-96-07-14, was reviewed with this SDP and approval is recommended, with no conditions.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The proposed application does not contain any on-site regulated environmental features (REF).

(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.

This finding is inapplicable, as the SDP is not an SDP for Infrastructure.

9. **Comprehensive Design Plan CDP-9006 and its amendments:** CDP-9006 was approved by the Planning Board on November 8, 1990 (PGCPB Resolution No. 90-455), which superseded CDP-8712, subject to 16 conditions. CDP-9006-01 was approved by the Planning Board on May 17, 2001 (PGCPB Resolution No. 01-95), to eliminate the requirements for the provision of required recreational facilities. CDP-9006-02 was approved by the Planning Board on March 31, 2005 (PGCPB Resolution No. 05-83(C)), to add residual acreage from the vacation of Willow Brook Parkway. The conditions relevant to this SDP are listed below, in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

CDP-9006 — PGCPB Resolution No. 90-455

1. No parking lot or building setbacks shall be reduced from the design standards established in the original CDP text except that the parking lot setbacks along Queen's Court and Branch Court may be reduced from 50 to 25 feet.

The parking lot area closest to Prince George's Boulevard remains unchanged with this application and remains in accordance with the parking lot setbacks established with the original CDP. The original CDP outlines that the buildings are not to be built within 50 feet of the right-of-way (ROW). The proposed building addition is 223 feet, 6 inches from the ROW, complying with this condition.

3. Amend Section 4 of the Comprehensive Design Plan text, design standards for signage as follows:

a. Delete (or amend) number 3, page 4-1 only allowing ground-mounted signs.

b. Delete (or amend) number 8, page 4-2 requiring graphics relating to buildings to be oriented toward roadways on ground position signs.

c. Amend number 2 under "Signs," page 4-7 to read:

"2. Ground-mounted signs identifying industrial businesses will be oriented toward roadways and will not exceed a height of ten feet. Plant materials and earth-mounding will be used to enhance their appearance. See landscaping, guidelines."

d. Amend number 3 under "Signs", page 4-7 to include:

3. Wall-mounted signs shall be allowed only on multiple-tenant buildings, except those located on Lots 3, 4, 5, 13 and 24 in Block B of Collington Center. No signage shall be permitted at any location other than where specifically shown on the drawings approved by the Architecture Review Committee.

a. Signage shall be limited to one sign per tenant per building. No signage will be allowed on the upper portions of the buildings.

b. Company or trade names only will be permitted. No logo, slogan, mottos or catch phrases shall be allowed.

c. All exterior signage shall be composed of custom fabricated aluminum letters individually-mounted or shop-mounded on painted metal "back mounting bars" (painted to match the surface on which they are mounted) on exterior walls. All visible surfaces of all letters shall have a satin black baked enamel finish.

d. All letters shall be "modula Bold" upper case type-face and shape be eight (8) inches high, and one-half (1/2) inch deep (plus or minus one-eighth (1/8) inch.

e. Only one single row of lettering shall be permitted.

f. Signage shall not be lighted.

Existing building signage is approved under SDP-8712 with subsequent revisions and is compatible with existing approved signs within the Collington Center. No additional signage is proposed.

5. Add a condition to Section 4 of the of the Comprehensive Design Plan text: All lots shall be required to provide 20% green space.

The submitted SDP demonstrates conformance with this requirement by providing 38 percent green space.

7. **All commercial (and/or industrial) structures shall be fully sprinklered in accordance with the National Fire Protection Association (NFPA) Standard 13 and all applicable County laws.**

Conformance with this condition will be demonstrated with the forthcoming building permit.

16. **Prior to submission of any Specific Design Plans, the additional lotting area will require the submission of a new Preliminary Plat for those staged units of development.**

Additional lotting area is not proposed with this application, nor is this proposal staged.

CDP-9006-02 — PGCPB Resolution 05-83(C)

5. **No loading areas shall be visible from US 301.**

The subject property does not abut US 301. The proposed development includes five additional loading spaces located along the western property line, behind the planned warehouse expansion. Consistent with the existing layout, the new loading spaces will not be visible from US 301, as they will be screened from view by the existing building and its addition.

7. **All future specific design plans within the central portion of Collington Center shall include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).**

The proposed property is located within the designated central portion of the Collington Center employment park development. The existing building and proposed addition total 65,903 square feet. Adherence to provide a tabulation of all lots is conditioned herein.

10. **Preliminary Plan of Subdivision 4-93047:** PPS 4-93047 was approved by the Planning Board on November 18, 1993 (PGCPB Resolution No. 93-280), subject to five conditions, in which two are applicable to this application. The conditions relevant to this SDP are listed below, in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

2. **The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 30 to no more than 90,600 square feet of gross floor area for predominately light-service industrial uses. The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 29 to no more than 66,000 square feet of gross floor area for predominately light-service industrial uses.**

The existing warehouse and accessory office comprise of 40,800 square feet. The proposed 25,103-square-foot addition will result in a total building area of 65,903 square feet, which remains within the permitted maximum of 66,000 square feet.

3. **The Specific Design Plans for Lots 29 and 30 shall indicate an interconnection of driveways between the two lots.**

   The proposed SDP indicates an existing developed interconnection of driveways between Lots 29 and 30.

11. **Specific Design Plan SDP-8712 and its amendments:** SDP-8712 was approved by the Planning Board on April 30, 1987 (PGCPB Resolution No. 87162), with one condition which is not applicable to this SDP amendment. SDP-8712-01 was approved by the Planning Board on September 27, 1990 (PGCPB Resolution No. 90-431), with three conditions, two of which are applicable to this SDP amendment. The conditions relevant to this SDP are listed below, in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

    2. **The applicant, his heirs and/or assigns, shall limit the building floor area on the proposed new lot (created by the resubdivision) to no more than 90,600 square feet of gross floor area of predominately light-service industrial use, creating a total floor area of the combined lots of no more than 156,600 square feet of gross floor area.**

       The proposed new lot referenced in this condition is Lot 40. The subject property is Lot 29; therefore, a total of 66,000 square feet of development is permitted at the subject property (156,600 sq. ft. – 90,600 sq. ft. = 66,000 sq. ft.). The existing warehouse and accessory office comprise 40,800 square feet. The proposed 25,103-square-foot addition will result in a total building area of 65,903 square feet, which remains within the permitted maximum of 66,000 square feet.

    3. **The Specific Design Plan for Lots 29 and 30, shall indicate an interconnection of driveways with the existing and/or proposed development located within this lot.**

       The proposed SDP indicates an existing developed interconnection of driveways with the existing and proposed development located within the lot.

    The subsequent five amendments to SDP-8712 were approved by the Planning Director, without conditions.

12. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.3, Parking Lot Requirement, and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. Per Section 4.3, Parking Lot Requirements, there is a required amount of trees to be within the interior parking lot area. An inspection by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) of the approved site and landscape plans determined that 12 trees are required per Section 4.3 of the Landscape Manual, but are missing from the parking lot. The proposed building addition will require the removal of three trees. The revised site and landscape plan submitted with this application proposes to replace the missing trees within the parking lot with nine major trees. The landscape plans submitted demonstrate conformance with the requirements of the Landscape Manual.

13. **1991 Prince George's County Woodland Conservation and Tree Preservation Ordinance (WCO):** This application is not subject to the 2024 or 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has a Type I and Type II tree conservation plan approved prior to September 1, 2010. However, this site is subject to the provisions of the 1991 Woodland Conservation Ordinance because conformance with the woodland conservation requirements were established with TCPI-059-95 and TCPII-067-96-13.

The overall Collington Center development consisted of a gross tract area of 867 acres, with 21.56 acres of wooded floodplain, resulting in a net tract area of 809.61 acres containing 214.04 acres of upland woodlands. TCPII-067-96 was first approved by staff on July 3, 1996, and consisted of an overall sheet, which identified lots and parcels in three categories: Areas of On-site Woodland Preservation, Record Plat Lots as of 1990 with Woodland Conservation Requirements, and New Records Lots (after 1990) and Future Lots with Woodland Conservation Requirements. No woodland conservation requirement is required on this lot.

Because this is a revision to an SDP approved under the prior Zoning Ordinance, the project remains subject to the 1991 Woodland Conservation Ordinance (WCO) and the environmental provisions of former Subtitles 24 and 27. The existing TCPII has already been implemented and is determined to be in compliance. Accordingly, staff recommend approval of TCPII-067-96-14.

14. **Prince George's County Tree Canopy Coverage Ordinance (TCC):** Prince George's County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provision for prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC). Therefore, this application was reviewed for conformance with the TCC requirement for the property's current zone which is IH. A minimum of 15 percent of the net tract area is required to be covered by tree canopy. The submitted TCC table provides that 0.90 gross acres or 39,335 square feet is required. As the net acreage is also 0.90, the applicant has provided 0.96 acre of TCC, thus meeting the requirement. A technical correction to revise the TCC table to provide the net tract area is conditioned herein.

15. **Referral comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and incorporated herein by reference:

    a. **Community Planning**—In a memorandum dated May 1, 2020 (Bishop to Cofield), the Community Planning Division notes that this application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan*, and conforms to the relevant goals, policies, and strategies of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*.

b. **Historic Preservation**—In a memorandum dated April 9, 2025 (Smith to Cofield), the Historic Preservation Section provided that the property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources. A Phase I archeology survey is not recommended.

c. **Transportation Planning**—In a memorandum dated May 2, 2025 (Udeh to Cofield) the Transportation Planning Section concluded that multimodal transportation facilities will exist to serve the subject application as required under Subtitle 27 and will conform to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The provided summarized comments are below:

Master Plan Right of Way
The plan sheets delineate the ROW, and no additional dedication is required.

Master Plan Pedestrian and Bike Facilities
The implementation of bicycle lanes is beyond the scope of the SDP and is not recommended with this application

Transportation Planning Review
The site has one existing access point along Prince George's Boulevard. The subject application proposes additional square footage to the existing warehouse building and creates new circulation patterns for loading activities. A truck turning exhibit was provided, demonstrating that large vehicles can maneuver through the site. The application proposes to reduce parking to accommodate the warehouse addition. However, the parking along the east side of the building remains unchanged and meets parking requirements. A sidewalk is also provided to the building entrances. Staff find the plans to be sufficient.

d. **Permit Review**—In a memorandum dated April 9, 2025 (Greenwell to Cofield), the Permit Review Section offered no comments on this application.

e. **Environmental Planning**—In a memorandum dated March 31, 2025 (Rea to Cofield), the Environmental Planning Section provided the summarized comments below:

Natural Resources Inventory/Environmental Features
Section 27-527(b)(5) of the prior Zoning Ordinance requires an approved natural resources inventory (NRI) plan with SDP applications. The site has an approved NRI Equivalency Letter (NRI-032-2023). The site has no woodlands and contains no REF. No additional information is required for conformance to the NRI.

Woodland Conservation
The woodland conservation findings from the Environmental Planning referral have been incorporated into Finding 13 above.

Regulated Environmental Features (REF)
The proposed application does not contain any on-site REF or primary management area (PMA).

Soils
The predominant soil found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service Web Soil Survey is the Urban land-Marr-Dodon complex. The unsafe soils Marlboro clay and Christiana complexes are not found on or near this property. No further action is needed as it relates to this application.

Stormwater Management
Section 27-528(a)(3) of the prior Zoning Ordinance requires the review of SWM of development proposals. A SWM Concept Approval Letter (#SIT-00468-2024) approved on March 18, 2025, with an expiration date of March 18, 2028, was submitted with the application. The approved SWM concept plan proposes the use of a submerged gravel wetland. Per a site development concept approval letter, provided by DPIE to the applicant, a payment of an SWM fee, in lieu of providing on-site attenuation/quality control measures will be required at the time of the site development fine grading permit.

f. **City of Bowie**—In an email dated April 25, 2025 (Hall to Cofield), the City of Bowie did not offer comments on this application.

g. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.

i. **Prince George's County Health Department**—In a memo dated April 24, 2025 (Adepoju to Cofield), the Health Department provided two recommendations that are noted below:

(1) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

The applicant will be required to comply with the construction activity noise control requirements as outlined in Subtitle 19 of the Prince George's County Code during the permitting and construction processes.

(2) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

The applicant will be required to comply with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control during the permitting and construction processes

16. Community feedback: As of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject SDP.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-8712-07 and Type II Tree Conservation Plan TCPII-067-96-14 for Collington Center, Lot 29, Block B, subject to following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the specific design plan (SDP) as follows, or provide specific documentation:

    a. Provide the following General Notes on the SDP:

        (1) The existing parking spaces that are to remain shall be depicted on the plans and the parking tabulations updated to account for all spaces.

        (2) Revise the parking tabulation to list the required amount of parking spaces per the prior Prince George's County Zoning Ordinance

    b. Revise the landscape plan, as follows:

        (1) Correct the gross acreage provided in the tree canopy coverage schedule to net acreage.

        (2) Correct the plans to show the nine missing trees to be planted, as stated on the Plant Schedule.

    c. Correct the net acreage to be consistent within all plans provided.

    d. Include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval.)

COLLINGTON CENTER, LOT 29, BLOCK B

Specific Design Plan

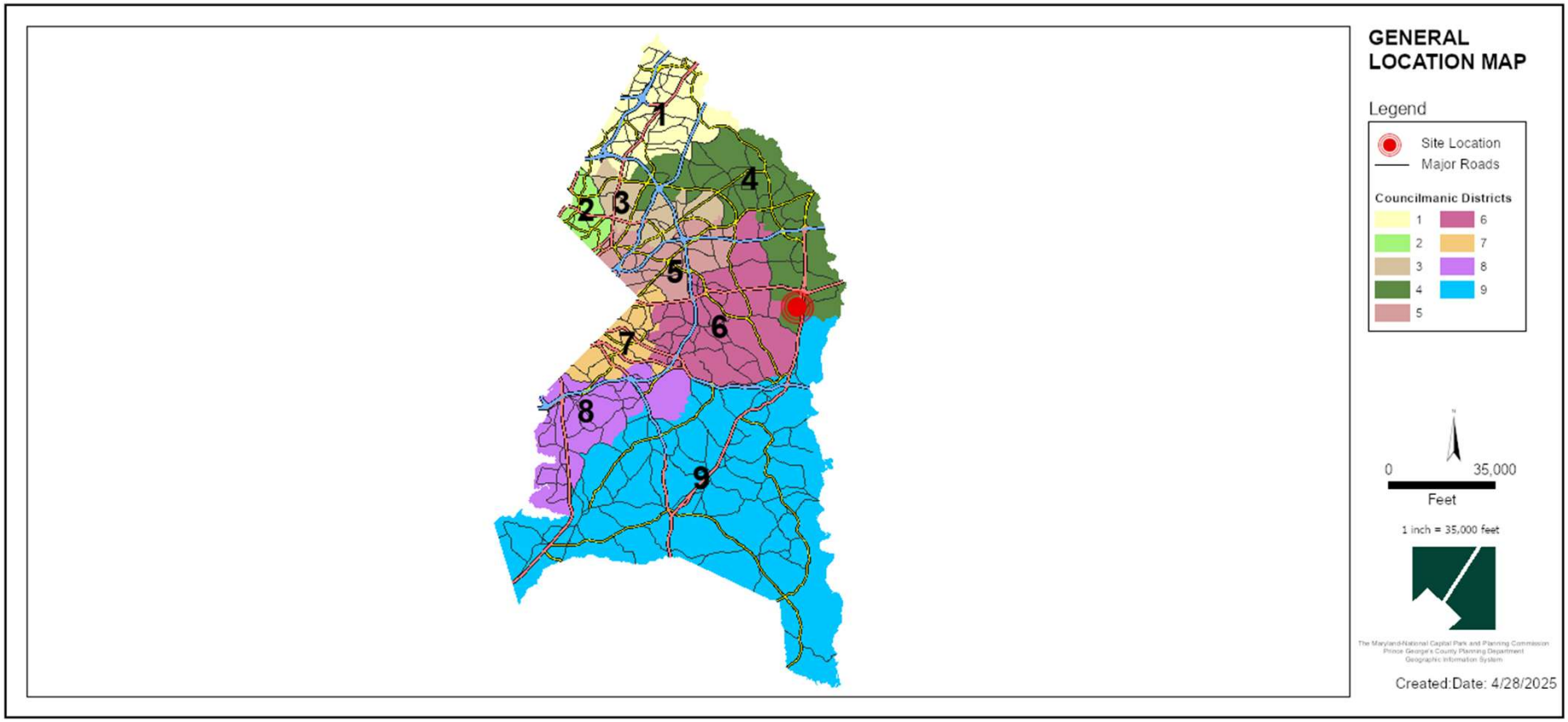
TCPII-067-96-14

Staff Recommendation: APPROVAL with conditions

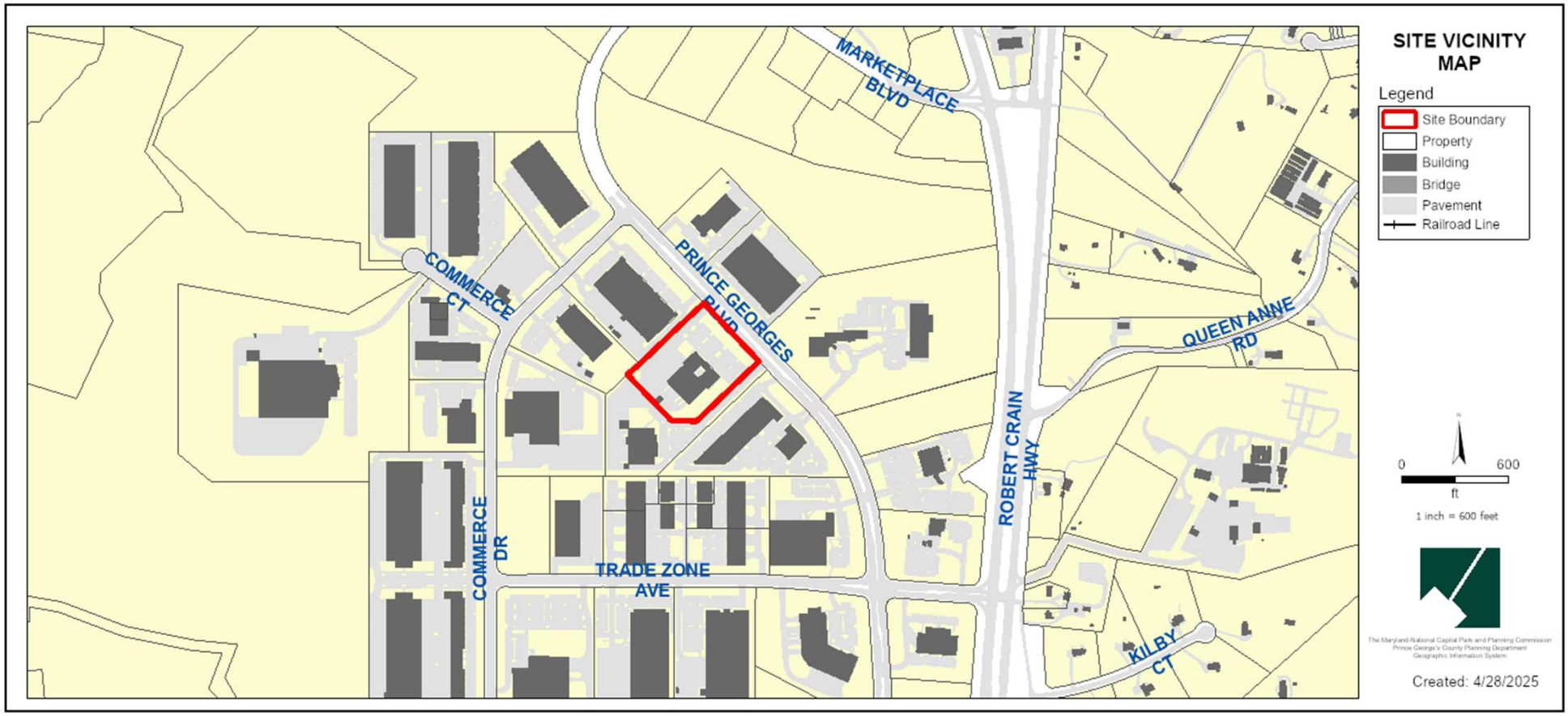
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



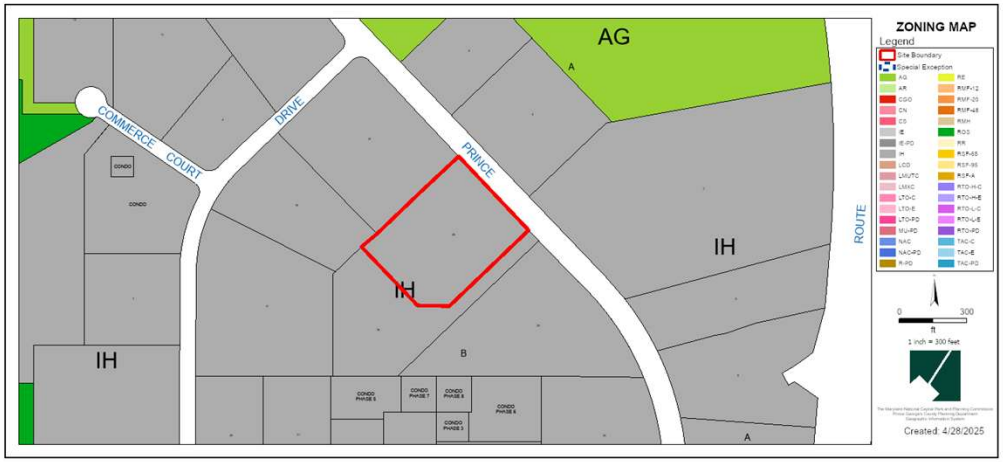
SITE VICINITY MAP



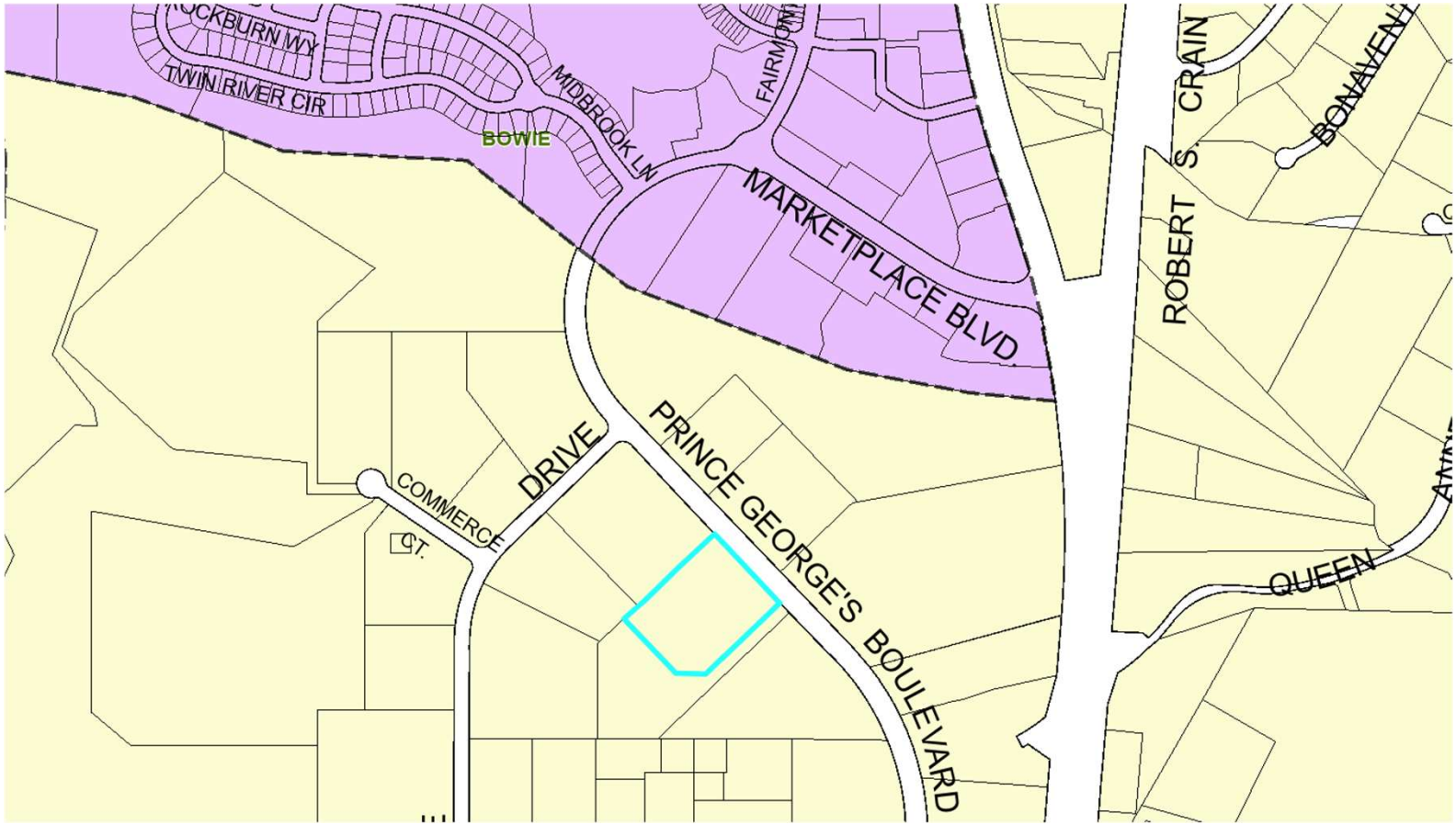
ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: E-I-A

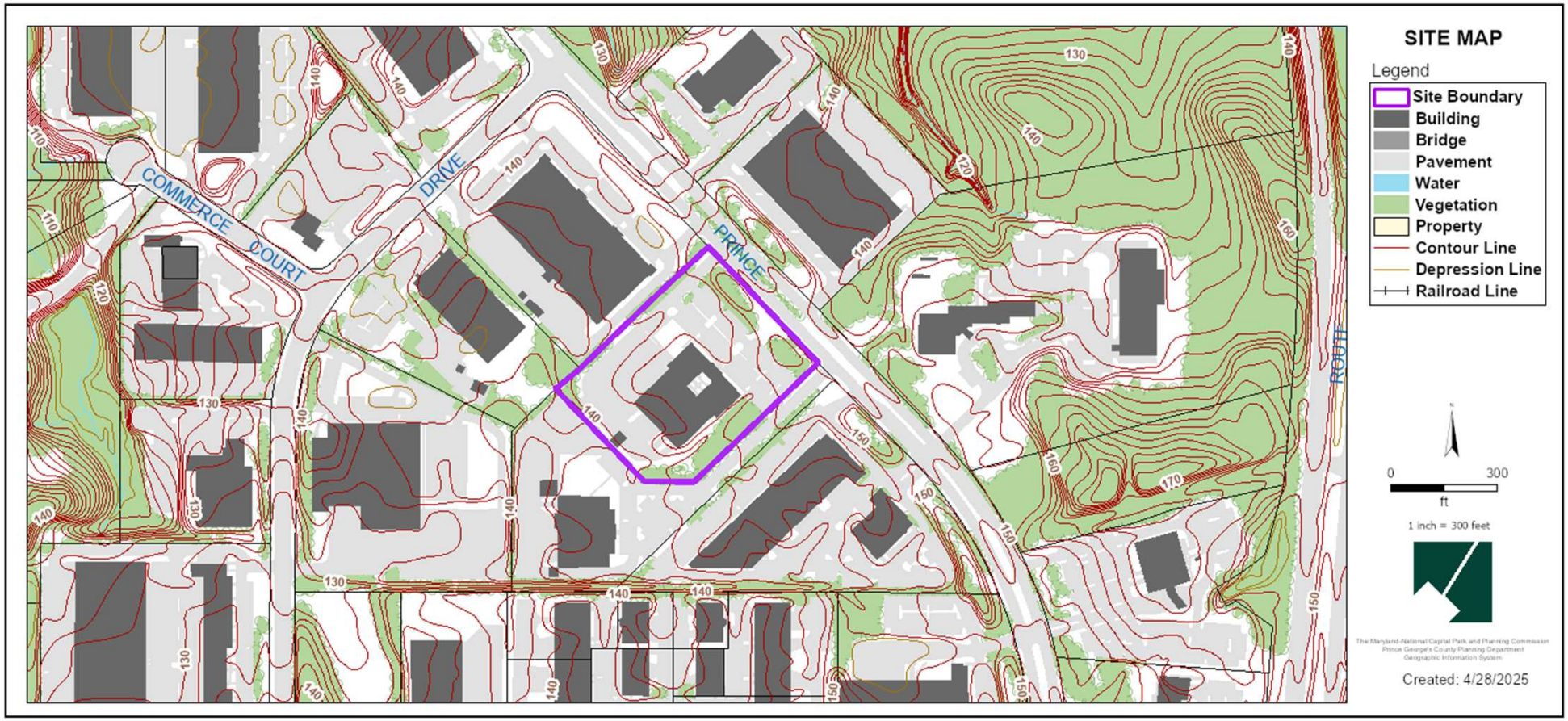
Current Zoning Map: IH



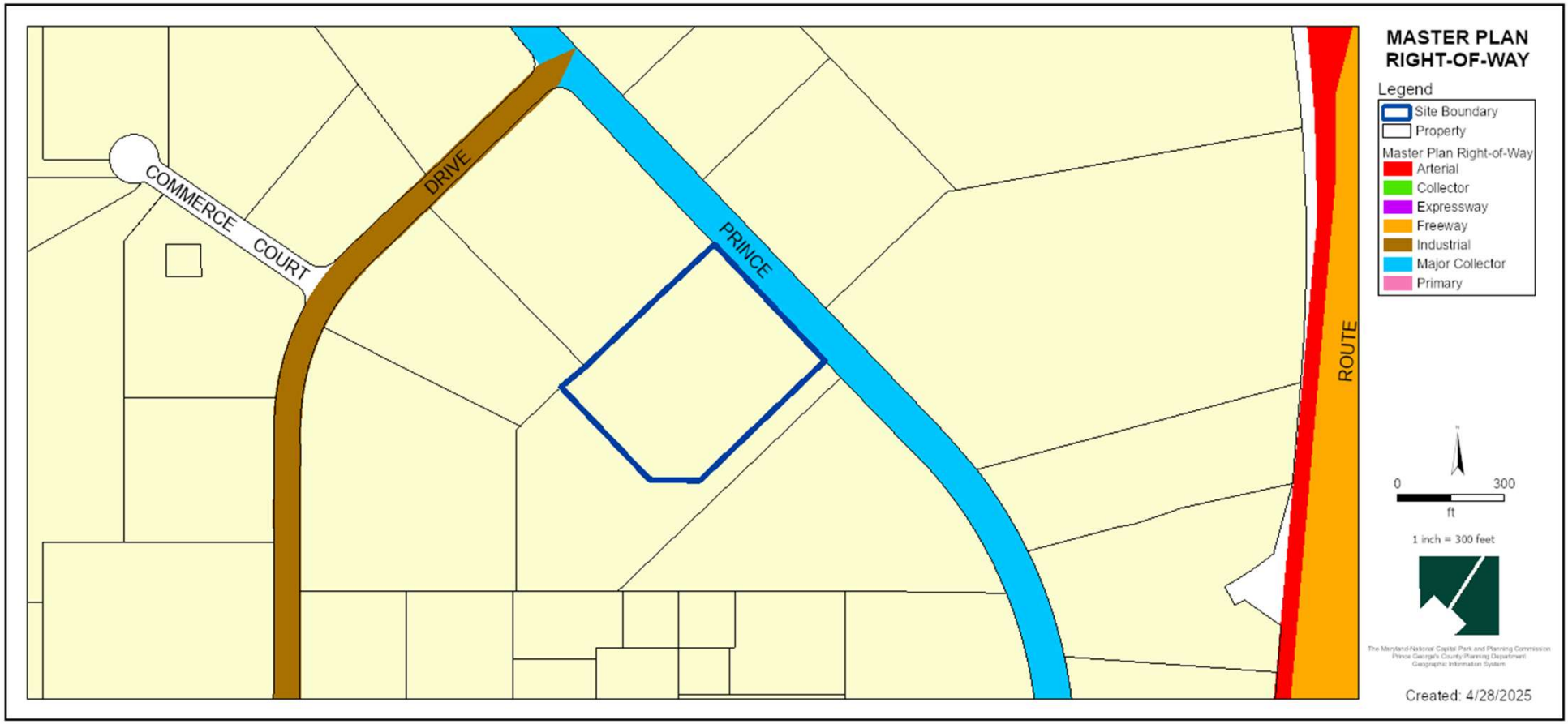
MUNICIPAL BOUNDARY (BOWIE)



SITE MAP

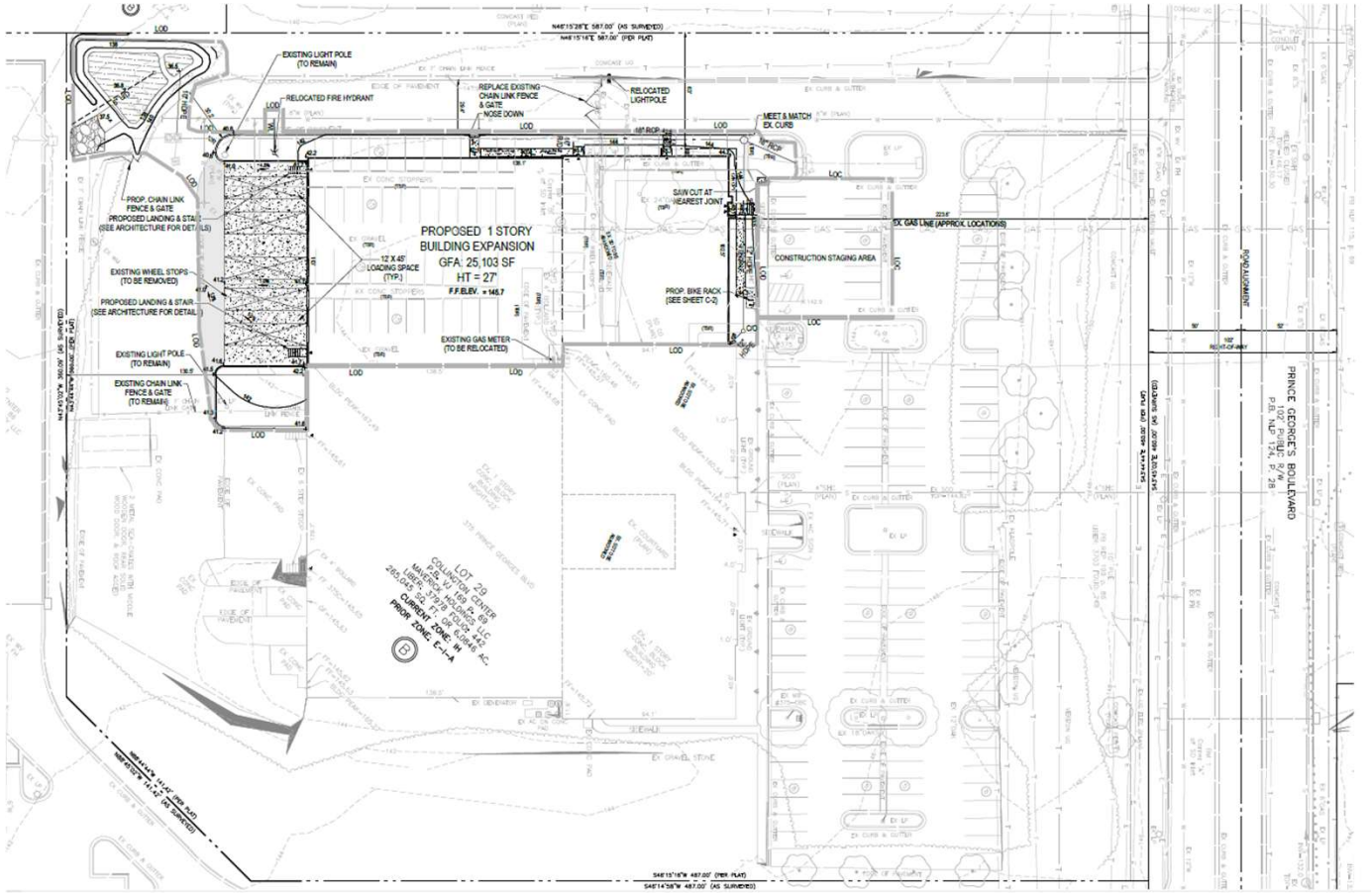

COMMERCE COURT
DRIVE
PRINCE
ROUTE
SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 4/28/2025

MASTER PLAN RIGHT-OF-WAY MAP

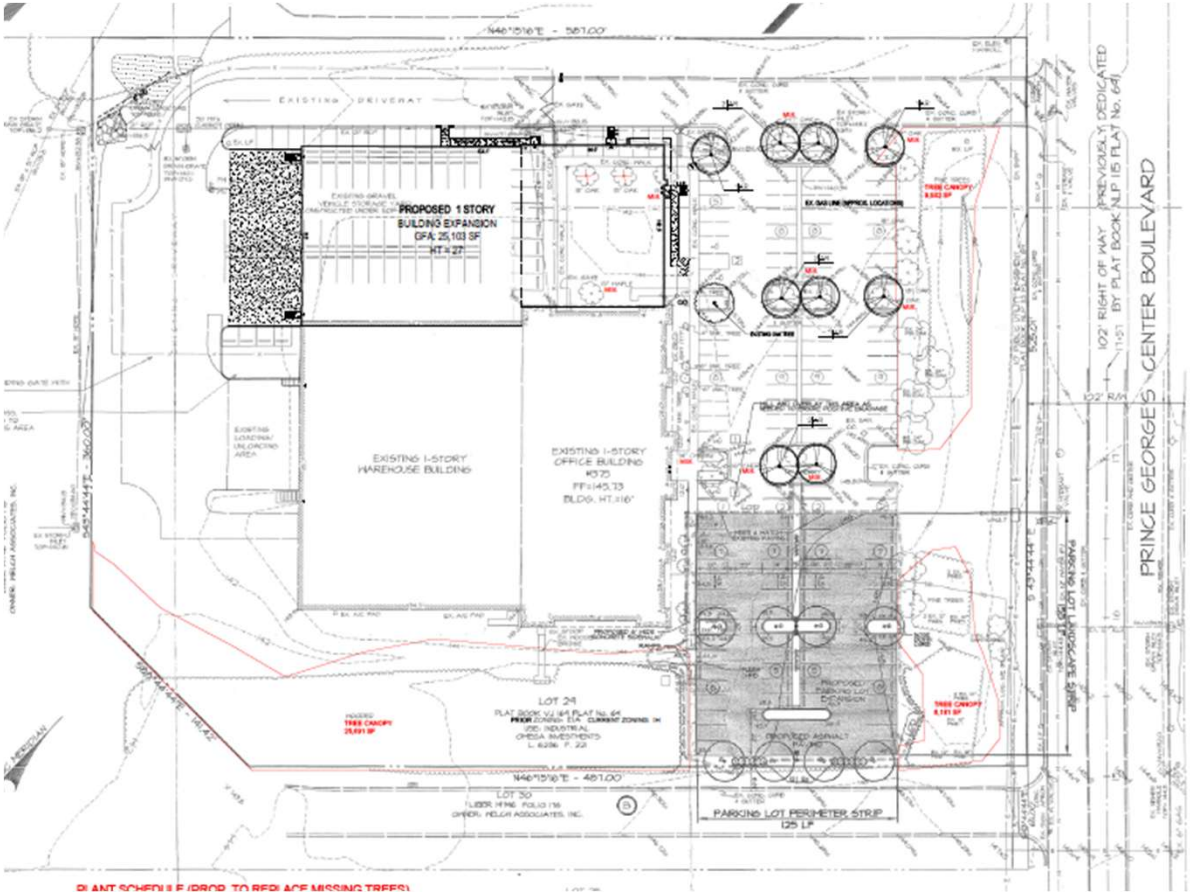


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

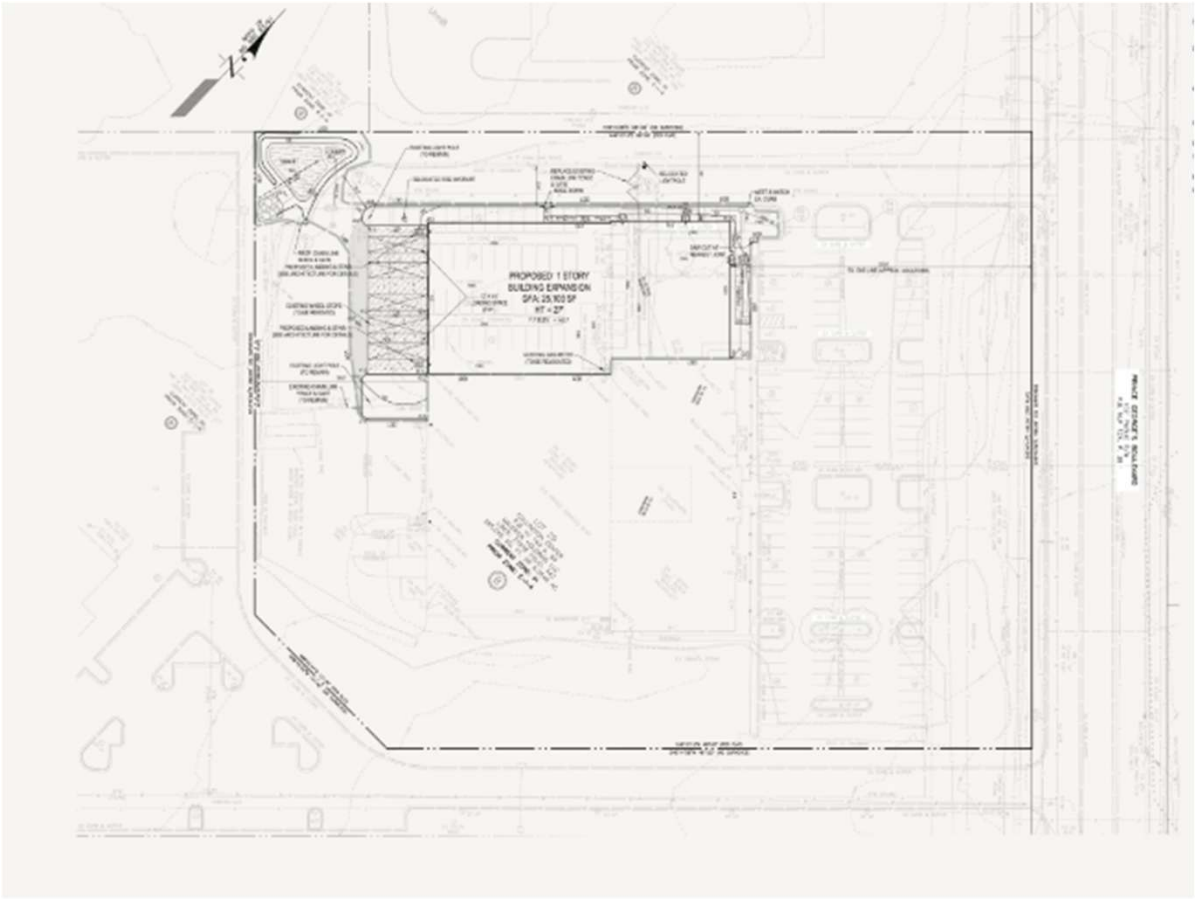
SPECIFIC DESIGN PLAN



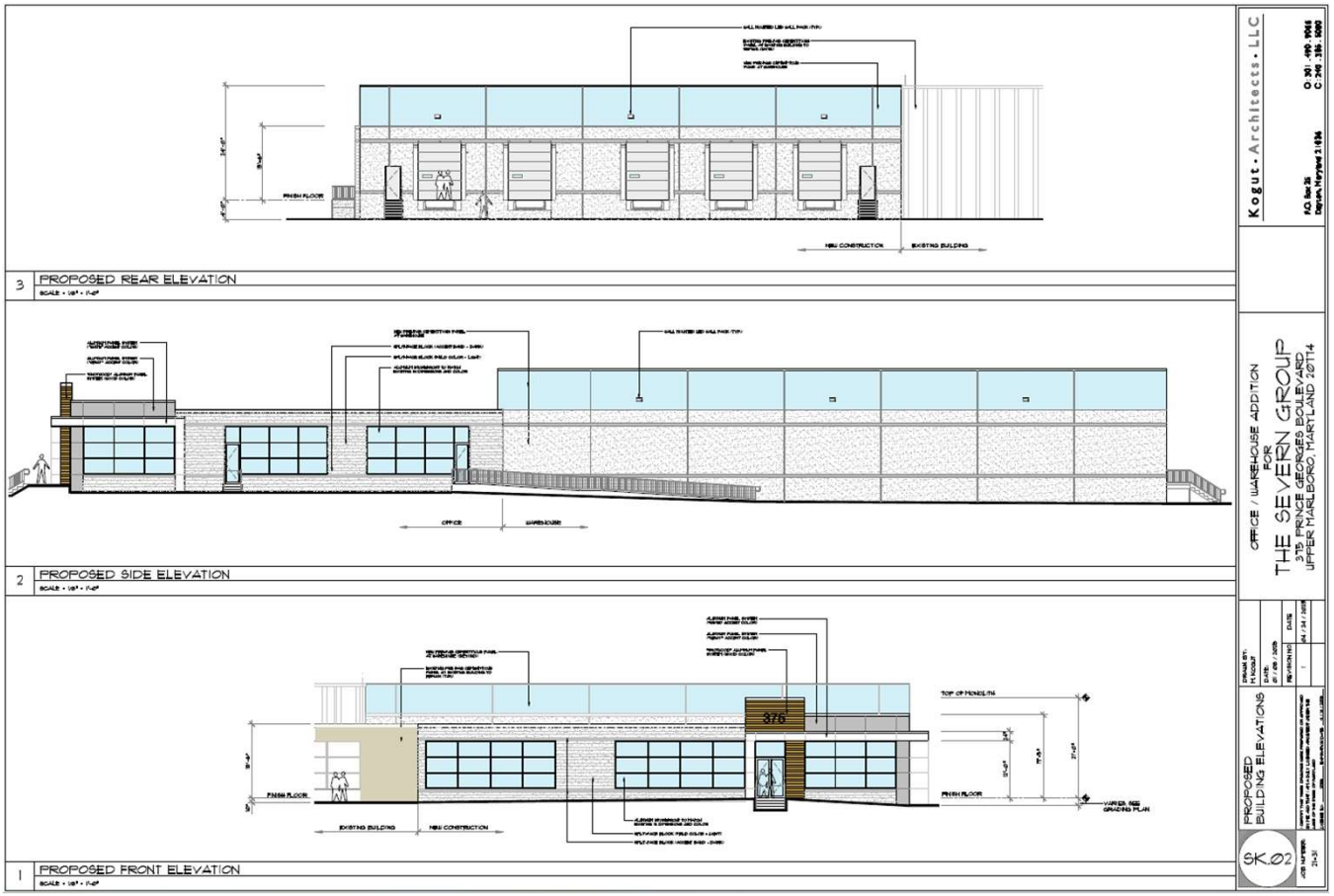
LANDSCAPE PLAN



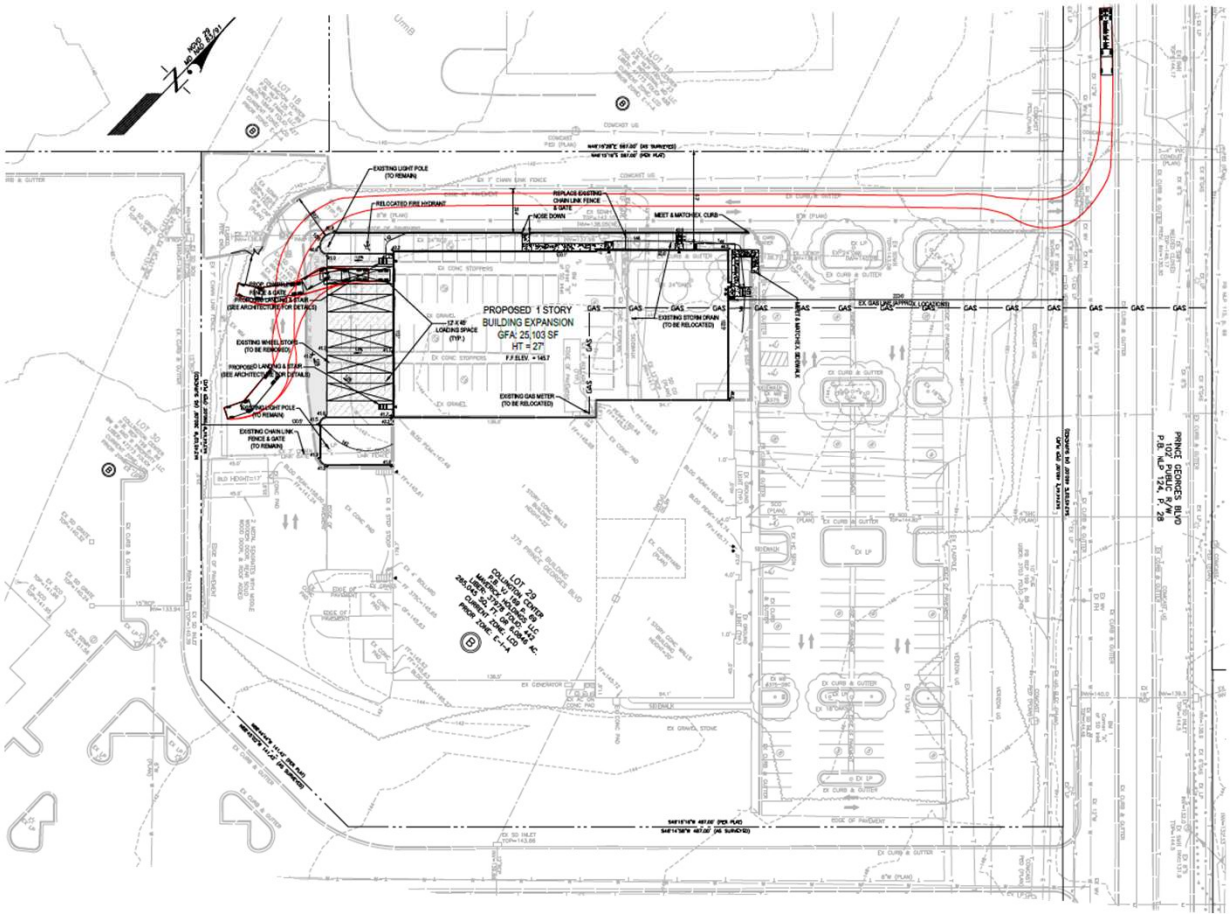
TYPE II TREE CONSERVATION PLAN



ELEVATIONS


3 PROPOSED REAR ELEVATION
2 PROPOSED SIDE ELEVATION
1 PROPOSED FRONT ELEVATION
Kogut • Architects • LLC
OFFICE / WAREHOUSE ADDITION FOR
THE SEVERN GROUP
375 PRINCE GEORGES BOULEVARD
UPPER MARLBORO, MARYLAND 20774
PROPOSED BUILDING ELEVATIONS
SK.02

TRUCK TURNING EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/09/2025
- Acceptance Mailing: 03/25/2025

ATWELL

CONSULTING. ENGINEERING. CONSTRUCTION.

March 17, 2025
J-A941379659
WO-119702

Dexter Colfield
Maryland National Capital Park
and Planning Commission
1616 McCormick Drive
Largo, Maryland 20774

Re: Statement of Justification
SDP-8712-07
Collington Center
Lot 29, Block B
Revision to Specific Design Plan

Dear Mr. Colfield:

On behalf of the applicant, Maverick Holdings LLC, Atwell LLC is pleased to submit this statement of justification in support of an application to revise the Specific Design Plan (SDP-8712-06) for a warehouse/office building addition on Lot 29, Block B of Collington Center. The current Specific Design Plan shows an existing 40,800 SF warehouse/office building and associated parking and loading areas.

The property is part of the Collington Center industrial site, and its address is 375 Prince Georges Boulevard. The current zoning is IH, and the prior zoning was E-I-A. The subject property is 6.08+/- acres in size. Per section 27-527.01, Specific Design Plans shall conform to the Basic Plan, and Conceptual Design. In accordance with Section 27-1700, Transitional Provisions this development will be reviewed under the E-I-A zoning code.

Sec. 27-528. - Planning Board action.

(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);

(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: This application to revise SDP-8712-06 is in conformance with CDP-9006 as revised and the applicable standards of the Landscape Manual. No residential dwelling units are proposed as a part of this 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, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

Response: During the Preliminary Plan of Subdivision application PPS-93047 and Specific Design Plan SDP-87012, with subsequent revisions, Planning Board found that the public facilities for Collington Center Lot 29, Block B have been met for 66,000 square feet of gross floor area. This application for a 25,103 square foot warehouse/office addition will increase this site's GFA to 65,903 square feet. This standard is therefore met.

No residential dwelling units are proposed with this application.

(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.

Response: This standard will be met by preparing a Stormwater Management Plan to treat surface stormwater runoff from proposed impervious surfaces to meet water quality requirements in accordance with the latest edition of the County's Stormwater Management Design Manual.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

Response: Lot 29, Block B is subject to the approved SDP-8712 with subsequent revisions and is a part of the Collington Center subdivision which has an approved TCP2-67-96. There are no woodlands or forest conservation areas found on Lot 29, Block B and therefore this standard has been met.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Response: No regulated environmental features have been identified on the subject site, see NRI Equivalency Letter (NRI-032-2023).

(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: This application for a warehouse/office addition is consistent with the approved SDP-87012 with subsequent revisions and is fully compliant with CDP-9006 as revised.

(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: This Specific Design Plan is fully compliant with Section 27-528 (a) and (b), and no variances are proposed.

(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: This application is for a revision to SPD-87012-06 which is part of Collington Center and is therefore compliant with this standard.

(e) The Planning Board shall approve, approve with modifications, or disapprove the Specific Design Plan within seventy (70) days of its submittal. The month of August and the period between and inclusive of December 20 and January 3 shall not be included in calculating this seventy (70) day period. If no action is taken within seventy (70) days, the Specific Design Plan shall be deemed to have been approved. The applicant may (in writing) extend the seventy (70) day requirement to provide a longer specified review period not to exceed forty-five (45) additional days, or such other additional time period as determined by the applicant.

Response: Noted

(f) For an application remanded to the Planning Board from the District Council, the Planning Board shall approve, approve with modifications, or disapprove the Specific Design Plan within sixty (60) days of the transmittal date of the notice of remand by the Clerk of the District Council. The month of August and the period between and inclusive of December 20 and January 3 shall not be included in calculating this sixty (60) day period.

Response: Noted

(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.

Response: The applicant recognizes that the above validity period applies to this application.

(h) The Planning Board's decision on a Specific Design Plan shall be embodied in a resolution adopted at a regularly scheduled public meeting. A copy and notice of the Planning Board's resolution shall be sent to all persons of record and the Clerk of the Council within seven (7) days after the date of the Planning Board's adoption. The resolution shall set forth the Planning Board's findings.

Response: Noted

(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.

Response: This standard does not apply because the subject property is located in the prior E-I-A zone and is currently in the IH zone and is not within a Village Zone.

Pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plan of Subdivision 9-93047 with the following conditions:

1. Prior to approval of the Final Plat, the applicant, his heirs, successors and/or assigns, shall obtain approval for a Conceptual Stormwater Management Plan from the Department of the Environmental Resources, Watershed Protection Branch, for Lot 30 only.

Response: This standard does not apply to Lot 29 which is the subject of this application.

2. The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 30 to no more than 90,600 square feet of gross floor area for predominantly light-service industrial use. The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 29 to no more than 66,000 square feet of gross floor area for predominantly light-service industrial use.

Response: Lot 29 has an existing office/warehouse building of 40,800 square feet approved under SDP-8712 and this application proposes a revision to add a 25,103 square foot building addition for a total 65,903 square feet of gross floor area. Lot 30 is not applicable to this application.

3. The Specific Design Plans for Lots 29 and 30 shall indicate an interconnection of driveways between the two lots.

Response: Both Lots 29 and 30 are subject to prior Specific Design Plans and are currently fully developed with individual driveways.

Conformance with Comprehensive Design Plan CDP-9006:

On November 8, 1990, CDP-9006, (PGCPB resolution No. 90-455), which revised CDP-8712, was approved subject to 16 conditions. On May 17, 2001, CDP-9006-01 (PGCPB Resolution No. 01-95) was approved to eliminate the requirements for the provision of required recreational facilities. On March 31, 2005, CDP-9006-02 (PGCPB Resolution No. 05-83(C)) was approved to add residual acreage from the vacation of Willowbrook Parkway. The following requirements of CDP-9006 apply to the subject application:

1. No parking lot or building setbacks shall be reduced from the design standards established in the original CDP text except that the parking lot setbacks along Queen's Court and Branch Court may be reduced from 50 to 25 feet.

   Response: The parking lot setbacks and the front building setback remain unchanged, and the building addition is 63 feet from the side yard lot line which is compliant with the CDP design standards.

3. Amend Section 4 of the Comprehensive Design Plan text, design standards for signage as follows:

a. Delete (or amend) number 3, page 4-1 only allowing ground mounted signs.

b. Delete (or amend) number 8, page 4-2 requiring graphics relating to buildings to be oriented toward roadways on ground position signs.

c. Amend number 2 under "Signs" page 4-7 to read:

"2. Ground-mounted signs identifying industrial businesses will be oriented toward roadways and will not exceed a height of ten feet Plant materials and earth-mounding will be used to enhance their appearance see landscaping guidelines."

Response: The subject application complies with the above standards.

d. Amend number 3 under "Signs", page 4-7 to included:

3. Wall-mounted signs shall be allowed only on multiple-tenant buildings, except those located on Lots 3, 4, 5, 13 and 24 in Block B of Collington Center. No signage shall be permitted at any location other than where specifically shown on the drawings approved by the Architecture Review Committee.

a. Signage shall be limited to one sign per tenant per building. No signage will be allowed on the upper portions of the buildings.

b. Company or trade names only will be permitted. No logo, slogan, mottos or catch phrases shall be allowed.

c. All exterior signage shall be composed of custom fabricated aluminum letters individually-mounted or shop-mounded on painted metal "back mounting bars" (painted to match the surface on which they are mounted) on exterior walls. All visible surfaces of all letters shall have a satin black baked enamel finish.

d. All letters shall be "Modula Bold" upper case type-face and shape be eight (8) inches high, and one-half (1/2) inch deep (plus or minus one-eighth (1/8) inch.

e. Only one single row of lettering shall be permitted.

f. Signage shall not be lighted.

Response: Existing building signage is approved under SDP-8712 with subsequent revisions and is compatible with existing approved signs within the Collington Center. No additional signage is proposed.

4. Amend Section 4 of the Comprehensive Design Plan text, design standards for parking lots to conform to the current Landscape Manual standards.

Response: This development has a landscape plan SDP-8712 which was approved on April 30, 1987, and revised for a parking lot addition SDP-8712-06 on October 19, 2007. The building addition proposes loading in the rear and no new parking, and the adjacent properties are

compatible, therefore Sections 4.3 Parking Lot Requirements, 4.4 Screening Requirements, 4.7 Buffering Incompatible Uses is not applicable. There are no additional landscape manual requirements for this building addition.

5. Add a condition to Section 4 of the Comprehensive Design plan text: All lots shall be required to provide 20% green space.

   Response: The submitted SDP Plan demonstrates that a minimum of 20% of the net lot area of green space is required and that 38% of green space is being provided. As a result, the submitted application is in compliance with this condition.

6. Views from US 301 and proposed A-44 shall be as pleasing as possible. Large parking lots, loading spaces and docks, service or storage areas are discouraged and shall be completely screened from both roads in all directions. Screening may consist of walls, berms, or landscaping, in any combination.

   Response: Lot 29 Block B is not adjacent to US 301 or proposed A-44, as a result, the above condition does not apply.

7. All commercial (and/or industrial) structures shall be fully sprinklered in accordance with the National Fire Protection Association (NFPA) Standard 13 and all applicable County laws.

   Response: Noted, conformance with this condition will be demonstrated with the forthcoming building permit.

8. The applicant, his successors and/or assigns, shall execute and record a formal agreement with the M-NCPPC to dedicate about 123 acres for permanent public open space as delineated on Staff Exhibit "A".

9. In accordance with Sections 24-134 and 24-135 of the Subdivision Regulations of the Prince George's County Code, the Planning Board, on the recommendation of the Department of Parks and Recreation, required of the applicant, his successors and/or assigns, that land be dedicated to the Maryland-National Capital Park and Planning Commission shall be subject to the following.

   Response: The dedication of land, and the subsequent requirements for dedicated land as provided in Conditions 8 and 9 (a through h), would have been met at the time of final plat and do not apply to the subject SDP revision.

16. Prior to submission of any Specific Design Plans, the additional lotting area will require the submission of a new Preliminary Plat for those staged units of development.

    Response: The subject site is subject to PPS-4-93047 and there is an approved Specific Design Plan SDP-8712-06. This application is in conformance with the PPS and proposes no re-subdivision. This standard therefore does not apply.

<u>Conformance with Specific Design Plan SDP-8712-02, 03, 04, 05 and 06:</u>

Specific Design Plans SDP-8712-02, SDP-8712-03, SDP-8712-04 and SDP-8712-05 were authorized under the Administrative/Planning Director level approval authority of Section 27-530(b) of the Zoning Ordinance. SDP-8712-06 was approved by the Planning Board with no conditions. As a result, there are no Planning Board conditions associated with said approvals that are of consequence to this application.

The conditions from the afore-mentioned prior approvals that apply to this SDP revision are listed below:

Section 27-499 – Purposes of E-I-A Zone:

(a) The purposes of the E-I-A Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Development is dependent on providing public benefit features; and

(B) The location of the zone is in accordance with the adopted and approved General Plan, Master Pla, or public urban renewal plan.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, and public urban renewal plans for employment and institutional areas) can serve as the criteria for judging individual physical development proposals.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses; and existing and proposed public facilities and services by providing landscaping standards designed to preclude nuisances (such as noise, glare, odor, and pollution), so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

(4) Provide for a mix of employment, institutional, retail, and office uses in a manner which will retain the dominant employment and institutional character of the area.

(5) Improve the overall quality of employment and institutional centers in Prince George's County.

(6) Allow, on properties meeting criteria for classification in the M-X-T Zone and satisfying other requirements, development of a Mixed-Use Planned Community, with high-quality, well-integrated architecture, site design, and placement of uses.

Response: Though the property is currently zoned IH, compliance with the above criteria per the then zoned E-I-A zone was determined during the prior approved basic plan and CDP processes. The subject revision to SDP-8712-06 proposes an addition in kind and use to that which was previously approved. This application is in substantial compliance with

the requirements of the E-I-A Zone as well as underlying approved development applications, CDP-9006 with subsequent revisions, and PPS-4-93047. No variances from the requirements of the E-I-A Zone are requested.

Section 27-500 – Uses – E-I-A Zone:

(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.

(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 development shall meet all M-X-T Zone requirements in Part 10.

Response: This application is for a revision to construct a building addition to the previously approved SDP-8712-06 for a warehouse/office on Lot 29, Block B. The subject facility is a permitted use in the E-I-A and now IH Zone in accordance with Section 27-515(b)(2)(E) of the Zoning Ordinance.

Conclusion:

This application to revise Specific Design Plan SDP-87012 with subsequent revisions meets all requirements for approval as discussed herein. As such, the Applicant respectfully requests that SDP-8712-07 application be reviewed and approved by the Planning Board.

Feel free to contact me at (301) 430-200 should additional documentation be required.

Respectfully,
ATWELL, LLC
Mitchellville, MD

Kevin T. Garvey, R.L.A.
Planner/Designer

cc: Kevin Clark

PM: PW

5/1/2025

MEMORANDUM

TO: Dexter Cofield, Planner II, Subdivision Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Adam Dodgshon, Supervisor, Placemaking Section, Community Planning Division

FROM: Eduard Krakhmalnikov, Planner III, Placemaking Section, Community Planning Division EK

SUBJECT: **SDP-8712-07 Collington Center (Lot 29, Block B)**

FINDINGS
The Community Planning Division finds that pursuant to Section 27-195(b)(1)(A), of the prior zoning ordinance, this application is consistent with the 2014 *Plan 2035 Approved General Plan*, and conforms to the relevant goals, policies, and strategies of the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan.*

BACKGROUND
Application Type: Specific Design Plan (SDP)

Planning Area: 74A

Community: Mitchellville & Vicinity

Location: 375 Prince Georges Boulevard, Upper Marlboro, Maryland

Size: 6.08 acres

Existing Use: Industrial

Future Land Use: Industrial Employment

Proposal: 25,200 square foot +/- warehouse addition to the existing office/warehouse for a maximum GFA of 66,000 square feet.

Zoning: Industrial, Heavy (IH) Zone

Prior Zoning: Employment and Institutional Area **(**E-I-A) Zone

Prior Subdivision Regulations: 27-4205.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities Growth Policy Area of the 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035). Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

Analysis: *The subject application retains the surrounding community scales and uses, conforming with Plan 2035's suggested context-sensitive infill and low- to medium-density development within the Established Communities Growth Policy Area.*

Master Plan: The *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Industrial land use on the subject property (Map 16. Future Land Use, page 50).

The applicant elects to conform to the prior zoning ordinance, which defines E-I-A (Employment and Institutional Area) as: "A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental."

The property is in the Collington Local Employment Area, which is "an industrial and flex commercial center located west of US 301 (Robert Crain Highway) and north of Leeland Road at the Southern end of the plan area. The application is currently located in the industrial core of Bowie-Mitchellville and Vicinity, featuring more than 460 acres of primarily light-industrial land uses, comprised mainly of warehouses and distribution centers, and not heavier industrial uses typically associated with increased community impacts" (p. 40). The Master Plan contains the following policies related to the property that will help advance the intent and purpose of the plan.

The plan identifies several key policies for the Collington Local Employment Area specifically, including:

- Leverage the strategic position of the Collington Local Employment Area along US 301 to strengthen its position as a regional light-industrial and employment hub.
- Expand retail opportunities for employers, nearby residents, and visitors.
- Improve pedestrian connectivity between Collington Local Employment Area and nearby residential developments such as South Lake and amenities including the Liberty Sports Park. (p. 6)

The relevant policies can be found in several sections, including Land Use, Economic Prosperity, Transportation and Mobility, and Natural Environment. Specific policies include:

Land Use

Policy LU 12 p. 72
Transform Collington Local Employment Area into a regional transportation, logistics, and warehousing hub.

Policy LU 13 p. 72
Integrate the Collington Local Employment Area with surrounding neighborhoods to increase convenient housing, shopping, dining, and services for employees.

- LU 13.2 Add limited retail, service, and eating and drinking establishments within Collington Local Employment Area to serve employees within the employment center. This is intended to acknowledge the need for convenient retail and dining options within walking distance to jobs; such retail complement, and not replace additional retail options at South Lake.

Analysis*: The subject application meets Policy LU 12 because it adds additional warehouse use, but does not address or acknowledge Policy LU 13. The Master Plan highlights the need for limited retail, service, and eating and drinking establishments while also prioritizing the stated Industrial use. The application should consider electric outlet placements close to Prince George's Road for possible future use by a food truck or pop-up vendors.*

Economic Prosperity
Policy EP 11 p. 102
Strengthen the Collington Local Employment Area as a regionally competitive transportation, logistics, and warehousing employment center.

Analysis: *The subject application meets EP 11 because it proposes additional warehousing in the Collington Local Employment Area and will provide local employment opportunities.*

Transportation and Mobility

- **Policy TM 2** All streets in Bowie-Mitchellville and Vicinity should accommodate traffic at Plan 2035-recommended levels of service (LOS). (p. 113).
  - **Strategy TM 2.2** Design all streets in the Established Communities of Bowie-Mitchellville and Vicinity to allow operation at LOS D.
  - **Strategy TM 2.4** Reconstruct or construct streets as recommended in Appendix D. Recommended Master Plan Transportation Facilities (p. 113).
    - **Appendix D.** Master Plan of Transportation Recommendations **– MC-302** (Prince George's Boulevard) from Southern Terminus to Marketplace Boulevard, recommended for 100-foot right-of-way, with sidewalks, bicycle lanes, on-street parking, and four vehicle lanes.

- **Policy TM 3** Enhance active transportation infrastructure to create greater quality of life and attract businesses and employees (p. 113).
  - **Strategy TM 3.1** Ensure all streets in Bowie-Mitchellville and Vicinity's Centers and Established Communities have sidewalks (p. 113).
  - **Strategy TM 3.2** Construct the pedestrian and bicycle facilities identified in Appendix D. Recommended Master Plan Transportation Facilities (p. 113).
    - **Appendix D.** Recommend Bicycle Lanes along Prince George's Boulevard.
  - **Strategy TM 3.8** Consistent with the AASHTO Guide for the Development of Bicycle Facilities, provide a minimum of four short-term bicycle parking spaces

at all non-residential properties; provide a minimum of four long-term bicycle parking spaces at all non-residential properties larger than 50,000 feet of gross floor area (p. 113).

- **Policy TM 6** Add and improve transit services and amenities in Bowie-Mitchellville and Vicinity (see Map 32. Bus Service Routes Serving the Master Plan Area) (p. 115).
    - **Strategy TM 6.8** Provide a minimum six-foot-wide sidewalk along any street that has a bus stop (p. 116).

- **Policy TM 21** Improve bus, bicycle, and pedestrian access to better connect residents with employment and commercial destinations at the Collington Local Employment Area (p. 133).
    - TM 21.2 Construct active transportation infrastructure sidewalks, crosswalks, bus shelters, bicycle facilities, and other amenities for pedestrians, bicyclists, and transit riders on all streets within and connecting to the Collington Local Employment Area.

Analysis: *The subject application meets TM 2.2, but does not address Strategy TM 2.4, TM 3.1, TM 3.2, TM 3.8, TM 6.8 or TM 21.2, which specifically outlines the need to reconstruct or construct streets as recommended in Appendix D of the Master Plan. These strategies recommend the reconstruction of MC-302 (Prince George's Boulevard) from its southern terminus to Marketplace Boulevard, with the plan calling for a 100-foot right-of-way, incorporating sidewalks, bicycle lanes, on-street parking, and four vehicle lanes. The need for sidewalks and bicycle lanes is reiterated by TM 3.1, TM 3.2 and TM 21.2. Additional details regarding the width of the sidewalk are provided under TM 6.8 which calls for six-foot-wide sidewalks specifically. TM 21.1 overall mandates bicycle and pedestrian infrastructure generally within Collington Local Employment Area. Currently the street only consists of four vehicles lanes. There are no existing sidewalks, bicycle lanes, or on-street parking. In addition, TM 3.8 recommends providing at least four short-term bicycle parking spaces for non-residential properties over 50,000 square feet. The property is proposed to measure 60,000 square feet of non-residential land use. The applicant is encouraged to work with the Transportation Section to implement the bicycle and pedestrian improvements along Prince George's Boulevard in addition to long term bicycle parking as recommended in the master plan.*

Natural Environment

- **Policy NE 3** Proactively address stormwater management in areas where current facilities are inadequate (p. 145).
    - **Strategy NE 3.4** Identify opportunities to retrofit portions of properties to enhance stormwater infiltration (p. 145).

- **Policy NE 5** Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage of shade and tree canopy over impervious surfaces (p. 147).
    - **Strategy NE 5.1** Retrofit all surface area parking lots using best stormwater management practices when redevelopment occurs Plant trees wherever possible to increase tree canopy coverage to shade impervious surfaces, to reduce urban heat island effect, thermal heat impacts on receiving streams, and slow stormwater runoff (p. 147).

Analysis: *The subject application fails to fully consider the following strategies outlined in the Master Plan. First, it does not address Strategy NE 3.4 in its entirety, which encourages identifying*

opportunities to retrofit portions of properties to enhance stormwater infiltration. This strategy promotes the use of measures like permeable surfaces and green infrastructure to improve stormwater management, but the application does not demonstrate how the proposed development incorporates these approaches. Additionally, the application overlooks Strategy NE 5.1, which calls for the retrofitting of all surface parking lots using Environmental Site Design (ESD) and best stormwater management practices during redevelopment. It also emphasizes the importance of planting trees to increase tree canopy coverage, reduce the urban heat island effect, limit thermal heat impacts on receiving streams, and slow stormwater runoff. Specifically, the application fails to outline any plans to integrate tree planting in a manner that aligns with this strategy. To address Strategy NE 5.1, the applicant is encouraged to plant trees that will provide canopy cover at two locations, including (1) at the north corner of the proposed warehouse addition near the entrance to the parking lot, and (2) between the proposed and existing loading docks at the back of the property. In addition, while the stormwater management plan shows a proposed submerged gravel wetland in the western corner of the property and will limit runoff. the applicant is encouraged to add additional permeable pavement options, specifically at the loading area, which would fully address Strategy NE 3.4.

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from E-I-A (Employment and Institutional Area) to IH (Industrial, Heavy) effective April 1, 2022. The Sectional Map Amendment reclassified the subject property into the Industrial zone, specifically I-H (Industrial, Heavy).

MASTER PLAN and OVERLAY ZONE CONFORMANCE ISSUES
None.

cc: Long-Range Agenda Notebook

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section

301-952-3680

April 9, 2025

MEMORANDUM

TO: Dexter Cofield, Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division ***TWG***

FROM: Tyler Smith, Historic Preservation Section, Countywide Planning Division ***TAS***
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division ***AGC***
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division ***JAS***

SUBJECT: **SDP-8712-07 Collington Center Lot 29 Block B**

The subject property comprises 6.08 acres and is located on the south side of Prince George's Boulevard, approximately 703 feet from its intersection with Commerce Drive. The subject property was zoned Employment and Institutional Area (E-I-A), per the prior Zoning Ordinance. The property is located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* area. The subject application proposes the construction of a 25,103-square-foot warehouse and office in addition to the existing warehouse facility. 1

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* contains goals and policies related to historic preservation (pages 157-165). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites on the property is low. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources.

Historic Preservation Section staff recommend the approval of SDP-8712-07, Collington Center Lot 29 Block B, with no conditions.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

May 2, 2025

MEMORANDUM

TO: Dexter Cofield, Development Review Division

FROM: Chidera Udeh, Transportation Planning Section, Countywide Planning Division

VIA: Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: SDP-8712-07, Collington Center Lot 29 Block B

Prior Conditions of Approval

Specific Design Plan (SDP)-8712 was approved for the construction of a warehouse and ancillary office space. The SDP has seven revisions since its original approval. There are no conditions of approval related to vehicular transportation, or bicycle/pedestrian improvement on site that impacts the subject application.

Master Plan Compliance

This site is subject to the 2009 *Countywide Master Plan of Transportation* (MPOT) and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*.

Master Plan Right of Way (ROW)

Prince George's Boulevard (MC-302): 100-foot ROW

Comment: The plan sheets delineate the ROW, and no additional dedication is required.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends the following facilities:

Prince George's Boulevard: Bicycle lanes

Comment: The implementation of bicycle lanes is beyond the scope of the SDP and is not recommended with this application.

Recommendations, Policies, and Goals

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* provides guidance for multi-modal circulation through the planning area (p. 115):

Policy TM 5: Create micro-mobility opportunities at key locations.
Comment: The site plan includes bicycle parking within the Collington Local Employment Area, which is identified as a key location.

Transportation Planning Review
Zoning Ordinance Compliance
Section 27-527 of the prior Prince George's County Zoning Ordinance (Ordinance) provides guidance for specific design plans. The section references the following design guidelines described in Section 27-527(b)(1):

> **(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 buildings, functional use areas, circulation, and relationships between them**

Comment: The site has one existing access point along Prince George's Boulevard. The subject application proposes additional square footage to the existing warehouse building and creates new circulation patterns for loading activities. A truck turning exhibit was provided, demonstrating large vehicles can maneuver through the site. The application proposes to reduce parking to accommodate the warehouse addition. However, the parking along the east side of the building remains unchanged and meets parking requirements. A sidewalk is also provided to the building entrances. Staff find the plans to be sufficient.

Conclusion
Based on the findings presented above, staff concludes that the multimodal transportation facilities will exist to serve the subject application as required under Subtitle 27 and will conform to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. There are no conditions of approval recommended at this time.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
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April 9, 2025

MEMORANDUM

TO: Dexter Cofield, Planner II, Urban Design Section

FROM: Mara Greenwell, Planning Technician III, Permit Review Section MG

SUBJECT: SDP-8712-07-Collington Center Lot 29 Block B

1. The Permit Review Section offers no further comments at this time for the warehouse addition.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
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Countywide Planning Division
Environmental Planning Section 301-952-3650

March 31, 2025

MEMORANDUM

TO: Dexter Cofield, Planner II, Urban Design Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Mary Rea, Planner II, Environmental Planning Section, CWPD *MR*

SUBJECT: **Collington Center Lot 29 Block B, SDP-8712-07 and TCPII-067-96-14**

The Environmental Planning Section (EPS) has reviewed the Specific Design Plan (SDP-8712-07) and revised Type 2 Tree Conservation Plan (TCPII-067-96-14) accepted for review on March 20, 2025. Comments were delivered to the applicant at the Subdivision and Development Review Committee (SDRC) meeting on March 28, 2025. The EPS finds the application in conformance with Sections 27-528(a)(3), 27-528(a)(4), 27-258(a)(5), and 24-131, recommends approval of SDP-8712-07 and revised TCPII-067-96-14, subject to findings listed at the end of this memorandum.

BACKGROUND
The EPS previously reviewed the following applications and associated plans for the subject site applicable to this case:

Development Review Case	Tree Conservation Plan	Approval Authority	Status	Action Date	Resolution Number
Basic Plan A-6965	N/A	District Council	Adopted	10/28/1975	TBD
Basic A-9284	N/A	District Council	Adopted	12/23/1981	TBD
Basic Plan A-6965 and A-9284 Amendments	N/A	District Council	Adopted	5/21/1990	TBD
CDP-8712	N/A	Planning Board	Approved	5/19/1988	PGCPB No. 88-224
CDP-9006	N/A	Planning Board	Approved	11/8/1990	PGCPB No. 90-455/
4-95091	TCPI-059-95		Approved		
N/A	TCPII-067-96-01	Staff	Approved	12/31/2001	N/A
N/A	TCPII-067-96-02	Staff	Approved	12/18/2003	N/A
N/A	TCPII-067-96-03	Staff	Approved	9/27/2005	N/A
SDP-0511-04	TCPII-067-96-04	Planning Board	Approved	7/25/2019	PGCPB No19-90
SDP-8704-02	TCPII-067-96-05	Planning Director	Approved	6/30/2016	N/A

CDP-9006-02	TCP1-059-95	Planning Board	Approved	3/31/2005	PGCPB No. 05-839(c)
SDP-9211-02	TCPII-067-96-06	Planning Director	Dormant	N/A	N/A
SDP-0007-03	TCPII-067-96-07	Planning Board	Approved	7/23/2020	PGCPB No. 2020-129
NRI-125-2020	N/A	Staff	Approved	10/8/2020	N/A
NRI-150-2020 (EL)	N/A	Staff	Approved	11/2/2020	N/A
SDP-2001	TCPII-067-96-08	Planning Board	Approved	4/29/2021	PGCPB No. 2021-57
SDP-9710-02	TCPII-067-96-09	Planning Board	Approved	9/30/2021	PGCPB No. 2021-119
SDP-8509-05	TCPII-067-96-10	Planning Director	Approved	6/8/2022	N/A
SDP-9710-03	TCPII-067-96-11	Planning Director	Approved	7/5/2022	N/A
SDP-2102	TCPII-067-96-12	Planning Board	Approved	3/9/2023	PGCPB No. 2023-27
N/A	TCPII-067-96-13	Staff	Approved	6/30/2023	N/A
SDP-8712-07	TCPII-067-96-14	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The current application is for an addition to an existing warehouse.

APPLICABLE ENVIRONMENTAL REGULATIONS
The site is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) that came into effect July 1, 2024, and CB-077-2024 which was enacted on January 3, 2025. The development is subject to the of the 1991 Woodland Conservation Ordinance (1991 WCO) and the environmental regulations contained in prior Subtitles 24 and 27 because this is for a revision to an SDP using the prior zoning ordinance with a TCPII that has been fully implemented.

SITE DESCRIPTION
The current zoning for the site is Industrial, Heavy (IH); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Employment and Instititional Area (E-I-A) Zone.

The overall Collington Center development consists of an 867-acre property in the prior E-I-A Zone and is located on the west side of US 301 (Crain Highway) south of MD 214 (Central Avenue). A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, areas of steep slopes with highly erodible soils, and Marlboro clay are found to occur on the overall property. The Pope's Creek Railroad right-of-way runs along the western boundary of this property, which has potential noise and vibration impacts on the property. US 301, running along the eastern boundary of the site, is a transportation-related noise generator. The overall site includes a variety of commercial, industrial, and office uses, which are not generally noise sensitive.

The subject property is a 6.08-acre site (Lot 29, Block B) located in the prior E-I-A Zone on the west side of US 301, south of the Commerce Drive and Prince George's Boulevard intersection. A review of the available information indicates that there are no regulated environmental features such as streams, wetlands, or 100-year floodplain on-site. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, this site does not contain Sensitive Species Protection Review Area. There are no rare, threatened, or endangered (RTE) species found to occur in this property. There are no designated scenic and historic roads in the vicinity of the lots included in this application. This property is located in the Collington Branch watershed of the Patuxent River basin, Environmental Strategy Area 2 (ESA-2) and the Established Communities General Plan Growth Policy of *Plan Prince George's* 2035*.* According to *the Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan* (May 2017), this site does not contain either Regulated or Evaluation Areas.

PRIOR APPROVALS
There are no previously approved environmental conditions directly related to the subject application.

ENVIRONMENTAL REVIEW

Natural Resource Inventory/Environmental Features
Section 27-527(b)(5) requires an approve natural resources inventory (NRI) plan with SDP applications. The site has an approved Natural Resources Inventory Equivalency Letter (NRI-032-2023). The site has no woodlands and contains no regulated environmental features. No additional information is required for conformance to the NRI.

Woodland Conservation
This property is subject to the provisions of the 1991 WCO because there are previously approved tree conservation plans (TCPI-059-95 and TCPII-067-96-13) which were previously implemented. A 14th revision to TCPII-067-96 was submitted with this application.

The overall Collington Center development consisted of a gross tract area of 867 acres, with 21.56 acres of wooded floodplain, resulting in a net tract area of 809.61 acres containing 214.04 acres of upland woodlands. Type II Tree Conservation Plan (TCPII-067-96) was first approved by staff on July 3, 1996, and consisted of an overall sheet, which identified lots and parcels in three categories: "Areas of On-site Woodland Preservation", "Record Plat Lots as of 1990 with Woodland Conservation Requirements", and "New Records Lots (after 1990) and Future Lots with Woodland Conservation Requirements." No woodland conservation requirement is required on this lot.

The current application was evaluated for conformance with the woodland conservation requirement established for this lot by TCPII-067-96 and subsequent revisions.

Specimen Trees
There are no specimen trees on this site.

Regulated Environmental Features (REF)
The proposed application does not contain any on-site REF or primary management area (PMA).

Soils
In accordance with Section 24-131, this application was reviewed for unsafe land restrictions. The predominant soil found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service Web Soil Survey (WSS) is the Urban land-Marr-Dodon complex. The unsafe soils Marlboro clay and Christiana complexes are not found on or near this property. No further action is needed as it relates to this application.

Stormwater Management
Section 27-528(a)(3) requires the review of stormwater management of development proposals. A Stormwater Management (SWM) Concept Approval Letter (#SIT-00468-2024), approved on March 18, 2025, with an expiration date of March 18, 2028, was submitted with the application. The approved SWM concept proposes the use of a submerged gravel wetland. Payment of an SWM fee-in-lieu of providing on-site attenuation/quality control measures in the amount of $8,234.67 is owed at time of the Site Development Fine Grading Permit.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The Environmental Planning Section recommends approval of specific design plan SDP-8712-07 and TCPII-067-96-14 subject to the following recommended findings:

Recommended Findings

1. There are no regulated environmental features on-site.

2. The Type 2 Tree Conservation Plan (TCPII) is grandfathered by the 2024 Woodland Conservation Ordinance and is subject to the 1991 Woodland Conservation Ordinance and the environmental regulations in the prior Subtitles 24 and 27.

HEALTH DEPARTMENT
Prince George's County

Division of Environmental Health/Disease Control

Date: April 24, 2025

To: Dexter Cofield, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: SDP-8712-07 - COLLINGTON CENTER LOT 29 BLOCK B

The Environmental Engineering / Policy Program of the Prince George's County Health Department have completed a health impact assessment review of the specific design plan for the Collington Center Lot 29 block B, located at 375 Prince George's Boulevard and has the following comments / recommendations:

1. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

2. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Angela Alsobrooks
County Executive

Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, *Fax* 301-883-7266, *TTY/STS* Dial 711
www.princegeorgescountymd.gov/health

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COLLINGTON

CENTER

CDP - 2006

CDP-8712
CDP-8904
CDP-9006

The Comprehensive Design Plan for Collington Center

A Planned Business Community

THE PRINCE GEORGE'S COUNTY GOVERNMENT

November 1, 1978

Mr. W. C. Dutton, Jr.
Chairman
Prince George's County
Planning Board
County Administration Building
Upper Marlboro, Maryland 20870

Dear Mr. Dutton:

Transmitted herewith is the final draft of the Comprehensive Design Plan for Collington Center. The Center will be a planned business community located on 1,282 acres of county-owned land at Central Avenue and U.S. 301.

This Plan was prepared by the M-NCPPC staff at the request of the County Executive. I believe it to be a Plan that will foster quality development in Prince George's County. It is another example of the outstanding professionalism of the Commission staff. On behalf of the County Executive, I wish to express the County's appreciation for splendid staff cooperation, and urge your approval of the Plan.

Sincerely,

Jack L. Folkins
Special Project Administrator

The Comprehensive Design Plan for Collington Center

A Planned Business Community

The Maryland National-Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20870

Master Plan Compliance 8

Appendices

MAPS AND PLANS

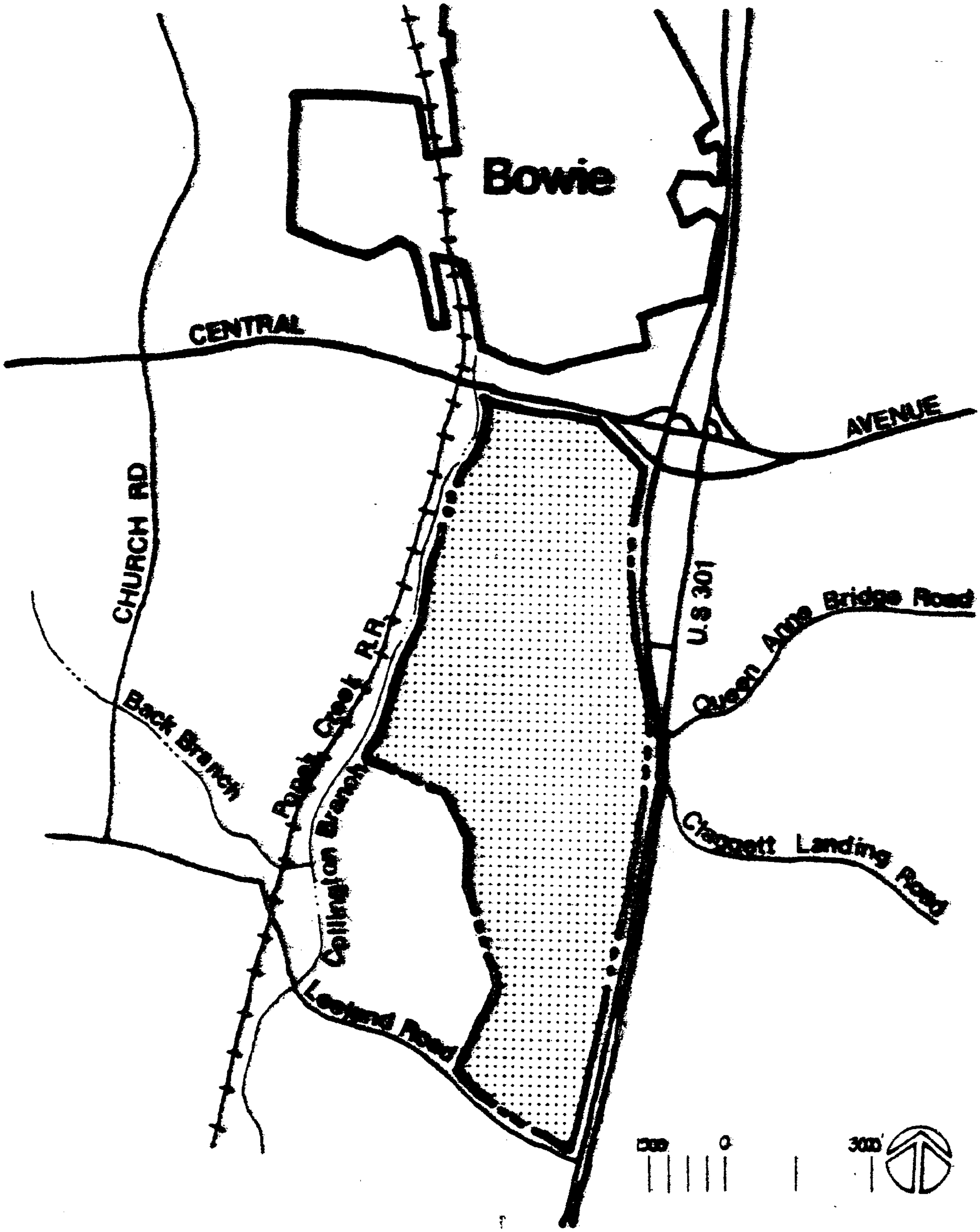
Technical Data Map
Soils Map
Slope Map
Physical Features Map
Geology Map
Basic Plan
Building Envelopes Plan
Circulation Plan
Staging Plan

Introduction

Prince George's County will develop a high quality business and industrial center located in the southwest corner of the intersection of Maryland Route 214, Central Avenue, and U.S. Route 301, Crain Highway. The site encompasses 1281.69 acres. A Basic Plan for the site was approved by the District Council (A-6965) for 898.14 acres on October 28, 1975, as part of the Bowie-Collington Sectional Map Amendment. A subsequent application for the E.I.A. Zone was approved for the remaining 383.55 acres (A-9284) on August 29, 1978.

The accompanying drawings and text describe the Comprehensive Design Plan. Included are maps covering soil conditions, slopes, building and parking envelopes, circulation and access points and development staging. The accompanying text describes the proposed center in detail. Descriptions of proposed uses, design principles, and landscape concept will set the guidelines for the development of the center.

The property is ideal for the development of an employment center. Accessibility is good from both the highways and rail. The amount of grading and site clearance necessary to prepare the site is minimal. Soil and slope limitations are slight and the visibility from U.S. 301 is good. The following descriptive text sets forth the proposal for a high quality business community to be known as Collington Center.


Bowie
CENTRAL
AVENUE
CHURCH RD
U.S 301
Queen Anne Bridge Road
Back Branch
Popes Creek R.R.
Collington Branch
Claggett Landing Road
Leeland Road
0
3000'

The Plan 1

The Comprehensive Design Plan for Collington Center will provide Prince George's County with a campus-like employment center which is designed to provide an attractive place to work. Because of its high quality it will help attract business and industry to the County.

The major entrance to the Center, will be enhanced by a man-made lake surrounded by commercial/recreational uses. Public access to the lake will allow picnicking and other outdoor activities for the general public and for employees during the work day. Approximately 436 acres (36%) of the property will be in open space. Businesses constructed at the Center will be clean industrial uses occupying architecturally attractive facilities. Tenants will be encouraged, through design guidelines, to create attractive landscapes around their buildings.

The project, named after the Collington Branch which forms most of its western boundary, will be a model for future industrial development in the County. The Center is being planned through use of the Comprehensive Design Zone provisions of the Prince George's County Code. The property was rezoned to the Employment/Industrial Area (E-I-A) category in the first of a three part process known as the Basic Plan. Land use densities and intensities were established to provide direction for the preparation of this Comprehensive Design Plan. The final part of the process will involve the preparation of Specific Design Plans or site plans for the industrial parcels as they are marketed.

Collington Center will be developed in three stages in addition to a large area set aside as a land reserve. The first stage, covering the period from 1980-1985 contains approximately 100 acres of developable land exclusive of streets. The second stage, covering the years 1985-1990 contains approximately 200 acres, exclusive of streets. The third stage, to be developed after 1990 contains approximately 240 acres exclusive of streets. The land reserve contains approximately 225 acres. Table 1 indicates the approximate acres of the parcels and stages indicated on the plan. There are five categories of land use in the Center: (1) Commercial/Recreation; (2) Research Office; (3) Manufacturing/Wholesale; (4) Manufacturing/Office and (5) Manufacturing/General. The numbers attached to the parcel sizes refer to the above numbered land uses.

Table 1: Lots and Uses

Lot #	Stage I Acreage	Use
1	5	2
2	7	5
3	8	3
4	8	3
5	3	3
6	3	3
7	3	3
8	4	3
9	4	3
10	8	3
11	4	3
12	4	3
13	2	3
14	2	3
15	4	3
16	4	3
17	6	3
18	5	3
19	6	3
20	8	5
21	11	5

Lot #	Stage II Acreage	Use
1	11	3
2	7	3
3	9	3
4	7	3
5	8	3
6	7	3
7	7	3
8	16	3
9	11	3
10	4	5
11	4	5
12	5	5
13	5	5
14	4	5
15	4	5
16	4	5
17	17	1
18	7	4
19	6	4
20	7	4
21	7	4
22	6	4
23	5	2
24	5	2
25	5	2
26	4	2
27	6	1

Lot #	Stage III Acreage	Use
1	7	3
2	10	3
3	12	3
4	20	3
5	15	3
6	9	3
7	7	3
8	25	5
9	8	5
10	4	3
11	8	3
12	8	3
13	7	3
14	7	3
15	6	4
16	6	4
17	7	4
18	7	4
19	6	4
20	6	4
21	4	4
22	5	2
23	6	4
24	8	2
25	3	2
26	3	2
27	3	2
28	4	2
29	5	2
30	5	2
31	4	2
32	4	2
33	4	2

The staging plan drawing shows some parcels divided with dotted lines. These lines are intended to show that the parcels can be sub-divided or grouped as needed.

The property is designed with the following distribution of uses:

Commercial/Recreation	23 acres
Research/Office	72 acres
Manufacturing/Wholesale	275 acres
Manufacturing/Office	81 acres
Manufacturing/General	96 acres
Land Reserve	225 acres
Open Space	436 acres
Streets, etc.	73 acres
	1,281 acres

The first sites to be developed will have access from U.S. 301 adjacent to the existing Bowie/Marlboro Police station. A five acre parcel has been created around the station to allow for future expansion. The architectural integrity of the existing station will provide an attractive entrance which will tend to draw attention to the property and thus attract prospective tenants or buyers. The main entrance will have a wide landscaped island which will create a boulevard entrance reaching deep into the property. Development will procede to the north as the demand for sites increases. The lake will be developed as part of the second stage activity.

An attractive 17 acre site for a motor hotel and convention facility is planned for Stage Two. It will overlook the planned lake and will be the major focus for that portion of the property. The provision of a restaurant, meeting rooms, etc. will provide an attractive setting for conducting business and will help to draw new clients to the Center.

As many of the existing trees as possible will be preserved. The sites have been laid out with the preservation of natural features in mind. Building envelopes have been established which will encourage tenants to preserve the existing trees and add new ones which will help create a visually pleasing environment.

The land reserve of 225 acres established in the southern portion of property is separated from the rest of the sites by a right-of-way for the proposed Inter-County Connector. If constructed, this road will provide access to the property directly from Route 50 and areas to the north. The acreage included in the land reserve has soil and slope limitations and is not the most accessible part of the property at this time. However, if a large company were to purchase the acreage, a sensitive treatment of the site would be required.

Environmental Relationships 2

BACKGROUND

The environmental investigation of Collington Center was conducted under four major environmental areas:

- Water Resources - An analysis of the site with respect to hydrology, hydraulics, (hydrologic engineering), water quality, water and sewerage facilities and solid wastes.
- Geotechnical - An analysis of soils, slopes and geology of the site.
- Air Quality and Noise
- Energy Conservation and Use

SUMMARY

Consistent with the Comprehensive Design Zone criteria for the Phase II Comprehensive Design Plan, this Section presents the results of the Environmental Investigation of Collington Center.

100 Year Flood

On the basis of this analysis, the effect of the proposed development on the present 100 year water surface elevation is minimal. The present 100 year elevation at the southern most boundary (Leeland Road) as computed is 58.00 feet mean sea level (M.S.L.) and the after-development elevation is 58.30 feet. The discharge at Leeland Road would be increased by approximately 900 cfs.

10 Year Flood

The proposed development will increase the 10 year flood discharge significantly at certain locations within the site. This increase in discharge would be detained in storm water management installations. The following means of storm water detention may be investigated in Phase III:

1. Surface pond storage - to store the excess water with a release mechanism allowing for outflow at the pre-development level.

2. Maintenance of existing swales and grassed channels to delay runoff thereby allowing for more infiltration.

3. Routing flow over lawn to delay runoff, thereby increasing infiltration.

4. Detention basins-using the proposed Lake in H.U. 6A and expanding the existing sediment basins for use as storm water reduction facilities.

5. Parking lots-allowing vegetated ponding areas around parking lots.

These measures are by no means the only acceptable mechanisms but have been listed because of their additional esthetic and recreational benefits.

Water Quality

On the basis of inspection of historical records, the water quality of Collington Branch in the site vicinity is considered good. No dumping of industrial or commercial waste is anticipated. As such the highly-unlikely introduction of industrial and commercial wastes into the stream system is not postulated.

Sediment Plan

Final grading plans are not available, therefore sediment volumes and storages were not calculated. However, preparing the site with respect to grading and site clearance will be reduced considerably because of the grading done for the now-defunct airpark that had been proposed on this site (Reference 1). It is anticipated that during land grading, adequate measures would be taken to minimize sediment loads into the stream.

Water Facilities

Existing and programmed water supply facilities are adequate to serve the initial establishment proposed for the proposed Center. Additional storage and/or transmission facilities may be needed for later stages.

Sewerage Facilities

Existing Sewerage facilities with new transmission line additions would provide adequate service to the proposed development.

Solid Wastes

Disposal of solid wastes should not pose any major problems to the development of the Center.

Soil and Slopes

Generally, the site is suitable for development aside from the floodplain of Collington Branch and the steep slopes associated with the tributaries.

Geology

With the exception of the Marlboro Clay member of the Nanjemoy Formation, the geologic features would not pose significant constraints.

Energy Conservation

With proper design, building orientation, and utilization of buffers, substantial energy conservation could be achieved.

Air Quality

With proper control of potential stationary sources, the development of the proposed Collington Center would not contribute significantly to the regional air pollution problem.

Noise Pollution

With proper site design techniques the noise impact on the proposed Collington Center would be minimal. Noise propagation from the site would also be minimal due to the existence of natural and other buffers.

Introduction

This section describes an investigation of the general hydrologic and hydraulic characteristics in the area of Collington Center. An estimate of discharges due to the 10 and 100 year frequency floods has been determined. The methods of storm water management control and preliminary information on site locations of the controlling facilities are given. In addition the floodplains associated with the 100 year floods have been delineated.

Objectives

The objectives of this investigation are summarized as follows:

1. Estimation of the discharges due to the 10 and 100 year frequency floods at the proposed site.

2. Estimation of the water surface elevations due to the 100 year flood at different locations within the site.

3. Provision of preliminary recommendations on storm water management facilities and Sediment Control measures.

4. Determination and delineation of the floodplains associated with the 100 year flood.

5. Provision where available, of historical information on water quality of the Collington Branch in the site vicinity.

Data Base Generation

Available topographic, meteorological and hydrological data from published and unpublished sources were collected. Personal interviews with various County staff members regarding flooding were conducted.

Flood Analysis

The 100 year peak discharge upstream from the Collington Center site was determined by using a discharge-drainage area-relationship developed for the Coastal Plains of the Anacostia River basin (Reference 2). This discharge was compared with discharges obtained by using regression equations determined for Maryland streams (References 3 and 4). The discharge obtained by the discharge-drainage area-relationship was the most conservative and thus was used. The discharge value was then progressively routed through the stream reach within the site, for the present and future conditions. The water surface elevations were determined by using the U.S. Army Corps of Engineers HEC II program (Reference 5). Cross sectional data and Manning's "n" values for the

channel and the overbank areas were obtained from the Maryland State Department of Natural Resources, Water Resources Administration (W.R.A.). The present and future condition discharges for the 10 year frequency event were computed using the Soil Conservation Service (S.C.S.) method as outlined in Technical Release (T.R.) 55 (Reference 6).

Water Quality Analysis

The historical water quality of the Collington Branch are summarized including a discussion on potential water quality problems.

Hydrologic Description

General

Collington Center is located in the east central portion of Prince George's County, Maryland. The site is approximately equidistant from Washington D.C. which lies to the West and Annapolis which lies to the East. Baltimore is approximately 20 miles to the North. The location of Collington Center is shown in Figure 1. The area is in a currently undeveloped, rural/agricultural section of Prince George's County with an average elevation of 125 feet above mean sea level. Surface soils consist generally of fine sandy loam with some sandy areas along the stream bed at the northern boundary of the area. There are recent deposits on the site consisting chiefly of mud, silt, and fine sand deposited along Collington and Black Branches as well as along several minor streams. There is also an extensive area of graded and filled land that was created in preparation for the now defunct airpark. The site drains generally in a westerly direction with average ground surface slopes ranging from 1 percent to 4 percent.

Drainage Basin

Collington Center is located adjacent to the Collington Branch, a tributary of Western Branch which drains into the Patuxent River. Collington Branch which originates just south of the intersection of Route 450 and Hillmeade Road measures approximately 13.6 miles from its headwaters to its junction with Western Branch, and has a total catchment area estimated at 22.5 square miles. Drainage is generally in a north to south direction.

Climate

The climate of the area is influenced by the general west to east movement of weather in the middle latitudes of the continent. During the colder half of the year, a frequent succession of high and low pressure systems brings alternate surges of cold dry air from the north and of warm humid air from the South. July and August are the hottest months with daily maximum temperature averaging 87° F. Precipitation is fairly evenly distributed throughout the year and averages 42.5 inches. Snowfall in the area occurs between November and April. A seventeen year record of snowfall values at the Upper Marlboro Precipitation Station indicates a mean annual recorded depth of 18.2 inches. The mean daily minimum temperature at the Upper Marlboro station is 49°F.

Floods

Causes of Flooding

The Center is located immediately adjacent to the Collington Branch and portions of the proposed employment park site will be subject to flooding caused by floodwater overspill from the stream channel.

Site Characteristics

Collington Center encompasses 1,253 acres. Flow patterns crossing the site include sheet flow and small drainages that are tributary to Collington Branch. Off-site flow is controlled by the embankments of Central Avenue and U.S. 301 on the north and east perimeters respectively.

Physiographic Features

Within the site are some identifiable physiographic features (Reference 7). These are:

(a) Isolated knolls or groups of knolls dotting the upland areas.

(b) Tributary valleys dissecting the upland areas. These vary in depth and cross-sectional shape.

(c) Generally sloping land, moderately steep slopes.

(d) Generally flat land. These occur mostly on the east and north parts of the site.

Vegetation

The site comprises farmlands, meadow fields, pasture and woods. About a third to one half of the site is woods and about a third is meadow land. The woody vegetation is a mixture of upland and floodplain woods, hedgerows and horticultural groupings.

Hydraulic and Hydrologic Features

Two debris basins exist in the lower portion of the site area. These basins were apparently constructed during the grading, clearing, and later operation for the now defunct airpark and serve to control runoff from the sludge entrenchment areas. Several storm drainage systems of varying diameters transverse the area and feed into the many swales and tributaries of Collington Branch. A sewage Lagoon is also located within the site approximately mid-way between Route 214 and Leeland Road adjacent to Collington Branch.

Other Features

The site also is the location of a sludge entrenchment project, a shooting range, and a model airplane flight area.

Soils

Soil properties greatly influence the amount of runoff from rainfall and are considered in the estimation of runoff. The potential of a soil to water infiltration and transmission is the basis used by S.C.S. for classifying soils into four major soil groups. These are:

A. High infiltration potential. Soils in this class have high infiltration rates even when thoroughly wetted. These soils have a low runoff potential.

B. Moderate infiltration potential. These soils have moderate infiltration rates when thoroughly wetted.

C. Slow infiltration potential. These soils have slow infiltration rates when thoroughly wet, and have a layer that impedes downward movement of water.

D. High runoff potential. Soils in this class have very slow infiltration rates when thoroughly wetted and consist chiefly of clay soils with a high swelling potential.

According to the Soils Survey, Prince George's County (Reference 8), the major soil associations within the Center site include:

Adelphia Series - consisting of deep-moderately well-drained soils that have a mottled lower subsoil through which water moves readily (Soil Group C).

Bibb Series - consisting of deep, level or nearly level poorly drained soils on floodplains along streams of the coastal plain (B/D).

Colemantown Series - consisting of poorly drained soils having an olive to greenish-colored clay subsoil through which water moves slowly (D).

Collington Series - consisting of deep, well drained soils that developed in shady materials containing a moderate amount of greensand (B).

Elkton Series - consisting of poorly drained, nearly level to gently sloping soils on upland flats (D).

Howell Series - consisting of deep, well-drained soils that developed in thick beds of silty material (C).

Keyport Series - consisting of deep moderately well-drained soils that have fine textured sub-soil (C).

Marr Series - consisting of deep well-drained soils that developed in old deposits of fine and very fine sandy materials (B).

Monmouth Series - consisting of deep, well-drained soils that developed in old deposits of clayey and sandy materials that contain a fairly large amount of green sand (C).

Shrewsbury Series - consisting of fairly deep, poorly drained soils that have a fairly dark surface layer (D).

Westphalia Series - consisting of deep, well-drained soils that developed in thick deposits of fine sand and very fine sand containing a small amount of fine material, mostly clay (B).

The Bibb, Collington, Marr and Westphalia Series, comprise approximately 95 percent of the Soil Series within the site.

The development of the site as an employment park would change the land use and soil cover of the area. These changes would affect the quantity and quality of surface runoff and infiltration. The surface water hydrology for the site is analyzed with reference to three conditions; -- existing (pre-development) condition, post-development condition without on-site runoff control and post-development with on-site runoff control. The discharges computed under the three conditions were compared. Flood elevations of the Collington Branch were also compared for the different conditions.

Design Storm Duration

In order to effectively estimate the maximum rate of runoff from an area, the design storm duration should be at least equal to the time of concentration. The time of concentration is defined as the time for a particle of water to travel from the most hydraulically distant point of the area to the outlet. For a basin with a short time of concentration an intense short duration rainfall is the most critical and for a basin with a long time of concentration, a long duration rainfall is the most critical. The 24 hour duration however, was used in all the computational analysis because of its "built-in" range of 30-minute intensities and thus is appropriate for areas with short times of concentration as well as for areas with long times of concentration.

Rainfall Losses

The amount of rainfall that contributes directly to runoff and flows over the ground before ultimately reaching the stream or channel is termed rainfall excess or effective rainfall. The difference between total amount of rainfall and rainfall excess is defined as rainfall loss. The rainfall loss is further broken down into initial losses and infiltration losses. Initial losses include, rainfall intercepted by vegetation, initial saturation of dry watershed soils and filling of small ground depressions and irregularities. The infiltration losses are estimated from the ability of soil to absorb rainfall, and is dependent upon ground surface slopes, soil type and ground cover. Initial

loss and infiltration losses are ideally determined by reconstructing the observed rainfall-runoff relationships of past storms for a given area. However, due to the lack of sufficient recorded data in this area, the rainfall-runoff relationships could not be determined in this manner. Instead, they were determined using the S.C.S. rainfall-runoff relationship (Reference 9).

Hydrologic Determination

100 Year Flood Discharge

Flooding at the site will be caused by runoff from the area above the site. The most detailed topographic map at a scale of 1:2400 (Reference 10) with 5 foot contours was used to delineate the area draining to the proposed site. The peak discharge at the outlet of this area (Route 214 bridges over Collington) was conservatively determined by using a discharge-drainage area-relationship developed for the Coastal Plains of Anacostia River (Reference 1). The Collington Center site was then divided into 19 sub-basins called Hydrologic Units (H.U.). (Figure 2). The 100 year discharge values for each unit for the present and future conditions were determined by using the tabular method of determining peak discharges as outlined by the Soil Conservation Service (S.C.S.) in T.R. 55 (Reference 6). (The future condition is the condition of the site after the proposed development). The tabular method was used to develop composite hydrographs at the outlet of each H.U., by firstly computing the drainage area (D.A.), the runoff curve number (RCN), the time of concentration, (Tc), and the travel time (Tt), through that reach. These are shown in Table 1 in the Appendix. The hydrograph coordinates under time-hours for each H.U. were computed using appropriate sheets from Table 5-3 in T.R. 55 and tables in T.S.C. UD-20. The following equation was then used:

$$q = q_p \, (D.A.) \, (Q)$$

where q = hydrograph coordinate discharge in cfs (cubic feet per second)

q_p = csm/in (cubic feet per second per square mile per inch of runoff)

D.A. = drainage area in square miles

Q = runoff in inches

The runoff in inches was determined by applying the R.C.N. for each H.U. to the 100 year rainfall depth and utilizing S.C.S. TR-16 charts to determine the runoff values in inches. A composite hydrograph at the end of H.U. 13 was developed by summing the hydrographs from each H.U. This summation procedure provides for the adjusting of the timing of each hydrograph by allowing for the travel time (Tt). The derivation of a composite hydrograph was performed for the present and future conditions and the results of the computations are shown in Tables 2 and 3 in the Appendix.

10 Year Flood Discharge

The 10 year flood peak discharge for each H.U. was computed by using the S.C.S. method of estimating the rate of runoff in small watersheds (Reference 11). This method which is graphical, is used to determine discharges for watersheds less than 2,000 acres in area, if the slope of the area, the R.C.N. and the amount of rainfall in a 24 hour duration are known. The discharges so determined were then adjusted for slope and where applicable for ponds and water bodies. The peak discharge determination for each H.U. was made for both the present and future conditions. Tables 4, 5, 6 and 7, in the Appendix show the stepwise computational procedure used in determining the present and future peak discharges for H.U. 1 and H.U. 9. As shown in the peak discharge summary table (Table 8 in Appendix), the future peak discharges are significantly greater than the present peak discharges in some hydrologic units.

Storage Volumes

According to the resolution (PGCPB No. 74-18) adopted by the Prince George's County Planning Board on storm water management, the release rate at which water will be allowed to leave a site would be equivalent to the peak discharge rate of a 10 year frequency storm prior to development. Compliance with this resolution would be possible by temporarily storing the excess water on the site. The volume of water to be stored was calculated for each H.U. within the site by using the S.C.S. method for controlling peak discharges from urbanizing areas (Reference 6). The stepwise procedure used is illustrated in the computation of storage volumes for H.U. 1 and 9 in Tables 9 and 8 in the Appendix. A summary of storage volumes for the hydrologic units is given in Table 11 in the Appendix, including the total storage needed for the entire site.

100 Year Flood Elevation

Hydraulic analyses were performed to determine the effect of the proposed development on the 100 year flood elevation. Cross sectional data for the analyses were obtained from W.R.A. Manning's "n" of 0.065 and 0.125 for the channel and the overbank areas respectively. These were estimated on the basis of field inspection. The water surface elevations were obtained by using a computer program HEC II, developed by the U.S. Army Corps of Engineers (Reference 5). The future present condition elevations determined here were used to delineate the boundary of the 100 year flood, on Collington Branch within the site (Figure 3 in the Appendix). This boundary was compared with the flood boundary as

shown in the Flood Hazard Boundary Maps of Prince George's County (Reference 12). No significant differences are evident. Table 12 in the Appendix shows a comparison of the present and future condition elevations. Appendix A is the output from the HEC II computer program.

Storm Water Management Concepts

To maintain the rate of runoff from the site at pre-development levels, storm water management mechanisms would have to be incorporated into the development. Individual mechanisms or facilities could be designed and constructed to attenuate the peak from each H.U. or a large facility could be constructed to service the entire site or a combination of some individual units and a large facility.

Individual Units

The summary table (Table 11 in the Appendix) details the amount of storage volumes needed to reduce the post-development peak flow to the pre-development level. A postulation is made here on storage methods, that could be used.

Temporary Storage of Water in Swales

Swale systems or tributaries run through the Hydrologic Units. These bifurcations could be used to temporarily store water and provide an opportunity for infiltration of runoff. The soil group, based on S.C.S. soil group classification (Reference 9) that predominates in the site is the B Group. This group consists of soils with moderate rate of water transmission. With the water table within the site at a depth of at least 3 feet beneath the surface, water could be stored and allowed to infiltrate without causing foundation problems. Land requirements should not pose a problem since the natural drainage swales and areas subject to wet conditions will remain in their natural state.

Temporary Storage in Open Space

Runoff could be temporarily stored in open space areas by integrating permanent water areas in open space with provision for flood storage. This method also would allow for water to infiltrate into the ground. The planned open space area within HU 4 and 6B could also be used. Approximately 36% of the site area is proposed as permanent, public and private open space with the Collington Branch floodplain forming the backbone of the open space system. There is therefore adequate area for use as runoff storage areas.

In H.U. 6A, a 12 acre lake is proposed. This lake could also be incorporated into the storm water management system. This could be so designed to adequately satisfy the storm water storage requirement for the area. The design and schedule for development of the lake will be discussed during the specific Design Plan phase.

Ponding

H.U. 14A is the largest hydrologic unit within the site. It also would undergo the most intense development. The storage volume needed to attenuate the post development peak discharge is also the largest. The area is very flat and the swale system would not readily lend itself to damming. However it is possible to use the culvert under U.S. 301 as a control if it is inadequate to handle the post-development runoff. Also in H.U 14A are located 2 debris basins designed with spillways. These basins could be upgraded or redesigned to also serve as storm water runoff abaters.

A Large Single Unit

A large single storm water management system to abate the post-development discharge could be employed. The acreage that would be needed for this could be extracted from the open space areas. To be effective such a unit would require extensive grading, storm drain systems and collector systems feeding into it. It would also require detailed engineering design and construction of unit and spillway structures. The failure of such a unit could be quite expensive.

In all the cases mentioned, the existing storm drain system could be fully utilized as an integral part of feeder lines to the storm water detention facilities.

Integration of some Individual Units with a Large Unit

It is possible to integrate some individual units with a large storm water detention unit using pipelines, overflow systems and existing stream bifurcations. For such a system to be optimally effective, every unit would have to function efficiently, since a total system dislocation is possible from a single malfunction.

The above control schemes are by no means the only methods that should be investigated in the third phase. All possible mechanisms should be analyzed from various standpoints including cost-effectiveness, efficiency, and aesthetics.

Conclusions

The County, applying its own concept of "maximum open space allocation" by earmarking approximately 36 percent of the area to open space of varying nature, would significantly reduce the peak discharge normally associated with such a development. Management of runoff excess could very easily be handled by integrating the runoff controls

into the open space concept. The highly unlikely release of manufacturing and industrial wastes at the site would be diluted and dispersed before reaching the stream.

Recommendations for Phase III Investigation

The objectives of the Phase III hydrological and hydraulic investigation would be:

(1) The selection of storm water runoff control mechanisms and their specific locations.

(2) Provision of design data for the selected storm water control facilities.

(3) Provision of data on the effect of these controls on flood peaks.

(4) Location of sediment basins.

Water Quality

Water quality describes the physical, chemical and biological constituents, their quantity and levels of concentration in water.

The overall water quality of Collington Branch has been rated "good" by the Metropolitan Washington Council of Governments (MWCOG) (Reference 13). With respect to the Collington Center area, the Prince George's County Health Department has routinely sampled water quality at three stations in the vicinity on a monthly "grab sample" basis. All three stations are on Collington Branch with PA-W-5 located above Route 214, PA-W-4 at Leeland Road and PA-W-3 near the confluence of Collington and Western Branch. Water sampling reports for the stations are available from 1976 to May 1978 and include measurements of the Dissolved Oxygen (D.O.), total coliform and fecal coliform contents of the water samples. Levels or concentrations of chemical constituents are not included in the regular monthly reports.

While such sampling reports have limited applicability, they do provide basic background dry weather conditions and an indication of trends over time and over the length of the stream bed. Figures 4 and 5 graphically depict the sampled water quality for May 1976 and May 1978 respectively at the three stations within the site and an additional station upstream of the site. Based upon these figures and the other sampling reports, there appears to be a trend toward improved water quality with respect to Total and Fecal Coliform counts in Collington Branch. If this trend continues the water quality of Collington Branch could be considered excellent.

Since the industries located within Collington Center are expected to receive public sewerage service, no point discharges are expected to impact Collington Branch. The potential does exist, however, for some impact from runoff-related non-point sources. While management of non-point sources is still in the research stage, it is known that problems can be minimized by land management practices which minimize surface runoff and maximize infiltration through the use of retention/detention reservoirs or other mitigating measures. The MWCOG as part of the Metropolitan Washington Water Quality Management Plan is investigating methods of controlling the pollution from non-point sources. A manual of Best Management Practices (BMP) is currently being developed which will include an applicability matrix for various controls based upon runoff characteristics. Table 13 lists the urban non-point source control measures which are being evaluated for the manual. MWCOG also intends to develop a "desk top model" to estimate the load reduction of a single or a mixture of control devices for any given site.

Prince George's County should monitor these efforts closely and where practical integrate proven control methods into the storm water management system for Collington Center.

Water Facilities

Prince George's County along with the entire metropolitan area faces potential water supply deficits during low flow periods due to a lack of sufficient storage capabilities on the Potomac and Patuxent Rivers. This potential problem has been recognized for some time and resulted in the initiation of a Bi-County Water Supply Study for Montgomery and Prince George's Counties (Reference 14). This study which was completed in April 1978 found that potential water supply deficits through the year 2005 could be alleviated by any one of several alternatives. The study went on to recommend that two of the alternatives be pursued further. Final action by the two counties has not been reached; however, implementation of any of the alternatives would provide sufficient water to carry Montgomery and Prince George's Counties through the year 2005.

Water supply transmission facilities should not be a problem for the Collington Center. A 24 inch water main borders the property along Route 214 in the north and Route 301 as far as Leeland Road North on the east. This line can deliver approximately 5.4 MGD to the project area. An extension of this line to Leeland Road South is included in the Capital Improvement Program (CIP-BW012601). A 2 million gallon storage tank located at Pointer Ridge also provides some water storage for the project area. Program size lines will also be required in the interior streets.

Based upon the preliminary staging schedule of acreage to be developed and using a conversion factor of 2,700 gal/acre/day for the EIA Zone an average day water demands can be estimated. The average day demand when multiplied by 2.0 results in an estimate of maximum day water demand which is summarized as follows:

Stage I	Stage II	Stage III
1.06 MGD	1.96 MGD	2.73 MGD

While available water supply is sufficient, the need to provide for fire fighting and contingency measures will likely require additional storage and/or transmission facilities for development beyond Stage I.

This possibility should be more closely examined during Phase III. The County CIP currently contains a project to identify water storage needs throughout the WSSC system. This project (BW000602) will identify those areas of the distribution system where additional water lines may be necessary to provide for system growth and redundancy for water supply and fire protection. Future storage needs of the Collington Center should be identified through this project. Figure 6 indicates the water facilities in the vicinity of Collington Center.

While public water supplies are proposed for the Collington Center, ground water is also available beneath the site for use as a supplemental supply. Wallace, McHarg, Roberts and Todd have estimated that 6.8 MGD of ground water is theoretically available below the site. (Reference 7).

If such quantities of groundwater are verified through field testing, a significant supplemental source of water is available to the property. Such uses as air conditioning and irrigation could utilize available ground water. It is also possible that surface water retained in storm water management ponds could be used for irrigation. It is recommended that ground water and local surface water be utilized for irrigation of open space areas particularly the agricultural and recreational areas. Other uses may be possible.

Sewerage Facilities

The Collington Center is located entirely within the service area of the Western Branch Wastewater Treatment Plant (WWTP). The Western Branch WWTP has a current capacity of 15 million gallons per day (MGD) and is programmed for expansion to 30 MGD by 1980. A policy adopted by Council Bill 150-1974 allocates 20% of the total plant capacity for Commercial, Industrial, and Revenue Producing Institutional uses. In accordance with this policy, the availability of sewage treatment capacity for Commercial and Industrial uses is defined as follows:

Available Capacity = Allocated Capacity - Current Sewage flow - Commitments*

= 3.000 MGD (20% of 15 MGD) - 1.0800 MGD - 0.7333 MGD

= 1.1867 MGD

Figure (programmed) Capacity = Available capacity & programmed expansion

= 1.1867 MGD + 3.000 MGD

= 4.1867 MGD

Based on the preliminary staging schedule of acreage to be developed and using a conversion factor of 2,700 gal/acre/day for the EIA Zone plus an allowance for infiltration, a projection of the potential sewage flow from the Collington Center can be summarized as follows:

Stage I	Stage II	Stage III
0.6 MGD	1.1 MGD	1.5 MGD

A comparison of projected sewage flow to the programmed capacity for Commercial and Industrial uses indicates that this treatment plant capacity would be adequate to service the additional sewage flow from the Center.

Transmission facilities are also available to the Collington Center. An existing 36 inch diameter line abuts the western boundary of the property along Collington Branch. This line has a peak flow capacity of 19.5 MGD. Actual peak flows of less than 1.4 MGD were monitored in 1975 as part of an Infiltration/Inflow study for the Western Branch watershed. Based upon final grades and subdivision plan, lateral extensions into the property would be required. A programmed size lateral line might be necessary to serve the area to the south of Leeland Road North. It is recommended that this area be examined closely by Washington Suburban Sanitary Commission (WSSC) to determine the most cost effective method of service. Because of the relatively flat grade in this area some potential exists for providing service by deep sewers in a northwest direction rather than by a much longer extension in a southwest direction. Figure 7 indicates the sewerage facilities in the vicinity of Collington Center.

The availability of sewerage service is also reflected in the System Area classification for the property. The entire property is in System Area 3 which indicates that service will be given immediate priority and can be provided within 2 years.

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* Commitments - areas authorized by WSSC for water and sewer services - must be in systems area 1, 2 and 3.

While sewerage facilities are adequate for development of Collington Center, individual businesses locating there should be encouraged to minimize their wastewater treatment needs. Many industries find that it is profitable to recycle their waste water where it is used for cooling, material transport, or washing of raw materials and where adequate treatment is not too costly. Such re-cycling efforts should be strongly encouraged by the management authority.

Solid Wastes

Estimates of the quantity and type of solid waste potentially generated from raw industrial land are difficult to determine due to the variety of uses which could occur. Past experience in Prince George's County indicates an average generation of about 0.16 tons/acre/year industrial land. Based upon this generation factor and proposed staging schedule of acreage to be developed, the following solid waste disposal needs can be estimated:

	Stage I	Stage II	Stage III
Land Developed (acres)	196	363	506
Solid Waste (tons/yr)	31	58	81

Since disposal of solid waste is a prohibited use in the EIA zone all refuse generated must be transported off-site for disposal. Since Prince George's County does not provide County-supervised collection services to commercial or industrial establishments, the business locating in Collington Center must enter into agreements with private contractors to collect and transport their wastes to the County-owned and operated solid waste disposal facilities. The Collington Center is located within each access of the County's major solid waste disposal facility at Brown Station Road. Solid waste could also be transported to the County's other major facility, Sand Hill, which is located north of Bowie. It is not possible to precisely determine which facility will be used since their would be largely dependent upon the collection routes of the private contractors. Transport of refuse will result in a minor increase in truck traffic from the Collington Center to the disposal facilities.

Potential for resource/recovery depend greatly on the actual industries which locate in Collington Center. It is expected, however, that a large percentage of the industrial wastes will be in the form of corrugated containers and printing and writing papers. This offers an opportunity for the recycling of paper products and a subsequent lessening of solid wastes in need of disposal. Source separation at the point of generation should be encouraged within the Collington Center to encourage the recycling of paper products.

Industries locating in Collington Center should also be encouraged to reduce the volume of their solid wastes through product reuse, reduced material use in production, and increased product lifetime.

Hazardous wastes generation is not expected to be a major problem at the Collington Center; however, should such wastes be generated, their control and disposal will be governed by Section 08.05.05 of the Annotated Code of Maryland.

Recommendations

1. All Designated Hazardous Substances as defined by Section 08.05.05 of the Annotated Code of Maryland which are produced, stored or utilized in any way within Collington Center should be registered with the Management Authority.

2. The Management Authority should investigate the feasibility of a coordinated collection and recycling of waste paper products generated within Collington Center.

Geology

Prince George's County lies in the Coastal Plain physiographic province. It is underlain by a wedge-shaped mass of unconsolidated sedimentary deposits consisting of stratified layers of sand, gravel, silt and clay. To the northwest of Prince George's County rise the hard crystalline rocks of the Piedmont Plateau. These crystalline rocks form the basement for the Coastal Plain sediments and slope down from the fall line in a southeasterly direction.

The geologic makeup of the site is shown in Table 14 in the Appendix. A few of these formations outcrop at the surface of the Collington Center site, namely Recent Deposits, Chesapeake group, and the Nanjemoy and Aquia formations. Recent deposits on-site consist chiefly of mud, silt and fine sand deposited along Collington Branch and several minor streams (Reference 7).

The Chesapeake group is observable at the higher elevations of the site, overlying the Nanjemoy formation. The Nanjemoy outcrops in areas of moderate elevation in the southern and eastern portions. This formation contains a distinctive basal pink clay member (the Marlboro clay) which is generally found between the overlying Nanjemoy and underlying Aquia formation. The clay layer can be anywhere from 20-30' thick and generally outcrops on the slopes along the minor streams which entend as fingers from the Collington Branch.

The Aquia formation outcrops extensively along Collington Branch and minor streams where erosion has removed the overlying formations. Recent exposures of the Aquia are very dark green and are distinctive from the overlying clay.

There are several different perspectives from which the geology of the site can be discussed:

1. constraints to development
2. aquifer recharge
3. groundwater use

Constraints to Development

These uppermost geologic formations are important in that they present constraints to the proposed industrial development. The most critical element of geology is the unstable nature of the Marlboro Clay member of the Nanjemoy formation. The Marlboro Clay is considerably less permeable than the overlying formations and similarly, less permeable than the underlying Aquia formation. A problem may surface during periods of extensive and/or prolonged rainfall. The water

percolates down to the impervious Marlboro Clay layer, and, from there, moves horizontally along the top of the clay. Eventually, the water reaches the edge of the plateau, where the Marlboro outcrops, and flows out of the hillside as springs. The water flowing out of the soil has a natural tendency to erode the slopes. During periods of heavy rainfall, large water pressures are developed on the slope at the vicinity of the outcrop. These pressures can and do result in landslides (Reference 21).

Aquifer Recharge

Also, the site lies within the recharge area of the Aquia formation, which is an extremely valuable source of groundwater in areas to the southeast (e.g., southern Anne Arundel County) (Reference 22). The outcrop of the Aquia formation on-site coincides with areas of steep slopes and poor soils and, hence, will be left in its natural state thus preserving its recharge characteristics.

Groundwater Use

The major water-bearing units on or beneath the site of Collington Center are the Patuxent, Patapsco, Magothy, and Aquia formations. There are many studies that have documented the potential yields from these aquifers, one of the most authoritative of which is Bulletin 29 of the Maryland Geological Survey entitled "Ground Water in Prince George's County." (Reference 22). Despite the acknowledged potential of these water supply sources, Washington Suburban Sanitary Commission does not generally consider water supply from underground sources for three reasons:

1. It is difficult to maintain a constant supply due to variations in the water table.

2. The presence of iron make water purification more difficult and expensive.

3. Well screens must be maintained regularly at high cost.

The location of water lines on the site (24" on west side of Route 301) gives further evidence of how WSSC intends to provide water. However, should a water-intensive industrial use choose to locate in the employment community, groundwater appropriation should be further considered in conjunction with innovative industrial waterwater reuse opportunities.

Soils and Slopes

Objectives

The objectives of this section on soils and slopes are to:

- o prepare maps showing soil limitations, slopes, and physical features based on published information plus detailed, on-site investigation and analysis
- o briefly describe soil types and topographic characteristics with emphasis on compatibility with proposed uses
- o Make recommendations on measures to be used to improve minor soil and slope problem areas
- o Draft guidelines for the utilization, conservation, and preservation of various areas based on soil and slope considerations

Soil Series

The soil and slope conditions of Collington Center present both opportunities and constraints to the various land uses both existing and proposed. The soil types on-site are as follows:

Adelphia Series - consisting of deep, moderately well-drained soils that have a mottled lower subsoil through which water moves readily.

Bibb Series - consisting of deep, level or nearly level, poorly drained soils on floodplains of streams in the Coastal Plain.

Colemantown Series - consisting of poorly drained soils which have an olive to greenish - colored clay subsoil through which water moves slowly.

Collington Series - consisting of deep, well-drained soils that developed in sandy materials containing a lot of greensand.

Elkton Series - consisting of poorly drained, nearly level to gently sloping soils on upland flats.

Howell Series - consisting of deep, well-drained soils that developed in thick beds of silty material.

Keyport Series - consisting of deep, moderately well-drained soils that have a yellowish-brown silty clay loam subsoil.

Marr Series - consisting of deep, well-drained soils that developed in old deposits of fine and very fine sandy materials.

Mixed Alluvial Land - consisting of miscellaneous soil materials ranging from sand to clay occurring in flood plains.

Monmouth Series - consisting of deep, well-drained soils that developed in old deposits of clayey and sandy materials which contain fairly large amounts of greensand.

Ochlockonee Series - consisting of deep, well-drained, level to nearly level soils on floodplains.

Sandy Land, Steep - consisting of sandy Coastal Plain sediments exposed mainly on steep slopes along ravines and stream valleys.

Shrewsbury Series - consisting of deep, poorly drained soils in low positions which have formed in Coastal Plain deposits containing glanconite.

Westphalia Series - consisting of deep, well-drained soils on uplands that developed in thick deposits of fine and very fine sand containing small amounts of fine material, mostly clay.

The predominant soil series in the upland areas are the Westphalia, Collington, Adelphia, and Marr series. These soils are well-suited for foundations with a fair bearing strength and only a moderate shrink-swell/frost heave hazard. All but the Westphalia soils have good stability, with little tendency to slump on moderate slopes. In designing footings and foundations, it should be taken into account that the Westphalia soils can be somewhat unstable on steeper slopes (Reference 8). All of these soils also have a moderate to severe erosion potential, the control of which should be a prime consideration throughout the interim, construction, and permanent periods of the employment center.

The Bibb, Elkton, and Shrewsbury soils are found in the stream valleys of Collington Branch and its tributaries. These soils characteristically have a high water table, poor drainage, and, in the Bibb soils, the potential for frequent flooding. In addition, these soils are prone to frost action. The combination of factors makes these soils unsuitable for all urban-type uses.

The steeply-sloped transition area between the lowland, flat areas and the undulating uplands is dominated by the Sandy Land soils and steep-slope members of the Collington, Marr and Westphalia soils. Slopes in these areas typically exceed 15% and are severely limiting to all urban-type uses, according to the Department of Agriculture's Soil Survey for Prince George's County published in 1967 (Reference 8 & 23). The slope map shows the areas of up to fifteen percent slope, fifteen to twenty five percent slope, and over 25% slope. The fifteen percent slope limitation should not be accepted as an absolute; the Soil Survey recommends that slope limits be reduced by 50 percent (to 8%) for those soils susceptible to hillside slippage. On the Collington Center property, no soils per se have this propensity; however, the underlying Marlboro Clay member of the Nanjemoy formation is prone to slippage and thus the overlying soils carry this additional slope limitation.

Detailed Soils Analysis

To this point, the soils and slope problems have been examined using published, somewhat dated information which assumes the soils and slopes have remained in their natural state. However, there have been recent changes which have modified the soil and slope profiles in some areas. These changes include:

1. the extensive grading performed in anticipation of the now-defunct airpark

2. the utilization of a portion (36 acres) of the graded area to trench undigested Blue Plains sludge

3. the recent agricultural uses of the land

To further determine the effects of these changes on soil profiles, the assistance of the Soil Conservation Service (SCS) was solicited. Their report on soil evaluation complete with the available soils borings are included in the Appendix. The focus of their study was on the disturbed areas as per the memorandum from the Environmental Planner, M-NCPPC dated July 17, 1978. Utilizing field analysis techniques and soil test borings, the soil scientist was able to supply additional information on the present character of the soils, their compatibility with the proposed uses as shown on the Comprehensive Design Plan and recommended conservation techniques for interim uses (predominately agriculture).

As part of this investigation, overlays of the soils map were prepared showing the limitations for various land uses including intensive cropping, tent and trailer camp areas, pond/reservoir areas, local roads and streets, and dwellings without basements. The latter category can also be appropriately used in all cases involving industrial uses. These limitations were taken from the "National Soils Group of Maryland" publication (Reference 24) which assembled types of soils having similar properties and features from the Soil Survey and grouped them. From there a determination of the various restrictions and constraints offered by these groups was made.

In the graded area, soil test borings taken by the SCS Soil Scientist indicated that the nearest soil type the borings resemble would be the soils of the Westphalia Series - fine sand and very fine sand containing a small amount of clay. Based on this preliminary study, there would seem to be no major soil limitations for industrial uses where community sewerage systems could be utilized. Minor limitations can be found in flat areas where wetness is a problem. However, these limitations can be eliminated through land grading and underground tile drains.

To supplement these preliminary investigations, further soils evaluation should be done to evaluate the type of fill, its bearing strength, and stability.

Sludge Entrenchment Areas

Due to the possible health hazards and several unknown factors involved in the development of the sludge entrenchment areas, these areas shall be kept in open space, at least until all developable areas of Collington Center have been utilized. Should there be a need to utilize these areas for industrial uses in the distant future, the approval of the Maryland State Department of Health and other appropriate agencies would be required.

The Soil Scientist also found the agricultural areas in need of "conservation alternatives" to reduce soil erosion, increase water quality, and increase crop yield. Therefore, a soil conservation plan, including at least those measures discussed on page three of the soils report, should be developed and should guide all further agricultural use on the site.

Recommendations

- Present interim agricultural uses should be continued and should consider the conservation practices outlined in the "Soil Evaluation" report. Further, a soil conservation plan should be developed and its' recommendations strictly adhered to in all future agricultural operations.

- Industrial development should not occur on soils classified as having severe limitations for such uses. Development may occur in areas of moderate limitations only with assurance by qualified personnel that the problem(s) can be ameliorated through various engineering methods.

- Industrial development should not be allowed in areas of slope greater than 15%. This limitation should be reduced to 8% in areas of the Marlboro clay outcrop.

- Special considerations should be given to controlling erosion and resulting sedimentation both during and after construction of the Collington Center. Applicable County regulations including the control measures enumerated in the Soil Conservation Service's "Standards and Specifications for Soil Erosion and Sediment Control in Urbanizing Areas" should be strictly followed (Reference 25).

- Further soil analysis should be performed to determine the bearing strength and stability of soils in the graded area. Based on this investigation, this area should be remapped and, if necessary, building sites changed accordingly.

- Further work should be done to determine effective management practices for critical stabilization areas.

AIR QUALITY

Objectives

The objectives of this section on air quality management are to:

- Discuss regional air quality problems
- Identify appropriate agencies and their roles in controlling air pollution.
- Give direction for future actions by tenants of Collington Center.

Regional Air Pollution Problems

Air pollution refers to the presence of contaminants in the air in concentrations that prevent the normal dispersal ability of the air and that interfere with man's health, safety, or comfort. Air pollutants in this area include total suspended particles, sulphur dioxide, photochemical oxidants (ozone), nitrogen dioxide and carbon monoxide. Presently, the principal air pollutant in the Washington Metropolitan area is photochemical oxidants, or smog. Thirty-one of the thirty-two COG air pollution alerts have been called due to high levels of this pollutant. A major component of smog is ozone (O_3), which is formed by the photochemical reaction of hydrocarbons and nitrogen oxides in the presence of sunlight. The principal sources of these hydrocarbons are motor vehicles and hence the reduction of the smog problem hinges on control of these mobile sources.

Another pollutant, carbon monoxide (CO) has exceeded Federal standards on several occasions at monitoring stations in Prince George's County, and comprises the second most significant component of regional air pollution. According to a draft Council of Governments (COG) report (Reference 17), the highest concentrations of carbon monoxide can be expected to occur at locations that typically experience the highest traffic volumes and levels of congestion. Again, as with smog, the source of air pollution is transportation-related.

Regulatory Agencies

There are several levels of government which have some control over the regional air pollution problem. At the federal level, the Environmental Protection Agency (EPA) has promulgated regulations concerning air pollutant emissions from new cars and trucks. EPA has also performed technical studies on the control of various air pollutants for use by state and local air pollution control agencies.

The Maryland Department of Health and Mental Hygiene, in conjunction with local health agencies, has responsibility for enforcing existing controls included in Title 10.03.39 of the Annotated Code of Maryland entitled, "Regulations Governing the Control of Air Pollution in Area IV", (Reference 18) which includes both Montgomery and Prince George's County, Maryland. Also, the Metropolitan Washington Council of Governments (COG), as regional coordinator for implementing the dictates of the Clean Air Act Amendments of 1977, has done many technical studies on the regional problem, and recommended both mobile and stationary source controls for adoption by local authorities.

Air Quality and Proposed Collington Center

The location of the Collington Center some distance away from the dense urban centers (air pollution "hot spots") puts it in an advantageous position in terms of regional air quality. However, this assumes that emissions, particularly from stationary sources, are stringently controlled.

In the vicinity of the Center, the greatest source of air pollution is the Washington Beltway, due to its high traffic volumes and congestion. The highways adjacent to the site contribute slightly by comparison. Collington Center will generate additional motor vehicle trips, but these sources should contribute little to the regional problem. Many of these trips are necessary for the economic vitality of the Center. Nonetheless, efforts should be made to reduce non-essential trips through carpooling programs and the like. A reasonable assumption can be made that contributions from mobile sources will decline over time as EPA regulations take effect and vehicle fleets retire their older vehicles.

The emissions of stationary sources is largely controlled through existing state regulations. However, the revision of the State Implementation Plan (SIP), in accord with the COG efforts and the Clean Air Act Amendments of 1977, will most probably bring about more regulations specifically designed to bring the photochemical oxidants (smog) and carbon monoxide levels below Federal standards. All industries located in Collington Center should meet or exceed all applicable standards, and further, should investigate and, if economically feasible, implement, state-of-the-art air pollution control measures. Prospective tenants of Collington Center should consult and cooperate with State and local health authorities in this effort.

Recommendations

It is recommended that:

- All tenants of Collington Center should meet or exceed all applicable standards in regard to air pollution control.
- State and local health authorities should be consulted concerning "state-of-the-art" pollution control measures.

- Efforts should be made to reduce total vehicle miles through formulation of carpools, vanpools, and the like.

NOISE POLLUTION

Objectives

The objectives of this section on noise pollution are to:

- Assess the impact of surrounding noise sources on industrial development within the proposed Collington Center
- Assess the impact of industrial development within the proposed Collington Center on the surrounding neighborhood
- Recommend various noise attenuation strategies based on noise impact

Noise Pollution and Proposed Collington Center

Noise impact is basically dependent on two factors: the sound level intensity of the source and the noise sensitivity of the receiver.

The evaluation of noise impact within the proposed Collington Center is looked at from two perspectives:

1. the impact on the employment center of noise from the surrounding areas
2. the impact of noise from the employment center on surrounding uses

The primary source of noise intrusion on the site are the highways forming the northern and eastern boundaries of the property: State Route 214 (Central Avenue) and U.S. Route 301, respectively. Other sources, such as airplanes, farm equipment, etc., are insignificant by comparison.

A basic consideration in all noise impact evaluations is the sensitivity of the receiving land use. Industrial uses, such as those proposed for Collington Center, are considered to be one of the most noise-tolerant land uses and, in fact, are often recommended in areas of high noise impact (around airports, major highways, etc.). A prime example can be found in the Air Installation Compatible Use Zone (AICUZ) report (Reference 20), for Andrews AFB, where industrial uses were recommended near the ends of the major runways.

Although in general the proposed uses are tolerant of highway noise intrusion, there are several simple approaches to noise control that should be considered in site layout and architectural design:

1. Putting distance between the source and receiver of highway noise is a sure-fire method of reducing the impact. The Comprehensive Design Plan for Collington Center shows a 100' buffer from the highway right-of-way for all buildings, which should bring about a perceptible reduction in noise levels.

2. Building orientation should be toward the interior of the site with solid walls or walls with double-glazed windows facing the noise source. Double-glazed windows would also serve to conserve energy.

3. Rooms within the buildings should be arranged so as to place the employee-intensive, noise sensitive areas further away from the noise source. An example would be a warehouse/office building with the warehouse section being place closest to the noise source thereby buffering the office areas.

The discussion of noise generated from within the employment center is somewhat more difficult since we are dealing with many unknowns concerning the noise-producing capability of future operations. Generally, Collington Center is well buffered from adjoining uses on the north, east, and south by existing and proposed highways, which provide both a buffer area and an intercepting noise source which would probably overwhelm any noise generated within the Center. The land adjoining the Center on the west is buffered by the existing vegetation and extreme distance (at least 1,000') from the buildable areas of the Center.

Within the site, the only noise source identifiable at this time is truck noise. Any berms or landscape areas proposed for aesthetic purposes around the parking areas and buildings would also function as partial screens from truck noise.*

All prospective tenants should be made aware of the regulation concerning noise impact on adjacent properties included in Title 10.03.45 of the Annotated Code of Maryland entitled "Rules and Regulations Governing the Control of Noise Pollution in the State of Maryland (Reference 19)." Generally, the standards state that noise levels at the property line should not exceed certain levels compatible with the zoning of the adjacent use. Reference to the regulations is strongly recommended.

Recommendations

- Prospective tenants should consider noise intrusion in site layout and architectural design.

- State regulations concerning noise pollution should be strictly followed.

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* Although vegetation is in actuality a very poor noise barrier, the psychological effect of visual interruption on noise perception is well documented.

- Stationary noise sources associated with particular operations should be evaluated by qualified personnel and reviewed by the County Health Department as part of the Phase III process.

Objectives

The objectives for this section on energy are to:

- o examine potential energy conservation measures that could be used in the site layout and architectural design of the employment center.
- o examine potential energy sources.
- o suggest methods of providing economic incentives to clients for energy system development.
- o recommend courses for further action.

Background

Since the beginning of the "energy crisis" in the early 1970's, energy conservation has become a national goal. To achieve this goal, both the public and private sectors involved in the development process have given increased attention to all available conservation techniques. Locally, the Prince George's County Council, in Council Bill 100-1977, adopted by reference the Building Officials and Code Administrators' (BOCA) Basic Energy Conservation Code. This Code is concerned with: heat transfer through the building envelope; energy leakage through various appurtences, efficiency ratings for heating, ventilating, and air conditioning equipment and general practices regarding duct and pipe insulation. The bill mandates that all new buildings incorporate these energy conservation measures. However, there are many other approaches to energy conservation that could be used within Collington Center.

Potential Conservation Measures

The first opportunity for energy conservation presents itself during the site planning stages. Examples include constructing buildings in wind shadows of natural or man-made screens or orienting them to take advantage of seasonal variations such as cooling summer breezes. The side of a building exposed to major weather forces could be protected with landscaping and/or berms.

Building design also plays a very important role in energy conservation. In addition to the regulations in the BOCA code, there are many other means available for this purpose: orientation of windows to the east and south; reduction in size and number of windows; use of shading devices (overhangs, movable or stationary slats, shutters, etc.); use of air locks at large openings, such as warehouse doors; use of double doors at entranceways.

Deciduous trees could be used to screen buildings from the sun's direct rays in summer, and the shedding of their leaves in autumn allows sunlight to penetrate. Trees could be put into service as windbreaks, visual barriers, and noise barriers (Reference 16).

A prime example of total energy system management is the R.M. Thornton Research and Demonstration Building in the Ritchie Industrial Park in Prince George's County. This building incorporates many of the energy conservation ideas previously discussed plus solar heating and cooling, waste heat recovery system, variable air volume control, heat pumps, and the like. It is strongly suggested that the management of the Employment Center arrange to have prospective clients tour this building as an example of what can be done with energy systems.

Potential Energy Sources

It is not possible to examine the plethora of potential energy sources within the scope of this report. However, some of the more promising potential sources are briefly discussed:

1. Solar Heating and Cooling

   In combination with an effective energy conservation package, solar systems could handle a portion of industrial heating and cooling needs.

2. Wind Power

   Although admittedly in its infancy as an energy source, wind power is currently being used to power submersible pumps which provide water for water to air heat pumps in a townhouse development in Virginia.

3. Passive Solar Heating

   By appropriate use of various solar-absorptive and solar-reflective materials within a structure, solar energy can be used directly without the seed for an energy transmission medium, such as the fluids used in conventional solar systems.

4. Full or Partial Undergrounding of Buildings

   By utilizing the excellent insulation capacity of earth, extreme fluctuations in energy usage are minimized and energy stored for longer periods within the building envelope. A local example is the Terroset Elementary School in Virginia.

5. Recycling of Waste Heat

   The industries within the Employment Park that generate large amounts of heat in their operations, should be encouraged to capture and reuse such heat for space heating needs.

Incentives

The basic roadblock to the installation of non-conventional energy sources is the cost associated with such installations. The management of Collington Center, in recognition of this economic disincentive, should make concerted efforts to ease this burden. The management could do so by:

(1) providing educational material on the long-term economic benefits of energy system management.

(2) making available information on Federal, State, or local funding possibilities.

(3) suggesting that industries which use innovative energy systems be given preferential consideration in Maryland Industrial Development Finance Authority (MIDFA) loan applications.

(4) encouraging the passage of Council Resolution 24-1978, which would, if adopted, grant tax credits for solar energy installations.

Recommendations

It is recommended that:

- in Phase III of the Comprehensive Design process, site planners, architects, engineers, and others involved in the development of an industrial site within Collington Center give utmost consideration to all energy-saving opportunities.

- the management authority encourage energy savings by investigating all possible economic incentives and by making prospective clients aware of the available methods for this purpose.

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Market Analysis 3

Collington Center consists of 1253 acres of land in County ownership which is proposed for development as a planned business community. The site fronts on Route 301 which is its eastern boundary. It is bounded to the north by Central Avenue, to the south by Leeland Road, and by the right of way for the Pope's Creek Branch of the Penn Central railroad on the west. Currently the site is vacant except for a police sub-station, police shooting range, and a model airplane club.

A consultant study for the site was prepared for the Office of the County Executive by Wallace, McHarg, Roberts and Todd in the Fall of 1973. The Wallace, McHarg, Roberts and Todd Study included a market study for the Collington Center. That study is not being used for the current Comprehensive Design Plan application because the data used are outdated. The Research and Special Studies Division of the Planning Department has therefore prepared the market study which follows. The WMRT study served as invaluable background.

One way to obtain information on the percent of the market which must be captured to fill industrial space in the future is to start with employment trends and projections. A multiregional, multi-industry forecasting model from the Bureau of Business and Economic Reserach of the University of Maryland and a linked employment-population projection model are analyzed. In both models, state or regional projections for output, empolyment, etc. are allocated to counties or subdivisions. The multiregional, multi-industry forecasting model uses regional forecasting techniques and makes use of input-output relationships. The linked employment-population model uses the economic base approach. In this approach an employment multiplier is computed. This multiplier, subsequently used for forecasting, is the ratio of total employment to basic employment. While the ratio varies over time, the multiplier enters the model as a constant. The input-output approach of the former model is more accurate than the employment multiplier approach of the latter model. This makes the multiregional, multi-industry forecasting model relatively more attractive.

The multiregional, multi-industry forecasting model projects employment growth in Prince George's County in excess of the average growth in the Washington SMSA. Projections on manufacturing employment are particular strong for the county. Since the projections model is comparative-static, the introduction of Collington Center could in fact attract economic activities which are projected to locate elsewhere according to the model. This in turn will result in additional employment opportunities, which are not accounted for in the projections.

The Collington Center will be located in the Baltimore-Washington corridor and the existing parks in this corridor have several location benefits. This corridor has easy access to major metropolitan areas, proximity to a major shipping port, location on a major north-south highway and rail service. These location attributes have a significant impact on the type of economic activity in the area. Manufacturing and distribution firms are particularly interested in access and an investegation of the type of activity which takes place in the corridor shows that these two activities, manufacturing and distribution, occupy over half of the available acreage in industrial parks in the Baltimore-Washington corridor. In terms of acreage about half the parks have less than one hundred acres and the other half are usually less than five hundred acres.

Based on the employment projections and location of the Collington Center, manufacturing will be the economic activity which absorbs the vast majority of acreage in the park. The location and the type of activity will appeal to business. The proximity to Washington means easy access to the Capital and white collar workers in the Washington area and the Baltimore labor force contains the skilled and unskilled workers employed by manufacturing firms.

During the early stages of the development of Collington Center, manufacturing firms are likely to be the only occupants. If each of the first two stages is five years long and five percent of the land area is developed in the first stage and ten in the second stage, the relevant capture rate for each stage is about ten and twenty percent, respectively.

EMPLOYMENT TRENDS

This section highlights past employment trends. These trends provide information about industry groups which have located in Prince George's County. These trends will give an indication of the type of business activity which will locate in the employment park. The data used in this section are for 1965-1975 and compare the County with the Baltimore-Washington region.

In the Baltimore-Washington region for 1965-1975:

- manufacturing sector showed small growth
- service sector showed large growth
- finance, insurance and real estate sector showed larger than average growth
- transportation, communication, and utilities and wholesale trade sectors showed average increase in employment.

In Prince George's County for 1965-1975:

- all private sector employment increased at a higher rate in the County than in the region
- manufacturing sector showed small growth as a whole, but certain groups of manufacturing industries showed large growth
- wholesale trade sector showed large growth
- service sector showed large growth in employment
- finance, insurance and real estate showed smaller than average growth
- transportation, communication, and utilities showed average growth.

The Washington SMSA saw an overall increase of 240,709 jobs from 1965 to 1975 representing a 43.0% increase in employment during the ten year period. Manufacturing declined in importance in the region's economy representing 9.0% of all private sector jobs in 1965 and 6.9% in 1975. Manufacturing gained almost five thousand jobs during this period. At the same time the service sector increased in importance, gaining 126,783 jobs. While the manufacturing sector grew at a slower rate (10.0%) from 1965-1975 than private sector employment (43.0%), the service sector grew at a much faster rate (76.9%).

The Baltimore metropolitan area saw a lower increase in total employment than the Washington area, increasing 14.7% in the number of jobs from 1965 to 1975. Manufacturing jobs declined from 36.8% of all employment in 1965 to 27.5% of all employment in 1975. This is a net loss of 26,832 jobs.

Certain manufacuturing groups grew in employment in Prince George's County from 1965 to 1975,, despite a decline in employment in the region. Industries in this group include: Furniture and Fixtures; Stone, Glass, Clay and Concrete; Machinery, except Electrical; Food and Kindred Products; Apparel and Other Finished Products; and Fabricated Metal Products. Other industry groups exhibited growth in the region and in the County: Printing and Publishing and Electrical and Electronic Machinery. The wholesale trade sector grew 20.2% from 1965 to 1975 in the Baltimore Washington area and 185.2% in the County. This is a gain of 13,821 jobs for the area and 5,827 for the County.

Past employment trends by themselves are not the best indicators of the future. A better picture of future employment activity can be obtained by looking at the projections of a forecasting model in light of past trends.

THE MODELS

This section compares two economic models which provide employment projections to 1990. One model from the Bureau of Business and Economic Research of the University of Maryland is a multiregional, multi-industry forecasting model.[1] The other model from the Maryland Department of State Planning is a linked employment-population projection model.[2] In addition to a brief description of the models, this section presents the sources of data and highlights the major assumption of each model. After comparing the output of each model, the projections of one model are selected for our use. This section concludes with the principal findings of the selected model.

The University of Maryland Employment Model.

The multiregional, multi-industry forecasting model is made up of ninety-nine industry sectors. These sectors closely correspond to the Bureau of Economic Analysis input-output sectors. Each of these ninety-nine sectors is based on two or three digit SIC's or a combination of the SIC's. These sectors are used for reporting output, employment, earnings, personal consumer expenditures, defense expenditures, exports and imports. There are four extra labor sectors used to report employment and earnings: federal civilian government, state and local government, domestic services, and armed forces. There are also two sectors

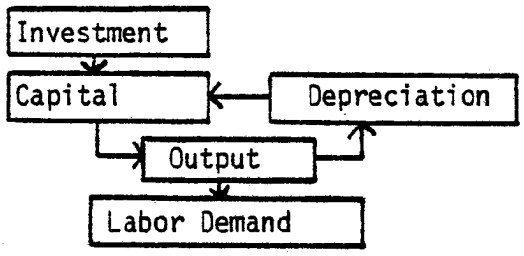
1. Curtis C. Harris, Jr., The Urban Economics, 1985: a Multiregional, Multi-Industry Forecasting Model, Lexington, Mass.: Lexington Books (D.C. Health), 1973

2. Maryland Department of State Planning, Maryland Projection Series, and Employment, 1975-1990, Publication No. 240, May 1975.

for noncompetitive imports. The data on employment by industry sector are the most complete data used in the model. The principal source of this data is County Business Patterns. Employment and Earnings data are used for the few industry sectors not covered in County Business Patterns.

The model first makes projections for output, employment, etc. by economic areas (say, the Washington D.C. SMSA) and then allocates these projections to a subdivision (Prince George's County). Figure 1 is a simplified flow chart of the model.

Figure 1
Multiregional, multi-industry model



The change in output in each industry sector is explained by the input prices which firms face in each location and agglomeration variables that help explain location behavior that is not accounted for by prices. In simple terms, employment in a specific sector is a function of output and the capital stock:

$$EMP_t = f(Q_t, K_t)$$

where EMP is the level of employment

Q is the level of output

K is the capital stock

and t denotes the current time period

The change in empolyment for the specific sector is:

$$\Delta EMP_t = f(\Delta Q_t, \Delta K_t)$$

The change in the capital stock is a function of gross investment in the previous time period less depreciation in the previous time period:

$$\Delta K_t = g(I_t - D_{t-1})$$

where I is gross investment

and D is depreciation

Depreciation is a function of output:

$$D_t = d(Q_t)$$

Therefore the change in employment is a function of the change in output, the prior level of gross investment and the prior level of output:

$$\Delta EMP_t = F(\Delta Q_t, I_t\text{-}1, Q_t\text{-}1)$$

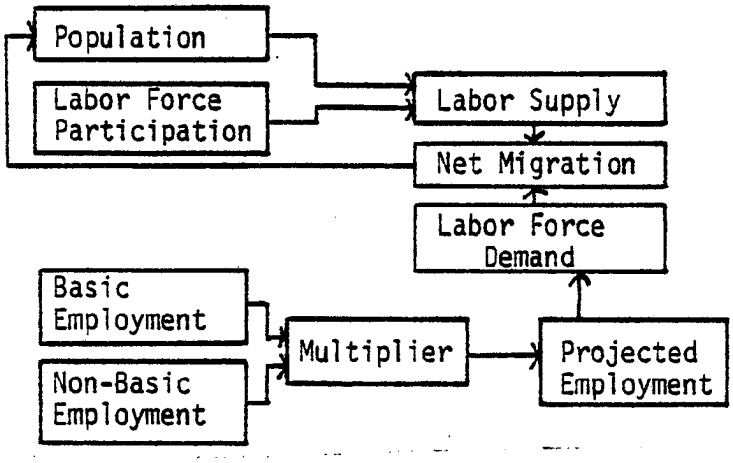
The model is used in conjunction with a 185 sector input-output national forecasting model. In the national model final demand projections are made, then output is derived using input-output coefficients. Employment is derived from the output projections. The national model is used as a control on the regional model to assure that reasonable regional forecasts are produced. In general, the state data were derived and adjusted to the national control totals and then county data within each state were derived and adjusted to the state control totals.

The projections of the regional model are made with the general assumption that there will be no sudden changes in the economy of a particular region. The model does allow for the location of plants into a new region if the region is in a "favorable" location and if the forecast output exceeds a critical level. Similarly if forecast output falls below a critical level, new output is not permitted. The critical level is defined in terms of value of output and determined from plant size data in County Business Patterns (1965 and 1966). Limits are placed on changes in county output, employment, earnings, and labor force. This model utilizes regional forecasting techniques, but makes use of input-output relationships.

Maryland Department of State Planning Model

The linked employment-population projection model assumes that an examination of the interaction between the supply of and the demand for labor will provide the best estimate of population change. This model utilizes the economic base approach where basic activity sectors are classified as those primarily producing for export and non-basic activity sectors as those primarily producing for local demand. Like the previous model this model also allocates output, employment, etc.; but unlike the previous model the allocation takes place from the state to the counties. Figure 2 presents a simplified diagram of the employment side of this model.

Figure 2
Labor Force Supply and Demand



For each local area of the state, the output for activity sectors engaged in the production of goods and services to be sold outside the local area is projected as a first approximation. Employment in these activity sectors generates income which is in turn spent on local goods and services that generate additional employment and income. The resulting employment demand balances are compared to natural increases in the population and labor force in order to determine whether or not an excess of job opportunities are likely to induce migration into the area to fill resultant vacancies or alternatively to induce outmigration from the area given a shortage of job opportunities. Employment in non-basic activity sectors is related primarily to the demand of local households and business for goods and services. Area employment in a basic activity sector is related to the historical and projected values of a corresponding activity sector within a broader area. For the state, employment in national activity sectors, and for subdivisions, employment in state activity sectors are utilized as the corresponding exogenous values. Local area or county employment in each basic activity sector is expressed as a share of the activities in a region. A commutation ratios, based on 1970 data, is used to adjust for commuters and multiple-job holders. This ratio is total employment over workers residing in the County.

The principal source of employment data used in this model is the Employment Security Administration of the Maryland Department of Employment and Social Services. This model assumes the absence of area policy changes of an unusual nature.

In the economic base approach each activity sector's employment is classified between export and non-basic, and an employment multiplier is computed as the ratio of total employment to total basic employment. Total employment is forecast by predetermining the level of basic

employment and applying the multiplier. Population is also forecast with a similar ratio, one that relates total population to basic employment. The employment multiplier, however, does not remain constant over time and it is very difficult to predetermine the level of basic employment.[1] Another drawback of this model is the form of the output. County level employment projections are presented by two digit SIC's. This level of aggregation does not provide a detailed employment picture, particularly when looking at county data where the numbers are not relatively large.

Since each of the above models presents its projections in a different form, an exact comparison is possible only by recalculating the totals. While this process is not impossible, such an undertaking would be impractical. A comparison of less-than-exact categories shows that each model projects roughly similar average annual rates of growth in employment for the period 1970 - 1990, with the findings of the State Planning model being slightly, but systematically, larger.

It should be noted however that the State Planning model has published revised projections. These revisions cover the same time period as the original projections. The revised projections for the period 1970-1980 are slightly higher than the original projections for some industries and slightly lower for others. The revised projection for employment in all industries is a very slight downward revision. The revised projections for 1980-1990 are slight downward revisions for most of the industries. The revised projections for employment in services and transportation, communication, and utlities are slightly higher than the orginal projections for 1980-90.

EMPIRICAL FINDINGS

This section presents some of the empirical findings of the multi regional, multi-industry forecasting model discussed in the previous section. The section concludes by looking at the projections and the employment trends presented above. This information provides an indication of the type of business activity which will possibly locate in Collingter Center.

Table 1 presents the employment projections for Prince George's County by one digit SIC to 1990. Table 2 presents the projected increase in the number of jobs. Manufacturing; finance, insurance, and real estate; and services have average annual growth rates roughly twice as large as the average annual growth rate of the civilian labor force.

1. Ralph W. Pfouts, editor, The Techniques of Urban Economic Analysis West Trenton, New Jersey: Chandler-Davis Publishing Co., 1960

Industry sectors which have projected negative average annual rates of growth include: various agricultural, mining, and machinery sectors; drugs, cleaning, and toilet items; domestic services, armed forces; and food processing sectors including meat packing, dairy products, and bakery products. None of these industry sectors which could utilize the facilities of an employment park employed more than five hundred workers in 1970.

Table 3 presents selected industry sectors which have a projected average annual rate of growth in excess of 3% or which had one thousand or more employees in 1970 and a positive growth rate. Table 4 presents the projected increase in the number of jobs for the industry sectors listed in Table 3. Industry sectors which show very large gains in the number of jobs are: Printing/Publishing; Heat, Plumbing, Structural Metal; Wholesale; Finance/Insurance; Real Estate/Rental; and Business Services. In terms of one digit SIC's manufacturing; wholesale; finance, insurance, and real estate; and services will experience large gains in the number of jobs.

Industry sectors which have a projected average annual growth rate in excess of three percent in Prince George's County also have a projected positive growth rate in the Washington D.C. SMSA. In all sectors except office furniture, the growth rate for the county is larger than the growth rate for the entire SMSA. Table 5 presents selected industry sectors which have an annual average growth rate in excess of three percent for the SMSA but not for Prince George's County and which had more then one hundred employees in 1970.

The firms in these sectors which locate in the Washington D. C. area tend to gravitate toward sites along the I-270 corridor in Montgomery County. Most of the parks in which these sites locate are small, typically less than one hundred acres, and in some cases are prime tenant projects. Since these companies locate in the smaller parks and since they've demonstrated a tendency to locate near each other, corporations in the electronic, optical, and photographic sectors that move into the Washington D.C. SMSA will probably continue to locate along the I-270 corridor.

The projected ratio of growth for manufacturing and wholesale in Prince George's County exceeds the projected ratio of growth for the Washington SMSA. Based on past trends and projections, the growth picture for manufacturing industries is strong in the County.

Table 1
Projected Employment by SIC in Prince George's County

SIC	Industry	1970	1975	1980	1985	1990	Avg. Annual Rate of Growth
1	Mining and Construction	12451	13317	16939	18584	19689	2.49
2	Manufacturing	5922	6696	8148	9524	10744	3.22
3	Manufacturing	4772	5233	6031	6566	7206	2.17
4	Trans, Comm, Util.	6064	6880	7705	8063	8487	1.77
5	Wholesale	49115	56964	60155	61398	62358	1.26
6	Fin, Ins, and Real Estate	7269	9928	11027	11505	12213	2.91
7/8	Services	22281	28289	33359	36983	40610	3.28
9	Public Admin.	79302	85916	87501	90518	94311	0.89
Total		187176	213223	230865	243141	255618	1.63

Source: University of Maryland Multiregional, multi-industry forecasting model

Table 2
Increase in Jobs by SIC in Prince George's County

SIC	Industry	1975	1980	1985	1990	Cumulative Total
1	Mining and Construction	866	3622	1645	114	7247
2	Manufacturing	774	1452	1376	1220	4822
3	Manufacturing	461	798	535	640	2434
4	Trans, Comm Util	861	825	358	426	2425
5	Wholesale	7849	3191	1243	960	13243
6	Fin, Ins/ Real Estate	2659	1099	478	708	4944
7/8	Services	6008	5070	3624	3627	18329
9	Public Admin.	6614	1585	3017	3793	15009
Total		26047	17642	12276	12488	68453

Source: University of Maryland Multiregional, multi-industry forecasting model

Table 3
Projected Employment by Selected Industry Sectors in P.G. Co.

SIC	Industry Sector	1970	1975	1980	1985	1990	Avg. Annual Rate of Growth
1	Mining and Construction						
	New Construction	11119	11541	14948	16318	17112	2.2
	Maintenance Construction	1018	1502	1751	2052	2385	4.3
2/3	Manufacturing						
	Lumber Prod. Exc. Containers	290	350	475	554	611	3.7
	Household Furniture	82	93	137	152	112	3.4
	Office Furinture	55	56	88	102	112	3.6
	Printing/Publishing	2011	2587	3506	4531	5478	5.0
	Heat, Plumbing, Struct. Metal	849	1169	1477	1843	2138	4.6
	Hardware, Plating, Wire	110	123	177	209	236	3.8
	Misc. Mfg. Prod.	53	66	92	100	97	3.0
4	Transportation/ Communication						
	Communication Equip.	1332	1601	1726	1902	2308	2.7
	Transportation	4056	4480	5134	5429	5859	1.8
	Communications	1332	1584	1666	1712	1675	1.1
5	Wholesale						
	Wholesale Trade	7517	9570	10685	11208	11871	2.3
6	Finance, Insurance, and Real Estate						
	Finance/Insurance	3864	5286	5941	5978	6243	2.4
	Real Estate/Rental	3405	4642	5086	5527	5970	2.8
7/8	Services						
	Business Services	8284	11780	15122	17632	19874	4.4
9	Public Administration						
	Fed. Cilvilian Gov/t.	23273	24586	25493	26224	27245	0.8
	S/L Gov/t.	36235	44988	46672	49231	52177	1.8
	Total Employment	189084	215118	232463	244393	256616	1.5

Source: University of Maryland Multiregional, multi-industry forecasting model.

Table 4
Increase in Jobs by Selected Industry Sectors in P. G. Co.

SIC	Industry Sector	1975	1980	1985	1990	Cumulative Total
1	Mining and Construction					
	New Construction	422	3407	1370	794	5993
	Maintenance Construction	484	249	301	333	1357
2/3	Manufacturing					
	Lumber Prod. Exc. Containers	60	125	79	57	321
	Household Furniture	11	44	15	9	79
	Office Furniture	1	32	14	10	3467
	Glass/Glass Prod.	576	919	1025	947	67
	Heat, Plumbing, Structural Metal	318	310	366	295	1289
	Hardware, Plating, Wire	13	54	32	27	126
	Misc. Mfg. Prod.	13	26	8	-3	44
4	Transportation and Communication					
	Communication Equipment	267	125	176	406	974
	Transportation	424	624	294	430	1773
	Communication	252	82	46	-37	343
5	Wholesale					
	Wholesale Trade	2053	1115	523	663	4354
6	Finance Insurance, and Real Estate					
	Finance/Insurance	1422	655	37	265	2379
	Real Estate/Rental	1273	444	441	443	2601
7/8	Services					
	Business Services	3496	3342	2510	2242	11590
9	Public Admin.					
	Fed. Civilian Gov't.	1313	907	713	1021	3972
	S/L Gov't.	8753	1684	2557	2946	15940
	Total	21160	14171	10543	10862	56736

Source: University of Maryland, Multiregional, multi-industry forecasting model.

Table 5
Projected Employment by Selected Industry Sectors in the SMSA

Industry Sector	1970	1975	1980	1985	1990	Growth Rate
Electronic Components	1812	2247	3464	3940	4833	4.9
Optical/Photo Equipment	532	609	804	944	1069	3.5
Auto Repair Serv.	8425	11023	12029	13995	15845	3.2

Source: University of Maryland Multiregional, multi-industry forecasting model.

Table 6
Major Industrial Concentrations
Howard County 1977

Name/ Location	Year Opened	Acreage Total	Acreage Avail.	Annual Absorption	Parcel Size	Access Rail	Access Highway
Baltimore-Washington Industrial Park (Rt.1 & 32)	1969	313	96	25 acres	10 acres	B&O	U.S. 1
Rt. 100 Business Pk. Rt. 1	1973	176	74	41	6.35	B&O	U.S. 1
Port Capital Center Rt. 1	1974	100	24	n/a	n/a	--	U.S. 1
Columbia Sullford Industrial Center	1967	250	44	27	2-25	B&O	MD 32
Oakland Ridge Industrial Center	1967	264	24	25.5	1-24	--	I-95
Sieling Industrial Center	1972	254	51	18	2-10	--	I-95
General Electric	1969	1100	n/a	n/a	n/a	B&O	I-95

Source: Howard County Community Economic Inventory, Maryland Department of Economic and Community Development, Division of Business and Indistrial Development, February 1976 and phone conversation.

Table 6 (continued)
Major Industrial Parks
Baltimore County 1976

Name/Location	Acreage Total	Acreage Avail.	Zoning	Access Rail	Access Highway
Canton Center Rt. 151	100	18	Mfg.	Canton	U.S. 40
Pulaski Indus. Center U.S. 40	168	125	Mfg.	Chessic	U.S. 40
Chesapeake Park Incorporated & Eastern Blvd.	180	all	Mfg.	Penn Central	U.S. 40
Hunt Valley Bus. Comm. I-83	435	120	Mfg.	Penn Central	I-83
Owings Mills Industrial Park	181	85	Mfg.	Chessic	U.S. 140
Security Indust. Park I-695	279	148	Mfg.	No	I-695

Source: Baltimore County Community Economic Inventory, Maryland Department of Economic and Community Development, Division of Business and Industrial Development, May 1976.

Table 6 (continued)
Major Industrial Parks
Anne Arundel County 1976

Name/Location	Acreage Total	Acreage Avail.	Zoning	Access Rail	Access Highway
Baymeadow Industrial Park I-695	220	176	Industrial	No	I-695
Baltimore - Washington Int'l. Airport Area					
Parkway Industrial Center Rt. 176	200	40	Industrial	Chessic	Rt. 176
Baltimore Commons Business Park Rt. 176	300	300	Industrial, light indust.	Conrail	Rt. 176
Crofton Indust. and Office Park Rt. 3	247	247	Industrial heavy indust.	No	Rt. 3

Source: Anne Arundel County Community Economic Inventory, Maryland Department of Economic and Community Development, Division of Business and Industrial Development, June 1976.

Table 6 (continued)
Major Vacant Industrial Sites
Montgomery County 1978

Name/Location	Acreage	Zoning
Brodksy Property I-270	152	Industrial Park
Churchill Property I-270	103	Light Industrial
Casey Property I-270	115	Industrial Park
Montgomery Airpark Rt. 124	154	Light Industrial
Montgomery Industrial Park	108	Heavy Industrial

Source: Inventory of Principal Industrial Sites, Montgomery County Office of Economic Development, n.p.

Table 6 (cont.)

INDUSTRIAL AND OFFICE COMMERCIAL LAND USE, LAND ZONED-BUT-VACANT, AND LAND PLANNED-BUT-NOT ZONED ACREAGE BY AREA IN FAIRFAX COUNTY, VIRGINIA

	Land Use Acreage			Zoned-But-Vacant Acreage			Planned-But-Not Zoned Acreage			Total Acreage		
	Industrial	Office Commercial	Total	Industrial	Office Commercial	Total	Industrial	Office Commercial	Total	Industrial	Office Commercial	Total
Tysons Corner	162	129	291	250	116	366	144	5	149	556	250	806
Merrifield	151	61	212	129	178	307	76	--	76	356	239	595
South Beltway	549	24	573	264	30	294	48	7	55	861	61	922
I-95 Corridor	501	43	544	1,100	5	1,105	247	100	347	1,848	148	1,996
Reston/Dulles	129	212	341	476	4	480	1,409	--	1,409	2,041	216	2,230
Dulles/Chantilly	149	23	172	1,228	--	1,228	2,381	--	2,381	3,758	22	3,780
Centreville	--	12	12	21	--	21	--	--	--	21	12	33
West of Fairfax	1	--	1	75	--	75	238	--	238	314	--	314
Remainder of County	361	942	1,303	360	97	457	65	296	361	786	1,324	2,110
TOTAL	2,003	1,446	3,449	3,903	430	4,333	4,608	408	5,016	10,514	2,272	12,786

Source: Office of Comprehensive Planning derived from parcel file of January 1977, augmented by staff field checks.

NOTE: Total acreage numbers may not add due to rounding for individual areas and zoning groups. Data includes government owned office uses including 18 acres in the Tysons Corner area and 698 acres in the remainder of County.

EXISTING EMPLOYMENT PARKS

This section presents a brief description of the attributes of existing employment parks. There are over fifty major industrial centers in the Baltimore-Washington Metropolitan Area. About half of the parks have less than one hundred acres and a few parks have more than five hundred acres. Two parks have more than one thousand acres and one, General Electric in Columbia, is a prime tenant park. A greater portion of the larger parks have rail transportation, but due to the small number of parks no conclusion should be drawn from this occurance. Almost all the parks have access to major highways and many are within a thirty minute drive to a major airport. Table 6 lists the major industrail centers in the Baltimore-Washington area (excluding those in Prince George's County) and some of their characteristics. These centers are grouped by the county in which they are located. The centers in Baltimore County are located north and east of Baltimore City and so they may not be as competitive with the Collington Center as some of the parks in the other counties.

Approximately half of the industrial parks in the Baltimore-Washington metropolitan area are located in the Baltimore-Washington corridor (i.e. in close proximity to both cities). The parks in this corridor are representative of parks in the metropolitan area in terms of size distribution. In terms of the type of activity, these parks have a heavy concentration of manufacturing, wholesaling and distribution firms. Many of the parks in this corridor are located in Prince George's County. Table 7 lists the major industrial centers located in the county and some of their characteristics. The location of these centers is shown on Map 1.

The parks in Table 7 have had an annual average absorption rate of fourteen acres and an average parcel size of eight acres. While the data on type of activity are not complete, manufacturing and distribution activities account for over fifty percent of total activity in the parks and distribution accounts for slightly more than manufacturing. The demand for rail-served sites has remained relatively stable since the mid-sixties, but this represents a declining share of the market.

The Baltimore-Washington corridor is one of the few places in the Baltimore-Washington area that contains sites which can be served by rail. Most of the other rail-served sites are already occupied. Land costs in the parks which have extensive manufacturing are usually in the range of $1.75-$2.50 per square foot depending on acreage and frontage. The lean ratio for finished industrial space range between $2.00-$2.50 per square foot and for office space between $8.50-$9.00.

In sum this corridor is attractive to distribution and manufacturing firms because of the easy access to major metropolitan areas and the proximity to a major shipping port. The employment park site is particularly attractive because it is in the corridor, it is located on a major north-south highway, and it is a site which will be served by rail.

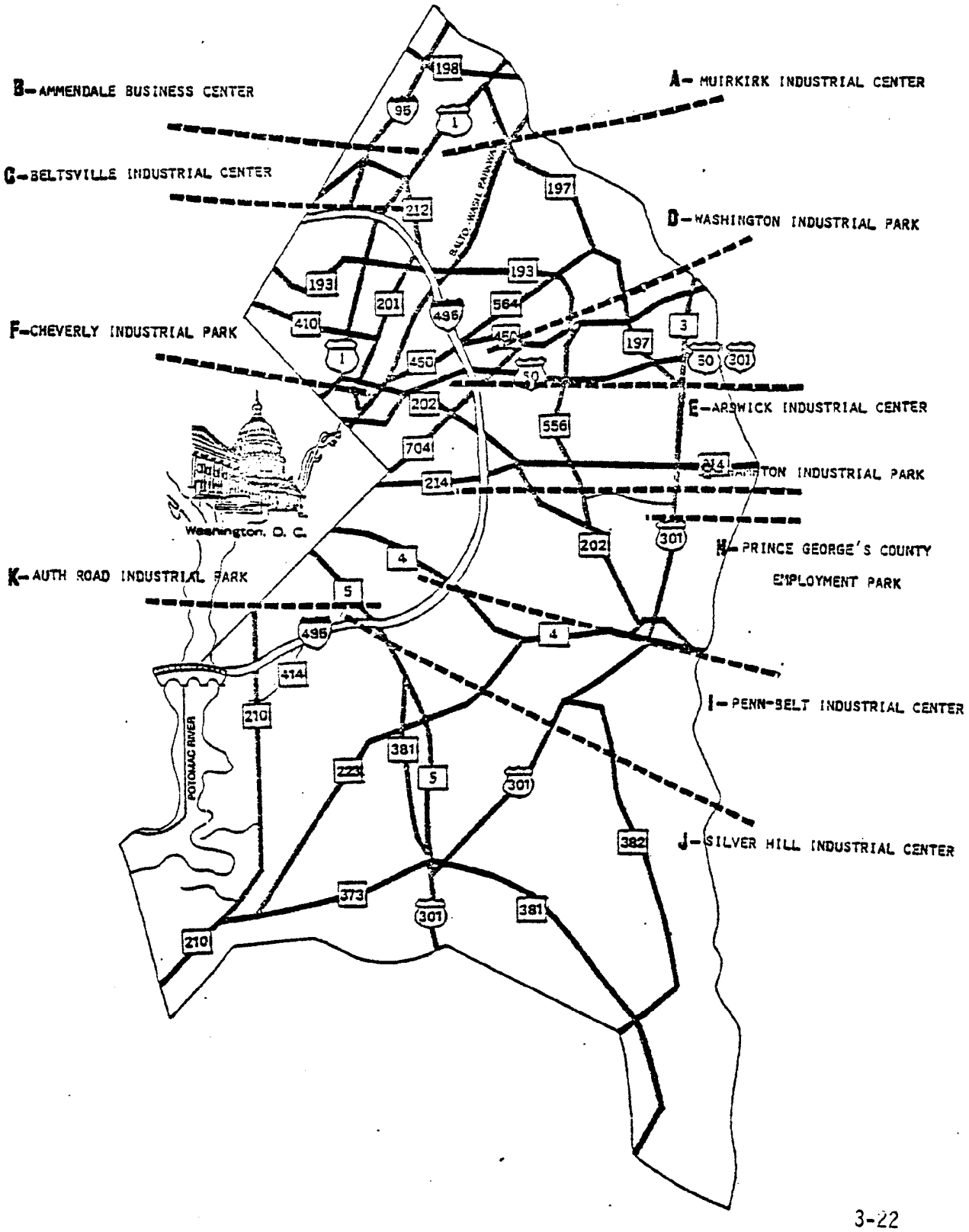
Table 7
Major Industrial Centers in Prince George's County

	Site/Location	Acreage Total Available	Rail Facilities	Highway Access
A	Muirkirk Industrial Center U.S. 1 & Ammendale Rd.	152	Yes	U.S. 1
B	Ammendale Business Center U.S. 1 & Ammendale Rd.	200	No	U.S. 1
C	Beltsville Industrial Center U.S. 1 & Capital Beltway	150	Yes	U.S. 1
D	Washington Industrial Park George Palmer Highway & U.S. 50	200	No	George Palmer Hwy.
E	Ardwick Industrial Center Capital Beltway & U.S. 50	450	Yes	Ardmore-Ardwick Rd.
F	Cheverly Industrial Park Kenilworth Avenue	50	Yes	Rt. 201
G	Hampton Industrial Park Capital Beltway & Central Avenue	425	No	Central Avenue
I	Penn-Belt Industrial Center Capital Beltway & Pennsylvania Avenue	75	No	Pennsylvania Avenue
J	Silver-Hill Industrial Center Capital Beltway & Branch Ave.	50	No	St. Barnabas Road

Source: Prince George's County Business Index

MAP 1

PRINCE GEORGE'S COUNTY
MAJOR INDUSTRIAL CENTERS



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IMPLICATIONS FOR THE EMPLOYMENT PARK

This section draws together the information presented in the previous sections. The type of employment, the demand for industrial acreage, the capture rate and the staging of the employment park are presented in this section. First the projections on the type of employment and the number of workers is presented and these numbers are converted into a demand for industrial space. Then, assuming a specific staging, the necessary capture rates for the Collington Center are presented and examined as to their liklihood as well as implications and strategies for development.

The Collington Center as proposed could accommodate at maximum development a very large number of employees, approximately equal to 10% of the current employment base in the County. The maximum full development allowable at the site is shown in the following table:

Table 8*
Land Uses

Land Use	Land Uses Gross Acres	FAR	Sq. Feet of Building
Commercial/Recreation	26	.32	362,419
Research/Office	82	.3	1,071,576
Manufacturing/Wholesale	312	.4	5,436,288
Manufacturing/Office	92	.4	1,603,008
Manufacturing/General	109	.4	1,899,216
Land Reserve	225	.35	3,430,350
Open Space	436		N/A
Total	1,281		13,802,857

* Figures may not add to total due to rounding.

A few items in Table 8 require elaboration. Research/Office represents land which can be used for research and/or office space. Similarly Manufacturing/Wholesale and Manufacturing/General represent land which can be used for manufacturing wholesaling or some other activity such as warehousing.

Table 10 presents the typical amount of floor area occupied by employees and the potential employment yield in the economic activities to be represented in the Collington Center. The floor area/employee

Table 9
Floor Area and Employment Yield

Activity	Floor Area (sq. ft.)	Floor Area/Employee	Employment Yield
Commercial/Recreation	362,419	500	725
Research/Office	1,071,576	375	2,858
Manufacturing/Wholesale	5,436,288	900	6,040
Manufacturing/Office	1,603,008	700	2,290
Manufacturing/General	1,899,216	800	2,374
Land Reserve	3,430,350	800	4,288
Total	13,802,857	(avg) 743	18,575

by economic activity was obtained from an unpublished PGC/DPPED survey of tenants in a sample of industrial parks in the County. Although there are wide variations in floor area per employee between establishments in the same activity, reasonable ranges emerged. The selected floor area/employee is the mid-point in the range. The employment yield from manufacturing activities (10 thousand) represents about sixty percent of the total employment yield.

The figures in this table, generating 18,500 employees is a maximum allowable, however, due to the location of the site and the level of development in this area, it is likely that a less intense level of development would occur at this site. The area presently has a rural more than suburban character to it although it has good access to the more developed sections of this metropolitan area as well as the Baltimore SMSA. The businesses which are likely to locate at this site may be the ones with larger square footage of land required or ones with a high GFA per employee. The location would most likely have a lower rent or purchase price per acre due to its distance from the beltway or I-95 than some of the other industrial parks in the County. The estimates of employment generation are therefore lower than for example, the Washington Business Park which so far has an intensity of 647 GFA per employee, compared with the estimate of nearly 750 square feet gross leaseable area per employee.

The question of whether the Collington Center is marketable as proposed is best answered by examining the necessary capture rates of projected employment in Prince George's County at the site. The staging of the Center is crucial in looking at the amount of land and floor area which would be put on the market and what the projected employment would be in a given time period from which an employment park could draw.

The proposed staging of the development of the Collington Center is shown below in Table 11 which includes acreage and employment for each stage.

Table 10 Proposed Staging
Acreage and Employment Yield

Stage	I		II		III		Total	
Use	Ac.	Empl.	Ac.	Empl.	Ac.	Empl.	Ac.	Empl.
Commercial Recreation	0	0	26	725	0	0	26	725
Research/Office	6	209	21	732	55	1917	82	2858
Manfacturing/Wholesale	87	1684	94	1819	131	2536	312	6040
Manufacturing/Office	0	0	38	946	54	1344	92	2290
Manufacturing/General	29	631	43	936	37	806	109	2374
Reserve							225	4288
Open Space							436	-
Total	122	2524	222	5158	277	6603	1281	18575

It is expected that Stages I & II will occur within the next fifteen years with the later stages occuring after the period of time. The marketability of the first two stages of development can therefore be

evaluated on the basis of the employment projections to 1990 as well as the past trends in absorption of buildings. The square footage of buildings proposed by Stage is shown in Table 12.

Table 11

Square Footage GLA by Stage and Use

Stage	I	II	III	Total
Use				
Commercial/Recreation	0	362,419	0	362,419
Research/Office	78,408	274,428	718,740	1,071,576
Manufacturing/ Wholesale	1,515,888	1,627,856	2,282,544	5,436,288
Manufacturing/Office	0	662,112	940,896	1,603,008
Manufacturing/ General	505,296	749,232	644,688	1,899,216
Land Reserve			3,430,350	3,430,350
Total	2,099,592	3,686,047	8,017,218	13,802,857

The staging occurs in five year intervals for the first two stages, the first stage built out around 1985 and the second around 1990, the third stage would occur after 1990 and could take ten or more years to build out, particularly the land reserve section which has a large capacity for development of over 3 million square feet. This staging would then require a substantial number of acres and square feet of gross leaseable area to be absorbed by the market each year. Table 13 indicates the necessary absorption. The annual amount of square footage absorbed by light industry in Prince George's County had grown to 2,780,960 square feet of floor area in 1974. During the period from January 1975 to April 1978, 1,858,874 square feet of floor space was absorbed on an annual basis. This number if quite low considering the previous trend. The economic slumpt, the decline in construction activity, and the high interest rates at the beginning of this period may in part explain the fact that on an annual basis light industry floor area absorption had fallen to less than one-third of the 1974 level. Slightly more than one million square feet of building space has been absorped annually in Prince George's County from 1962-1974. The annual absorption rate for the period 1970-1977 was slightly higher, 1.7 million square feet.

Table 12
Required Level of Annual Absorption

Average Annual Net Acreage	
1980-1985	21.8 acres
1985-1990	19.0 acres
Average Annual Square Feet GLA	
1980-1985	419,981 GLA
1985-1990	737,210 GLA
Annual Employment	
1980-1985	505 Empl.
1985-1990	1,032 Empl.

These absorption requirements would amount to 25% of the current average square footage absorbed in 1980-85 and 43% of the rate of current absorption in 1985-1990.

The capture rates for employment at the site which would be required with the above mentioned staging are calculated from the employment projections which were generated from the University of Maryland model as shown in Table 14:

Table 13
Total Number of Employees (000) by Sector

Area	1980	1985	1990
Prince George's County			
Manufacturing	14.1	16.1	17.3
Wholesale Trade	10.6	11.2	11.9
FIRE	10.0	11.5	12.2
Washington SMSA			
Manufacturing	53.0	67.1	71.3
Wholesale Trade	61.1	64.2	67.3
FIRE	101.3	111.6	120.3
Baltimore SMSA			
Manufacturing	199.8	312.0	209.5
Wholesale Trade	50.0	51.5	52.2
FIRE	50.8	54.8	56.6
Washington-Baltimore			
Manufacturing	262.8	280.1	280.8
Wholesale Trade	111.1	115.7	119.5
FIRE	152.1	166.4	176.9

Source: University of Maryland Multiregional, multi-industry forecasting model.

Projections of this sort were made in a policy neutral work, meaning that some substantial efforts on the part of County government or some real world event which changes the infrastructure or the competitive position of the counties could alter these projections. They do indicate what might be expected to take place without any substantial effort to change the competitive positions of the various counties. The employment in the Washington Baltimore region in future years can be thought of as a pool from which the Collington Center could draw. Statistical models which are done initially on a regional level and then allocated to individual counties are generally more reliable on a regional level than on a County level in any event, indicating that looking at a regional pool of employment is well within the reliability level of the model.

The capture rates which would be required when looking at the projected Prince George's County employment for the sectors listed in Table 14 are excessive and unrealistic. But two points, both mentioned above, must be considered before any judgement are made. The rural rather than suburban character of the location means that the FAR is likely to be lower than the FAR for existing employment parks and the GFA per employee is likely to be higher. This will result in an employment yield smaller than was calculated. Secondly the location of the Collington Center is accessable to workers in the Washington-Baltimore region. Therefore it is incorrect to consider Prince George's County as the only source of labor supply. The capture rate of the relevant market for manufacturing is around 15% for Stage I to 1985 and about 20% for Stage II. For office development the capture rates to 1985 for Stage I would be around 10% and 15% for Stage II. These capture rates are considerably higher than would be expected to occur without a major marketing campaign to take place. While for this metropolitan area Prince Goerge's County does have a higher concentration of manufacturing employment, it is still not as large a segment of employment as might be true in some other metropolitan areas. The growth in manufacturing and wholesale are projected to grow at the following amounts:

Table 14
Growth in Employment

	1980-85	1985-90
Prince George's County		
Manufacturing	2,000	1,200
Wholesale Trade	600	700
FIRE	1,500	700
Washington SMSA		
Manufacturing	4,100	4,200
Wholesale Trade	3,100	3,100
FIRE	10,300	8,700
Baltimore SMSA		
Manufacturing	13,200	-3,500
Wholesale Trade	1,500	700
FIRE	4,000	1,800

Source: University of Maryland multi-regional, multi-industry forecasting model.

The Baltimore metropolitan area is projected to have an absolute decline of manufacturing employment between 1985 and 1990 after a very healthy increase between 1980 and 1985. Fortunately the Washington SMSA does continue to have a reasonably large increase in this type of employment. FIRE (Finance insurance and real estate) is a larger sector in terms of its growth and it is a possible candidate of some of the space within the Collington Center. As this area of the County becomes more developed, the FIRE Sector could be a more likely occupant of the Park.

A more realistic staging plan would assume that the manufacturing associated uses in the park for Stage I would be absorbed by 1990 instead of 1985 which would necessitate a capture rate of 13% instead of the 14% and 21% by 1985 and 1990 respectively for Stages I and II.

As part of a major marketing campaign several specific steps could be taken to make the Center marketable. These involve making space available and in making the park attractive for the specific industries which are likely occupants.

One method of development which could slightly alter the composition of tenants during the first two stages is the construction of "spec-buildings." These structures constructed by the County or a developer are built with maximum flexibility so they can be tailored to the needs of the potential occupants. While the occupants of such buildings do not typically account for large portions of floor area, they do provide some activity, and the presence of activity could attract additional activity. If office space is developed at the same rate as manufacturing space the capture rate for office activity (i.e. fire, insurance, and real estate) is around one percent for each stage.

Several points have emerged and been re-enforced during the course of this study. The growing industries in Prince George's County, the location of the Collington Center, and the availability of space suggest that efforts should be made to attract firms engaged in manufacturing and wholesaling.

Table 15 is an abbreviated version of Table 3. Printing/Publishing and Heat, Plumbing and

Table 15

Employment in Selected Industry Sectors in P.G. County

Industry Sector	1990 Employment Projection	Avg. Annual % Growth Rate
Printing/Publishing	5478	5.0
Heat, Plumbing, Struct. Metal	2138	4.6
Comm. Equip.	11871	2.3
Business Services	19874	4.4

Structural Metal are two growing activities within the manufacturing sector. Firms engaged in manufacturing and wholesaling are potential occupants of the Collington Center. Certain business services may also find the park attractive. Firms engaged in services, such as mailing, data processing, and certain repair services which don't require a prime location are also potential occupants.

These manufacturing and service firms are interested in access to large markets and relatively inexpensive land. Since the Collington Center possesses these attributes, efforts to attract tenants may be more successful if they are primarily aimed at firms engaged in the above mentioned activities.

Design Principles 4

The following section of the descriptive text will present in detail the design principles to be followed in the development of Collington Center. The provisions described will be enforced by the Prince George's County government or by a County government created development authority which will have the responsibility for the comprehensive development of the center. The sketches provided with the text are intended to illustrate the desired concept but are not design solutions for each situation.

Views, Orientation and Building Groupings

Buildings constructed within Collington Center will be one of three basic types: 1) Single buildings on individual parcels; 2) Two or more buildings arranged to create external open space; 3) Two or more buildings (see illustration) arranged to create interior courtyards. The detailed design of each building will be left to the individual owners who will contract for the services of an architect. However, in order to create a harmonious appearance for the Center, the following guidelines are established:

1. materials will be harmonious with surroundings
2. graphics identifying company, firm, etc., will be coordinated with the building design
3. signs will be ground mounted and will not exceed a height of 10 feet
4. lighting will enhance the design of the building and not cause excessive glare
5. plantings will be provided along foundations to enhance the visual quality of the building
6. views will be preserved where physically possible
7. buildings will be oriented in such a way as to create internal open space in courts or in linear patterns relating to parking lots and pedestrian areas (i.e. activity areas, paths, etc.)

8. graphics relating to buildings will be oriented toward roadways on ground positioned signs.

9. landscaping combining of plant materials and earth mounding will embellish the overall appearance of the site by improving or creating natural vistas.

Basic Plan Compliance

The material developed for the Comprehensive Design Plan is in strict compliance with the approved Basic Plan. The land uses, transportation network, physical feature limitations, open space network, utilities network and zoning provisions established on the Basic Plan have been used to guide the planning and design of Collington Center. Deviations from specific details established by the Basic Plan have been made necessary by changes in standards and regulations which have taken place since the approval date. The only major deviations occurs in the transportation network. This is explained more fully in the "Transportation Analysis." No uses approved in the Basic Plan have been omitted and none have been added. The golf course as described under the recreation facilities section of this chapter has not been omitted from the plan. A decision will be made later in the development of the Center as to whether the golf course will be an economically viable use or whether the open space will be used for other recreational purposes.

Utility Services

All utility services will be placed underground. Equipment boxes and maintenance points will be enhanced with plant materials to lessen their visual impact. Buildings will have parapet walls to conceal rooftop mechnical equipment and/or will be screened with plant material. Where topography permits, plant materials will be used to provide screening. Any outside storage which is visible from the main roads will be screened by a minimum 6 foot evergreen hedge. Any fences will be of an attractive design where visible from the main road.

Building Envelopes

Building envelopes are intended to show the proposed location of buildings within a designated area. The area is described as buildable on the basis of the physical characteristics of the site and any limitation which exists. It can also include areas to be preserved as green space, buffers, saving of existing trees, etc. The topography for the area within the site was previously graded, to a large extent, to provide runways for a previously proposed airpark. Limitations due to slope conditions and most vegetation was removed to create clear acreage for the runways. At present, the area remains relatively flat with little vegetation and no significant physical restrictions. The only areas which have physical restrictions, defined through the physical features analysis are shown as preserved areas included in the open space of the Center. As development of the Center moves into the fourth stage, the data developed

at this time will have to be updated before the design of that portion is undertaken. The status of the sludge entrenchment areas will be one the major physcial features consideration for the future. Any establishment of building envelopes will thus be based upon the desire to create a particular environment. It will be an additive process.

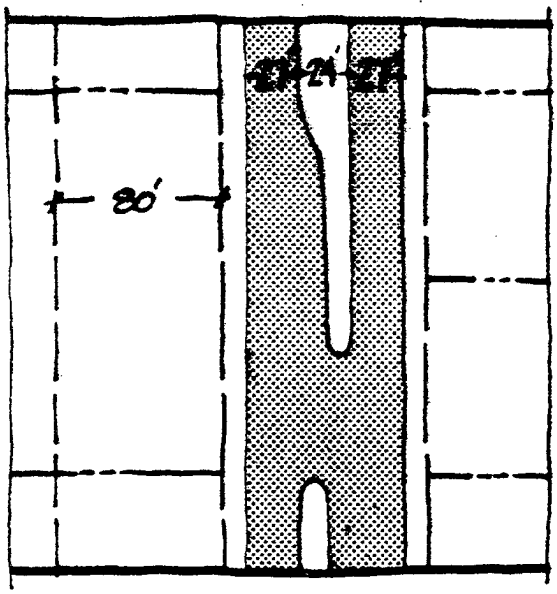
The Prince George's County Department of Program Planning and Economic Development is seeking to attract potential clients who will require 5-10 acre parcels or larger to accommodate their business needs. Any development of building envelopes and subsequent parcel sizes should be designed to allow for a full range of sizes including smaller sizes where needed. Flexibility will allow the assembling of parcels to provide multiples of the 5-10 acre basic module.

The main boulevard, Collington Drive, a 110 foot right-of-way will have an 80 foot building restriction line along the full length of the drive. The other major streets with 70 foot rights-of-way will have a 50 foot building restriction line. Intersections will be kept clear as shown. (See illustrations accompanying "Landscape Concepts" section).

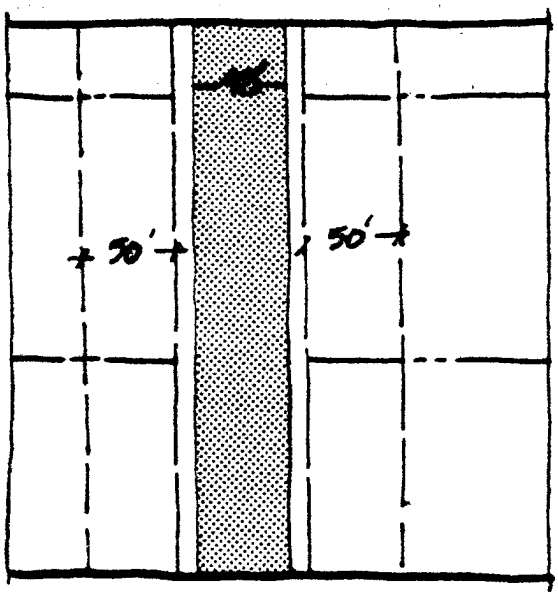
Along Branch &

The building envelope drawing indicates those sites which have building restriction lines established due to various physical restrictions such as soils and slopes. The parcels depicted on the plan which do not have these physical restrictions are subject to the limitation described in this section. The sites shown in Stage III within the sludge entrenchment areas will be reserved until such time as a determination is made regarding the building capacity of that area. The interim use of these sites will be as a nursury to provide plant materials for the Center.

MAIN BOULEVARD: 110' R/W



PRIMARY ROADS: 70' R/W



Parking Envelopes

The required parking to be provided on any site regardless of size will be constructed within the limits indicated by the accompanying drawings. In most cases the building envelope and parking envelope may coincide. Those parcels which have additional restrictions are shown as shaded areas on the building envelope map. The accompanying drawings show how the parcels are generally affected by the building/parking restrictions described earlier.

Height Limitations

The land uses approved with the Basic Plan will generate a range of needs for floor area. The manufacturing/wholesale uses, which constitute a majority of the land area, will not be likely to generate a building higher than three stories. The nature of the uses approved will dictate the heights of the buildings on the basis of economics, parking requirements,and the established building envelopes. On the other hand, the office/research may require multistory structures. A 10 story height limitation will be placed on these uses in order to minimize the effects on neighboring residential uses.

Building Appearance

Businesses which locate in the Center will be encouraged through the review of their Specific Design Plans to provide architecturally attractive facilities which fit well with the surrounding lanscape as well with other buildings on the property. The submittal of building elevations is required during the Specific Design Plan review at which time the County can control the kind of buildings it allows in the Center. Covenants, to be recorded after the Specific Design Plans are approved, will spell out specific restrictions which will be placed upon the properties.

Building Intensity

When the Basic Plan was approved, the District Council established limits on the gross floor area which will be allowed for each approved land use. These limits, listed previously in this report, will have to be distributed through the individual lots and will have to be monitored through subsequent review stages and the development authority which will manage the Center. Restrictions established through the use of the prescribed building envelopes will also effect the layout of each lot. In addition, the economics of building construction coupled with off street parking requirements will have an effect on the intensity of each site as well as the entire project.

Recreation

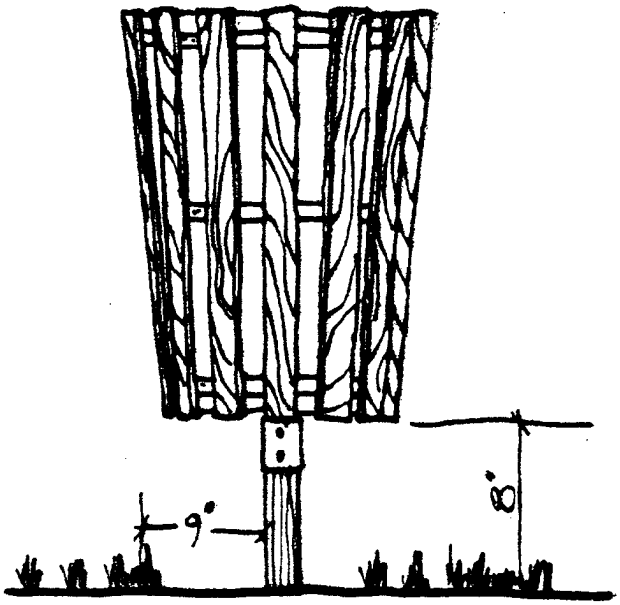
Collington Center, a Planned Business Community, will afford an opportunity for a wide range of recreation facilities in a comprehensively designed business community. The promotion of recreation for a business community is in keeping with the growing nationwide concern of employers with the general health and physical fitness of their employees.

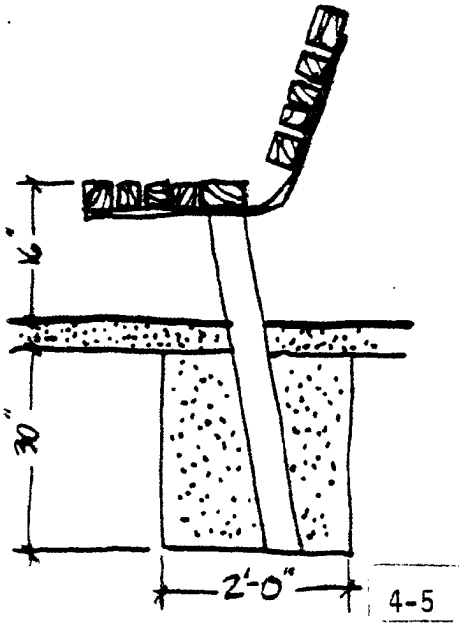
A lake to be constructed adjacent to U.S. 301 will be the focal point for the development of the Center. The lake will be surrounded with open space to be used for recreational purposes it is anticipated that the lake will be a beneficial design feature which will help the County attract a hotel/motor inn franchise at what will eventually be the main entrance the to Center.

The facilities for this complex might include, but not be limited to a small par-three or executive 3-hole golf course, softball/football fields, driving range, putting green, tennis courts, multi-purpose courts, and a physical fitness course. However, by allowing flexibility in this stage of the design, the potential will exist in the final phase of the Comprehensive Design Zone process to tailor the facilities to the desires of the occupants of the community. The golf course, for which space was allotted in the Basic Plan, is not precluded by this plan.

All pedestrian paths and hiker/biker trails to be provided within Collington Center will be constructed to the standards specified by the M-NCPPC Department of Parks and Recreation.

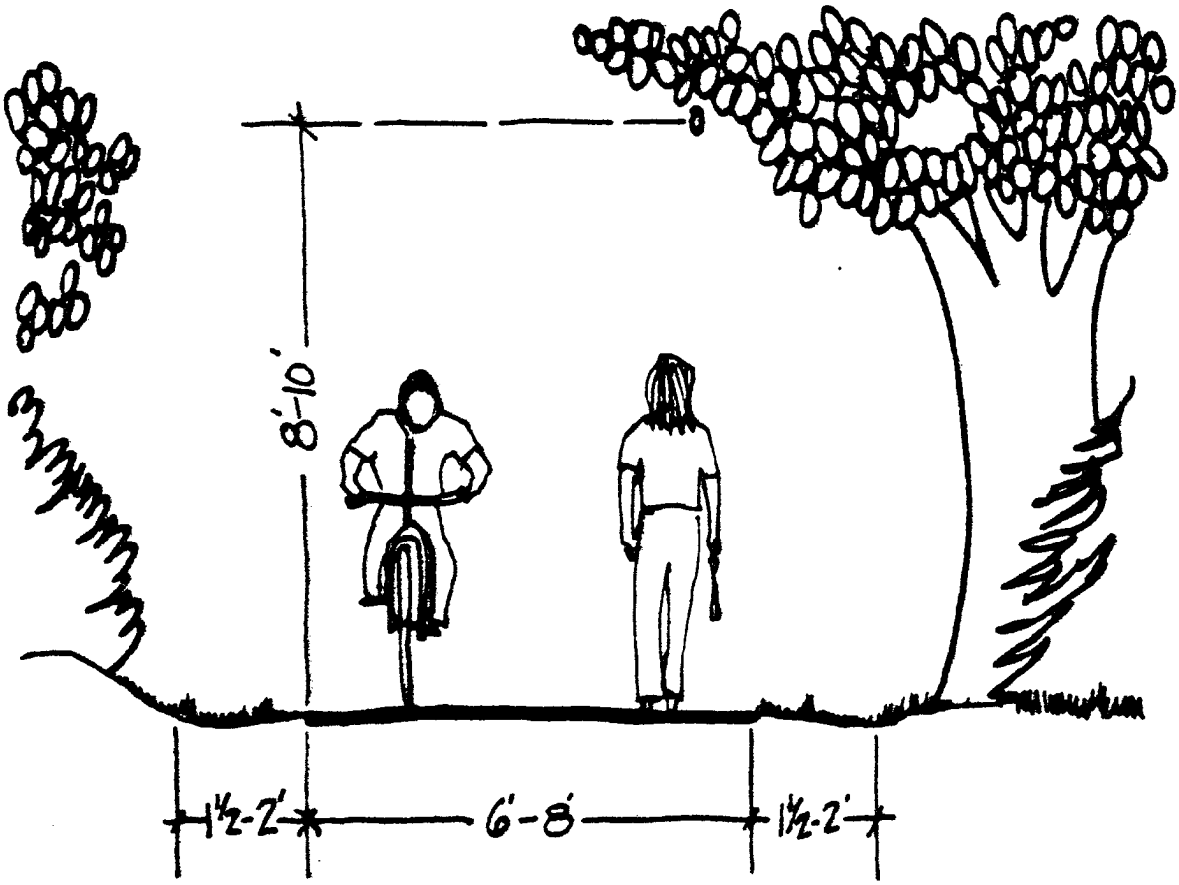
All recreational facilities will be connected to the proposed lake by a continuous pedestrian, hiker/biker trail. Visitors to the Collington Center Motor Inn will be able to walk to all areas of the Center. The path system will provide the means for a connection to any future public trail along the Collington Branch floodplain. The drawings below show details of the paths and outdoor furniture to be provided.





4-5

The open space network of the Basic Plan is respected by the Comprehensive Design Plan. If the golf course becomes an economically feasible and desirable facility, the space is provided in the plan. A portion of these recreation facilities will be available for general public use after certain hours and on weekends. Currently, a county-wide hiker-biker trail system exists north of Central Avenue in the Pointer Ridge area. This hiker/ biker system will be extended to the southern end of the project and be brought into the project to promote walking and biking to work. Construction of recreation facilities will be in phase with development of the business community.



Signs:

1. Signs to be used throughout the park as guide/informational signs will have a Modula Bold typeface. Stop-signs, yield and other traffic signs will be those symbol signs adopted by the U.S. Department of Transportation.

2. Signs identifying industrial businesses will be ground mounted only. No wall mounted signs will be permitted. Plant materials and earth mounding will be used to enhance their appearance. See landscaping guidelines.

Parking Lots

1. All parking bays will have grass planted islands at the extremities of the rows.

2. Any bay having 20 or more spaces will have an intermediate planter equal to the width of one parking space (9.5' x 19').

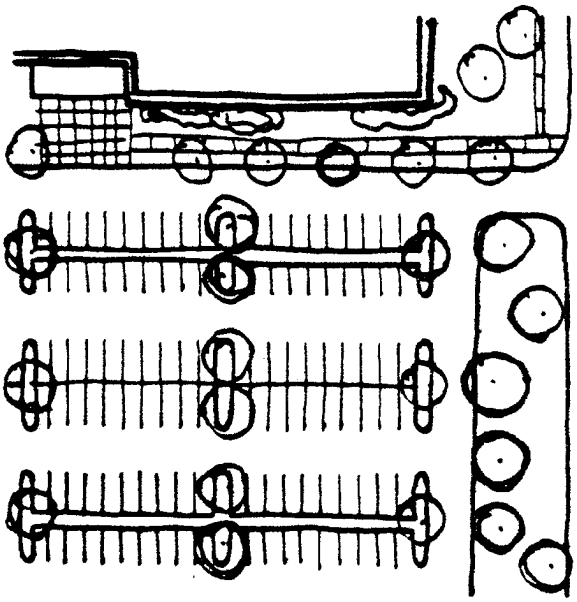
3. At least every other bay will have a three foot minimum lawn strip in the center.

4. All bays which are the first bay adjacent to a building or main aisle will have a three foot minimum width lawn strip grass planter in the center.

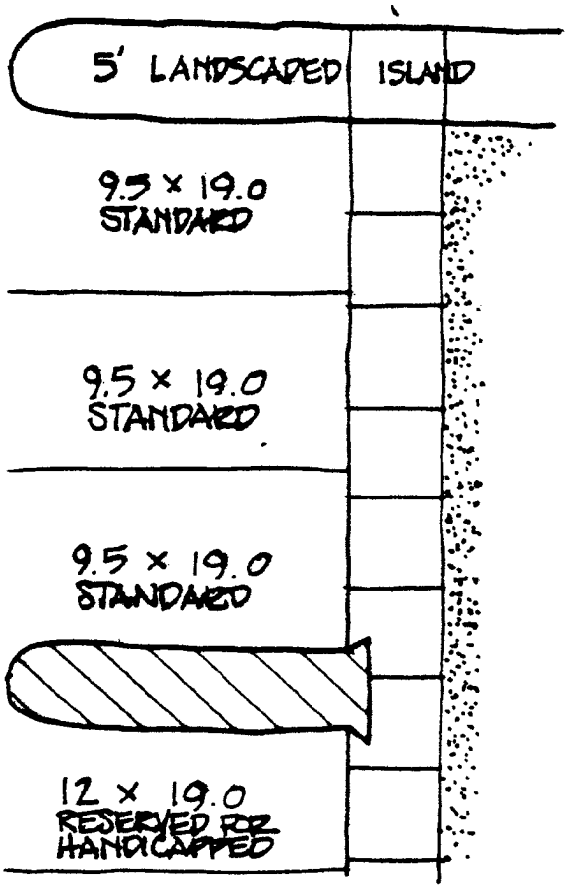
5. All perimeter aisles will be 24 feet wide.

6. Screen planting will be provided in islands between major streets and parking lots.

7. Open space, associated with lots, other than that required for internal landscaping will be clustered where possible to create useful green areas.



8. All spaces will be 9.5' x 19' unless designated for use by the handicapped. Those spaces will be 12' x 19' including a 4' aisle and curb ramp.

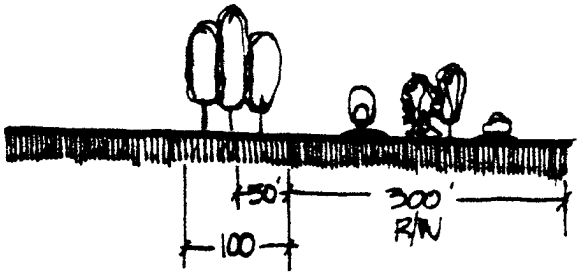


Landscape Concepts

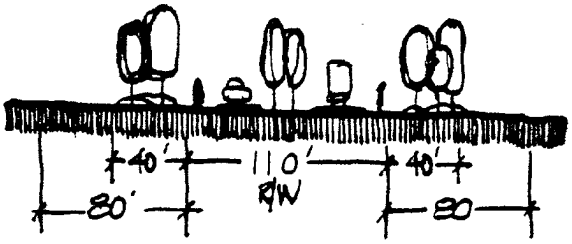
1. Properties adjacent to U.S. 301 will be screened from the highway by earth mounding and evergreen screen planting combinations. Existing vegetation will be saved where it can become part of the screen.

2. Collington Drive (110' R/W) will have street trees planted in the median in a natural setting with trees and shurbs in attractive groupings. Light fixtures will be between the trees at established intervals. Low growing shrubs and flowering material will be placed in islands where acceleration/ deceleration lanes are provided.

U.S. 301

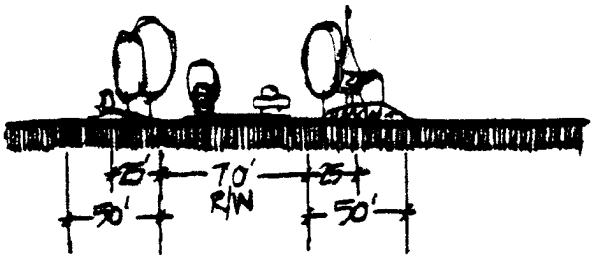


MAIN BOULEVARD

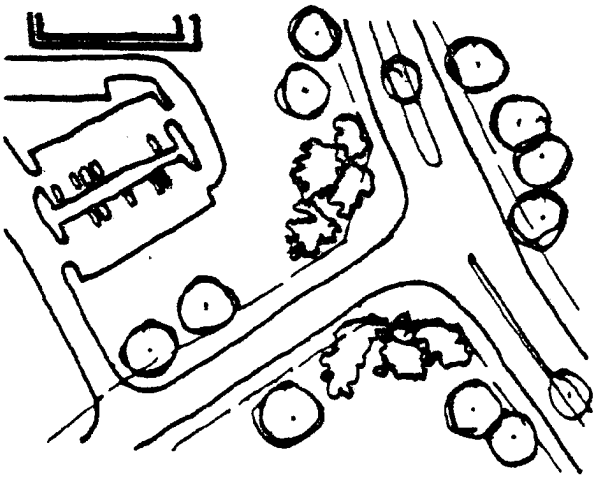


3. The primary streets (70' R/W) will have street trees planted at 40' O.C. along the curb line. Street lights will be staggered.

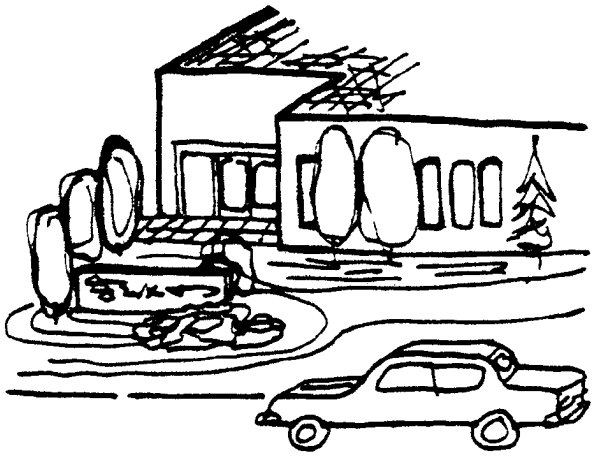
PRIMARY STREETS



4. Corners of intersections will be planted with low-growing, broad-leafed shrubs in combination with flowering annual beds. Sight distance will not be obstructed by these plant materials.



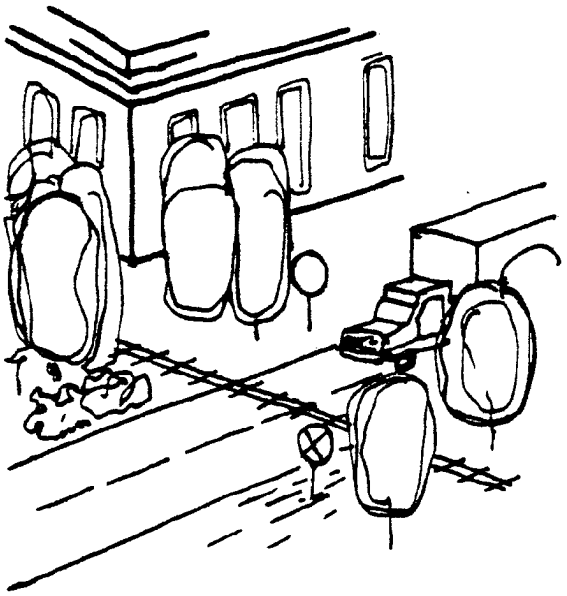
5. Signs provided as identification for individual businesses will be enhanced by the provision of plant materials and earth mounding. These structures will be well placed to complement the building design and its grounds. Vistas will be created where feasible which will center attention on the facility to be identified.



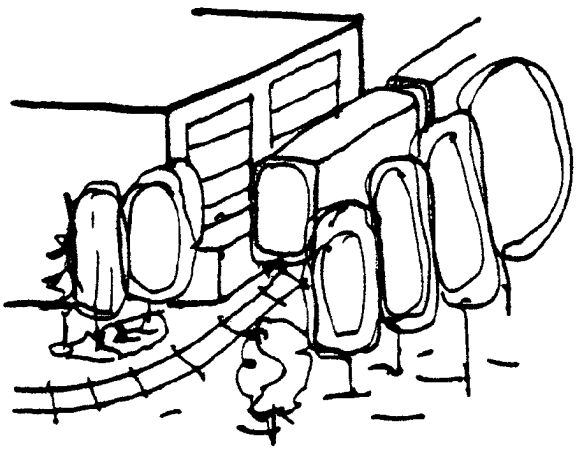
6. All parking lots will have shade trees provided at the ends of parking bays and at intermediate points as appropriate, according to the guidelines established for parking lots.

See Parking Lot Detail

7. Rail lines, where they cross major streets, will have plant materials adjacent to them which do not block the view of the tracks but will soften the visual effect. Plant materials will be used which are not thickly leafed but provide an attractive appearance.



8. Loading areas visible from public streets will be screened with evergreen plant materials.



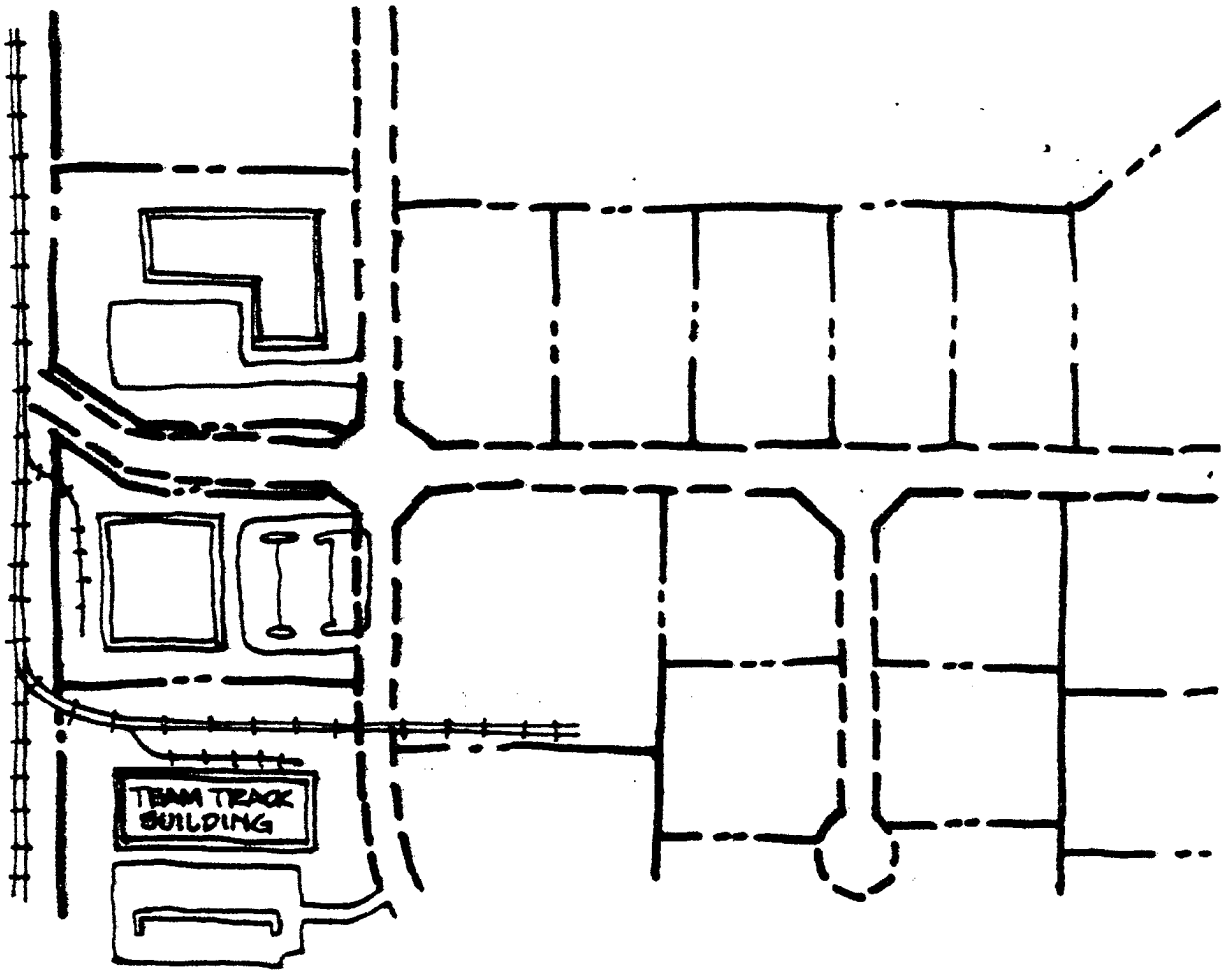
9. The recreational/open space areas around the lake will be enhanced with selective plantings which will provide shade for sitting areas and a variety of seasonal color variation. In addition evergreen and flowering shrubs will be distributed around public assembly areas to add to their visual appeal.

Railroad Lines

In the initial stages of development, the rail lines shown on the plan will serve those parcels immediately adjacent to the line. Expansion of service to interior parcels can be accomplished by extending spurs as shown on the plan. In this way, virtually all parcels west of Collington Drive can be serviced by rail. Rail service can also be extended into the land reserve area in the southern part of the site if that area becomes a desirable building site in the future.

The final distribution of users to be part of the Center will include some which do not require rail service to be located on site. However, a particular user may have need for occasional rail service. Since there will be a need to have a management agency to provide maintenance throughout the grounds, the ideal solution is to provide a team track in the maintenance area controlled by the management authority.

The sketch below indicates how the team track is to be incorporated. The area included could be expanded in the future if the team track should ever require additional acreage for its operation.



Proposed Access Points

The property will be served ultimately by four access points. The main access will be from U.S. 301 approximately one mile south of its intersection with Central Avenue and will connect with Collington Drive, having a 110 foot right-of-way with a wide planting island. A second access point will be provided north of the main entrance adjacent to the proposed lake. It will provide an additional primary access point which will make the property easily accessible from U.S. 301. Ultimately, a third access point to the property will be provided through the Inter-County Connector. This entrance will provide access to the property from areas to the south and west. The fourth entry point will be from Central Avenue (Md. Route 214). It will be contained in a 70 foot right-of-way and will provide access to the office/research facilities located in the northern quarter of the site. A graphic description of these points is provided on the circulation plan.

The Transportation Planning Division has conducted a detailed analysis of the trips to be generated and the staging of the circulation system. The overall staging program for the site is described both graphically and with descriptive text detailing the staging plan.

Fire Safety

In order to insure adequate fire protection, the construction of any three story or higher structure within the Collington Center will be subject to a covenant requiring sprinkler installation unless already required by law.

Provisions for the Handicapped

All Facilities constructed in the Collington Center will be easily accessible to the handicapped. Ramps and elevators will be provided to assist the handicapped. Specifically marked parking spaces will be provided according to the requirements of the Prince George's County Code. These spaces will be located as close to the buildings as possible in order to reduce hazards encountered in gaining access to the buildings. These provisions will be included in the covenants to be used in the development of the Center.

Enforcement of Design Principles

The design principles presented in this section are intentionally general in order to give prospective users the flexibility to create the desired environment through their own designs. These principles are intended to guide the users as they prepare their Specific Design Plans to be reviewed by The Maryland-National Capital Park and Planning Commission. The Commission staff will be seeking to assure that the intent of these general guidelines have been met and that the overall appearance of the Center will be enhanced.

The Commission staff along with other agencies of the Prince George's County Government will work together to set up the basic framework of the Center. The Department of Public Works and Transportation will be constructing the necessary roads as part of the spine of the Center. Landscaping in the median strips and peripheral street trees in the rights-of-way will set the tone for the Center. Subsequent reviews of proposed designs will seek to guarantee that the tone is carried successfully throughout the development of the property. Additional, more restrictive covenants and/or standards may be established by the future users of a particular parcel to create the kind of atmosphere desired for that particular business. The reviewing staff will work closely with future clients to achieve the desired environment.

Public Benefit Features 5

This proposal calls for a variety of land uses to be developed in Collington Center. There will be traditional industrial uses as well as administrative, professional and research offices; commercial sales and display areas for goods produced on the premises; and commercial sales and service areas designed to serve the dominant industrial and institutional uses and their employees.

The provision of such non-industrial uses is regulated by Section 27-331 of the Zoning Ordinance which states that such uses are only allowed if the project provides: 1) twenty percent (20%) of the lot area retained as open space and improved by landscaping and design amenities; and 2) the landscaping of parking compounds in such a way that expanses of parking will be relieved by natural features and changes in grade.

This project does provide these required features. 436 acres out of 1,281 acres will be retained as open space and the parking areas will be sensitively designed (See Design Principles).

Public Facilities Needs 6

SUMMARY

An analysis of the adequacy of public facilities possibly affected by the proposed Collington Center was conducted to determine what impact the Center may have on the County's capital budget. This analysis included a review of school, library, fire, police and health facilities, both existing and planned. On the basis of this analysis, it was concluded that the development of the Center, as proposed, would not warrant the expansion of any existing facilities or construction of new facilities providing these services.

INTRODUCTION

Although it is recognized that some employment and commercial development generate more revenue to a jurisdiction than the public services required to support them, it is a basic principal that almost all forms of development require some public expenditures because of increased demand for public services. Therefore, an underlying theme of the Comprehensive Design Zone Ordinance is to provide innovative land utilization opportunities while maximizing public benefits and minimizing public capital expenditures. For this reason it was necessary to assess the adequacy of existing public facilities.

SCHOOLS

Due to the nature of the uses permitted in the E.I.A. zone, which excludes residential development, it can be determined immediately that certain public facilities will experience no direct impact as a result of this proposal. Determination of school needs are based on pupil yields generated from residential population. Development of the Collington Center, therefore, will have no direct impact on school facilities. Furthermore, schools are located to serve the residential population, making the Collington Center an inappropriate site for future school locations should the need for additional educational facilities arise, as a consequence of future residential development in the area.

LIBRARIES

Like schools, library needs are determined based on residential population. Because residential population will not be generated from within the proposal, the Center will not have an impact on the adequacy of existing libraries or create the need for new facilities. Although library facilities have traditionally been located near or in residential areas, the Library System is currently reviewing a concept of providing mini-libraries in commercial areas, primarily retail shopping centers. While the Collington Center proposal includes some commercial uses, the location and nature of these uses will be oriented toward serving the Center employees. These facilities are not intended to attract users from outside the park. Therefore, the need for construction of a mini-library facility in the Center, should the concept be endorsed, is not anticipated.

HEALTH AND HOSPITAL FACILITIES

Standards relating to health and hospital care other than emergency services are normally associated with residential population. Therefore no additional needs can be identified as a result of the development of the Collington Center. For this reason, neither hospital nor public health facilities are proposed in the Center.

Employees and visitors to the Center will be adequately served for emergency medical care. Adequate ambulance service is presently provided by two ambulance units at the Bowie Volunteer Fire Department and Rescue Squard No. 3 in the Pointer Ridge section of Bowie, approximately one mile north of Md. Route 214. Ambulance service to the Center will be within the five minute response time standard recommended by teh Prince George's County Fire Department. The Center will also be served by rescue squard service from the Marlboro Volunteer Fire Department, Company 20. Rescue squads provide emergency rescue service requied in high-speed automobile accidents, serious structural fires, and cave-ins. In addition, the Center will be well within the 30 minute travel time standard (for emergency care) to the Bowie Ambulatory Care Center. The Ambulatory Care Center, located at the southwest quadrant of the U.S. Route 50/Md. Route 197 interchange, is scheduled to begin operations by late 1978.

The Center will also be served by a paramedic unit specially equipped to provide advanced emergency medial care similar to that available in a hospital emergency room. This unit will be located in either Company 43 (Pointer Ridge) or in Company 39 (Belair) and is expected to be in operation by early 1979. While the Pointer Ridge location is preferable from the standpoint of the Collington Center, and has been recommended by the Emergency Medical Services Advisory Council, a determination to located the unit at Company 39 would also result in adequate coverage for the Center. An official response time standard for paramedic units has not yet been adopted. Current Fire Department allocates the units to areas of high ambulance service demand. The Emergency Medial Services Advisory Council is expected to recommend a ten minute response time in urban areas. If such a standard is adopted, the

the Collington Center will be adequately covered for paramedic service at either location. It should also be noted that in the event of a servious medical emergency, an ambulance unit will arrive at the scene within a five minute response in order to provide basic emergency care.

POLICE FACILITIES

The Collington Center will be served by the Bowie (District II) Substation located on Md. Route 301 within Collington Center. No additional police facilities are therefore required.

FIRE FACILITIES

Adequacy of fire protection for the Collington Center will be assured for three reasons. First, existing stations and apparatus locations are adequate for engine, ambulance, and rescue squad service to the site. Second, state and local ordinances require the installation of automatic sprinkler systems for most manufacturing, warehousing, commercial, office, and institutional structures. Finally the construction of any building, not adequately protected by ladder truck service and not specifically covered under state and local law, will be subject to a covenant requiring automatic sprinkler installation, until such time as adequate ladder truck service can be provided.

The Collington Center is located in Fire Demand Region 6 as identified in A Systems Analysis of the Prince George's County Fire Department, (M-NCPPC Research and Special Studies Division, August 1977). The Center will be served by the Bowie Volunteer Fire Department and Rescue Squad No. 3 (Company 43) located in the Pointer Ridge section of Bowie, as well as the Marlboro Volunteer Fire Department No. 1 (Company 20).

Company 43 is equipped with two engines and two ambulances. It is located approximately three-quarters of a mile north of the Route 214/ Route 301 interchange. Due to its proximity to the Center and the favorable travel ti e factors associated with Route 301, a four-lane divided highway, average travel times to the site are expected to compare favorably with the 4.07 minute travel time estimated for the demand region as a whole. This would apply particularly to the areas scheduled for development in stages 1 through 3.

Existing ladder truck service to the Center, however, cannot be provided within the adopted response time standards. Ladder trucks are required to provide rescue services in cases of serious structural fires in buildings three or more stories in height. The first due ladder company is located in Upper Marlboro (Company 20) located approximately five to six miles from the site. While it is difficult to accurately predict expected travel times, travel times from Company 20 to the Center will probably fall in the six to eight minute range, well outside the County standard for ladder trucks in urban regions.

A fire station to be located in the Bowie New Town Center was proposed in the FY 1978-83 Capital Improvement Program. However, funding for this facility was not programmed until after year five of the CIP. When the station is constructed, ladder service will be provided at that site.

Due to the limited nature of existing ladder service, it is necessary to examine the alternatives for providing adequate protection in buildings of over two stories in height. Transfering the ladder truck currently located in Company 39 in the Belair section of Bowie to the Pointer Ridge location is one such option. However, current manpower information indicates that the addition of ladder service in the Pointer Ridge station would require the hiring of five additional career firefighters at a cost of $87,542 per year for compensation and operating expenses (1978 dollars).

An alternative to reliance on ladder service for fires in structures of over two stories, is the use of automatic sprinkler systems. Such sprinkler systems have been estimated to be 99 percent effective in extinguishing or containing fires until the arrival of ladder service at the scene. Due to the potential for lost time in reporting a fire, sprinkler systems are often considered to be more effective in saving life and property than ladder truck service, even when such service can be provided within acceptable response times.

The Prince George's County Building Code (Section 1204.00) currently requires the installation of automatic sprinkler systems in all structures used for the manufacture, storage, or sale of combustible materials when they meet certain size, height, and construction criteria. Depending on the fire resistance qualities of the type of construction used, sprinklers are required for structures ranging from one story in height and 3,000 square feet in area to more than three stories or forty feet in height or more than 10,000 square feet in area. Generally speaking where less protection is provided by the type of construction used, automatic sprinkler systems requirements are more stringent. Given the requirements (for sprinkler systems) provided for in the ordinance, fire protection for manufacturing, warehousing, and commercial structures is considered to be adequate.

Office buildings and institutional buildings are not subject to the same requirements provided for other uses in the County Building Code. However, state law requires the use of automatic sprinkler systems in all buildings constructed for human occupany over 75 feet in height. In areas where the local fire department determines that ladder service to a site is adequate, requirements for sprinkler systems for buildings of more than three stories or more than 45 feet but less than 75 feet in height may be waived. Given the fact that existing ladder service to the area does not meet travel time standards set for ladder trucks, the state law requiring automatic sprinkler systems for structures of four or more stories will apply.

State and local ordinances provide for sprinkler systems in all structures which would require ladder service with two exceptions: three-story office and institutional buildings. Since the County's Fire Department has determined that three story buildings require ladder protection, it becomes necessary to insure that automatic sprinkler systems be installed in such buildings where existing ladder service is not adequate. To insure that such protection will be available, the construction of any three story office or institutional structure within the Collington Center will be subject to a covenant requiring sprinkler installation. In this way, the adequacy of fire protection can be assured.

Transportation Analysis 7

SUMMARY

The purpose of this chapter is to present a traffic study to determine the development that can be accommodated with the existing road system and to present a staging of development based on planned improvements to the road network.[1]

Development of the regional road network is staged according to current capital improvement programs, needs projections, and master plans. An internal road system and land development schedule is correlated with the regional road network stages to produce a staged development plan.

SITE SITUATION

Study Area

Figure 1 shows the relationship of the site to the regional road network. U.S. Route 301 provides access north to Baltimore and south to southern Maryland. U.S. Route 50 provides access east to Annapolis and U.S. Route 50 and Maryland Routes 214 and 4 provide access west to I-95 and the District of Columbia.

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[1] The traffic study was based upon the following assumed land use pattern:

Commercial Recreation	41 acres
Research/Office	52.5 acres
Manufacturing/Wholesale	468 acres
Manufacturing/Office	101.5 acres
Manufacturing/General	161 acres
Industrial Reserve	173 acres
Open Space and Reserve	284.5 acres

Since completion of the traffic study, refinements to the proposed land use have been made (See chapter entitled "The Plan"). The result is a reduction in traffic over that shown in this chapter. However, the general conclusions remain valid.

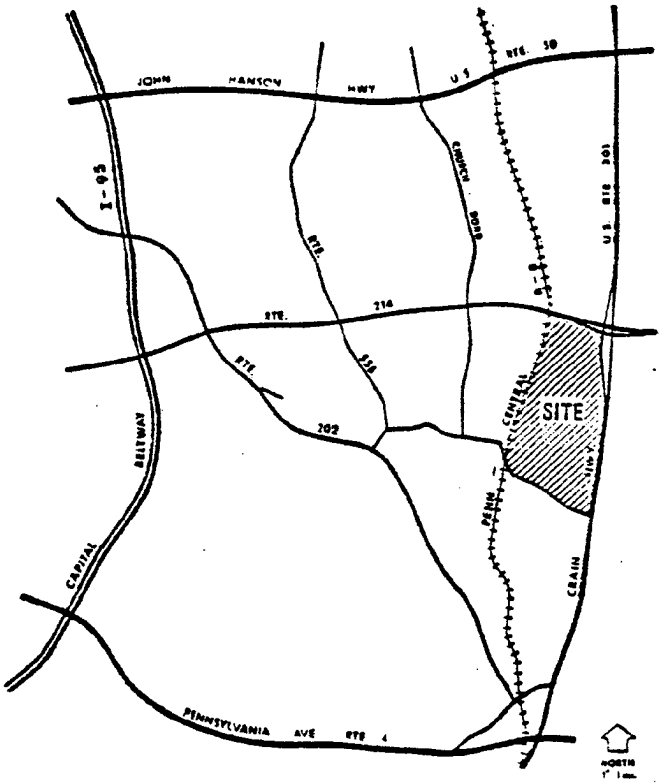

FIGURE 1
REGIONAL ROAD NETWORK

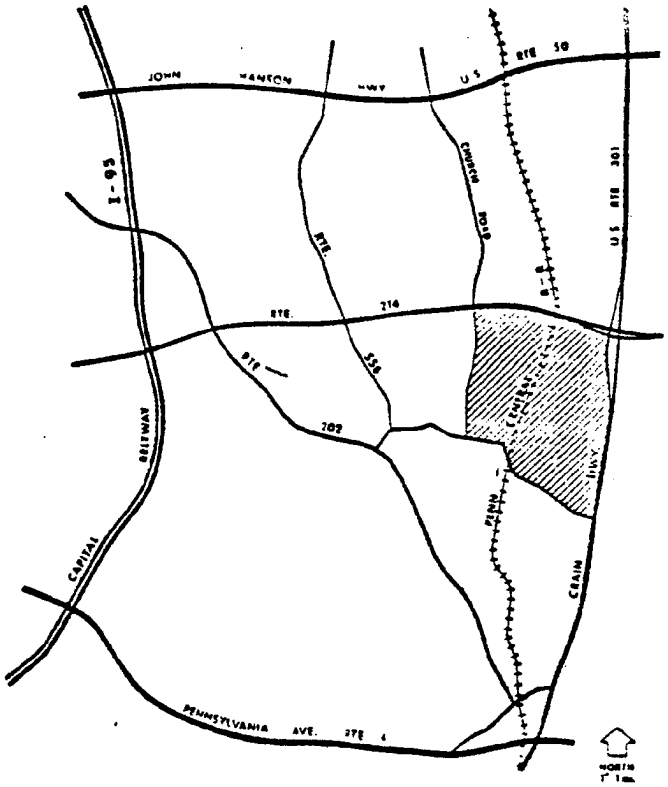

FIGURE 2
STUDY AREA

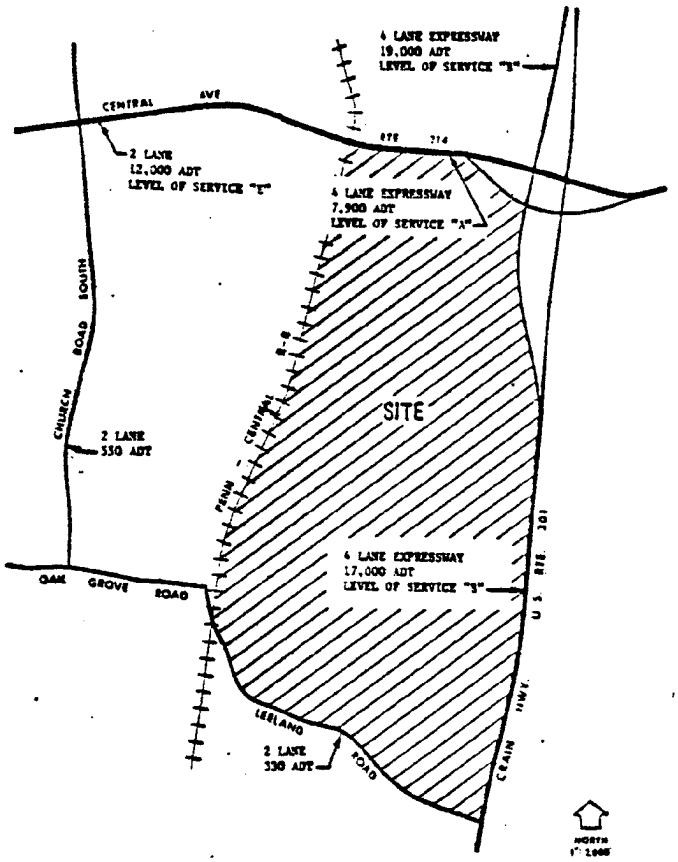

FIGURE 3
EXISTING ROAD INVENTORY

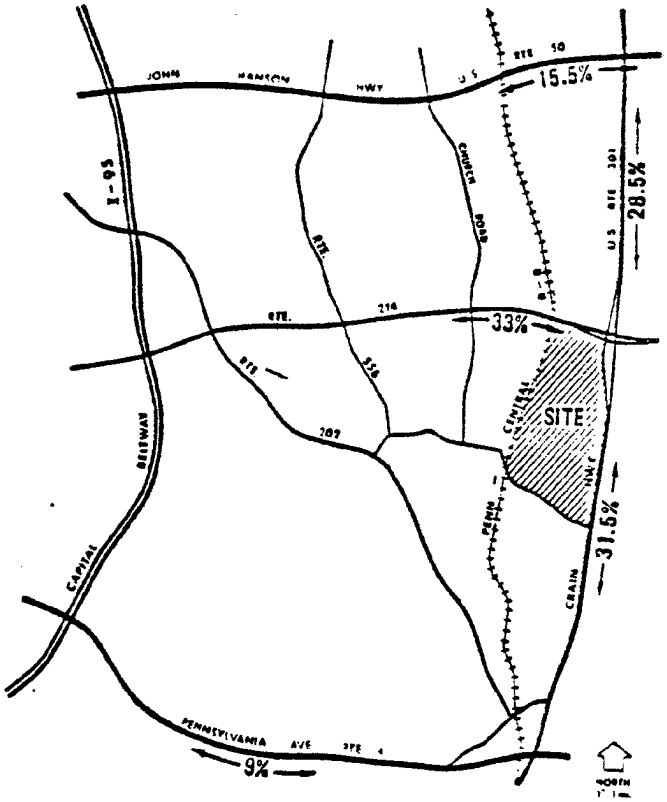

FIGURE 4
TRIP DISTRIBUTION
EXISTING ROAD SYSTEM

The study area (Figure 2) is bounded by U.S. Route 301, Leeland Road, Church Road and Maryland Route 214 (Central Avenue). The study area adds that area proposed by the Master Plan for employment uses which should be integrated with Collington Center via the proposed Inter-County Connector and the Penn Central Railroad. North of the study area is the Pointer Ridge subdivision of Bowie and further vacant land proposed for employment on the Bowie-Collington Master Plan. West of the study area is the developing residential area of Kettering. South and east of the study area is mostly undeveloped land with several small subdivisions on Queen Anne Road and the Marlboro Meadows Subdivision south on U.S. Route 301.

Inventory

U.S. Route 301 is a 4-lane divided expressway adjacent to the site. It carries 19,100 vehicles per day north of the interchange with Maryland Route 214, 17,000 vehicles per day south of Maryland Route 214, and 16,800 vehicles per day south of Leeland Road. Leeland Road is a narrow 2-lane road without shoulders and having a number of one-lane bridges. It carries 330 vehicles per day. Church Road is a 2-lane road carrying 550 vehicles per day. Maryland Route 214 (Central Avenue) is a 4-lane divided expressway from just east of U.S. Route 301 to west of the site. From there west it is a 2-lane roadway to the Capital Beltway. It carries, 7,900 vehicles per day west of U.S. Route 301 and 12,000 vehicles per day east of Maryland Route 556. Figure 3 summarizes the existing road inventory showing existing average daily traffic (ADT), and the existing level of service based on ADT.

Proposed Improvements

A. Prince George's County Capital Improvement Program 1978-1983:

Rehabilitation of on-grade Penn Central Railroad crossings with Oak Grove Road and Leeland Road will include horizontal and vertical realignment, clearing of heavy vegetation and installation of more prominent warning signs.

B. State's 5-Year Improvement Program 1979-1983:

1. Reconstruct Maryland Route 214 (Central Avenue) as a 4-lane divided arterial from a proposed interchange with Maryland Route 202 to west of U.S. Route 301. Funds for project engineering are projected through FY 1980.

2. Reconstruct Maryland Route 556 as 2-lane from Maryland Route 202 to Maryland Route 214. Funds for project engineering are projected through 1982.

3. U.S. Route 50 has been designated I-97 and is proposed as a 6-lane freeway from I-95 to the Anne Arundel County line. Construction funds are projected for 1983.

C. State's 20-Year Highway Needs Study 1979-1998:

1. Reconstruct U.S. Route 301 as a 6-lane divided roadway from Leeland Road to U.S. Route 50, critical.

2. Reconstruct U.S. Route 301 from a four to a six lane divided roadway from Leeland Road to the Charles County line, non-critical.

3. Reconstruct Maryland Route 4 to a six-lane freeway from U.S. Route 301 to Maryland Route 223, non-critical.

4. Reconstruct Maryland Route 214 to a six-lane divided roadway from Maryland Route 202 to west of U.S. Route 301, non-critical.

D. Master Plan for Bowie-Collington:

1. A collector road (C-266) is shown extending south from Central Avenue into the subject property and then west to connect to Church Road.

2. Oak Grove Road - Leeland Road is proposed as an arterial (A-94) between Maryland Route 556 and U.S. Route 301.

TRAFFIC ANALYSIS

Trip Generation

Table 1
Trip Generation Rates

Development	Average Daily Traffic	Percent In PM Peak Hour	PM Peak Hour Directional Split
Commercial/ Recreation[1]	5.1 trips/ day/acre	-	-
Research/ Office[2]	4.8 trips/ day/1,000 sq. ft.	22%	20% in/ 80% out
Manufacturing/ Wholesale[2]	3.1 trips/ day/1,000 sq. ft.	13%	20% in/ 80% out
Manufacturing/ Office[2]	14 trips/ day/1,000 sq. ft.	15%	20% in/ 80% out
Manufacturing/ General[2]	4.8 trips/ day/1,000 sq. ft.	18%	20% in/ 80% out
Industrial/ Reserve[2]	5.9 trips/ day/1,000 sq. ft.	17%	20% in/ 80% out
Golf Course[1]	9.1 trips/ day/acre	-	-

1 Source: Institute of Transportation Engineers, Trip Generation

2 Source: M-NCPPC publication, Guidelines for the Analysis of the Traffic Impact of Development Proposals

Table 2
Vehicle Trips

Development	ADT	PM Peak Hour In	Out
Commercial/Recreation	209	-	-
Reserach/Office	3,293	145	579
Manufacturing/Wholesale	25,278	657	2,629
Manufacturing/Office	24,759	742	2,971
Manufacturing/General	13,465	484	1,939
Industrial/Reserve	15,561	529	2,116
Golf Course	1,051	-	-
	83,616	2,557	10,234

Trip Distribution

Trip distribution was obtained from data used in developing the transportation network of the 1977 Proposed General Plan Amendment. Figure 4 shows the trip distribution which would apply to the ultimate road system and was used as a guide for distribution at other stages in the development of the road system. It was assumed that as road links are improved and development progresses the trip distribution will change as drivers seek the minimum time path to their destinations. No trips were assigned to transit.

Network Evaluation

To obtain a general overall picture of the traffic situation resulting from the development, the average daily traffic at several points on the road network were observed. It was assumed that the development traffic would distribute itself so that the critical roadway links would all operate at the same level of service. The critical roadway links become Maryland Route 214 west of U.S. Route 301 and U.S. Route 301 north and south of Maryland Route 214. The amount of traffic that could be added to existing traffic to bring the critical links to the upper limit of Level of Service "D" divided by the percentage of development traffic distributed to that link gives the total development traffic dictated by that point.

To allow for through traffic from development off-site the existing traffic was projected at 3 percent per year. The 3 percent is lower than the historical growth on Maryland Route 214 and higher than the historical growth on U.S. Route 301. The 3 percent rate should, therefore, account for such extensive development as the Bowie Town Center and the continued residential expansion of Bowie.

Figure 5 shows the existing situation. The two-lane section of Maryland Route 214 can accommodate 11,200 vehicles per day at Level of Service "D". Its existing volume exceeds this amount and, thus, no development traffic would be assigned to this critical link. Equal

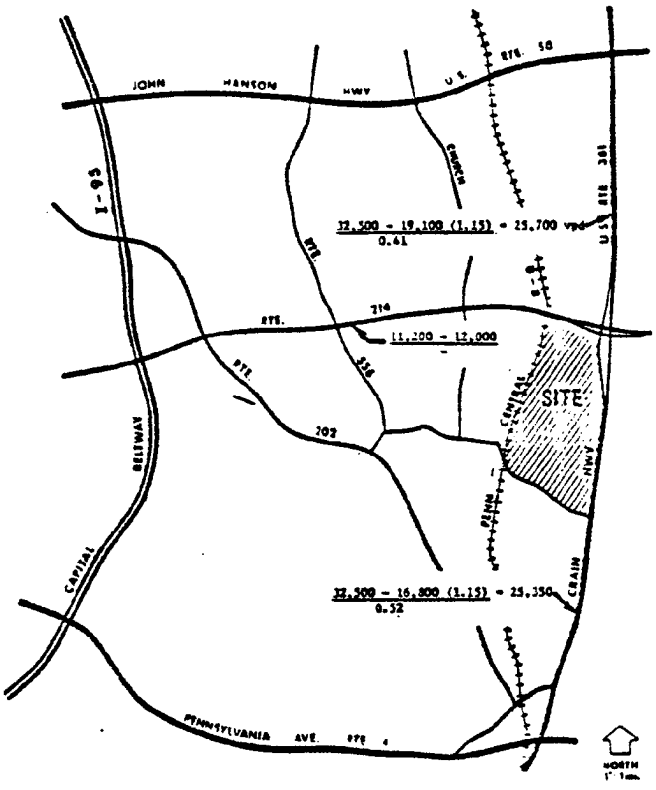

FIGURE 5
EXCESS CAPACITY
EXISTING ROAD SYSTEM

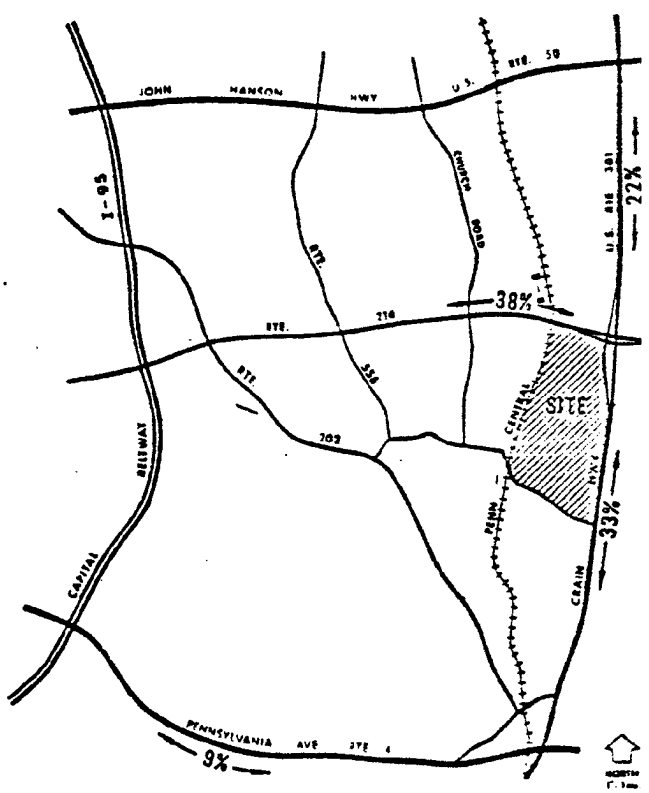

FIGURE 6
TRIP DISTRIBUTION
ROUTE 214 - 4 - LANE
STAGE II

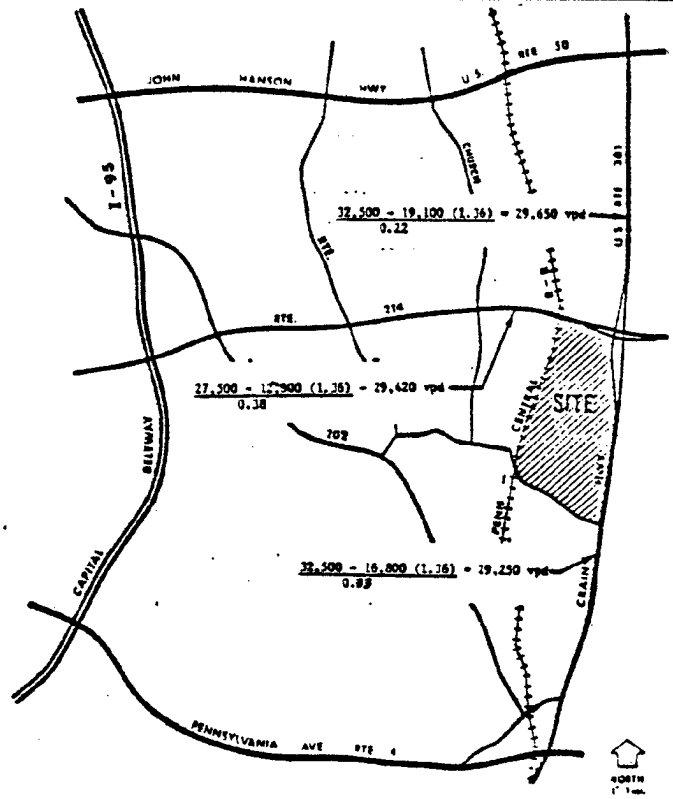

FIGURE 7
EXCESS CAPACITY
ROUTE 214 - 4 -LANE

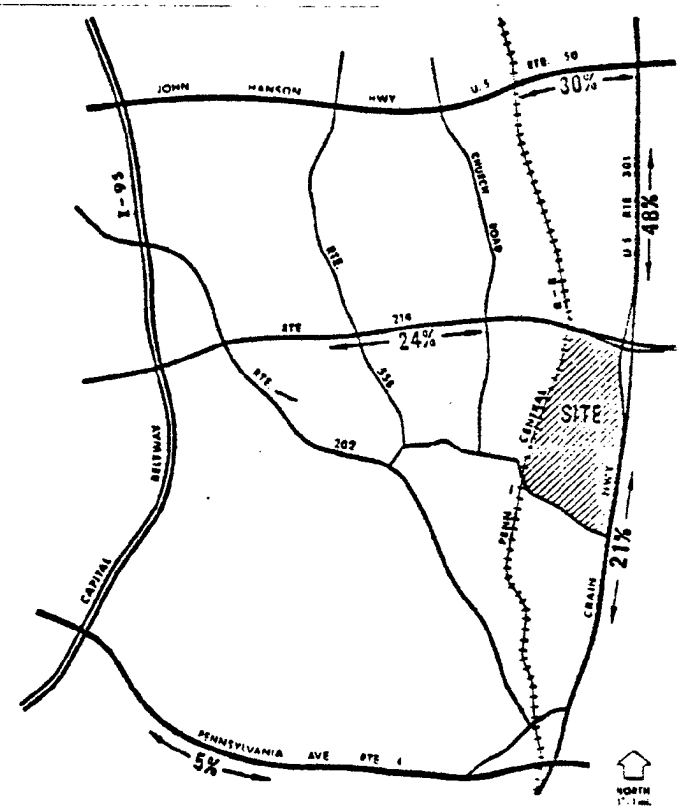

FIGURE 8
TRIP DISTRIBUTION
U. S. ROUTE 301 - 6 - LANE
STAGE III

loading of the two remaining links produces the distribution shown in Figure 5. This distribution is not really reasonable since some traffic would use Maryland Route 214 and with the traffic going to the Capital Beltway mostly going north the distribution should be more heavily toward U.S. Route 50.

As a check the traffic analysis was compared to the traffic report for the Bowie Town Center prepared by R. H. Pratt Associates, Inc. The first phase of development for the Bowie Town Center corresponds with the first phase development of the employment park in terms of timing. The Bowie Town Center report also assumed a 3 percent annual growth in traffic to estimate development outside of the Town Center. The study considered all development within the area bounded by U.S. Route 301, U.S. Route 50, Maryland Route 556 and Maryland Route 214. The report indicates that for a phase 1 development completed in five years improvements to Maryland Route 214 and U.S. Route 50 would be needed.

Taking the two analyses together would indicate that the first phase development of both proposals cannot be handled by the existing road system.

The Phase 1 Comprehensive Design Zone application proposed a three phase development as outlined in Table 3.

Table 3
Vehicle Trips by Phase

Development During Phase I	ADT	PM Peak Hour In	Out
Commercial/Recreation	25	-	-
Research/Office	502	22	22
Manufacturing/Wholesale	4,861	127	505
Manufacturing/Office	-	-	-
Manufacturing/General	-	-	-
Industrial/Reserve	1,529	52	208
Golf Course	-	-	-
	6,917	201	801

Development During Phase II	ADT	PM Peak Hour In	Out
Commercial/Recreation	61	-	-
Reserach/Office	972	43	171
Manufacturing/Wholesale	12,234	318	1,272
Manufacturing/Office	5,854	176	702
Manufacturing/General	4,433	160	638
Industrial/Reserve	720	24	98
Golf Course	1,051	-	-
	25,325	721	2,881

Development During Phase III	ADT	PM Peak Hour In	Out
Commercial/Recreation	123	-	-
Research/Office	1,819	80	320
Manufacturing/Wholesale	8,183	213	851
Manufacturing/Office	18,905	507	2,269
Manufacturing/General	9,032	326	1,300
Industrial/Reserve	13,312	453	1,810
Golf Course	-	-	-
	51,374	1,639	6,550

The first scheduled road improvements would be the upgrading of Maryland Route 214 to a four lane arterial and U.S. Route 50 to a 6-lane freeway. These facilities were assumed to be in place by 1990 to correspond to the second phase development proposed for Collington Center. Equal loading of the three critical links produces the distribution shown in Figure 6 and the development traffic capacity shown in Figure 7. Maryland Route 214 can accommodate 27,500 vehicles per day at Level of Service "D". Its existing volume is 12,000 vehicles per day projected at 3 percent for 12 years. The 11,180 vehicles per day excess represents the 38 percent of the development traffic distributed to that link. Thus, a second phase development generating about 29,000 trips per day could be accommodated. The phase I and II development proposals would generate a total of 32,240 trips per day. Development through phase II could not be handled by the road system as improved to stage II.

The Bowie Town Center report projects traffic volumes for a 1990 intermediate development of the Town Center which could not be handled by this stage II road system.

The next stage in the development of the road network was assumed to be the improvement of U.S. Route 301 to six lanes from Leeland Road to U.S. Route 50. This is a critical item in the Twenty Year Needs Study. Again, it was assumed that the development traffic would distribute itself so that the critical roadway links would all operate at the same level of service. Equal loading of the three critical roadway links produces the distribution shown in Figure 8 and the development traffic capacity shown in Figure 9. U.S. Route 301 south of Leeland Road where it would still be a four-lane section can accommodate 32,500 vehicles per day at Level of Service "D". Its existing volume is 16,800 vehicles per day projected at 3 percent for 12 years. The 9,652 vehicles per day excess represents the 21% of the development traffic distributed to that link. The road system could thus support a development generating 45,960 trips per day. This is less than the 83,000 trips per day for full development. The improvement of U.S. Route 301 provides a road system which can nearly accommodate the intermediate phase development proposed by the Bowie Town Center report.

The fourth stage in the development of the road network was assumed to be the upgrading of Maryland Route 214 to a six-lane facility from U.S. Route 301 to I-95. This is a non-critical item in the Twenty Year

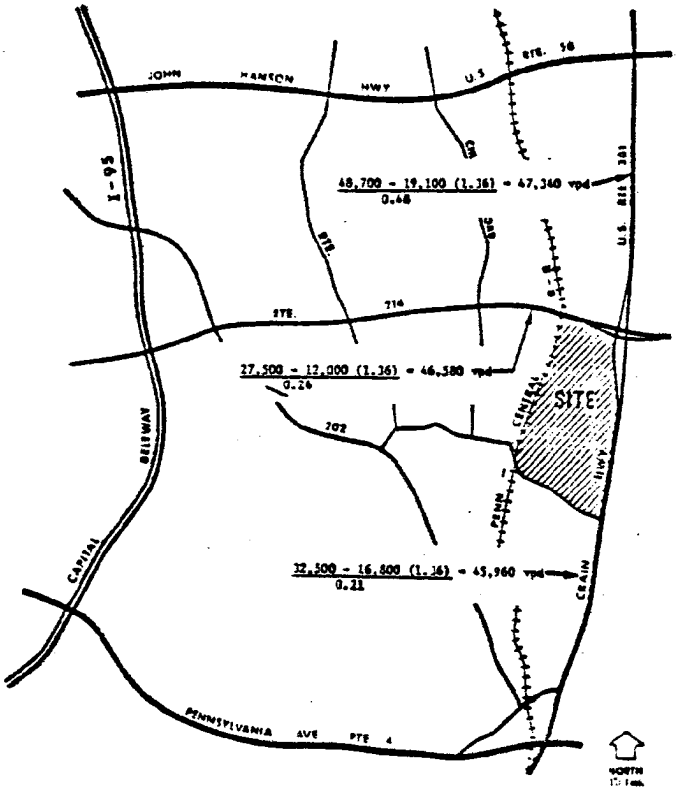

FIGURE 9
EXCESS CAPACITY
U.S. ROUTE 301 • 6 - LANE
STAGE III

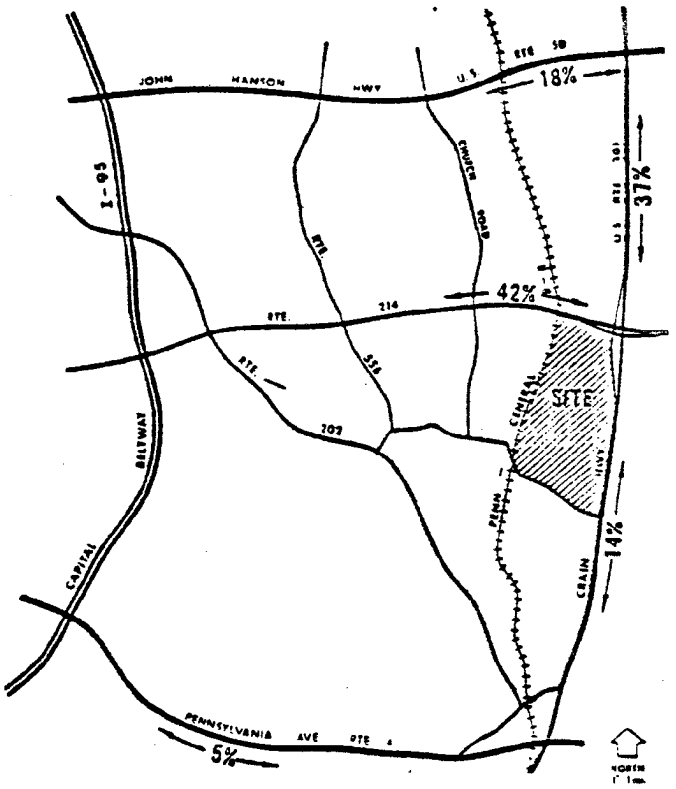

FIGURE 10
TRIP DISTRIBUTION
ROUTE 214 • 6 - LANE
STAGE IV

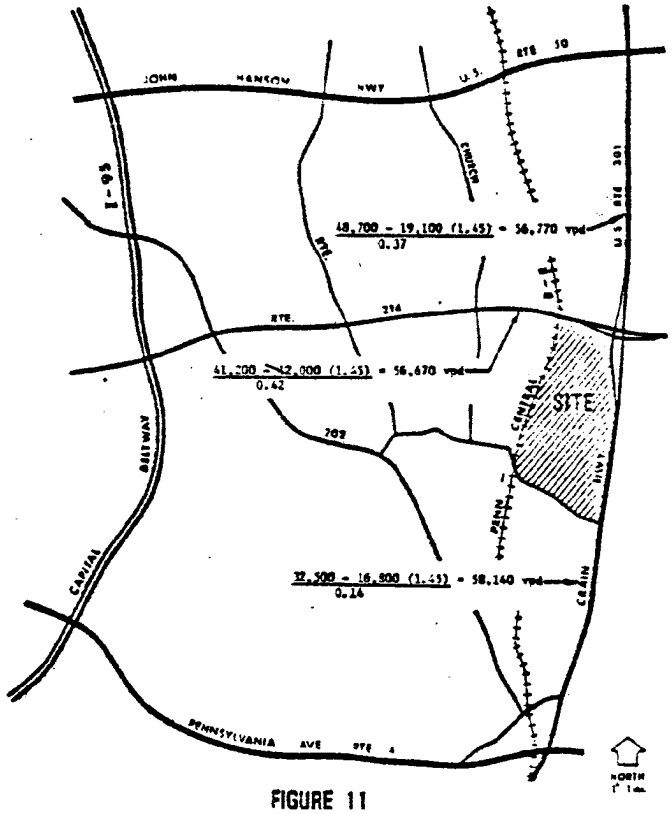

FIGURE 11
EXCESS CAPACITY
ROUTE 214 = 6 - LANE
STAGE IV

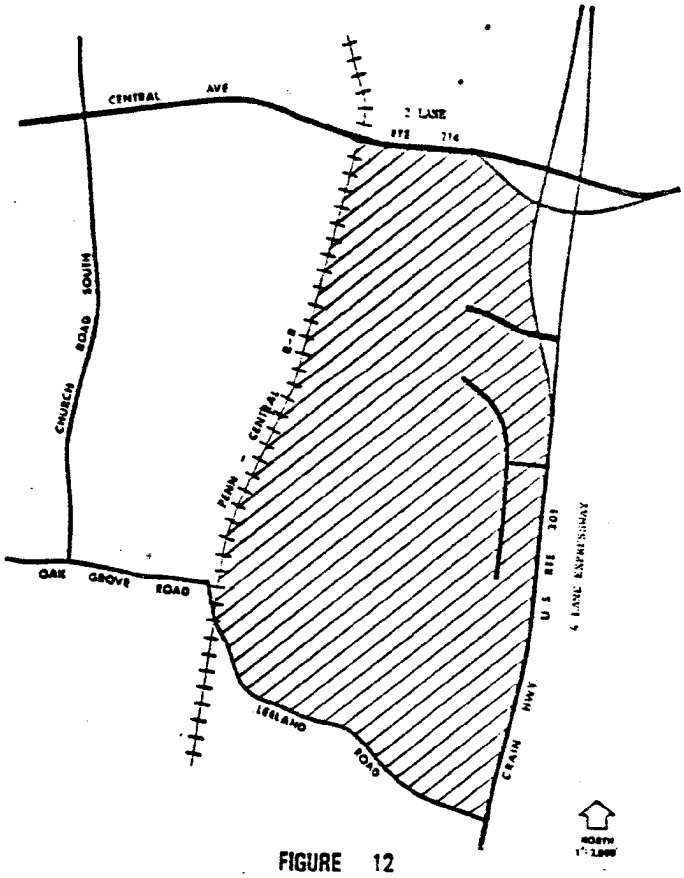

FIGURE 12
INTERNAL ROAD SYSTEM
STAGE I

Needs Study. Equal loading of the three critical roadway links produces the distribution shown in Figure 10 and the development traffic capacity shown in Figure 11. The road system in this configuration could support development beyond the second phase, but not full development.

The Bowie-Collington Master Plan shows the Outer Beltway as a freeway running north-south parallel between the Penn Central Railroad and Church Road. The 1977 proposed General Plan Amendment, which reflects the current thinking on the Inter-County Connector (Outer Beltway), shows the road as a freeway to U.S. Route 50. From there south it becomes an expressway. At Maryland Route 214 it swings east across the subject property to a terminal interchange with U.S. Route 301. The Inter-County Connector south of the Baltimore-Washington Parkway has been deleted from the State 20-Year Highway Needs Study 1979-1998. The character and alignment of the Inter-County Connector as proposed by the General Plan Amendment is endorsed by this study. The segment between U.S. Route 301 and Maryland Route 214 is essentially an internal road for the subject site. It would have no effect on the regional distribution and capacity discussed here. Adding the segment from Maryland Route 214 to U.S. Route 50 adds additional capacity to the regional road system, but not enough to allow full development of Collington Center. As the final step in improvement of the road system the Inter-County Connector would be completed and U.S. Route 301 upgraded to six lanes from Leeland Road south. At that time full development of the Center can be realized.

Internal Road System

Five stages for the development of the internal road system are proposed to correspond with the five stages in the development of the external road system. A level of development was assigned to each internal road system stage and the intersection levels of service tested.

Figure 12 shows the proposed Stage I internal road system. To this was added the phase I development proposal as given in Table 3. The north entrance would serve the research office development and the south entrance the manufacturing/wholesale and industrial/reserve.

At Stage II the two portions of the main arterial are connected around the lake (Figure 13) and the connection to Maryland Route 214 is made. This roadway configuration would handle phase I of the development proposal as given in Table 3 with Maryland Route 214 upgraded to four lanes.

Stage III (Figure 14) of the internal road system adds a third connection to U.S. Route 301 in the location of the Inter-County Connector. U.S. Route 301 has been upgraded to six lanes. Development of the phase II development proposal can be accommodated by this road system.

Stage IV (Figure 15) of the internal road system adds the Inter-County Connector from U.S. Route 301 to Maryland Route 214. This road is not strictly an internal road and its construction would have to

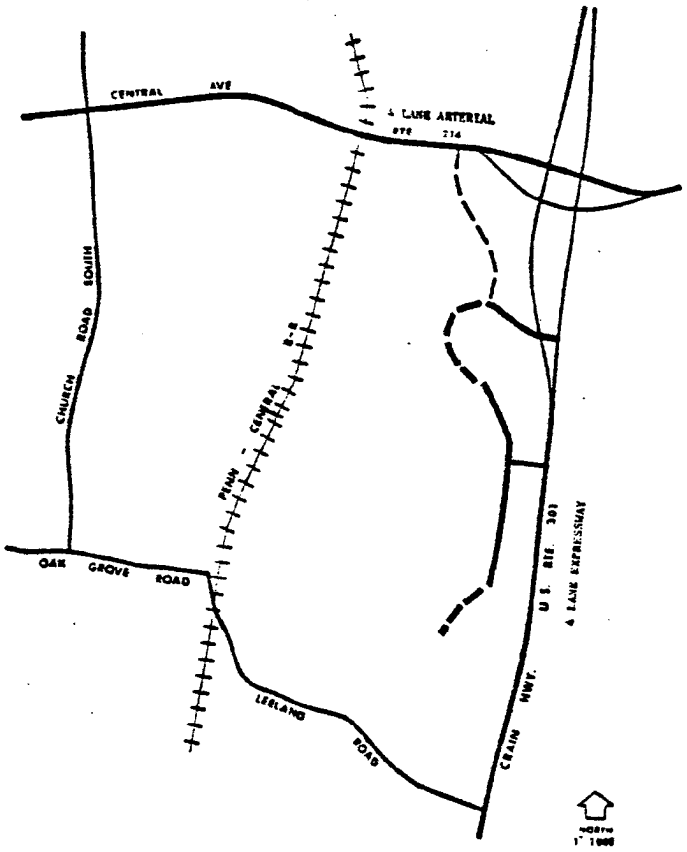

FIGURE 13
INTERNAL ROAD SYSTEM
STAGE II

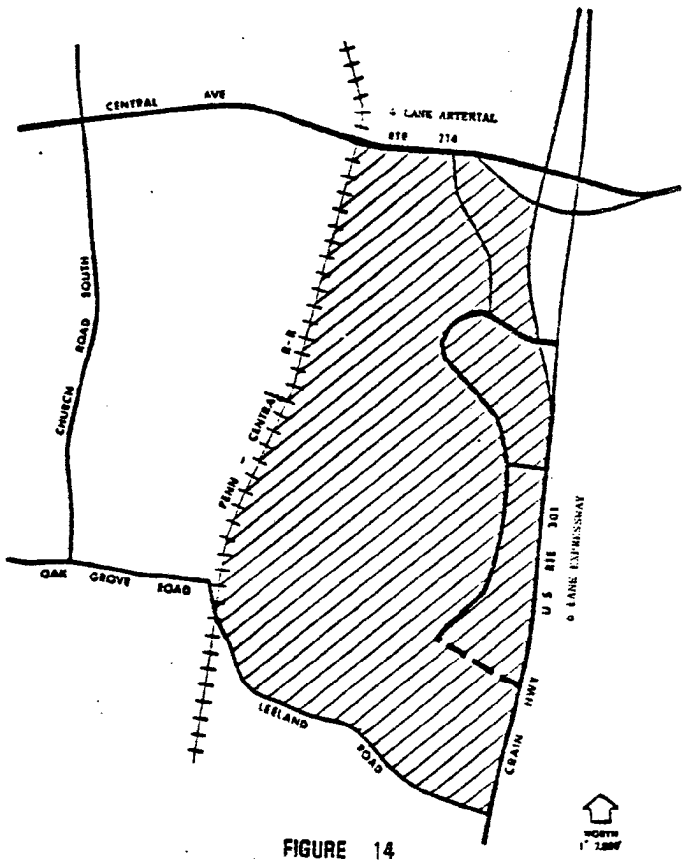

FIGURE 14
INTERNAL ROAD SYSTEM
STAGE III

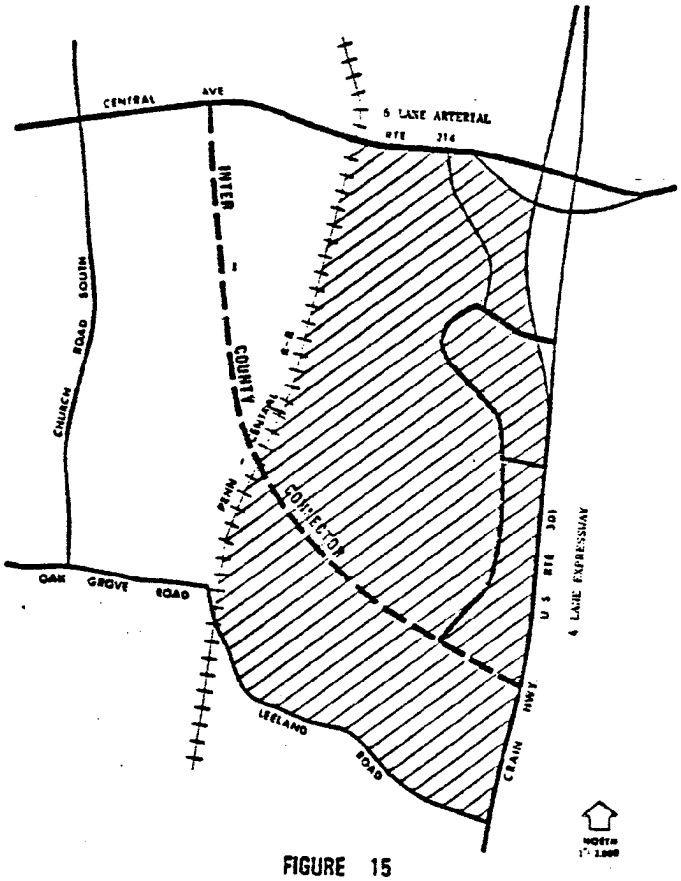

FIGURE 15
INTERNAL ROAD SYSTEM
STAGE IV

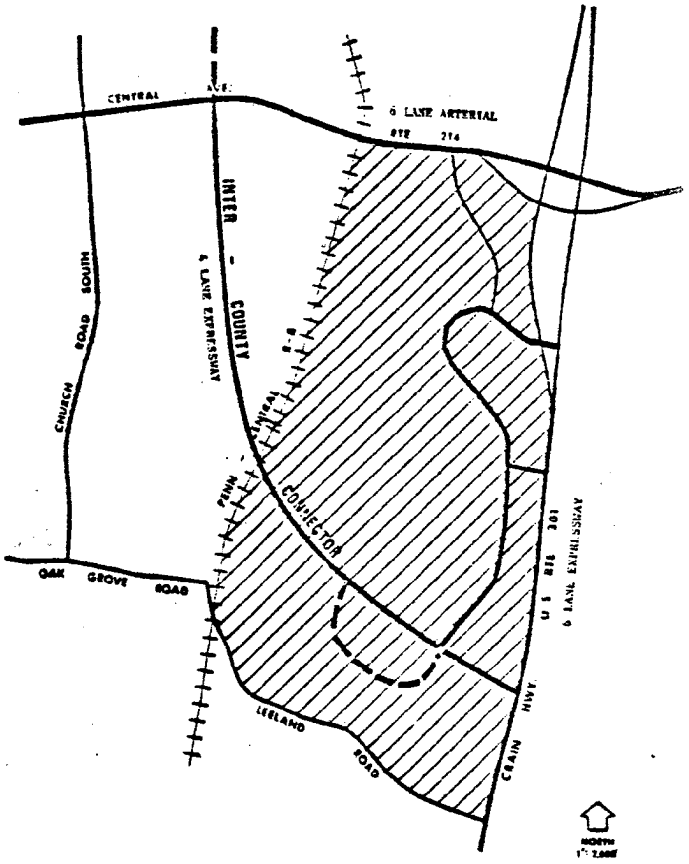

FIGURE 16
INTERNAL ROAD SYSTEM
STAGE V

coincide with development of the parcel adjacent to the west. Maryland Route 214 has been upgraded to six lanes.

Stage V (Figure 16) of the internal road system adds a loop south of the Inter-County Connector as part of the main internal arterial. This would serve development beyond the 1,281 acres in the original site. The completion of the Inter-County Connector and the upgrading of U.S. Route 301 to six lanes south of Leeland Road completes the road system and allows full development of the site.

The Inter-County Connector as an expressway forms the main spine for the study area with the internal road system for the site feeding into it. A north-south arterial parallels U.S. Route 301 forming the main intersection with U.S. Route 301 and the Inter-County Connector. An east-west arterial forms the second intersection with U.S. Route 301. An addendum discusses the spacing of intersections on U.S. Route 301 in greater detail. A secondary road system ties into the internal arterials with one connection to Maryland Route 214. Maryland Route 214 is a denied access roadway. The intersection is placed to coincide with a proposed subdivision road north of Maryland Route 214. The intersection would replace the existing crossover and would not come until the final stages when the interchange of Maryland Route 214 and U.S. Route 301 is rebuilt.

CONCLUSIONS

The proposed circulation plan follows the recommendations of the 1977 proposed General Plan Amendment in providing an expressway extension of the Inter-County Connector south from U.S. Route 50 turning east across the subject property to an interchange with U.S. Route 301. This expressway forms the main spine for the study area with the internal road system designed to feed traffic into it. An arterial roadway forms the north-south axis parallel to U.S. Route 301 and forming the second major intersection with U.S. Route 301. Secondary roadways connect the arterial to Maryland Route 214 and with another intersection with U.S. Route 301.

Staging of the development is tied to planned improvements to the regional road network. Five stages are proposed with the land development phased accordingly. (Table 4)

Table 4
Development of County Employment Park

Road System	Development
Stage I - Existing	minimal
Stage II - Md. Rt. 214 to 4-lane divided, U.S. Rt. 50 to 6-lane freeeway	Phase I
Stage III - U.S. Rt. 301 to 6-lane expressway	Phase II
Stage IV - Md. Rt. 214 to 6-lane arterial, Md. Rt. 4 to 6-lane freeway	Phase II+
Stage V - Inter-County Connector from U.S. Rt. 50 to U.S. Route 301	Phase II+
Stage VI - Complete Inter-County Connector, U.S. Rt. 301 to 6-lane south of Leeland Rd.	Phase III

ADDENDUM

One of the traffic issues raised by this study concerned the access points to the development from U.S. Route 301 and the spacing of median crossovers along U.S. Route 301. The Maryland State Highway Administration with the concurrance of the Maryland-National Capital Park and Planning Commission recommends that median crossovers be spaced at least 2000 feet apart. The Bowie-Collington Master Plan and the Subregion VI Master Plan call for Leeland Road to become an arterial, thus the median crossover serving Leeland Road stays. 4,300 feet north is a median crossover which was selected as the location for the interchange with the Inter-County Connector. The 4,300 foot spacing allows one other median crossover between Leeland Road and the Inter-County Connector. 2600 feet further north is the existing median crossover serving Claggett Landing Road. Continuing north 900 feet is a median crossover serving the police station. 950 feet north of the police station is a median crossover serving Queen Anne Bridge Road and 1750 feet north of Queen Anne Bridge Road is the median crossover used for the main entrance to the employment park. From here north the median widens through the interchange with Maryland Route 214.

From a purely transportation perspective the best situation would be to leave the median crossovers as they are. The crossover serving the police station would become essentially a driveway allowing access for emergency vehicles. The crossovers immediately north and south of the police station would serve existing public roads. The spacing of 1850 feet from Claggett Landing Road to Queen Anne Bridge Road and 1750 feet from Queen Anne Bridge Road to the main entrance to the employment park, while not ideal would certainly be adequate.

When considering an ideal spacing and the best service to the land requiring access from U.S. Route 301 the recommended scheme appears best.

The proposed initial entrance to Collington Center from U.S. 301 at the Bowie-Marlboro police station was selected for a variety of reasons. From a marketing point of view this entrance provides access to the heart of the most developable and most visible portion of the property. Placing the entrance as shown will allow the County to make the best possible use of the existing police station. The existing building is a sign of activity of the site and can be used as a marketing factor. The topography at the proposed entrance will require a minimum of preparation and thus reduce initial costs for the project.

The proposed road as it enters the center of the property will allow the County a significant degree of flexibility in preparing and developing sites. Maximum flexibility is the key to success for a project of this nature. Entrances at other locations cause severe problems of unsafe road frontage due to the Maryland-Environmental Services sludge entrechment area to the south and reduced visibility of parcels available to a more northerly entrance point.

Existing commercial zoned land on the east side of U.S. Route 301 opposite the main entrance to the employment park would provide the opportunity through subdivision procedures to obtain the proposed relocation of Queen Anne Bridge Road. Claggett Landing Road could be extended north as a service road to the police station crossover. Right-turn only movements from the northbound lane of U.S. 301 to Claggett Landing Road could be maintained. This arrangement for Claggett Landing Road is not good, but adequate, and would solve the problems encountered with the entrance to the employment park at Claggett Landing Road. The existing crossovers at Claggett Landing Road and Queen Anne Road would be closed.

With the secondary entrance to the employment park at the police station and the relocation of Queen Anne Bridge Road and Claggett Landing Road the 2000 foot crossover spacing is realized and the best possible access to properties adjoining U.S. Route 301 achieved.

Master Plan Compliance 8

Collington Center is located within the area covered by the Bowie-Collington Master Plan. The Master Plan recommends the site for employment use and is placed in the second priority area for the development district. The staging designation implies that the property lies within a path of imminent growth and will be eligible for programmed public facilities in the near future.

The Bowie-Collington Sectional Map Amendment of October 1975 reclassified 898.14 acres to the E.I.A. Zone. Another Basic Plan for 383.55 acres is now being processed requesting reclassification to the E.I.A. category. An Employment Park developed under the E.I.A. category would be in substantial compliance with the Master Plan recommendations.

The basic objectives of the Master Plan for Employment Areas are stated as:

- To expand the economic base of the County; to provide increased job opportunities for County residents; and to assure a balance of land uses inherent in the new town concept by providing a choice of prime sites for various kinds of businesses and industries and establishing a clear separation of such uses from residential neighborhoods and communities.

Collington Center offers an opportunity for increasing the tax base and providing a balanced employment area with jobs for county residents, reducing their journey to work and increasing local control. The Center will provide a choice of prime sites for various businesses, clearly-separated from residential neighborhoods. Its development by the public sector will provide a unified, integrated system, maximizing coordination of the public resources. Thus the Center will more than adequately fulfill the basic objectives of the Master Plan.

Adherence to Master Plan Guidelines

The preparation of the Comprehensive Design Plan for the Center included the use of the highest standards of site design which can be applied at this stage of the comprehensive design zone process. Residential areas are to be properly buffered and protected from possible

nuisances. No access road to the Center will pass through any residential area. Landscaping concepts have been established which will provide for a natural setting throughout the entire development. Each individual user will be required to meet the landscaping concepts through subsequent review procedures. The transportation analysis included in this report is a comprehensive review of the effects which the Center will have in the surrounding road network. No adverse impact in anticipated. It is likely that the traffic situation along U.S. 301 will be improved through the eventual closing of several median breaks. The plan, as proposed, places manufacturing/wholesale users in the closest proximity to rail and truck service. The transportation network compliments the layout of the land uses.

Collington Center through its location will be protected from encroachment by other permanant land uses. Major highways and Collington Branch form the boundaries of the Center. Uses to the west can only serve to compliment the Center since the majority of it is zoned E.I.A. All of the sites proposed for the Center are open to both public agencies and private enterprise. Attached in Figure 1 is a list of the guidelines as they appear in the Master Plan. Guidelines #3, 10, 16, 17, 18, 19 and 20 do not apply to the proposed Collington Center.

Figure 1: Employment Area Guidelines of the Bowie-Collington Plan

1. Employment areas shall be developed in accordance with the principles of good site design.
2. Potential employment areas shall be protected from encroachment by other permanent land uses.
3. Industrial developers should be permitted to enter into agreements with public agencies in the provision of necessary public improvements, such as road access, water and sewer facilities, etc.
4. Industrial development should be in accordance with performance standards, in order to protect the environment of neighboring residential uses.
5. Access roads to employment areas shall not pass through residential neighborhoods.
6. Industrial areas shall be separated from residential areas by appropriate buffering techniques.
7. Employment areas shall be park-like in nature, with landscaped vistas and well sited structures, served by a well designed internal circulation system.
8. Reservation of future employment sites by public agencies and private enterprise shall be encouraged.
9. Development of industrial parks, which provide a selection of potential sites, served by roads and utilities, adequately landscaped and buffered from the surrounding areas, and governed by an overall design, shall be encouraged.
10. Small, scattered employment areas, under five acres in size, shall be prohibited.
11. Employment area proposals shall include analyses of internal circulation and the potential impact of the development on the local and regional transportation systems.
12. Employment activities that will generate substantial vehicular traffic shall be located with access points designed to minimize disruptive effect on traffic circulation.
13. Industrial uses shall not be approved until there are adequate existing or funded highways with circulation capacities to service them.
14. Employment areas shall be located so that they will be serviceable by mass transit.
15. Manufacturing and warehousing activities, where permitted, shall be so located as to have adequate rail and heavy truck access.
16. Certain areas east of Crain Highway shall be considered for employment use, provided that: the conservation areas within these enclaves are maintained as open space; the employment use shall extend no farther than 1,500 feet east of the Crain Highway right-of-way; the industrial use shall be buffered from adjacent residential areas; and the potential use shall be sewered through the Collington Branch sewer or the Belair treatment system.
17. The conditional employment areas along the east side of Crain Highway which are eligible for employment use shall be designed to provide service roads within planted greenways, so as to avoid disruption of traffic movement along Crain Highway.
18. Maintenance of an appropriate setback (100 feet in most locations) shall be required, in connection with the employment uses along the east side of Crain Highway.
19. The employment areas north of the Airpark, within the land use control area of the proposed Airpark approach zone, shall be of low intensity, with one- and two-story structures covering no more than 35 percent of the land area.
20. The maximum employee density of the employment area within the land use control area of the proposed Airpark approach zone shall be from 7 to 15 people per acre.

ACKNOWLEDGEMENTS
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LaMonte E. Kolste, Chief, Urban Design Division
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Elizabeth B. Davison, Planner IV (Economic Study)
Stephen D. Federline, Planner I (Environmental Study)
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Lauren Glascoe, Word Processing Operator II
Fran Heflin, Word Processing Operator II
Donald Heine, Planner III (Master Plan Compliance)
Suzanne Hutchinson, Word Processing Operator IV
Walterine Lynch, Word Processing Operator II
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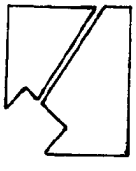
John W. Sloan, Planner IV (Public Facility Needs)
Stan Udhiri, P.E., Planner III (Environmental Study)
Joseph Valenza, Planner II (Economic Study)
Catherine Wallace, Planner II (Public Facility Needs)
Taylor Withrow, Planner III (Transportation Analysis)

The Maryland National-Capital Park and Planning Commission

PPC-PL-UD-9-78

11



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

PUBLIC HEARING

September 13, 1990
11 a.m.
CAB
Upper Marlboro, Maryland

APPLICANT:
Prince George's County

CDP-9006

PRINCE GEORGE'S COUNTY PLANNING BOARD

Honorable John W. Rhoads, Chairman
Samuel Y. Botts
Roy Dabney, Jr.
Morgan Wootten

C O N T E N T S

PROCEEDINGS

CHAIRMAN RHOADS: We will now have Item #12.

MR. HUEGEL: Good morning, Mr. Chairman and members of the Planning Board. For the record, my name is Gary Huegel from the Urban Design Section. Before you today is CDP-9006, Comprehensive Design Plan for Collington Center. We're asking for a continuance on CDP-9006 due to the fact that information that was necessary to evaluate the CDP has not been completed by the engineer, and the applicant is requesting a continuance.

CHAIRMAN RHOADS: Who is the applicant?

MR. HUEGEL: I don't believe the applicant is here.

CHAIRMAN RHOADS: Who asked for the continuance originally?

MR. HUEGEL: Well, the staff and the applicant concurred that --

CHAIRMAN RHOADS: And when you asked for, did I not say are you sure you can do it in this timeframe?

MR. HUEGEL: I don't recall that, sir.

CHAIRMAN RHOADS: Okay. That takes care of my questions. We have a request for a continuance on Item #12.

MR. BOTTS: Move to continue, Mr. Chairman.

CHAIRMAN RHOADS: Let's make sure that there is a clear understanding that if the continuance is granted, that the applicant's responsibility to pay for the recorder starts from the first day, not from today. Who is the applicant?

MR. HUEGEL: Prince George's County.

CHAIRMAN RHOADS: Prince George's County. Let me withdraw my last statement. Prince George's County is going to pay for the recorder as of this hearing and all subsequent ones. Okay.

MR. HUEGEL: The staff would recommend that the hearing be continued --

CHAIRMAN RHOADS: Indefinitely.

MR. HUEGEL: No, on October 18th, so that we have adequate time to review all the material that has not yet been submitted.

CHAIRMAN RHOADS: Are you sure the 18th is okay? All right. October 18th. We need to let this fine young lady know what time to come back. Anybody know what the schedule looks like for the 18th? I wonder if Prince George's County is up and moving at 8:30 in the morning. Let's find out. Set it in for 8:30. Okay. All those in favor, signify by saying aye.

CHORUS: Aye.

CHAIRMAN RHOADS: The ayes have it and so ordered.

(Whereupon, at 11:05 a.m., the hearing was concluded and the case was recessed.)

CERTIFICATION

I, Jean Sigmon, hereby certify that the foregoing transcript was typed by me as heard from the recording made at the time of said hearing. Any omissions or errors may be due to the inability of the Reporter/Transcriber to clearly understand said recording.

WITNESS my hand this 23rd day of September 1990

Jean E. Sigmon

Johnson & Warren
Reporting and Transcribing
PH. (301) 952-0511

PRINCE GEORGE'S COUNTY PLANNING BOARD
to
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

REGULAR MEETING

October 19, 1990
8:30 a.m.

Council Hearing Room
County Administration Building
Upper Marlboro, Maryland

COMPREHENSIVE DESIGN PLAN

CDP-9006

COLLINGTON CENTER

COMMISSION

JOHN W. RHOADS, Chairman
ROY DABNEY JR., Vice Chairman
SAMUEL BOTTS
MORGAN WOOTTEN
MARGARET YEWELL

STAFF

GARY HUEGEL

ELIZABETH HEWLETT, Esquire, Associate General Counsel

JOHNSON & WARREN
Reporting and Transcribing
Upper Marlboro, MD
(301) 952-0511

I N D E X

WITNESS	PAGE
Gary Huegel	3
Don Spicer	4

P R O C E E D I N G S

CHAIRMAN RHOADS: Item No. 17. This is a continuance. The statement was read, and then we continued the case. So the statement is all in there, and now the staff is going to present its case.

MR. HUEGEL: Good morning, Mr. Chairman and members of the Planning Board. For the record, my name is Gary Huegel of the Urban Design Section. Before you today is CDP-9006, Comprehensive Design Plan for Collington Center.

The Collington Center site was originally comprised of 1,289 acres, first known as the Prince George's County Employment Park, in the E-I-A zone. The District Council approved Amended Basic Plan for the northern 414 acres -- that's the Collington Corporate Center -- and the southern 167 acres, Collington South. So of the 1,289-acre site, 708 acres remain in the original Collington Center.

This application proposes to reclaim some developable acreage that was lost to wetlands and revise the design standards of the original CDP for parking setbacks, changes to the land uses and lot-line configuration, and revisions to the design standards for signage.

Staff understands that a condition that relates

to temporary signage should be deleted from the Recommendations section. A policy has already been established for temporary signage by the Collington Center Architectural Review Committee. Therefore, Condition No. 3D-3G, which reads, "No temporary sign, advertisement or notice shall be permitted at any location at any time," should be deleted. That is Condition No. 3D-3G.

And staff is also aware that there should be some changes made to the Recreational condition, and that is Condition No. 10; should be revised: "The facilities to be constructed on public park lands shall include the following:" That is, two lighted tennis courts, 40 parking spaces and the minimum eight-foot asphalt pathway system. And staff understands that that is agreeable to the Department of Parks and Recreation.

Nothing else is changed in the Staff Report, and that concludes staff presentation.

CHAIRMAN RHOADS: Any questions of the staff? Mr. Spicer.

MR. SPICER: I'm Don Spicer. I'm here in my capacity as General Manager of the Collington Center, representing the Prince George's County Executive's Office.

We have no objections to the conditions, as amended.

CHAIRMAN RHOADS: Any questions of the

applicant? Does anyone else wish to testify in this matter? The Chair will entertain a motion.

VICE CHAIRMAN DABNEY: Mr. Chairman, I move we adopt the findings and move staff recommendations, as revised.

COMMISSIONER YEWELL: Second.

CHAIRMAN RHOADS: We have a motion and a second. Discussion? All those in favor of the motion signify by saying "Aye."

CHAIRMAN RHOADS: Aye.

VICE CHAIRMAN DABNEY: Aye.

COMMISSIONER BOTTS: Aye.

COMMISSIONER WOOTTEN: Aye.

COMMISSIONER YEWELL: Aye.

CHAIRMAN RHOADS: Opposed? The "ayes" have it and so ordered.

(Thereupon, at 8:40 a.m., the hearing was concluded.)

CERTIFICATION

I, Frances Miller, hereby certify that the foregoing transcript was typed by me as heard from the recording made at the time of said hearing. Any omissions or errors may be due to the inability of the Reporter/ Transcriber to clearly understand said recording.

WITNESS my hand this 26th day of October 1990.

Frances Miller

PRINCE GEORGE'S COUNTY PLANNING BOARD
to
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

REGULAR MEETING

October 19, 1990
8:30 a.m.

Council Hearing Room
County Administration Building
Upper Marlboro, Maryland

COMPREHENSIVE DESIGN PLAN

CDP-9006

COLLINGTON CENTER

COMMISSION

JOHN W. RHOADS, Chairman
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MORGAN WOOTTEN
MARGARET YEWELL

STAFF

GARY HUEGEL

ELIZABETH HEWLETT, Esquire, Associate General Counsel

JOHNSON & WARREN
Reporting and Transcribing
Upper Marlboro, MD
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I N D E X

P R O C E E D I N G S

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We have no objections to the conditions, as amended.

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applicant? Does anyone else wish to testify in this matter? The Chair will entertain a motion.

VICE CHAIRMAN DABNEY: Mr. Chairman, I move we adopt the findings and move staff recommendations, as revised.

COMMISSIONER YEWELL: Second.

CHAIRMAN RHOADS: We have a motion and a second. Discussion? All those in favor of the motion signify by saying "Aye."

CHAIRMAN RHOADS: Aye.

VICE CHAIRMAN DABNEY: Aye.

COMMISSIONER BOTTS: Aye.

COMMISSIONER WOOTTEN: Aye.

COMMISSIONER YEWELL: Aye.

CHAIRMAN RHOADS: Opposed? The "ayes" have it and so ordered.

(Thereupon, at 8:40 a.m., the hearing was concluded.)

CERTIFICATION

I, Frances Miller, hereby certify that the foregoing transcript was typed by me as heard from the recording made at the time of said hearing. Any omissions or errors may be due to the inability of the Reporter/ Transcriber to clearly understand said recording.

WITNESS my hand this 26th day of October 1990.

Frances Miller

#16

RESOLUTION PREPARATION/ROUTING

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT -- M-NCPPC
DEVELOPMENT REVIEW DIVISION

Project Title: COLLINGTON CENTER

File Number: CDP-8712 Resolution Number: 88-224 ✓

Board Approval Date: MAY 19, 1988

Staff (Responsible for Resolution): HIRSCH

Please review or process as indicated and send to the next office in sequence.

IF RECEIVED BEFORE 2:00 PM, PLEASE REVIEW OR PROCESS SAME DAY. IF RECEIVED AFTER 2:00 PM, PROCESS BY 11:00 AM THE NEXT DAY.

TASK	OFFICE	DATE IN	DATE OUT	INITIALS
Resolution Written* ⊙	Dev. Review Staff	5/20	5/20	ASH
Type 1st Draft	Word Processing	5/20	5/20	SH
Review/ Correct Draft	Dev. Review Staff	5/20	5/20	ASH
Draft Review	Recording Specialist	5/23	5/23	dv
Draft Review	Legal	5/23	5/25	DMA
Draft Returned ⊙	Dev. Review	5/24	5/24	ASH
Type Final	Word Processing	5/24	5/24	SH
Final Review	Dev. Review	5/24	5/24	ASH
Final Review	Legal	5/24	5/25	DMA
Signature	Community Relations Off.	6/1	6/1	(illegible)
Final Returned Mail Out** ⊙	Dev. Review Secretary	6/1	6/1	Ca
Notice to Council*** ⊙	Dev. Review Secretary	6/1	6/1	Ca
File Original****	Recording Specialist	6/1	6/1	RJ

* Resolution form should be completed per staff report prior to Planning Board Meeting.

** Copies made for Development Review and Park Planning files with notation in margin of mail-out recipients.

*** CDP and SP only

**** Recording Specialist returns this slip to Development Review Division for project file.

⊙ Indicates log book entry (responsibility of person who initials task).

NOTE: Resolution number is required from Recording Specialist prior to typing 1st draft (to be assigned Friday morning after Thursday hearing).

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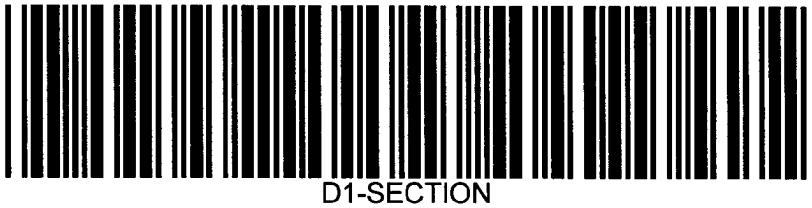
NOTE: This will add STAPLE to the image that follows

ASG Project #5467 MNCPPC

Sub-folder or Section Cover Page



D1-SECTION

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v2017-07-25

LEGEND

3	MANUFACTURING WHOLESALE	SP	STORMWATER POND		WETLANDS
4	MANUFACTURING / OFFICE	OS	PUBLIC OPEN SPACE		EXISTING LOTS
5	MANUFACTURING / GENERAL		PARK SERVICE ROAD		REVISED LOTS
		RE	RECREATION		WOODLAND BANK

Collington Center — A Planned Business Community

A REVISION TO THE C.D.P. FOR COLLINGTON CENTER

10ac. 5ac. 1ac.

PLANNERS/ARCHITECTS/ENGINEERS
VICTOR WILBURN ASSOCIATES/DELON HAMPTON & ASSOCIATES, JOINT VENTURE

0 200 400

APPROVED PLAN

LEGEND

3	MANUFACTURING WHOLESALE	SP	STORMWATER POND		WETLANDS
4	MANUFACTURING / OFFICE	OS	PUBLIC OPEN SPACE		EXISTING LOTS
5	MANUFACTURING / GENERAL		PARK SERVICE ROAD		REVISED LOTS
		RE	RECREATION		TREE PRESERVE

- prel. plan 4-8874 (rev. to pp for Collington Center)
- (parts of Block A-H).
* Check note # 19
* " " # 15

Collington Center
A Planned Business Community

– Appl. has agreed to tilt up construction if allowed setbacks

REVISION TO THE PRELIMINARY PLAT FOR COLLINGTON CENTER

check

10ac.
5ac.
1ac.

PLANNERS/ARCHITECTS/ENGINEERS
VICTOR WILBURN ASSOCIATES/DELON HAMPTON & ASSOCIATES, JOINT VENTURE

0 200 400 600 800 1200

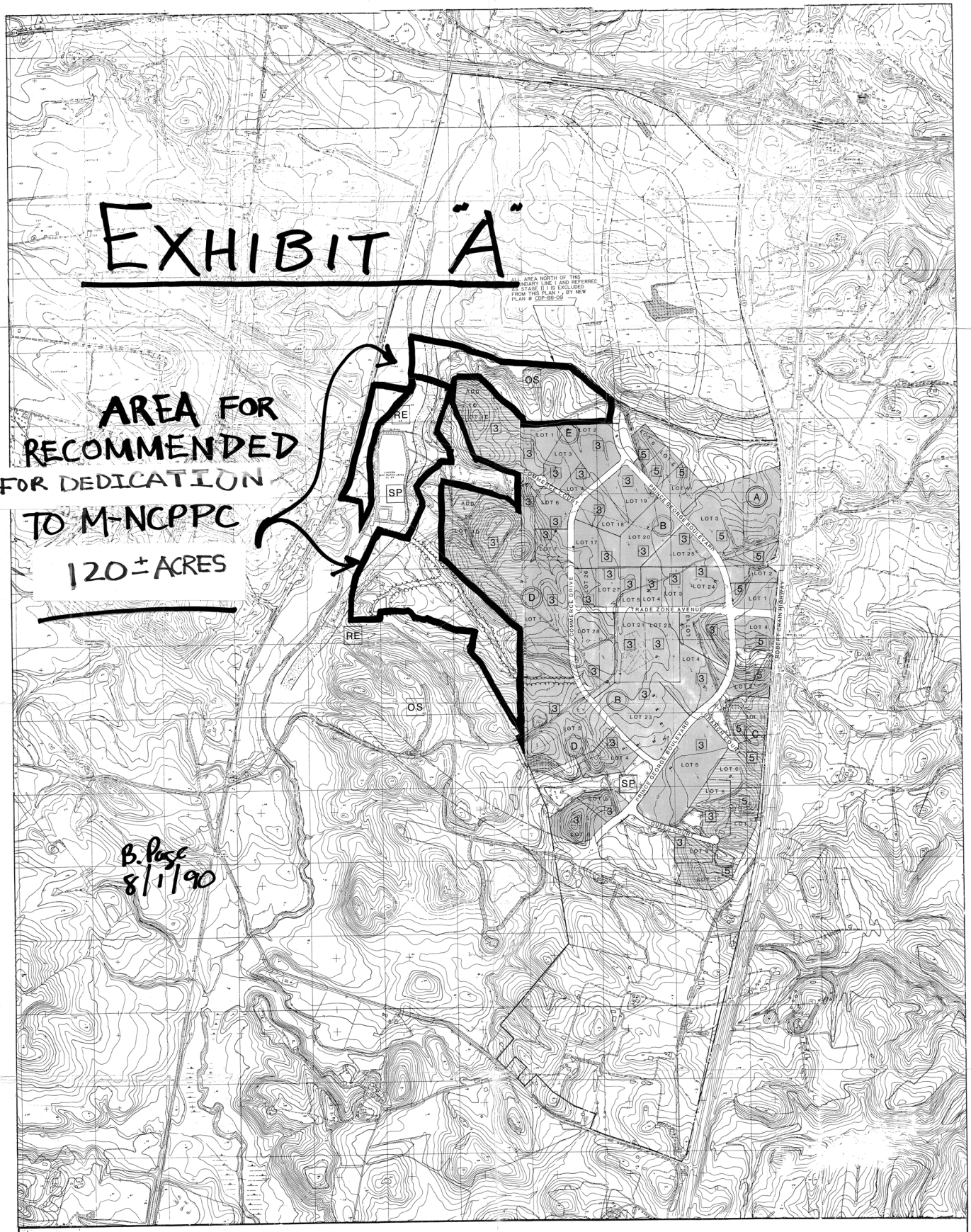


EXHIBIT "A"
AREA FOR RECOMMENDED FOR DEDICATION TO M-NCPPC
120 ± ACRES
B. Pase 8/1/90
ALL AREA NORTH OF THIS BOUNDARY LINE (AND REFERRED TO AS STAGE II) IS EXCLUDED FROM THIS PLAN (1) BY NEW PLAN # CDP-88-09
OS
RE
SP
COMMERCE DRIVE
BRUCE GEORGE BOULEVARD
TRADE ZONE AVENUE
ROBERT CRAIN HIGHWAY
LEGEND
3 MANUFACTURING WHOLESALE
4 MANUFACTURING / OFFICE
5 MANUFACTURING / GENERAL
SP STORMWATER POND
OS PUBLIC OPEN SPACE
PARK SERVICE ROAD
RE RECREATION
WETLANDS
EXISTING LOTS
REVISED LOTS
TREE PRESERVE
Collington Center
A Planned Business Community
A REVISION TO THE PRELIMINARY PLAT FOR COLLINGTON CENTER
PLANNERS/ARCHITECTS/ENGINEERS
VICTOR WILBURN ASSOCIATES/DELON HAMPTON & ASSOCIATES, JOINT VENTURE

PGCPB No. 01-95 File No. CDP-9006/01

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 26, 2001, regarding Comprehensive Design Plan CDP-9006/01 for Collington Center the Planning Board finds:

1. The requested revision to the Comprehensive Design Plan is to eliminate requirements for provision of recreational facilities in CDP-9006, the Comprehensive Design Plan for Collington Center. CDP-9006 was approved for Collington Center by the Planning Board on October 18, 1990 (PGCPB No.90-455) with 16 conditions of approval.

   Condition #10 of CDP-9006 reads as follows:

   > APrior to submission of Final Plats, the applicant, his successors and/or assigns, shall record and execute a formal agreement with the M-NCPPC to provide a combination of public and private recreational facilities. This Recreation Facilities Agreement shall be reviewed by the Department of Parks and Recreation (DPR) prior to execution. To ensure the satisfactory construction of the recreational facilities, a performance bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office of the M-NCPPC) shall be posted. The bond for the public recreational facilities shall be submitted to DPR. The bond for private recreational facilities shall be submitted to the Development Review Division. All bonds shall be posted within two weeks of applying for building permits. The facilities to be constructed on public park lands shall include the following:
   >
   > a. two (2) lighted tennis courts;
   >
   > b. parking facility with a minimum of 40 spaces;
   >
   > c. a minimum eight-foot wide asphalt hiker-biker trail along Collington Branch; and
   >
   > d. a secondary pathway system to link the recreational facilities within the park.@

2. A number of Specific Design Plans have been filed after the Comprehensive Design Plan was approved. During the review of a Specific Design Plan application (SDP-9904) for Lot 14, Block C, in Collington Center in December 1999, the County Executive=s office indicated that the specific applicant in that case should not be considered responsible for

provision of the facilities (memorandum from Errico to Piret, December 21, 1999). The memorandum indicated that the county would be submitting a revision to the Comprehensive Design Plan to address Condition #10.

3. The subject revision to the Comprehensive Design Plan is being filed to eliminate CDP conditions requiring provision of public recreational facilities in the Collington Center development. The county (Holtz to Adams, February 1, 2001) has stated that the park is nearly fully developed and there has been no interest from the tenants in having recreational facilities included as a part of the park. Therefore, the county requests that the CDP be amended and the requirement for recreational facilities be eliminated. Since the county is the owner of Collington Center, a fee waiver is also being requested for the subject revision to the Comprehensive Design Plan.

4. Condition #10 of CDP-9006 was carried forward and applied to the Preliminary Plat application (4-96051) for subdivision of Lot 6, Parcel A, Block A, and Lots 5 and 8, Parcel B, Block E, in Collington Center. Preliminary Plat 4-96051 was approved by the Planning Board on November 21, 1996 (PGCPB No. 96-318) with 15 conditions of approval. Condition #10 of CDP-9006 was retained as Condition #9 of Preliminary Plat 4-96051. Preliminary Plat 4-96051 expires on November 21, 2002. The county is, at present, pursuing a record plat for one of the last remaining parcels in the park. Therefore, it is requesting that the subject revision to the Comprehensive Design Plan be approved prior to the recordation of the final plat. Revision of Condition #9 of Preliminary Plat 4-96051 may also be required.

5. Staff agrees with the applicant regarding the lack of interest in recreational facilities in the park. The park is substantially built out and Condition #10 was never implemented during the Specific Design Plan stage for all the previous projects in Collington Center. The Department of Parks and Recreation and the Subdivision Section have no Public or Private Recreational Facilities Agreements on file for Collington Center as required by the above condition. However, the ability to eventually implement the hiker-biker trail segment through Collington Center should be retained to maintain the connectivity of the trail system recommended by the *Master Plan.* The referral comments below also address the issue of retaining the hiker-biker trail in Collington Center. Condition #8 of the Preliminary Plat 4-96051 requires the county to dedicate 144+ acres to M-NCPPC as open space along with the Final Plat. Some portions of the trail will be included in the subject 144+ acres. The applicant will have to dedicate the subject 144+ acres prior to approval of the next Final Plat in Collington Center.

Referral Responses

6. The Subdivision Section has no comments at this time.

7. The Transportation Planning Section (Shaffer to Srinivas, March 8, 2001) has stated that the Collington Branch Stream Valley Trail should be retained for conformance with the Adopted and Approved *Bowie-Collington-Mitchellville and Vicinity Master Plan.* The

trail is an important link within the area-wide trail and bikeway network and will ultimately link to the Western Branch Stream Valley Trail and Chesapeake Beach Rail-Trail to the south and the MD 450 trail to the north. The County Executive=s office has agreed to dedicate land that will accommodate the trail. A condition of approval requiring dedication of land along Collington Branch to accommodate the future multi-use trail has been added, along with a condition to eliminate conditions requiring other recreational facilities.

8. The Transportation Planning Section (Masog to Srinivas, March 17, 2001) has expressed concerns that the elimination of on-site recreational facilities may result in increased trips due to workers travelling off-site to other recreational facilities. However, the proposal technically meets the requirements pertaining to transportation facilities.

9. The Environmental Planning Section (Markovich to Srinivas, February 8, 2001) has stated that the site was previously evaluated by the Environmental Planning Section

during the review of various Basic Plans, Comprehensive Design Plans, Preliminary Plans, Specific Design Plans and Tree Conservation Plans. A Type I Tree Conservation Plan (TCPI/59/95) and a Type II Tree Conservation Plan (TCPII/67/96) were previously reviewed and approved for the overall site. The elimination of the recreational facilities will not result in adverse impacts to any environmental features.

10. The Community Planning Division (D=Ambrosi to Srinivas, February 15, 2001) has stated that the master plan shows a trail connection from Leeland Road to Commerce Drive. A private open space for the Collington Center near US 301 and around Collington branch is shown on the plan. The Division recommends that the trail segment be retained.

11. The City of Bowie (Robinson to Hewlett, April 2, 2001) has stated that the elimination of the trail segment through the Collington Center would be contrary to the *Master Plan* and would create a gap in the Collington Center Branch Trail network. Therefore, the hiker-biker trail should be retained.

12. The Department of Parks and Recreation (Palfrey to Srinivas, February 27, 2001) has no comments at this time.

13. In addition to Condition #10, other related conditions as indicated below deal with recreational facilities and should also be eliminated if Condition #10 is eliminated:

    #11 The applicant, his successors and/or assigns, shall submit a detailed recreational/landscape plan for the public park site to DPR for review and approval prior to the next Specific Design Plan approval.

#12 The developable land behind Lots 1 and 2, Block E, shall be used for active recreational amenities.

#13 All recreational facilities shall be built in accordance with standards set forth in the Parks and Recreation Facilities Guidelines.

#14 Access to the active recreational area behind Lots 1 and 2, Block E, shall be provided via Prince George=s Boulevard.

Therefore, a condition of approval has been added to eliminate the above conditions.

14. Section 27-521 of the Zoning Ordinance, Required Findings for Approval, requires the Planning Board to find conformance with the following findings for approval of a Comprehensive Design Plan:

(1) The plan is in conformance with the approved Basic Plan;

The subject CDP revision will be in conformance with the approved Basic Plan. Although Consideration 6 of the approved Basic Plan references provision of tennis courts to be available to employees of Collington Center, the circumstances of this case

justify the conclusion that the consideration should not be enforced when the tenants have not expressed any desire for the tennis courts.

(2) The proposed plan would result in a development with a better

environment than could be achieved under other regulations;

The subject CDP revision will not alter the existing development in Collington Center.

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;

With the proposed conditions, the elimination of the tennis courts will not significantly alter the previous findings regarding the existing and proposed design elements, facilities, and amenities that are intended to satisfy the needs of the residents, employees, or guests of the project.

(4) The proposed development will be compatible with existing land uses, zoning, and facilities in the immediate surroundings;

The elimination of the recreational facilities proposed by the subject CDP revision will not significantly impact the previous determination that the Collington Center is compatible with existing land uses, zoning, and facilities in the immediate surroundings.

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

(A) Amounts of building coverage and open space;
(B) Building setbacks from streets and abutting land uses; and
(C) Circulation access points;

With the proposed conditions, the subject CDP revision will not alter the existing land uses and facilities that have previously been determined to be compatible with each other in the ways stated.

(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;

Collington Center is almost built out. Each phase of development in Collington Center has existed as a unit capable of sustaining an environment of continuing quality and stability. The proposed elimination of the recreational facilities will not alter the project=s capability to exist as staged units and as total development.

(7) The staging of development will not be an unreasonable burden on available public facilities;

Almost all the parcels in Collington Center are built out and therefore, the subject CDP revision will not be an unreasonable burden on public facilities that are existing, under construction, or for which 100% construction funding is contained in the county CIP or the State CTP, and so the request technically meets the requirements pertaining to public facilities.

(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

(A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;
(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;
(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new

structure within the environmental setting, are in keeping with the character of the Historic Site;

The above section is not applicable to this CDP revision.

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where town-houses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d); and

The above section is not applicable to this CDP revision.

(10) The Plan is in conformance with an approved Tree Conservation Plan.

The elimination of the recreational facilities will not alter the approved Tree Conservation Plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Comprehensive Design Plan for the above-described land, subject to the following conditions:

1. Prior to approval of the next Final Plat in Collington Center, the applicant, his successors and/or assigns shall dedicate the land (approximately 144 acres) along the Collington Branch Stream Valley to M-NCPPC for the planned stream valley park and to accommodate the future multiuse trail according to the requirements and specifications for land dedication specified by the Department of Parks and Recreation.

2. Conditions #10, #11, #12, #13 and #14 of CDP-9006 shall be eliminated.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board=s action must be filed with the District Council of Prince George=s County within thirty (30) days following the final notice of the Planning Board=s decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Brown, seconded by Commissioner Lowe, with Commissioners Brown, Lowe, Eley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, April 26, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of May 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LS:rmk

PGCPB No. 05-83(C) File No. CDP-9006/02

C O R R E C T E D R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 31, 2005, regarding Comprehensive Design Plan CDP-9006/02 for Collington Center the Planning Board finds:

1. **Request:** This revision to the Comprehensive Design Plan was submitted to Development Review Division by Marlo Furniture and Prince George's County, as co-applicants and is limited to the proposed vacation of A-44 (also known as Willow Brook Parkway) and the land area will be added to Collington Center for future development. The applicant has a list of changes to the plans as stated in letter dated March 21, 2005:

   "a. The vacation of approximately 30 acres of the Willowbrook [sic] Parkway right-of-way: 22.81 acres reverting to Prince George's County within this part of Collington Center, and 6.95 acres reverting to Safeway, Inc. within Collington Center South. Also, an abutting 0.11-acre portion (a fillet) of the Prince George's Boulevard right-of-way is to revert to Prince George's County;

   *"b. The vacation of [1.15] .0115 acres of Prince George's Boulevard right-of-way reverting to the adjoining lot owner in the northern part of this development, where a street connection north to Karington is no longer desired;

   "c. The updating to reflect current lot configurations and numbering, and the development status of the lots;

   "d. The elimination of an outdated and generally ignored portion of the Legend, i.e. the subtle classification of the type of industrial development for each lot;

   "e. The extension of Queen Court eastward, beyond the existing cul-de-sac, to connect to U.S. Route 301; and

   "f. The updating of the companion TCP I/59/95 to agree with all the changes to the CDP listed above."

*Denotes correction
[Brackets] denotes deletion
Underlining denotes addition

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	A-44	Warehouse
Acreage	640.1	662.9
Lots	2	3
Parcels	0	0
Square Footage/GFA	0	900,000

3. **Location:** The site is in Planning Area 74 and Council District 4. Collington Center is located within the approved 1991 Bowie-Collington-Mitchellville and Vicinity Master Plan area, on the west side of Robert Crain Highway (US 301) and south of Central Avenue.

4. **Surroundings and Use:** The area of change within this Comprehensive Design Plan is south of existing Queen's Court, west of US 301, east of existing Prince George's Boulevard, and north of the Safeway site within Collington Center South. The surrounding properties are zoned E-I-A and the uses are mainly industrial uses consisting of warehousing.

5. **Previous Approvals:** On October 28, 1975, the District Council adopted the Bowie-Collington and vicinity sectional map amendment, which approved A-6965-C for the E-I-A Zone on 898.14 acres of land. Subsequently, additional E-I-A zoning (A-9284) was approved on August 29, 1978, for 383.55 acres of land, making the entire Collington Center property a total of 1,281.69 acres of land in the E-I-A Zone.

   On November 30, 1978, the Planning Board approved Comprehensive Design Plan CDP-7802. On May 19, 1988, the Planning Board approved CDP-8712, which was a revision to the previously approved plan. On March 2, 1989, the Planning Board approved another revision to the Comprehensive Design Plan, CDP-8809. On July 17, 1997, the Planning Board approved CDP-9702 for a revision to the area known as Collington Center South.

6. **Design Features**: The proposed changes to the comprehensive design plan are primarily for the purpose of creating additional land area to be included for purposes of additional developable area. The details of the development proposal will be reviewed at the time of the Specific Design Plan. However, the staff is concerned with the ultimate appearance of the development as viewed from US 301.

COMPLIANCE WITH EVALUATION CRITERIA

7. Section 27-521 of the Zoning Ordinance, Required Findings for Approval, requires the Planning Board to find conformance with the following findings for approval of a Comprehensive Design Plan:

   (*1*) *The plan is in conformance with the approved Basic Plan;*

The subject CDP revision is in conformance with the approved Basic Plan.

(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations;

The subject CDP process is more flexible than conventional regulations, yet allows for the achievement of high standards for development. This revision will create a compatible environment when compared to the existing development in Collington Center.

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;

This approval will allow for the development of additional land area, which will include design elements for the future employees of the park that are similar or superior to those in the existing portions of Collington Center.

(4) The proposed development will be compatible with existing land uses, zoning, and facilities in the immediate surroundings;

Collington Center is compatible with existing land uses, zoning, and facilities in the immediate surroundings.

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

(A) Amounts of building coverage and open space;
(B) Building setbacks from streets and abutting land uses; and

(C) Circulation access points;

The subject CDP revision will not alter the existing land uses and facilities that have previously been determined to be compatible with each other in the ways stated.

(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;

Collington Center is almost built out. Each phase of development in Collington Center has existed as a unit capable of sustaining an environment of continuing quality and stability. The proposed addition of land area to the central portion of Collington Center will not alter the project's capacity to sustain a quality environment.

(7) The staging of development will not be an unreasonable burden on available public facilities;

As explained in Finding 9 below, the subject CDP revision will not be an unreasonable burden on public facilities that exist, are under construction, or for which 100 percent construction funding is contained in the county CIP or the state CTP, and so the request technically meets the requirements pertaining to road systems and public facilities.

(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

(A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;

(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;

(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;

The above section is not applicable to this CDP revision.

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d); and

The plan incorporates the applicable design guidelines as set forth in Section 27-274.

(10) The Plan is in conformance with an approved Tree Conservation Plan.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved Tree Conservation Plans, TCPI/59/95 and TCPII/67/96, for the entire Collington Center complex. The approved TCPI and TCPII for Collington Center assumed that all woodlands found on existing lots, including the lots in this application, would be cleared and the overall requirements were calculated accordingly. The overall site requirements were then satisfied on several of the open space parcels that are part of the Collington Center complex. No additional information is required with respect to the Prince George's County Woodland Conservation Ordinance.

Referral Responses

8. The Environmental Planning Section previously reviewed this site in conjunction with the Comprehensive Design Plan, CDP-9006; CDP-9006/01; Preliminary Plans of Subdivision, 4-93047 and 4-03140; Type I Tree Conservation Plan, TCPI/59/95; and Type II Tree Conservation Plan, TCPII/67/96; all of which were approved. The current Conceptual Design Plan revision is proposed for the purpose of vacating the right-of-way for the Willow Brook Parkway, which occupies approximately seven acres on the southern portion of the Collington Center, in order to incorporate the right-of-way into the adjoining parcel to the north.

   This 640.00-acre property in the E-I-A Zone is located on the west side of Crain Highway (US 301) south of Central Avenue (MD 214). A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, areas of steep slopes with highly erodible soils, and Marlboro clay are found to occur on the property. The Pope's Creek Railroad right-of-way runs along the western boundary of this property, which has noise and vibration impacts on the property. Crain Highway, running along the eastern boundary of the site, is a transportation-related noise generator. The overall site includes a variety of commercial, industrial and office uses, which are not generally noise sensitive. The soils found to occur on-site according to the Prince George's County Soil Survey, which has no significant limitations that would affect the development of this site under the CDP revision, proposed. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," dated December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads in close proximity to this property. This property is located in the Collington Branch watershed of the Patuxent River Basin and in the Developing Tier as reflected in the adopted General Plan.

   ENVIRONMENTAL REVIEW

   a. A Forest Stand Delineation (FSD) was submitted with prior applications for the entire Collington Center site including the lot that is the subject of this application. The FSD was found to address the requirements for an FSD. No additional information is required with respect to the Forest Stand Delineation.

   b. The Preliminary Plan of Subdivision references the Stormwater Management Concept Plan approval but no information has been provided indicating that approval. Information with respect to the Stormwater Management Concept Plan approval should be required at the time of subdivision or Specific Design Plan, whichever comes first. This is included as a condition of the approval of this plan.

9. The Transportation Planning Section (Shaffer to Lareuse, dated February 28, 2005) states that the Collington Branch Stream Valley Trail should be retained and the land dedicated to M-NCPPC for conformance with the Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan. The applicant submitted a deed as evidence that the land was conveyed (liber 16399, folio 333) on February 1, 2002.

10. The Transportation Planning Section (Masog to Lareuse, March 21, 2005) stated that the applicant has submitted a traffic study dated September 2004. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals.* The study has been referred to the appropriate operating agencies, and comments from the County Department of Public Works and Transportation (DPW&T) and the State Highway Administration (SHA) are attached.

Growth Policy—Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following standards:

> **Links and signalized intersections:** Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.
>
> **Unsignalized intersections:** The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The applicant has prepared a traffic impact study in support of the application using new counts taken in May 2004. With the development of the subject property, the traffic consultant has determined that adequate transportation facilities in the area can be attained. The traffic impact study prepared and submitted on behalf of the applicant analyzed the following intersections:

> US 301/Trade Zone Avenue
>
> US 301/Leeland Road

The following conditions exist at the critical intersections:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
US 301 and Trade Zone Avenue	1,187	1,505	C	E
US 301 and Leeland Road	1,254	1,238	C	C

The list of nearby developments is extensive if only because three of the background developments are large in size. The background situation includes approximately 3,680 residences and 3.1 million square feet of commercial space. The county's Capital Improvement Program (CIP) includes a project to widen US 301 by a lane in each direction between MD 214 and MD 725. This project is shown in the current CIP with 100 percent funding within six years. Full funding in this circumstance includes an assumption that the majority of funding would come from developer contributions and from the State of Maryland. The widening of US 301 is also assumed with the provision that area developments would contribute to the funding of the improvements.

Given the growth assumptions without the improvements to be provided through the CIP project, the following background traffic conditions were determined:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
US 301 and Trade Zone Avenue	1,767	2,209	F	F
US 301 and Leeland Road	1,771	1,759	F	F

The subject application is intended to enable the construction of approximately 900,000 square feet of space on existing Lots 9C and 20C within Collington Center. The use is described as "a large showroom and furniture distribution center." The traffic study continues by using current trip rates from the "built" portion of the Collington Center to estimate the trip generation for the proposed use. However, the traffic study clearly distinguishes 847,500 square feet as warehouse space and 55,000 square feet as office/retail space. In staff's view, the trip rates are certainly appropriate to use for the warehouse portion, but trip rates from the Institute of Transportation Engineers' (ITE) Trip Generation Manual for a use such as "furniture store" would have been much more credible for use in this analysis. In this circumstance, the AM rate is about half of that used, while the PM rate is 50 percent higher.

It is unclear why the study states that a trip distribution of 62 percent northbound and 38 percent southbound is used, but the trip distribution for the site is reversed (38 percent northbound and 62 percent southbound) for trips leaving the site. This error causes the US 301/Trade Zone Avenue

intersection to appear much better in the traffic study than it actually operates under the staff

analysis.

The resulting site trip generation would be 289 AM peak-hour trips and 299 PM peak-hour trips. With site traffic and without the improvements to be provided through the CIP project, the following operating conditions were determined:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
US 301 and Trade Zone Avenue	1,949	2,287	F	F
US 301 and Leeland Road	1,815	1,801	F	F

With the CIP improvements in place, the following operating conditions were determined:

TOTAL TRAFFIC CONDITIONS WITH CIP IMPROVEMENTS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
US 301 and Trade Zone Avenue	1,429	1,521	D	E
US 301 and Leeland Road	1,281	1,292	C	C

The traffic analysis makes a number of statements regarding the deficiency at US 301 and Trade Zone Avenue. It terms the deficiency to be "marginal" and "theoretical" and attempts to suggest that "a Transportation Management Plan under the county's TFMP" would bring the intersection to adequacy. This statement completely muddles two key tools contained in the guidelines, while attempting to sweep an inadequate situation under the rug. With six through lanes and double/triple left-turn lanes, the US 301/Trade Zone Avenue intersection will become clearly inadequate if the central portion of the Collington Center is allowed to develop with a single median break at Trade Zone Avenue and a right-in/right-out access point as shown at Queens Court. An alternate means of reaching US 301 must be identified and must be implemented prior to the buildout of the central portion of the Collington Center.

The CDP shows a stub street connection of Prince George's Boulevard into Parcel 30 (also known as Willowbrook) to the southwest. This property has an approved Basic Plan that continues that connection through the site to Leeland Road. This connection would provide a back door for traffic entering and leaving the central portion of Collington Center, but it would also provide a primary connection for traffic oriented toward westbound Leeland Road.

Staff has done an analysis of the US 301/Trade Zone Avenue intersection and its operations with and without the planned development within the central portion of Collington Center, as shown below:

TOTAL TRAFFIC CONDITIONS WITH CIP IMPROVEMENTS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (AM & PM)	
US 301 and Trade Zone Avenue less background and site development (but with existing development) in central portion of Collington Center	1,048	1,286	B	C
Plus Background – 2,143,225 square feet				
Plus Site – 902,500 square feet				
US 301 and Trade Zone Avenue with estimated buildout of central portion of Collington Center	1,429	1,521	D	E

Focusing upon the critical PM peak hour, it is apparent that there is a point at which additional development, when added to the existing development, would result in a CLV of 1,450, which is the upper limit of LOS D. Staff estimates this number to be 2,125,000 square feet. The applicant estimates existing development to total 3.3 million square feet; staff has reviewed tax records and found 3.075 million square feet. Allowing the more conservative estimate, it is determined that to ensure continued adequate traffic operations at US 301/Trade Zone Avenue, the second connection through Parcel 30 to Leeland Road must be in place prior to development within the central portion of Collington Center exceeding 5.2 million square feet.

The condition will allow further analyses to be provided with the review of future comprehensive design plans or specific design plans that could extend the amount of development that would be allowed without the connection. Nonetheless, it is essential from this point that development quantities be monitored with each specific design plan approved within the central portion of Collington Center. To that end, each specific design plan must include an enumeration by lot of all square footage that is built, under construction, or approved.

SHA and DPW&T both reviewed the traffic study. DPW&T had several comments that are summarized below:

1. DPW&T raised an objection to the proposed location of the Queen's Court intersection with US 301. However, SHA has the authority to grant access to US 301 and to cause the applicant to make any improvements needed for safe and efficient vehicle operations. SHA has approved the Queen's Court access point.

2. DPW&T requested an analysis of the Trade Zone Avenue/Prince George's Boulevard intersection. Due to the limited nature of this CDP application in amending the access to the site, staff did not believe it appropriate to require that internal circulation issues be addressed.

3. DPW&T discussed the need of the applicant to participate in the funding for the US 301 CIP project. First, the development of Collington Center has been included as background for all projects in the US 301 corridor. Therefore, the development proposed under this CDP has been included all along. Second, Prince George's County is the underlying landowner and developer within the Collington Center. Presumably, Prince George's County will be participating in the funding of the US 301 improvements.

4. The discussion under the third point above also covers SHA's comments. The purpose of this CDP was not to approve more development for the Collington Center site, but to amend the access.

The traffic study notes that Collington Center has Basic Plan approval for up 14.4 million square feet of development. It should be noted, however, that a portion of the Basic Plan is Collington South, which is developed with the Safeway distribution facility (731,000 square feet). Also, the original approved plan assumed A-44 northward from the site, access through the Safeway site to Leeland Road, and access through Collington North (now Karington) to MD 214.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that the proposed development will not be an unreasonable burden on transportation facilities that exist, under construction or for which 100 percent construction funding is contained in the county CIP or the state CTP. Therefore, the transportation staff believes that the requirements pertaining to transportation facilities under Section 27-521 of the Prince George's County Code would be met if the application were approved with the following conditions:

1. Prior to development exceeding 5,200,000 square feet within the central portion of Collington Center, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with DPW&T; or be otherwise constructed by others and open to traffic:

   a. A southward extension of Prince George's Boulevard across Parcel 30 to Leeland Road.

   The quantity of development to be allowed without the connection may be amended by future comprehensive design plans or specific design plans with the submittal and subsequent Planning Board approval of a traffic study indicating that greater development can be served adequately by the US 301/Trade Zone Avenue intersection. Such a traffic study shall include US 301/Trade Zone Avenue, US 301/Leeland Road, and Trade Zone Avenue/Prince George's Boulevard as critical intersections, and shall include analyses of existing, background, and total future traffic in accordance with the guidelines.

2. All future specific design plans within the central portion of Collington Center shall include a tabulation of all lots within the central portion of Collington Center. The

tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).

11. The Community Planning Division (D'Ambrosi to Lareuse, March 1, 2005) has stated that this comprehensive design plan revision is to vacate Willow Brook Parkway and add acreage to the Collington Center for the development of a Marlow Furniture warehouse in the right-of-way. Development proposed by CDP–9006/02 is inconsistent with the 1991 Bowie-Collington-Mitchellville and Vicinity Master Plan which shows this property as Willow Brook Parkway. The County Council subsequently approved CR-19-2004, "rejecting the intrusion of the Intercounty Connector (A-44) and all of its extensions including (A-58) as well as the Public Transportation Facility (PT-1) into the planning area." Also, the resolution directed that the new Bowie and Vicinity Master Plan not include the Intercounty Connector and any of its extensions including Willowbrook Parkway. This resolution would appear to justify vacating the right-of way for future development.

    The submitted application is located in the Developing Tier as defined by the 2002 General Plan. Development Pattern policies and strategies for the Developing Tier do not specifically address development applications in industrially zoned, planned employment areas. Regardless, economic development is a high priority of the 2002 General Plan. Development of planned employment in the Collington Center area, in accordance with existing regulations, is not inconsistent with the 2002 General Plan policies for the Developing Tier.

12. The Prince George's County Health Department, in letter dated February 14, 2005, provided the following comments:

    "1. A raze permit is required prior to the removal of the existing house found in the southwest corner of the site (area labeled as 'Willowbrook Parkway to be Vacated'). A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in the house on site must be removed and properly stored or discarded prior to the structure being razed. A note needs to be affixed to the plan that requires that the structure is to be razed and the well and septic system properly abandoned before the release of the grading permit.

    "2. Any abandoned well found within the confines of the above referenced property must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department as part of the grading permit. The location of the well should be located on the plan.

    "3. Any abandoned septic tank must be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit. The location of the septic system should be located on the plan."

    Comment: These conditions have been included in the recommendation section of this report.

13. The City of Bowie has not submitted comments on this case.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type I Tree Conservation Plan (TCPI/59/95), and further APPROVED the Comprehensive Design Plan CDP-9006/02, Collington Center for the above described land, subject to the following conditions:

1. Prior to the submittal of a Specific Design Plan, the applicant shall provide evidence of an approved Stormwater Management Concept Plan.

2. A raze permit is required prior to the removal of the existing house found in the southwest corner of the site (area labeled as 'Willowbrook Parkway to be Vacated'). Any hazardous materials located in the house on site shall be removed and properly stored or discarded prior to the structure being razed. A note shall be affixed to the plan that requires that the structure is to be razed and the well and septic system properly abandoned before the release of the grading permit.

3. Any abandoned well found within the confines of the above referenced property shall be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department as part of the grading permit. The location of the well shall be located on the plan.

4. Any abandoned septic tank shall be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit. The location of the septic system shall be located on the plan.

5. No loading areas shall be visible from US 301.

6. Prior to development exceeding 5,200,000 square feet within the central portion of Collington Center, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with DPW&T; or be otherwise constructed by others and open to traffic:

   a. A southward extension of Prince George's Boulevard across Parcel 30 to Leeland Road.

   The quantity of development to be allowed without the connection may be amended by future comprehensive design plans or specific design plans with the submittal and subsequent Planning Board approval of a traffic study indicating that greater development can be served adequately by the US 301/Trade Zone Avenue intersection. Such a traffic study shall include US 301/Trade Zone Avenue, US 301/Leeland Road, and Trade Zone Avenue/Prince George's Boulevard as critical intersections, and shall include analyses of existing, background, and total future traffic in accordance with the guidelines.

7. All future specific design plans within the central portion of Collington Center shall include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include,

for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).

Consideration

1. The Specific Design Plan shall address the appearance of the development from US 301 through buffering and screening. Any visible portions of the building should exhibit quality design and materials.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board=s action must be filed with the District Council of Prince George=s County within thirty (30) days following the final notice of the Planning Board=s decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Harley, with Commissioners Squire, Harley, Vaughns and Hewlett voting in favor of the motion, and with Commissioner Eley absent at its regular meeting held on Thursday, March 31, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 21st day of April 2005.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SL:rmk

PGCPB No. 93-280 File No. 4-93047

R E S O L U T I O N

WHEREAS, Omega Investments is the owner of an 11.29-acre parcel of land known as Collington Center (Lots 29 and 30, Block B), said property being in the 7th Election District of Prince George's County, Maryland, and being zoned E-I-A; and

WHEREAS, on August 2, 1993, David Berman-Omega Investments filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for two lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-93047, was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on October 28, 1993, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on October 28, 1993, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plat of Subdivision 4-93047 with the following conditions:

1. Prior to approval of the Final Plat, the applicant, his heirs, successors and/or assigns, shall obtain approval for a Conceptual Stormwater Management Plan from the Department of Environmental Resources, Watershed Protection Branch, for Lot 30 only.

2. The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 30 to no more than 90,600 square feet of gross floor area for predominately light-service industrial uses. The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 29 to no more than 66,000 square feet of gross floor area for predominately light-service industrial uses.

3. The Specific Design Plans for Lots 29 and 30 shall indicate an interconnection of driveways between the two lots.

4. The Final Plat of Subdivision shall contain the following note:

"Automatic fire suppression systems shall be provided throughout all buildings constructed on Lot 30 and any new buildings constructed on Lot 29."

5. Prior to signature approval of the Preliminary Plat, the applicant, his heirs, successors and/or assigns, shall undertake the following:

Change Water and Sewer category note from 1 to 3.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

2. The site is located on the western side of Prince Georges Boulevard, approximately 1,400 feet northwest of its intersection with Trade Zone Avenue.

3. The subject site was created through Record Plat NLP 125, Book 28 in 1985. On September 27, 1990, the Planning Board approved Preliminary Plat 4-90094 for a two-lot subdivision. The applicant never submitted the Final Plat(s) for the site and the Preliminary Plat expired. The subject application is identical to the previously approved subdivision.

4. The Natural Resources Division reviewed the submitted Preliminary Plat and offered these comments. Both lots are exempt from the requirements of the Prince George's County Woodland Conservation Ordinance. There is a previously approved Comprehensive Design Plan (CDP-8712 and revised CDP-9006) which allows for an exemption until December 31, 1994, because permits have been issued for at least 20 percent of the area of the CDP. It should be noted that there is more than 10,000 square feet of woodland present on the site. If permits are not obtained for Lot 30 prior to January 1, 1995, this exemption from the requirements of the Prince George's County Woodland Conservation Ordinance will expire and this site will have a Woodland Conservation Threshold of 15 percent, plus a replacement requirement based on the amount of woodland cleared. No noise impacts have been identified for this property. No streams have been found to occur on this site. No other significant environmental impacts have been found to occur on this site.

5. The Department of Environmental Resources (DER), Watershed Protection Branch, reviewed the submitted Preliminary Plat. A Stormwater Management Concept Plan (CSD

#858004670) was approved on October 11, 1985, which is valid for the existing development on Lot 29 only. The applicant must obtain a new concept approval for proposed Lot 30 prior to recording the Final Plat for this application.

6. The site is in Water and Sewer Category 3 and will be served by public systems. The plat incorrectly states Water and Sewer Category 1. Prior to signature approval of the Preliminary Plat, this note must be changed.

7. The Transportation and Public Facilities Planning Division (T&PFPD) reviewed the proposed subdivision in accordance with Section 24-124(a) of the Subdivision Regulations. The subject application is a resubdivision of Lots 29 and 30, Block B, which was approved under Preliminary Plat of Subdivision 4-90094. Because the subject subdivision is generating no additional trips over those generated by the existing subdivision, there are no adequate public facilities issues and associated transportation facilities issues for this application. Access to proposed Lot 30 shall be from Prince Georges Boulevard. Secondary access shall be via driveways connecting Lots 29 and 30.

8. Under the previously approved subdivision, the combination of existing and proposed development on Lot 29 was limited to 66,600 square feet of gross floor area of predominately light-service industrial uses and proposed development on Lot 30 for similar uses to a maximum of 90,600 square feet of gross floor area. The limits for the amount of gross floor area and types of uses proposed by the subject application are identical to the limits under the previously approved subdivision.

   a. The original lot (Lot 20, Parcel B), with a Floor Area Ratio (FAR) of 0.4 would permit the development of 196,600 SF/GFA of light-service industrial use generating an estimated 169 AM and 169 PM peak hour vehicle trips, in accordance with the average trip generation rates in the *Guidelines for the Analysis of Traffic Impact of Development Proposals* (April 1989).

   b. The proposed resubdivision of Lot 20, Parcel B, creating Lot 29, Parcel B, would reduce the combined potential building area to 156,600 SF/GFA which would generate an estimated 135 AM and 135 PM peak hour vehicle trips, in accordance with the average trip generation rates in the *Guidelines for the Analysis of Traffic Impact of Development Proposals* (April 1989).

   c. The Prince George's County FY 1993-1998 Capital Improvement Program identifies US 301 between MD 725 and MD 214 for capacity upgrade to six lanes divided with intersection improvements at US 301/Trade Zone Avenue as 100 percent funded (FD669161).

d. The Transportation and Public Facilities Planning Division recommended conditions of approval to assure adequate transportation facilities.

9. The proposed subdivision would produce no net trips and would have no impact on the Level-of-Service at the US 301/Trade Zone Avenue intersection which is the proposed development's critical intersection.

10. The Transportation and Public Facilities Planing Division concluded that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code, if the application is approved with the following conditions:

a. The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 30 to no more than 90,600 square feet of gross floor area of predominately light-service industrial uses. The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 29 to no more than 66,000 square feet of gross floor area of predominately light-service industrial uses.

b. The Specific Design Plans for Lots 29 and 30 shall indicate an interconnection of driveways between the two lots.

11. The proposed development is within the service area of the District II, Bowie Police Station. In accordance with Section 24-122.1(c)(A) and (B) of the Subdivision Regulations, staff concluded that the existing County police facilities will be adequate to serve the proposed Collington Center development. Moreover, the Adopted Capital Improvement Program FY 1992-1997 identifies that a new Woodmore-Glenn Dale Police Station is programmed with 100 percent of the expenditures for its construction. This police facility will adequately serve the population generated by the proposed subdivision.

12. The Fire Department reviewed the subdivision plan for the impact on fire and rescue services and concluded the following:

a. Suppression services are provided by the engine and ladder at the Bowie Fire Station No. 3, Company 43, located at 16400 Pointer Ridge Drive. In conformance with the *Adopted and Approved Public Safety Master Plan, 1990* and/or the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*, the recommended maximum response time for an engine is 3.25 minutes. Company 43 provides this service with a response time of 3.88 minutes to the site.

b. The recommended maximum response time for ambulance service is 4.25 minutes. This service is also provided by Company 43 with a response time of 3.88 minutes to the site.

c. The recommended maximum response time for medic unit service to provide advanced life support is 7.25 minutes. Company 43 can also provide this service within the *Guidelines*.

The proposed subdivision will be within the adequate coverage area of the nearest existing fire and rescue facility for ambulance and medic services.

The proposed subdivision will not be within the adequate coverage area of the nearest existing fire and rescue facility for engine and ladder services, and a facility has not been identified with 100 percent of the construction expenditures programmed within the currently adopted six-year County Capital Improvement Program. To alleviate the negative impact on fire and rescue service due to inadequate engine and ladder service, the Fire Department by memorandum dated August 17, 1993, recommended that automatic fire suppression systems be provided throughout all structures. To this end, staff recommended that a note be placed on the Final Plat of Subdivision stating, "Automatic fire suppression systems shall be provided throughout all buildings constructed on Lot 30 and any new buildings constructed on Lot 29."

13. The proposed subdivision is exempt from mandatory dedication because it contains a commercial development.

14. The total 11.3∀ acres is in the E-I-A Zone and is shown on the Collington Center Basic Plan for manufacturing/wholesale type uses. This subdivision is in conformance with the Basic Plan and the Approved 1991 Bowie-Collington Master Plan which shows employment use for the property. During Specific Design Plan stage review, attention should be given to adequate landscaping along the 65-foot wide access handle and along common property lines with other lots.

* * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland- National Capital Park and Planning Commission on the motion of Commissioner Brown, seconded by Commissioner Boone, with Commissioners Brown, Boone, McNeill and Dabney voting in favor of the motion, and with Commissioner Rhoads absent, at its regular meeting held on Thursday, October 28, 1993, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of November 1993.

LeRoy J. Hedgepeth
Executive Director

By Frances J. Guertin
Planning Board Administrator

LJH:FJG:KR:aj

SDP-8712

OMEGA INVESTMENTS

SDP-8712

CERTIFICATE OF APPROVAL
OMEGA INVESTMENTS
SDP-8712

This revision to an approved Specific Design Plan (SDP-8518) was APPROVED on April 30, 1987 by the Prince George's County Planning Board in accordance with the Prince George's County Code subject to:

1. Detailed sign permit applications shall conform to the signage approved for the Collington Center (SDP-8418), by the Prince George's County Planning Board on March 28, 1985.

Any revision to this plan must be approved by the Planning Board prior to the approval of any permits.

Signed _____

John W. Rhoads
Chairman
Prince George's County Planning Board

DEVELOPMENT REVIEW DIVISION

PLANNING DEPARTMENT: M-NCPPC
PRINCE GEORGE'S COUNTY

SDP-8712

RESOLUTION PREPARATION

Project Title Omega Investments

Board Approval Date: April 30, 1987

Please review or process as indicated and send to next office in sequence.

87-162

TRANSCRIPT RECEIVED/CLARIFICATION Date

TASK	OFFICE	INITIALS	DATE IN	DATE OUT
Type 1st Draft/Review	Dev. Review	ASH	1-12	1-14
Draft Review	Rec. Specialist	RJ	1-14	1-14
Draft Review	Legal	[illegible]	1/14	1/14
Type Final				
Final Review	Dev. Review	ASH	1-15	1-15
Final Review	Legal	[illegible]	1/15	1/15
Signature	Community Relations Off.	[illegible]	1/15	1/15
Mail Out*	Dev. Review	ASH	1-15	1-15
File Original**	Rec. Specialist	RJ		1-19

* Copies made for Development Review and Park Planning Files with notation in margin of mail out recipients.

** Recording Specialist returns this slip to Development Review Division for project file.

1. OMEGA INVESTMENTS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

January 15,1988

NOTIFICATION OF ACTION

This is to advise that the Specific Design Plan for:

Omega Investments, SDP-8712

Was approved by the Prince George's County Planning Board on:

April 30,1987

In accordance with the enclosed resolution.

Alan S. Hirsch

Alan S. Hirsch
Urban Design Section

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 87-162 SDP-8712

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Specific Design Plans pursuant to Part 8, Division 4, of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 30, 1987, regarding Specific Design Plan SDP-8712 for Omega Investments, the Planning Board finds:

1. No detailed plans have been submitted for the design of the freestanding business sign;

2. The proposed plan will be compatible with the existing and Programmed public facilities, as shown in the Capital Improvement program;

3. The proposed plan conforms to the approved Basic Plan for the subject property;

4. The proposed plan conforms to the approved Comprehensive Design Plan for the subject property; and

5. The proposed plan will have adequate provisions made for the drainage of surface waters so there are no adverse effects on either the subject property or adjacent properties.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Specific Design Plan for the above-described land, subject to the following modifications:

1. Detailed sign permit applications shall conform to the signage approved for the Collington Center (SDP-8418), by the Prince George's County Planning Board on March 28, 1985.

* * * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The

Maryland-National Capital Park and Planning Commission on motion of Commissioner Botts, seconded by Commissioner Yewell, with Commissioners Botts, Yewell and Keller voting in favor of the motion, and with Commissioners Rhoads and Dabney absent, at its regular meeting held on Thursday, April 30, 1987, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date 1/15/88

BY Robert D. Reed
Community Relations Officer

THC/RDR/ASH:plr

LAND DEVELOPMENT DIVISION
M.N.C.P.P.C.-PRINCE GEORGE'S COUNTY

SPECIFIC DESIGN PLAN

AGENDA ITEM: 9
AGENDA DATE: April 30, 1987

SUBDIVISION DATA

NAME / LOCATION
OMEGA INVESTMENTS
Located along Prince George's Center Boulevard, west of Route 30, south of Central Avenue

OWNER
Prince George's County, Maryland

ENGINEER Kilduff Nagy, Landscape Architects

SDP-8712
DATE SUBMITTED: March 24, 1987
ZONE: E-I-A
ACREAGE: 11.28
PLANNING AREA: 74A
OTHER:

AGENCY REFERRALS	SENT	RETURNED	NOTES
MNCPPC: Transportation			
Eng. & Design			
Park Planning			
Comm. Plans			
Environmental			
Permits			
Other			
PUBLIC WORKS			
STATE HIGHWAY			
HEALTH DEPT.			
PUBLIC SCHOOLS			
W.S.S.C.			
LIC. & PERMITS			
OTHER Architectural Review Bd. -Collington Ctr.	X	X	

STAFF RECOMMENDATION

APPROVAL	DISAPPROVAL	OTHER
X		

With conditions.
(HIRSCH)

PLANNING BOARD ACTION

DATE:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

April 22, 1987

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Robert D. Cline, Urban Design Coordinator for CLINE ZAF

FROM: Alan S. Hirsch, Senior Urban Designer ~~ASH~~

SUBJECT: Specific Design Plan, SDP-8712
Omega Investments - Collington Center
Proposed Revision to Landscape Plan

The Design Staff has completed its review of the subject application and of referral comments concerning the plan. This report presents a summary of the proposed revision to the Plan, analysis, evaluation, findings required for action on the plan, and a recommendation for APPROVAL of the Plan as described in the recommendation section of this report.

BACKGROUND

The site of the subject plan is part of the 1,200+ acre Collington Center, formerly known as the Prince George's International Commerce Center, which was zoned E-I-A as part of the Sectional Map Amendment for the Bowie-Collington Area on October 28, 1975. A Comprehensive Design Plan was approved for the entire property on November 30, 1978. A Foreign Trade Zone status was granted for a 7-acre portion of the property in 1980. On December 5, 1985 the Planning Board approved a Specific Design Plan (SDP-8518) for the subject property. This plan was approved with the following condition:

1. Detailed sign permit applications shall conform to the signage approved for the Collington Center (SDP-8418), by the Prince George's County Planning Board on March 28, 1985.

SUMMARY OF PROPOSED REVISION

The proposed revision to the landscape plan include:

1. Reduction of shrub masses at parking lot islands and berms;

2. Reduction in the number of flowering trees;

3. Change in spacing of ground cover in courtyard from 6" to 8";

4. Elimination of ground cover in front of building.

All of the elements concerning the architecture and layout of the site will remain the same.

The following table is the significant numerical data concerning this site that will not change:

SITE DEVELOPMENT DATA
OMEGA INVESTMENTS
SDP-8712

Zone	E-I-A
Gross Lot Area	11.28 acres
Land Use	Office/Laboratory Assembly/Warehouse
Building Area	4,800 square feet
Building Coverge	8.3%
Paving Coverage	12.2%
Green Area	79.5%
Parking Required	32 spaces
Parking Provided	80 spaces

EVALUATION

The staff referred the proposed revision to Don Spicer, who is the manager for the County owned Collington Center. His referral stated "...no objections to reductions in quantities, since basic design concept is the same and still exceeds landscaping at other neighboring sites." Staff concurs with this analysis and feels the landscape architect did a good job in balancing the economic concerns of the applicant against the integrity of the originally approved plan.

FINDINGS

Based upon review analysis, and the foregoing evaluation of SDP-8712, the Urban Design staff finds:

1. No detailed plans have been submitted for the design of the free-standing business sign;

2. The proposed plan will be compatible with the existing nd programmed public facilities, as shown on the capital improvement program;

3. The proposed plan conforms to the approved basic plan for the subject property;

4. The proposed plan conforms to the approved comprehensive design plan for the subject property; and

5. The proposed plan will have adequate provisions made for the drainage of surface wates to that there are no adverse effects on either the subject property or adjacent properties.

RECOMMENDATIONS

Based upon the Evaluation and Findings of this report, the Urban Design staff recommends that the Planning Board adopt the Findings of this report and APPROVE SDP-8712, Omega Investments, Landscape Plan Revision, subject to the following:

1. Detailed sign permit applications shall conform to the signage approved for the Collington Center (SDP-8418), by the Prince George's County Planning Board on March 28, 1985.

AH/fvh

SDP-8712

GRIMM & PARKER ARCHITECTS
CLYDE E. GRIMM • AIA • STEPHEN L. PARKER • AIA • CSI
ASSOCIATES • BRUNO H. KLEIMANIS • EDWARD Y. RICE • LOGAN C. SCHUTZ • MICHAEL P. SHPUR

March 20, 1987

Planning Bd Review

Mr. Robert Cline
Maryland National Capital Park
& Planning Commission
Department of Planning
Urban Design Division
14741 Gov. Oden Bowie Dr.
Upper Marlboro, MD 20772

Re: Omega Investments

Dear Bob:

Attached is one print and one sepia of the proposed new Landscape Plan and one print of the original Landscape Plan as outlined in the enclosed letter from Mike Nagy. Mike's letter also lists the differences in the two plans.

We are enclosing a check for $50.00 payable to MNCPPC as you requested.

If you need any additional information please contact us.

Sincerely yours,

Clyde E. Grimm

Enclosures

cc: Al Dolgoff

CEG/ic

7600 HANOVER PARKWAY • GREENBELT, MARYLAND 20770 • (301) 345-0082

KILDUFF NAGY•LANDSCAPE ARCHITECTS 10726 Baltimore Avenue Beltsville, MD 20705 (301) 595-4955

March 17, 1987

M-NCPPC
Department of Planning
Urban Design Division
14741 Gov. Oden Bowie Dr.
Upper Marlboro, MD 20772
Attention: Mr. Robert Cline

Re: Omega Investments

Dear Mr. Cline:

As per your discussions with Mr. Clyde Grimm from Grimm & Parker Architects, we are submitting the following for your review:

1- Landscape Plan w/Approval #SD5-8518: (print of the original approved plan enclosed);
2-Landscape Plan Revised 10-22-86: (print and sepia enclosed). This plan has been revised to reflect budget constraints as requested by the owner.

The changes consist of the following:

-Reduction of shrub masses at parking lot islands and berm;
-Reduction in the number of flowering trees;
-Change in spacing of ground cover in courtyard from 6" to 8";
-Elimination of ground cover in front of building.

Thank you for your assistance in this matter. If there are any questions or problems, please notify me at your convenience.

Sincerely,

Michael S. Nagy

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MD. NATL. CAP. P&C & PL. COMM.
PRINCE GEORGES COUNTY
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland, 20870

RECEIVED
APR 6 1987
DEVELOPMENT REVIEW DIV.
URBAN DESIGN SECTION

DATE: MARCH 26, 1987

TO: DON SPICER, MANAGER, COLLINGTON CENTER

FROM: ALAN S. HIRSCH
Development Review Division
Urban Design Section

SUBJECT: SPECIFIC DESIGN PLAN SDP-8712
REVISION TO THE LANDSCAPE PLAN FOR
'OMEGA INVESTMENTS AT THE COLLINGTON CENTER

Attached is a copy of a SPECIFIC DESIGN PLAN for the above named subject property. This is the third phase of the Comprehensive Design Zone process. It is expected that this plan will be presented to the Planning Board for consideration. Please review and comment on this proposal on or before the date specified below. Due to the limited amount of time allotted this Division for coordination of comments and preparation of a staff recommenation, it is important that your comments be submitted, in writing, to the assigned staff member as soon as possible. If your written comments have not been received by the specified date, we will assume that you concur with the proposals as presented.

The Comprehensive Design Plan, CDP-____ was approved on _____. A copy of the approved plan is available for inspection in the offices of the Development Review Division.

SUBMIT COMMENTS BY: WEDNESDAY APRIL 8, 1987 OR ASAP

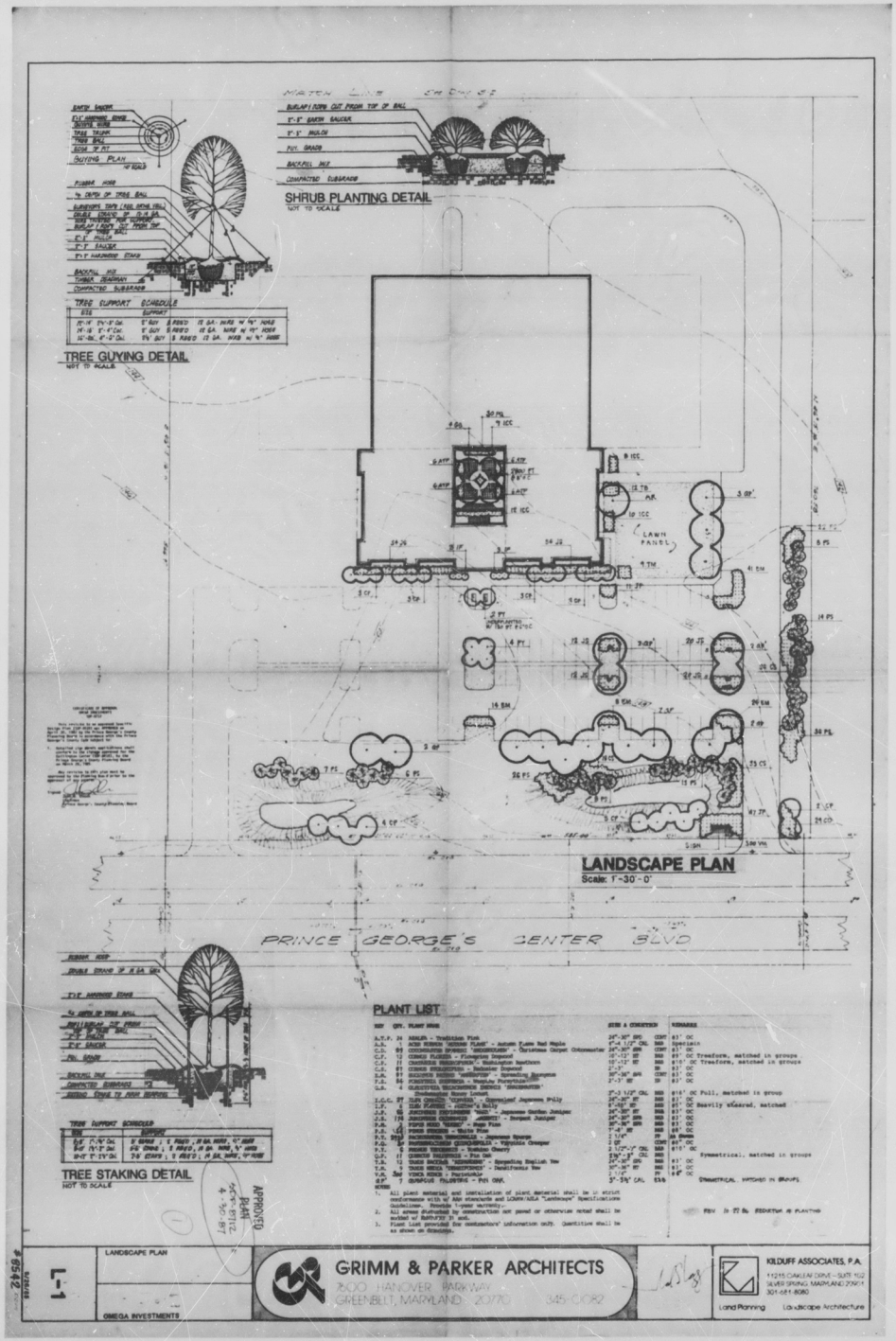
COMMENTS COLLINGTON CENTER ARCH. REVIEW COMMITTEE WILL CONSIDER THESE CHANGES AT NEXT MEETING, BUT NOT PRIOR TO APRIL 8. I HAVE NO OBJECTIONS TO REDUCTIONS IN QUANTITIES, SINCE BASIC DESIGN CONCEPT IS SAME, AND STILL EXCEEDS LANDSCAPING AT OTHER NEIGHBORING SITES.

4/2/87 Don L. Spicer

AGENDA ITEM
APRIL 30, 1987

SDP-8712 OMEGA INVESTMENTS (PA 74A) LOT 20, BLOCK B OF THE COLLINGTON CENTER. LOCATED ALONG PRINCE GEORGES CENTER BOULEVARD, WEST OF ROUTE 301, SOUTH OF CENTRAL AVENUE. E-I-A ZONE (11.28 ACRES). STAFF RECOMMENDATION: APPROVAL, WITH CONDITIONS (AH)

NOTE: THIS APPLICATION IS A PROPOSED REVISION THE APPROVED SPECIFIC DESIGN PLAN LANDSCAPE SHEET ONLY.



PGCPB No. 90-431 File No. SDP-8712/01

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on September 27, 1990, regarding Specific Design Plan SDP-8712/01 for Collington Center (Lot 29, Block B), the Planning Board finds:

1. The Specific Design Plan (SDP) is in conformance with the approved Basic Plan in terms of land use and allowable density.

2. The Specific Design Plan is in conformance with the approved CDP-8712 in terms of the design guidelines established.

3. The Specific Design Plan is in conformance with the Landscape Manual. Existing plant material exceeds the amount required for interior parking and landscape strips.

4. The Preliminary Plat of Subdivision will be heard on the same day as this SDP. Any conditions of the approved Preliminary Plat will also apply to this Specific Design Plan per Condition No. 1, below.

5. The development will be served by adequate public facilities provided the proposed square footage for both Lots 29B and 30B is considerably less than what would have been allowed under the existing basic plan per Condition No. 2, below.

6. Per the approval of Conceptual Storm Drain No. 86454-24, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

7. Lot 29B is exempt from the Woodland Conservation Ordinance because the site plan was approved prior to November 21, 1989.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Specific Design Plan for the above-described land, subject to the following conditions:

1. Prior to signature approval, the applicant shall address all conditions set forth in the approved Preliminary Plat of Subdivi-

sion 4-90094.

2. The applicant, his heirs and/or assigns, shall limit the building floor area on the proposed new lot (created by the resubdivision) to no more than 90,600 square feet of gross floor area of predominately light-service industrial use, creating a total floor area of the combined lots of no more than 156,600 square feet of gross floor area.

3. The Specific Design Plan for Lots 29 and 30, shall indicate an interconnection of driveways with the existing and/or proposed development located within this lot.

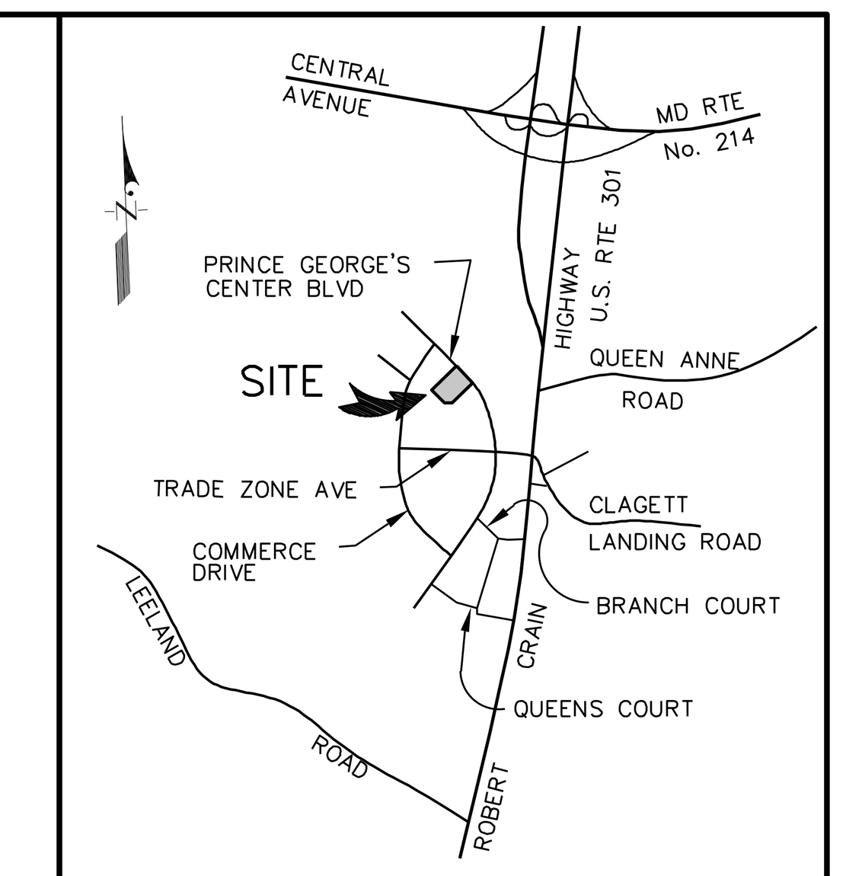
* * * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Yewell, seconded by Commissioner Botts, with Commissioners Yewell, Botts, Dabney and Wootten voting in favor of the motion, and with Commissioner Rhoads temporarily absent, at its regular meeting held on Thursday, September 27, 1990, in Upper Marlboro, Maryland.

John F. Downs, Jr.
Executive Director

By Frances J. Guertin
Acting Planning Board Administrator

JFD:FJG:GH:meg



VICINITY MAP
SCALE: 1" = 2000'

SDP-8712-07

SPECIFIC DESIGN PLAN

FOR

LOT 29 - BLOCK B

COLLINGTON CENTER

INDEX OF DRAWINGS		
SHEET NO.	SHEET NAME	ATWELL DWG. NO.
C-CS	COVER SHEET	6.127-Z
C-AP	APPROVAL SHEET	6.129-Z
C-1	SITE PLAN	6.128-Z
C-2	SITE DETAIL SHEET	6.130-Z
L-1	LANDSCAPE AND LIGHTING PLAN	6.086-Z
SK.02	ARCHITECTURAL - PROPOSED BUILDING ELEVATIONS	

SDP-8712-07
COVER SHEET
SPECIFIC DESIGN PLAN
LOT 29, BLOCK 'B'

COLLINGTON CENTER
DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

77

C-CS

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

OWNER/APPLICANT
MAVERICK HOLDINGS LLC
375 PRINCE GEORGES BLVD.
UPPER MARLBORO, MD 20774

STATE OF MARYLAND KEVIN T. GARVEY 3801 LANDSCAPE ARCHITECT 4/23/2025

DATE	DESCRIPTION	BY
REVISIONS		

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY: KB	DESIGNED BY: KG	CHECKED BY: KG	RECORD NO. J-94137
SCALE: 1"=30'			DRWG. NO. 6.127-Z
DATE: SEPTEMBER 2024			

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CERTIFICATE OF APPROVAL

COLLINGTON CENTER
SDP-8712/04

This revision to a Specific Design Plan was approved on September 21, 2006, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code.

This revision is for the purpose of the installation of a 6-foot barbed security fence and access gate.

The Planning Director's approval of this Specific Design Plan is consistent with the required findings in Section 27-530(b) of the Prince George's County Zoning Ordinance. Conditions of the original approval shall remain in full force and effect.

This approval includes:

1 Site Development Plan
1 Detail Sheet

Any departure from this Plan shall be resubmitted to the Planning board for approval

APPROVED BY AUTHORITY OF: Fern V. Piret, Planning Director

By
Steven D. Adams
Urban Design Supervisor, Development Review Division

CERTIFICATE OF APPROVAL

COLLINGTON CENTER, LOT 29, BLOCK B
SDP-8712/05

This Specific Design Plan was approved on May 25, 2007, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code.

This purpose of the plan is to add a gravel automobile storage lot and to install a six-foot high sight-tight wood fence for screening.

The Planning Director's approval of this Specific Design Plan is consistent with the required findings in Section 27-530(b) of the Prince George's County Zoning Ordinance. Conditions of the original approval shall remain in full force and effect.

This approval includes:

1 Site Plan and Fence Details
1 Specific Design Plan

Any departure from this Plan shall be resubmitted to the Planning board for approval

APPROVED BY AUTHORITY OF: Fern V. Piret, Planning Director

By
Steven D. Adams
Urban Design Supervisor, Development Review Division

CERTIFICATE OF APPROVAL

COLLINGTON CENTER, LOT 29, VERIZON
SDP-8712/06

This revision to a Specific Design Plan was approved on October 19, 2007 by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code.

This revision is for the purpose of expanding the parking lot on Lot 29.

The Planning Director's approval of this Specific Design Plan is consistent with the required findings in Section 27-530(b) of the Prince George's County Zoning Ordinance. Conditions of the original approval shall remain in full force and effect.

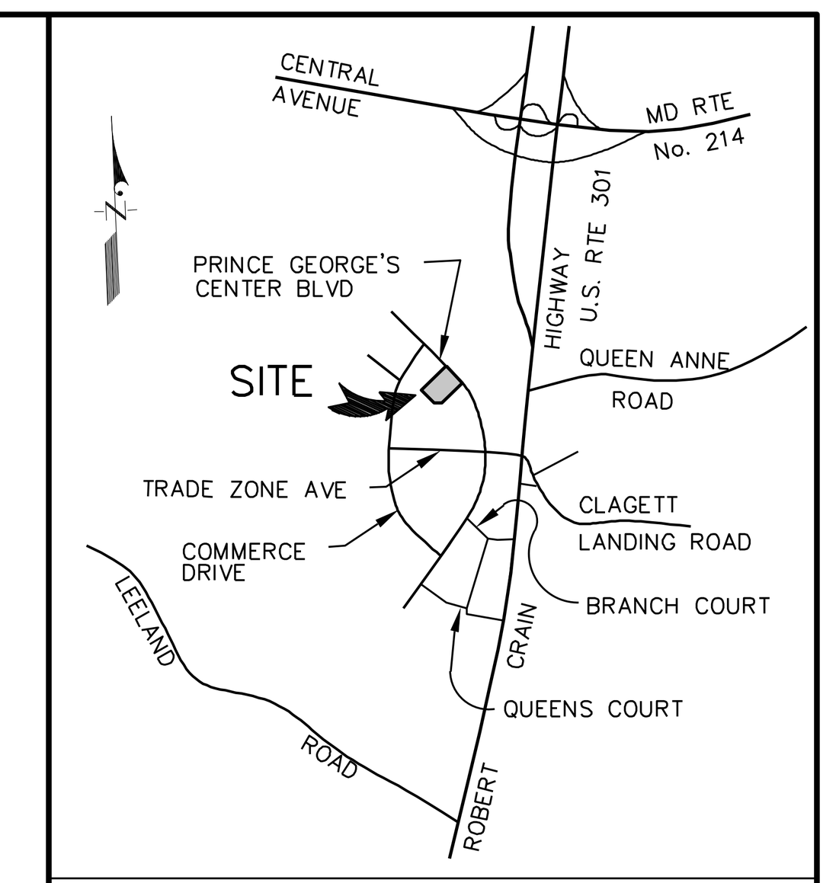
This approval includes:

1 Cover Sheet
1 Specific Design and Landscape Plan

Any departure from this Plan shall be resubmitted to the Planning board for approval

APPROVED BY AUTHORITY OF: Fern V. Piret, Planning Director

By
Steven D. Adams
Urban Design Supervisor, Development Review Division



VICINITY MAP
SCALE: 1" = 2000'

SDP-8712-07
APPROVAL SHEET
SPECIFIC DESIGN PLAN
LOT 29, BLOCK 'B'

COLLINGTON CENTER

DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

77

C-AP

OWNER/APPLICANT
MAVERICK HOLDINGS LLC
375 PRINCE GEORGES BLVD.
UPPER MARLBORO, MD 20774

STATE OF MARYLAND
KEVIN T. GARVEY
3801
LANDSCAPE ARCHITECT
4/23/2025

DATE	DESCRIPTION	BY
	REVISIONS	

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY:	DESIGNED BY:	CHECKED BY:	RECORD NO.
KB	KG	KG	J-94137
SCALE: 1"=30'			DRWG. NO. 6.129-Z
DATE: SEPTEMBER 2024			

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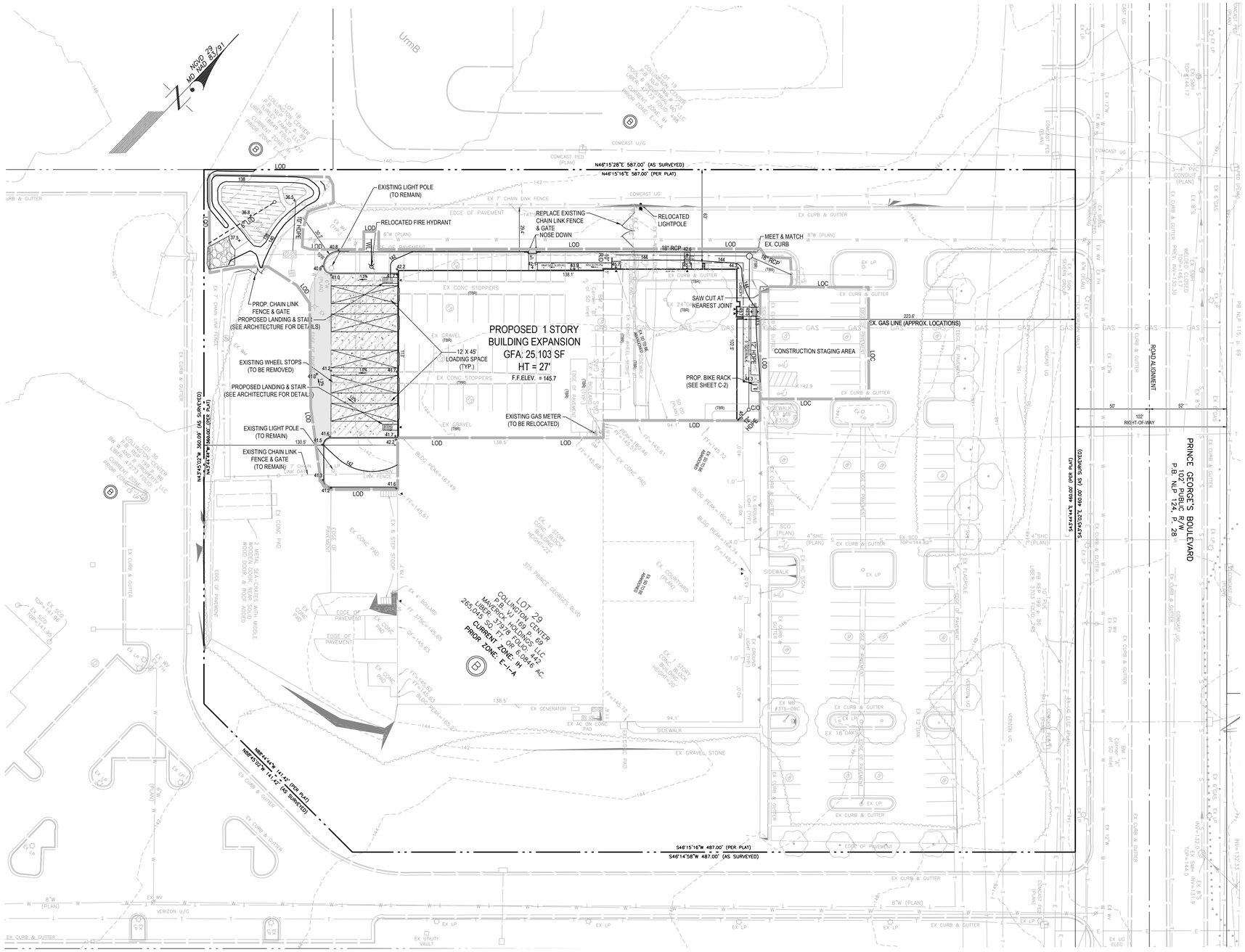
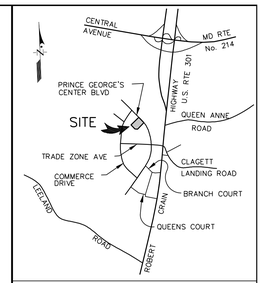


LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE / WORK
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. THIS SPECIFIC DESIGN PLAN IS FOR A 25,103 SQUARE FOOT WAREHOUSE/OFFICE ADDITION TO THE EXISTING WAREHOUSE/OFFICE.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED IH AND THE PRIOR ZONING WAS E-I-A, AND ALL ADJACENT PROPERTIES ARE ZONED LCD.
3. THE USE OF THE PROPERTY IS FOR A WAREHOUSE AND ACCESSORY OFFICE SPACE, TOTALING 65,903 SF.
4. GROSS SITE AREA = 6.0841 AC
5. AREA TO BE DISTURBED = 44,846 SF (1.030 AC)
   AREA TO BE LEFT UNDISTURBED = 220,156 SF (5.054 AC)
6. PARKING
   A. REQUIRED: 32 SPACES

USE	RATE	REQUIREMENT
WAREHOUSE (65,903 SF GFA)	3 SPACES FOR THE 1ST 1,500 SF GFA PER TENANT	6 (6.0)
	+1 SPACE PER EACH 400'L 1,500 SF GFA	42 (42.0)
	TOTAL	49 (48.9)

   B. PROVIDED: 119 SPACES
   119 EXISTING SPACES, INCLUDING 4 HANDICAP SPACES
7. LOADING
   A. REQUIRED: 3

USE	RATE	REQUIREMENT
WAREHOUSE (65,903 SF)	1 SPACE UP TO 10,000 SF GFA	1 (1.0)
	+1 SPACE PER EACH 40,000 SF GFA	2 (1.4)
	TOTAL	3 (2.4)

   B. PROVIDED: 9
   4 LOADING SPACES (EXISTING)
   5 LOADING SPACES 12X45 (PROPOSED)
8. ALL CURB AND GUTTER TO BE PRINCE GEORGE'S CO. DPW&T STD NO. 300.01, UNLESS OTHERWISE SHOWN.
9. RADII ON ALL ISLANDS AND CURB WORK TO BE 5 FEET, UNLESS OTHERWISE SHOWN.
10. ALL GRADING WORK SHALL BE IN ACCORDANCE WITH DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE (SUBTITLE 4, LATEST EDITION).
    ALL PROPOSED LOAD-BEARING FILLS FOR THE SUPPORT OF BUILDINGS, WALLS AND OTHER STRUCTURES SHALL BE CLASS 1. ALL FILLS FOR THE SUPPORT OF ROADWAYS, PAVEMENTS, RIGID UTILITY LINES AND HOUSE CONNECTIONS SHALL BE CLASS II. ALL LANDSCAPED AREAS, LAWNS AND PLANTINGS, OR OTHER NONLOAD-BEARING USES SHALL BE CLASS III. EACH LAYER OF CLASS I AND CLASS II FILLS SHALL BE COMPACTED AT OPTIMUM MOISTURE CONTENT AND TO A MINIMUM OF 95% AND 90% RESPECTIVELY OF MAXIMUM DENSITY AS DETERMINED IN THE LABORATORY BY THE STANDARD PROCTOR TEST. (AASHTO T-99, ASTM D-698). IN PLACE DENSITY TESTS SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER.
    THE SITE GEOTECHNICAL ANALYSIS AND REPORT SHALL BE CONSULTED AND USED TO PROVIDE DETAILS FOR PAVEMENT SECTIONS, LIFT THICKNESS, COMPACTION, DRAINAGE, AND ANY OTHER SITE SPECIFIC RECOMMENDATIONS AND REQUIREMENTS. THOSE RECOMMENDATIONS AND REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION BETWEEN THE PLANS AND THE REPORT.
11. MINIMUM GRADE ON AREAS NOT TO BE PAVED: 2.5% UNLESS OTHERWISE NOTED
    MAXIMUM GRADE: 2:1
    CONTOUR INTERVAL: 2 FEET
    ELEVATIONS ARE BASED ON WSSC DATUM
12. CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO BEGINNING WORK TO DETERMINE THE LOCATION OF EXISTING UTILITIES. THE "MISS UTILITY" VERIFICATION NUMBER MUST BE UPDATED EVERY 10 DAYS.
13. ALL GRADES, ELEVATIONS, EARTH QUANTITIES, ETC., ARE TO BE VERIFIED BY THE CONTRACTOR. ANY EARTH QUANTITIES SHOWN OR IMPLIED ARE MEASURED TO FINAL GRADE AND ARE APPROXIMATE. NO ALLOWANCE HAS BEEN MADE FOR UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION. SUITABILITY OF SOIL FOR USE IN FILL AREAS OR STABILITY OF CUT AREAS, COMPACTION, ETC., SHOULD BE DETERMINED BY A SOILS ENGINEER.
14. UPON COMPLETION OF WORK, SITE GRADING, DRAINAGE, PROPERTY CORNER AND LANDSCAPE OBSERVATIONS AND CERTIFICATIONS MUST BE PERFORMED BY A LICENSED PROFESSIONAL, CONFIRMING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE PERMIT, APPROVED PLANS, AND CODES. THESE CERTIFICATIONS ARE REQUIRED TO FINALIZE THE PERMIT AND RELEASE BONDS.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURES AND UNDERGROUND UTILITIES.
16. THE CONTRACTOR WILL HAVE SOLE RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, AND TECHNIQUES OF EXECUTING HIS WORK, INCLUDING SAFETY.
17. DIMENSIONS SHOWN IN THE PARKING AND DRIVE AREAS ARE TO FACE OF CURB.
18. WOODLAND CONSERVATION:
    COLLINGTON CENTER IS SUBJECT TO APPROVED TREE CONSERVATION PLAN – TYPE II NO. 96/97. PLEASE REFER TO THAT FILE FOR INFORMATION FOR THIS APPLICATION. THE SUBJECT PROPERTY HAS NO TREE RESERVATION REQUIREMENTS ATTACHED.
19. ALL EXTERIOR LIGHT POLES ARE TO BE SET BACK 2.0' FROM THE FACE OF CURB UNLESS OTHERWISE SHOWN.
20. NO HANDICAP PARKING SPACE SHALL HAVE A SLOPE GREATER THAN 2.0% IN ANY DIRECTION. NO HANDICAP RAMP SHALL HAVE A LONGITUDINAL SLOPE GREATER THAN 8.3% OR A CROSS SLOPE GREATER THAN 2.0%.
21. THERE ARE NO EXISTING OR PROPOSED 100-YEAR FLOODPLAINS ON THIS SITE.
22. GREEN AREA FOR LOT 29
    MINIMUM REQUIRED: 20% (53,005 SF)
    PROVIDED = 36% (111,872 SF)

SDP-8712-07
SITE PLAN
SPECIFIC DESIGN PLAN
LOT 29, BLOCK 'B'

COLLINGTON CENTER

DISTRICT No. #7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

77

C-01

SUBTITLE 4, DIVISION 3 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

4/23/2025

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

OWNER/APPLICANT
MAVERICK HOLDINGS LLC
375 PRINCE GEORGES BLVD.
UPPER MARLBORO, MD 20774

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
KB	KG	KG	J-94137
SCALE: 1"=30'			DRWG NO. 6.128-Z
DATE: SEPTEMBER 2024			

DATE	DESCRIPTION	BY
4/23/2025	REVISIONS	

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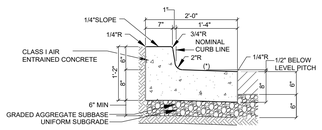
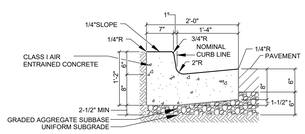


SPILL CONCRETE CURB AND GUTTER
THE SLOPE (*) OF A SPILL CONCRETE CURB AND GUTTER PAN SHALL BE EQUAL TO THE CROSS SLOPE OF ROADWAY PAVING

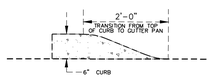


STANDARD CONCRETE CURB AND GUTTER
NTS

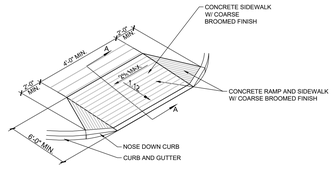
CONCRETE CURB & GUTTER

PG CO. STD. NO. 300.01

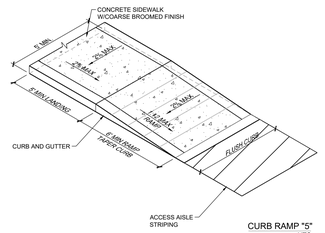
NOTE: CONSTRUCT EXPANSION JOINTS AT 100' INTERVALS, AT BEGINNING AND END OF SHORT RADIUS (LESS THAN 100') CURVES, AT STRUCTURES, AND AT MID POINT OF CURB RETURN, USING 1/2" PREFORMED EXPANSION JOINT FILLER, NON EXTRUDING.



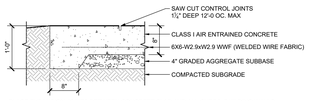
NOSE DOWN CURB
NTS



CURB RAMP "4"
NTS

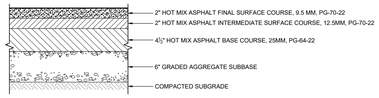


CURB RAMP "5"
NTS

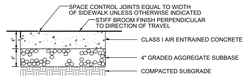


PLACE EXPANSION JOINTS BETWEEN CONCRETE SLAB AND ALL CURBS, BUILDING WALLS, COLUMNS, FOOTINGS, MANHOLES AND CLEANOUTS AND ELSEWHERE AS SHOWN ON PLAN

HEAVY DUTY CONCRETE PAVING SECTION
PG CO. STD NO. 300.03 (MODIFIED) NTS



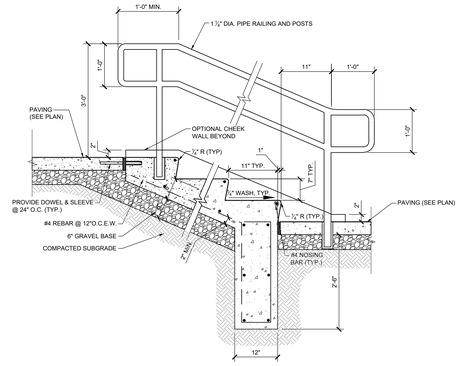
HEAVY DUTY ASPHALT PAVING SECTION
PG CO. STD NO. 100.01 NTS



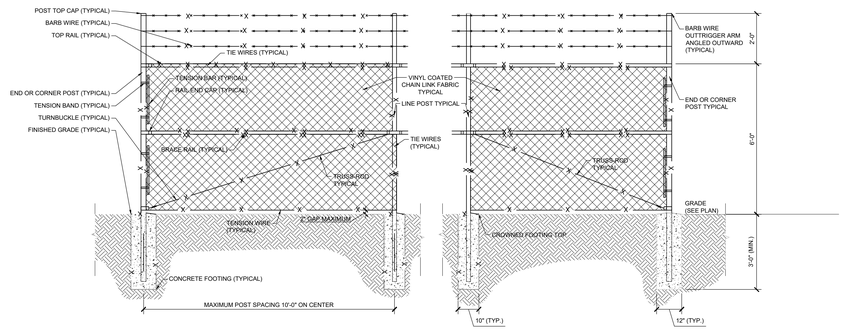
CONCRETE SIDEWALK PAVING SECTION
PG CO. STD. NO. 300.05 NTS

PAVING SECTIONS

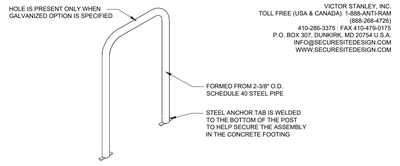
PAVING SECTIONS SUBJECT TO REVIEW AND/OR REVISION BY GEOTECHNICAL ENGINEER



TYPICAL CONCRETE STAIR DETAIL
NTS



6' HT. FENCE WITH BARB WIRE STRANDS
(MATERIAL AND STYLE TO MATCH EXISTING FENCE) NTS



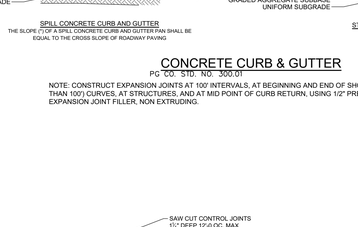
VICTOR STANLEY, INC.
TOLL FREE (USA & CANADA): 1-888-ANTI-RAM
(888-268-4726)
410-286-3375 · FAX 410-479-0175
P.O. BOX 307, DUNKIRK, MD 20754 U.S.A.
INFO@SECURESITEDESIGN.COM
WWW.SECURESITEDESIGN.COM

AVAILABLE OPTIONS:
POWDER COATING 10 AVAILABLE COLORS (ALL POWDER COAT FINISHES ARE DONE AT VICTOR STANLEY, INC. (VSI)

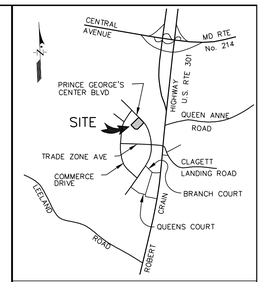
MOUNTING
STANDARD IN-GROUND (AS SHOWN) AND SURFACE

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS SECURE SITE DESGIN LLC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BIKE RACK - SHOWN: STANDARD IN-GROUND MOUNT
CYCLE SENTRY SERIES BRQS-101 (OR APPROVED EQUAL) NTS



LIGHT POLE FOUNDATION DETAIL
NTS



VICINITY MAP
SCALE: 1" = 2000'

SDP-8712-07
SITE DETAIL SHEET
SPECIFIC DESIGN PLAN
LOT 29, BLOCK 'B'

COLLINGTON CENTER

DISTRICT No. #7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

77

C-02

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

OWNER/APPLICANT
MAVERICK HOLDINGS LLC
375 PRINCE GEORGES BLVD.
UPPER MARLBORO, MD 20774

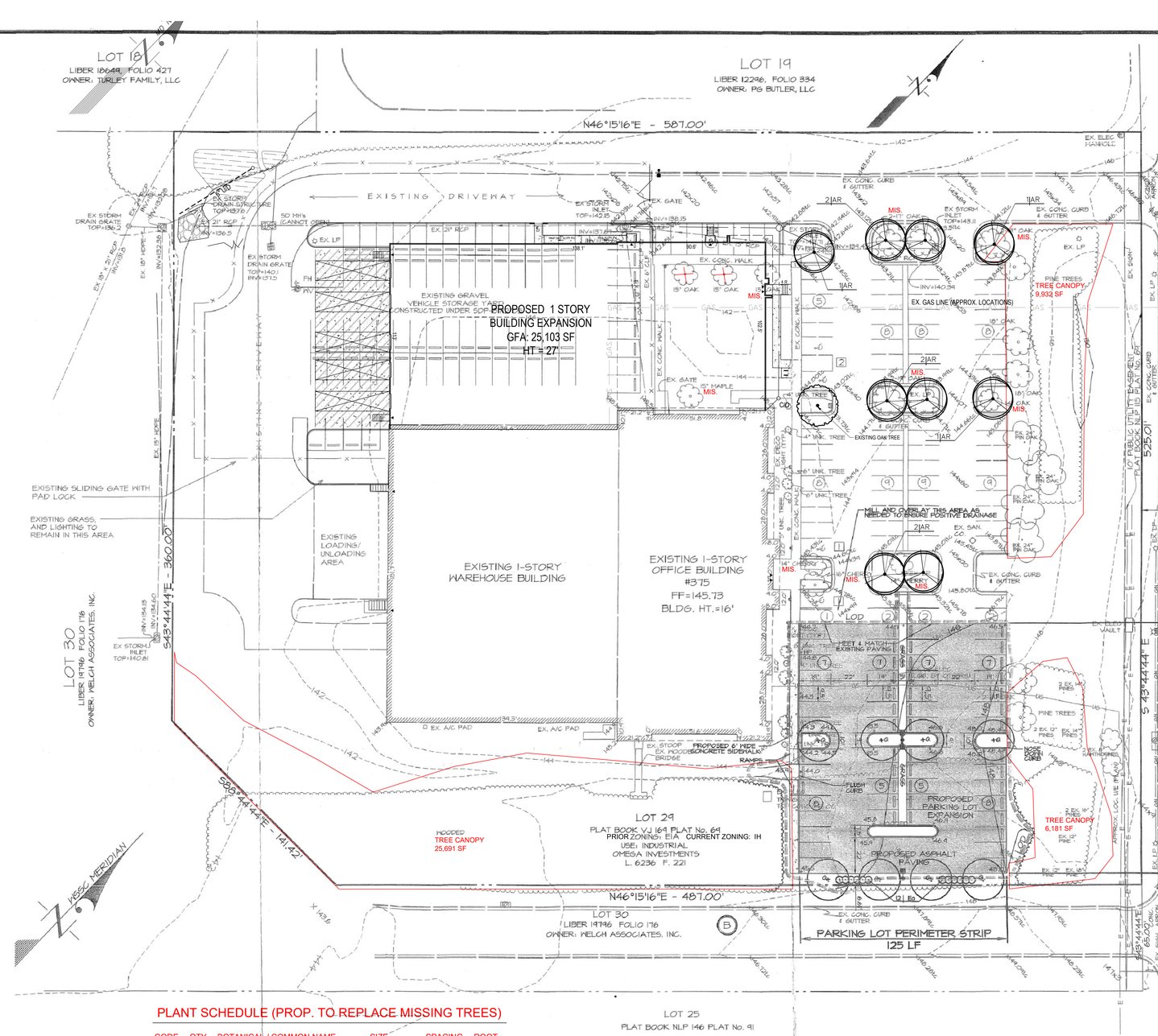
ATWELL
856.850.4200 www.atwell-group.com
11721 WOODMORE RD., SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
KB	KG	KG	J-94137

SCALE: 1"=30' DATE: SEPTEMBER 2024 DRWG NO. 6.128-Z

DATE	DESCRIPTION	BY
4/23/2025	REVISIONS	

K:\C3D-PROJ\A94137-C3D\Lot 29-B\DWG\SDP-1.dwg, 4/23/2025 3:35:45 PM, kgorvey



PLANTING SPECIFICATIONS

I. General

A. Scope: The Landscape Contractor shall verify all quantities of plant material shown on the plan in the plant list, and shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.

B. Utilities: The Landscape Contractor shall notify Miss Utility (1-800-257-7777) to verify the location of all main utilities and shall ask the General Contractor to locate lighting and other on-site utilities in the field before proceeding with the installation of any planting. If conditions arise in the field which necessitate the shifting of a plant location more than 15', the Landscape Architect is to be consulted.

C. Substitutions: Any change in the type, size and quantity of plant material must be approved by the Landscape Architect prior to installation.

D. Quality Standards: All plant material must be nursery grown and meet all of the qualitative criteria established by the current issue of the American Standard for Nursery Stock specifications published by the American Nursery & Landscape Association.

Furthermore, all plant material must exhibit a full, symmetrical habit of growth that is characteristic of quality grown nursery stock. Any plant material exhibiting a spindly or lop-sided habit or any other feature that detracts from its health or appearance, will be rejected.

E. Dug Material: All dug plant material shall have been dug before bud break or after leaf maturation. Any plant material exhibiting drooping new growth within two (2) weeks of being planted will be rejected and must be removed from the job.

Balled and burlapped plants shall be dug with firm natural balls of earth.

Anti-desiccants shall be applied on all material dug while in foliage.

F. Poor Drainage: No plants shall be planted in situations that show obvious poor drainage. Such situations shall immediately be brought to the attention of the Landscape Architect and Owner, and if they deem necessary, the plants shall be relocated or the contract shall be adjusted to allow for drainage correction at a negotiated cost.

G. Site Preparation: It shall be the General Contractor's responsibility to present "clean" soil conditions to the Landscape Contractor prior to any landscape installation. "Clean" soil may include on-site soil but must be free of pavement materials, muck, root systems, petroleum or other chemical substances, blue stone, construction debris and other materials larger than 4" in diameter. The "clean" soil shall extend to the following minimum depths: 18" where trees are proposed, 12" where shrubs are proposed and 4" where lawn is proposed. If the Landscape Contractor encounters any areas to be deficient regarding these "clean" soil specifications, he shall report this condition to the Landscape Architect and Owner prior to planting in those areas.

H. Workmanship: During planting, all areas shall be kept neat and clean, and all reasonable precautions shall be taken to avoid damage to existing plants, turf and structures. Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up. Any damaged areas shall be restored to their original condition.

I. Water: If available on-site, the Owner shall supply water at no cost. It will be the Landscape Contractor's responsibility to supply water if there is none on the site.

J. Guarantee: All plant material shall be guaranteed for a period of one (1)year. It is the Landscape Contractor's responsibility to assure that all plant material be maintained in a healthy condition during this period.

The Landscape Contractor shall replace within 30 days of notice any and all plant material that declines to less than 75% of its original planted condition due to cultural reasons. The Landscape Contractor shall not be responsible for replacing plants for cultural reasons after the first instance of decline. If decline for cultural reasons occurs a second time, the Landscape Architect shall be notified and an alternative planting remedy will be negotiated at an extra cost to the owner.

The Landscape Contractor shall not be held responsible for any plant losses due to mechanical injury, theft or vandalism after the job is accepted by the owner.

II. Planting Procedures

A. Planting Beds: With the exception of those trees shown on the plan as individuals, all plants are to be planted into prepared planting beds which are designated on the plan with dashed outlines. The outline of each bed shall be spade dug to be a smooth, continuous sharp-cut edge. The entire area within the outline of the bed shall be thoroughly loosened to a depth of 6-8" by picking or other means and all materials unsuitable for plant growth and all rocks and debris greater than 4" diameter are to be removed. Topsoil (that meets the qualitative description of the Maryland State Highway Administration's Materials Specification 920.02 Natural Topsoil) shall be applied over the loosened subsoil to a minimum depth of 6", creating a slightly raised planting bed in relation to the surrounding area.

B. Tree Planting:

1. Preparing tree pit: The walls of the tree pit shall be dug so that they are vertical and scarified. The diameter of the pit shall be a total of 24" wider than the ball diameter. Care should be taken not to excavate the tree pit below a depth that allows 2" of the ball to be above finished grade. If the pit is dug too deep, then the bottom of the pit must be firmly tamped (to prevent settlement).

2. Placing Tree in Pit: Place the tree in the pit either by lifting and carrying the tree by its ball (never lift by branches or trunk) and then lowering it into the pit.

Set the tree straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (sidewalk, building, street, etc.).

3. Backfilling Tree Pit: Backfill the tree pit with a mixture of 2/3 original excavated material amended with 1/3 topsoil (as specified in II.A. above)(This step will have been partially completed if the tree is planted into a prepared bed as described above.)

Backfill sides of tree pit halfway with soil mixture and tamp before adding more backfill. Cut rope or wire on ball of tree and pull burlap back to the edge of the tree ball. Remove all plastic wraps and twine.

Finish backfilling sides of tree pit and tamp firmly. Never cover top of root ball with soil.

Form a saucer above existing grade and around the outer rim of the tree pit. Mulch top of root ball and saucer within 48 hours to a depth of 2" to 3".

Water thoroughly on the interior of the tree saucer until it is filled, even if it is raining. A second watering may be necessary to insure saturation of the root ball. Prune out any dead or broken branches.

4. Tree bracing: All trees less than 2" cal. are to be braced with two (2) 6' hardwood stakes 180 degrees apart. All trees 2" cal. or larger are to be braced with three (3) guy wires and ground stakes spaced evenly apart (120 degrees) in a circle (see details on plan for additional information). Staking and guying shall be completed within 48 hours of planting the tree.

C. Shrub Planting:

1. Preparing Shrub Pit: The walls of the shrub pit shall be dug so that they are vertical and scarified. The diameter of the pit shall be a total of 12" wider than the ball diameter. The depth of the pit shall be at an elevation that allows 2" of the ball to be above finished grade, after the bottom of the pit has been firmly tamped (to prevent settlement).

2. Placing Shrub in Pit: Container grown material shall have the container removed and the outside of the root ball examined for the presence of encircling roots. If present, these roots should be severed with a sharp knife and loosened from the earth ball by means of pulling them out slightly by hand prior to planting. Place the shrub in the pit either by lifting or carrying the shrub by its root ball (never lift by branches) and then lowering it into the pit.

Set the shrub straight and in the center of the pit with the most desirable side of the shrub facing toward the prominent view (sidewalk, building, street, etc.).

3. Backfilling Shrub Pit: Backfill the shrub pit halfway with soil mixture and tamp before adding more backfill. Cut rope or wire on ball of shrub and pull burlap (if B&B) back to the edge of the root ball. Remove all plastic wraps and twine.

Finish backfilling sides of pit and tamp firmly. Never cover top of root ball with soil. Form a saucer above existing grade and around the outer rim of the shrub pit. Mulch top of root ball, saucer, and the entire planting bed within 48 hours to a depth of 2" to 3".

Water thoroughly on the interior of the shrub saucer until it is filled, even if it is raining. A second watering may be necessary to insure saturation of root ball. Prune out any dead branches.

D. Seeding & Sodding

All disturbed areas not covered by buildings, pavements and planting areas are to be established in a lawn of turf-type Tall Fescue either by seed or sod, or combination, depending on the time of year, availability of materials and Owner's preference.

LEGEND

78 (dashed)	EXISTING CONTOURS
78	PROPOSED CONTOUR
08x3 10x3	EXISTING SPOT ELEVATION
08.3+ 10.3 +	PROPOSED SPOT ELEVATION
	LIMIT OF DISTURBANCE/WORK
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED LIGHT POLE
	EXISTING TREE TO BE REMOVE
MIS.	MISSING TREE

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THIS SPECIFIC DESIGN PLAN IS FOR THE CONSTRUCTION OF A PARKING LOT SHOWN ON THE PREVIOUSLY APPROVED SPECIFIC DESIGN SITE PLAN AS FUTURE EXPANSION.
2. THE SUBJECT PROPERTY IS ZONED E-I-A, AND ALL ADJACENT PROPERTIES ARE ZONED E-I-A.
3. THE USE OF THE PROPERTY IS FOR A WAREHOUSE AND ACCESSORY OFFICE SPACE, TOTALLING 40,800 SF. NO ADDITIONAL BUILDING AREA IS BEING PROPOSED.
4. GROSS SITE AREA - 6.0841 AC
5. AREA TO BE DISTURBED - 26,230 SF (0.6021 AC)
AREA TO BE LEFT UNDISTURBED - 238,744 SF (5.4820 AC)
6. PARKING

A. REQUIRED: 32 SPACES

USE	RATE		REQUIREMENT
WAREHOUSE (40,800 SF GFA)	3 SPACES FOR THE 1ST 1,500 SF GFA PER TENANT		6.0
	+1 SPACE PER EACH ADD'L 1,500 SF GFA		26 (25.2)
		TOTAL	32 (31.2)

B. PROVIDED: 137 SPACES

83 EXISTING SPACES, INCLUDING 4 HANDICAP SPACES
54 PROPOSED SPACES @ 9.5'x19'

7. LOADING

A. REQUIRED: 2

USE	RATE		REQUIREMENT
WAREHOUSE (40,800 SF)	1 SPACE UP TO 10,000 SF GFA		1.0
	+1 SPACE PER EACH ADD'L 40,000 SF GFA		1.0
		TOTAL	2.0

B. PROVIDED: 4 LOADING SPACES (EXISTING)

8. ALL CURB AND GUTTER TO BE PRINCE GEORGE'S CO. DPW&T STD NO. 300.01, UNLESS OTHERWISE SHOWN.
9. RADII ON ALL ISLANDS AND CURB WORK TO BE 5 FEET, UNLESS OTHERWISE SHOWN.
10. ALL GRADING WORK SHALL BE IN ACCORDANCE WITH DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE (SUBTITLE 4, LATEST EDITION).

ALL PROPOSED LOAD-BEARING FILLS FOR THE SUPPORT OF BUILDINGS, WALLS AND OTHER STRUCTURES SHALL BE CLASS I. ALL FILLS FOR THE SUPPORT OF ROADWAYS, PAVEMENTS, RIGID UTILITY LINES AND HOUSE CONNECTIONS SHALL BE CLASS II. ALL LANDSCAPED AREAS, LAWNS AND PLANTINGS, OR OTHER NONLOAD-BEARING USES SHALL BE CLASS III. EACH LAYER OF CLASS I AND CLASS II FILLS SHALL BE COMPACTED AT OPTIMUM MOISTURE CONTENT AND TO A MINIMUM OF 95% AND 90% RESPECTIVELY OF MAXIMUM DENSITY AS DETERMINED IN THE LABORATORY BY THE STANDARD PROCTOR TEST. (AASHTO T-99, ASTM D-698). IN PLACE DENSITY TESTS SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER.

THE SITE GEOTECHNICAL ANALYSIS AND REPORT SHALL BE CONSULTED AND USED TO PROVIDE DETAILS FOR PAVEMENT SECTIONS, LIFT THICKNESS, COMPACTION, DRAINAGE, AND ANY OTHER SITE SPECIFIC RECOMMENDATIONS AND REQUIREMENTS. THOSE RECOMMENDATIONS AND REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION BETWEEN THE PLANS AND THE REPORT.

11. MINIMUM GRADE ON AREAS NOT TO BE PAVED: 2.5% UNLESS OTHERWISE NOTED
MAXIMUM GRADE: 2:1
CONTOUR INTERVAL: 2 FEET
ELEVATIONS ARE BASED ON WSSC DATUM
12. CALL 'MISS UTILITY' AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO BEGINNING WORK TO DETERMINE THE LOCATION OF EXISTING UTILITIES. THE 'MISS UTILITY' VERIFICATION NUMBER MUST BE UPDATED EVERY 10 DAYS.
13. ALL GRADES, ELEVATIONS, EARTH QUANTITIES, ETC., ARE TO BE VERIFIED BY THE CONTRACTOR. ANY EARTH QUANTITIES SHOWN OR IMPLIED ARE MEASURED TO FINAL GRADE AND ARE APPROXIMATE. NO ALLOWANCE HAS BEEN MADE FOR UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION. SUITABILITY OF SOIL FOR USE IN FILL AREAS OR STABILITY OF CUT AREAS, COMPACTION, ETC., SHOULD BE DETERMINED BY A SOILS ENGINEER.
14. UPON COMPLETION OF WORK, SITE GRADING, DRAINAGE, PROPERTY CORNER AND LANDSCAPE OBSERVATIONS AND CERTIFICATIONS MUST BE PERFORMED BY A LICENSED PROFESSIONAL, CONFIRMING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE PERMIT, APPROVED PLANS, AND CODES. THESE CERTIFICATIONS ARE REQUIRED TO FINALIZE THE PERMIT AND RELEASE BONDS.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURES AND UNDERGROUND UTILITIES.
16. THE CONTRACTOR WILL HAVE SOLE RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, AND TECHNIQUES OF EXECUTING HIS WORK, INCLUDING SAFETY.
17. DIMENSIONS SHOWN IN THE PARKING AND DRIVE AREAS ARE TO FACE OF CURB.
18. WOODLAND CONSERVATION:
COLLINGTON CENTER IS SUBJECT TO APPROVED TREE CONSERVATION PLAN - TYPE II NO. 96/97. PLEASE REFER TO THAT FILE FOR INFORMATION FOR THIS APPLICATION. THE SUBJECT PROPERTY HAS NO TREE RESERVATION REQUIREMENTS ATTACHED.
19. ALL EXTERIOR LIGHT POLES ARE TO BE SET BACK 2.0' FROM THE FACE OF CURB UNLESS OTHERWISE SHOWN.
20. NO HANDICAP PARKING SPACE SHALL HAVE A SLOPE GREATER THAN 2.0% IN ANY DIRECTION. NO HANDICAP RAMP SHALL HAVE A LONGITUDINAL SLOPE GREATER THAN 8.3% OR A CROSS SLOPE GREATER THAN 2.0%.
21. THERE ARE NO EXISTING OR PROPOSED 100-YEAR FLOODPLAINS ON THIS SITE.
22. GREEN AREA FOR LOT 29
MINIMUM REQUIRED: 20% (58,005 SF)
PROVIDED = 45% (117,402 SF)
23. THE PROPOSED ADDITION DOES NOT INCREASE THE LANDSCAPE MANUAL REQUIREMENTS FOR THIS DEVELOPMENT.

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:		TCP2#:	DRD Case #:	Area (acres)
COLLINGTON CENTER - LOT 29 BLOCK B		67-96-04	SDP-8712-07	
Site Calculations:		Zone 1:	IH	6.02
		Zone 2:		
		Zone 3:		
		Zone 4:		
		Total Acres:		6.02
Total Acres (gross acres)		% of TCC required	TCC Required (Acres)	TCC Required in (SF)
6.02		15.0%	0.903	39335
A. TOTAL ON-SITE WC PROVIDED (acres) =			acres	0
B. TOTAL AREA EXISTING TREES (non-WC acres) =		0.96	acres	41817.6
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =				3825
D. TOTAL TREE CANOPY COVERAGE PROVIDED =				45643
E. TOTAL SQUARE FOOTAGE REQUIRED =				39335
				Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50 ' or less height)	2 -1/2 - 3" = 65		0
	3 - 3 1/2" = 75		0
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	1-1/2 - 1-3/4" = 75		0
	2 - 2 1/2" = 100		0
	2 -1/2 - 3" = 110		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2 -1/2 - 3" = 160		0
	3 - 3 1/2" = 175		0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2 -1/2 - 3" = 225	17	3825
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	6 - 8' = 40		0
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	6 - 8' = 75		0
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	6 - 8' = 125		0
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	6 - 8' = 150		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		17	3825

(Manually enter information/figures into shaded areas)

KEVIN GARVEY, RLA
Prepared by

10/9/2024
Date

LIGHT POLE FOUNDATION
NTS

PARKING LOT LANDSCAPED STRIP (Section 4.3.a)

1. Linear feet of street frontage of parking lot: 162 LF
2. Option selection: 2
3. Number of plants required:
5 shade trees (or equivalent ornamental or evergreen trees)
47 shrubs
4. Number of plants provided:
2 shade trees (existing)
2 ornamental trees (existing)
11 evergreen trees (existing)
0 shrubs

PARKING LOT PERIMETER STRIP (Section 4.3.b)

1. Linear feet of parking lot perimeter adjacent to property line: 125 LF
2. Number of plants required between parking lot and property line:
4 shade trees (or equivalent ornamental or evergreen trees)
11 shrubs
3. Number of plants provided between parking lot and property line:
4 shade trees
0 ornamental trees
0 evergreen trees
12 shrubs

PARKING COMPOUND INTERIOR PLANTING (Section 4.3.c)

1. Area of parking compound: 20,250 SF
2. Interior landscaped area REQUIRED: 1012 SF (5%)
Interior landscaped area PROVIDED: 1038 SF (5.13%)
3. Number of shade trees REQUIRED: 4
Number of shade trees PROVIDED: 4

PLANT SCHEDULE (PROP. TO REPLACE MISSING TREES)

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT
SHADE TREES					
AR	9	Acer rubrum `Red Sunset` / Red Sunset Maple	2 1/2 - 3" Cal.	As Shown	B&B

EXISTING PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
Q	8	Quercus palustris	Pin Oak	2.5"-3" cal	As shown	B&B
Ea	12	'Evonymous alatus "compactus"	Compact Winged Euonymus	30"-36" Ht.	5' o.c.+/-	B&B/Heavy

B & B TREE PLANTING DETAIL
DECIDUOUS
NO SCALE SECTION
FOR TREES 2 1/2" CALIPER OR GREATER

SHRUB PLANTING DETAIL
DECIDUOUS OR EVERGREEN
NO SCALE SECTION

SPILL CONCRETE CURB AND GUTTER
THE SLOPE (*) OF A SPILL CONCRETE CURB AND GUTTER PAN SHALL BE EQUAL TO THE CROSS SLOPE OF ROADWAY PAVING

STANDARD CONCRETE CURB AND GUTTER

CONCRETE CURB & GUTTER
PG CO. STD. NO. 300.01
NTS

NOTE: CONSTRUCT EXPANSION JOINTS AT 100' INTERVALS, AT BEGINNING AND END OF SHORT RADIUS (LESS THAN 100') CURVES, AT STRUCTURES, AND AT MID POINT OF CURB RETURN, USING 1/2" PREFORMED EXPANSION JOINT FILLER, NON EXTRUDING.

CONCRETE WHEEL STOP
NTS

NOSE DOWN CURB
NTS

LIGHT DUTY ASPHALT PAVING SECTION
NTS

CONCRETE SIDEWALK PAVING SECTION
PG CO. STD. NO. 300.05
NTS

PAVING SECTIONS
PAVING SECTIONS SUBJECT TO REVIEW AND/OR REVISION BY GEOTECHNICAL ENGINEER

SUBTITLE 4, DIVISION 3 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

RLA #747 10·18·07

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

KEVIN T. GARVEY
3801
4/23/2025

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

OWNER/APPLICANT
MAVERICK HOLDINGS LLC
375 PRINCE GEORGES BLVD.
UPPER MARLBORO, MD 20774

~~OWNER~~
~~OMEGA INVESTMENTS~~
~~6305 IVY LANE, SUITE 210~~
~~GREENBELT, MD 20770~~

~~APPLICANT~~
~~VERIZON MARYLAND, INC~~
~~13100 COLUMBIA PIKE C-13~~
~~SILVERSPRING, MD 20814~~
~~ATTN: SCOTT LEO~~

M.N.C.P.P.C. APPROVALS

PROJECT NAME: COLLINGTON CENTER LOT 29
PROJECT NUMBER: SDP-8712

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
04	04-21-06	NR	09-22-06
05	05-25-07	NR	05-25-07
06	10-19-07	JR	10-22-07

LANDSCAPE CERTIFICATION AND TREE CANOPY COVERAGE EXHIBIT

SITE AND LANDSCAPE PLAN
SPECIFIC DESIGN PLAN
LOT 29, BLOCK B SDP-8712
COLLINGTON CENTER

QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'
0 30 60 90

APPROVED PLAN
77

PLAT BOOK VJ 169 PLAT No. 69
WSSC 200' SHEET SERIES 201 SE 14
ADC MAP BK LOCATION 21-F6

10·18·07

DATE	DESCRIPTION	BY
	REVISIONS	

~~11721 WOODMORE ROAD, SUITE 200~~
~~MITCHELLVILLE, MARYLAND 20721~~
~~BEN DYER ASSOCIATES, INC.~~
~~Engineers / Surveyors / Planners~~
~~TELEPHONE (301) 430-2000~~

DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
JRD	GS	GS	J-94137
SCALE 1" = 30'			DRWG. NO.
DATE JULY 2007			6.086-Z

L:\LD5-PROJ\94137VZ-LD5\SHEETS\SDP-1.dwg. 10/18/2007 12:43:44 PM. dunjas

Prince George's County
Department of Permitting, Inspections and Enforcement
INSPECTIONS DIVISION
9200 Basil Court, Suite 307
Largo, Maryland 20774
(301) 883-3820 ◆ FAX: (301) 883-3873

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

LANDSCAPING CERTIFICATION

Job Address: 375 Prince Georges Blvd, Upper Marlboro, MD 20774

Lot: 29 Block: B

Building Permit #: SDP-8712-07

This is to certify to the best of my knowledge, information and belief that all landscaping on the above-referenced site is in accordance with the permit, approved plans, and latest revision to the Maryland-National Capital Park and Planning Commission approved detailed site, tree conservation, and landscaping plans dated (10/22/2007) and revised on (2/4/2025), except as noted.
Insert Date *Insert Date*

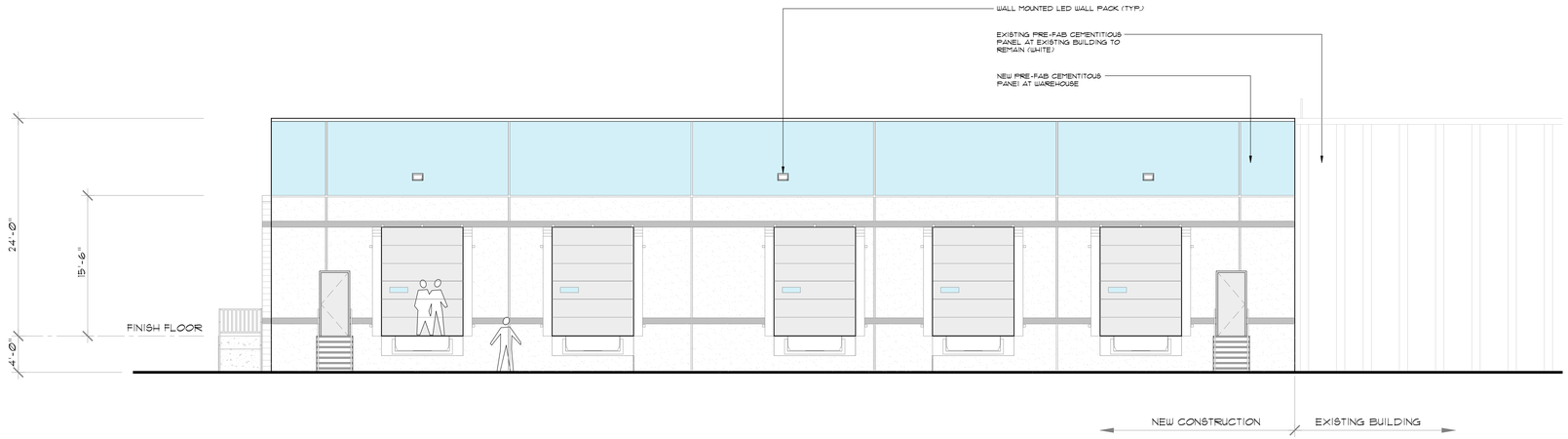
Exceptions:

An inventory of plant material shown on the site and landscape plan approved on 10/22/2027 found 8 major and 3 minor trees missing and 1 additional major tree. The proposed building addition will require the removal of 3 major trees. The revised site and landscape plan proposes to replace the missing trees within the parking lot with 9 major trees. These proposed trees will need to be installed prior to the issuance of the building permit for the proposed building addition.

Signature

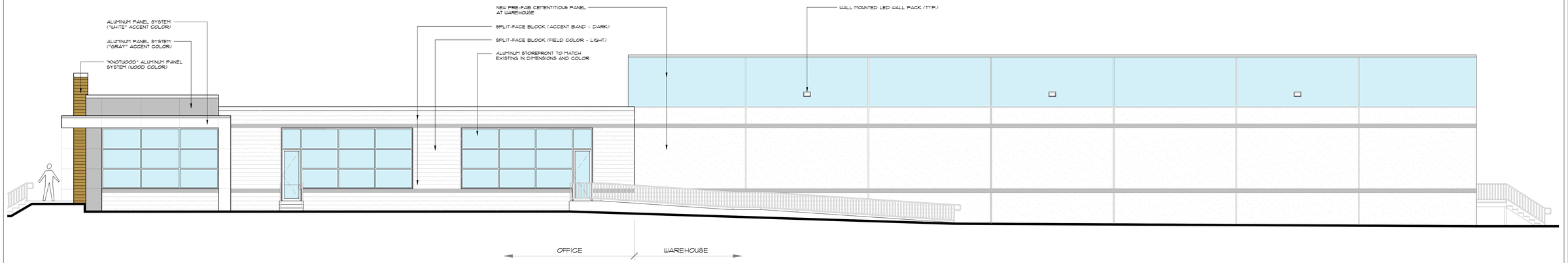
Kevin Garvey
Print Name

2/4/2025
Date



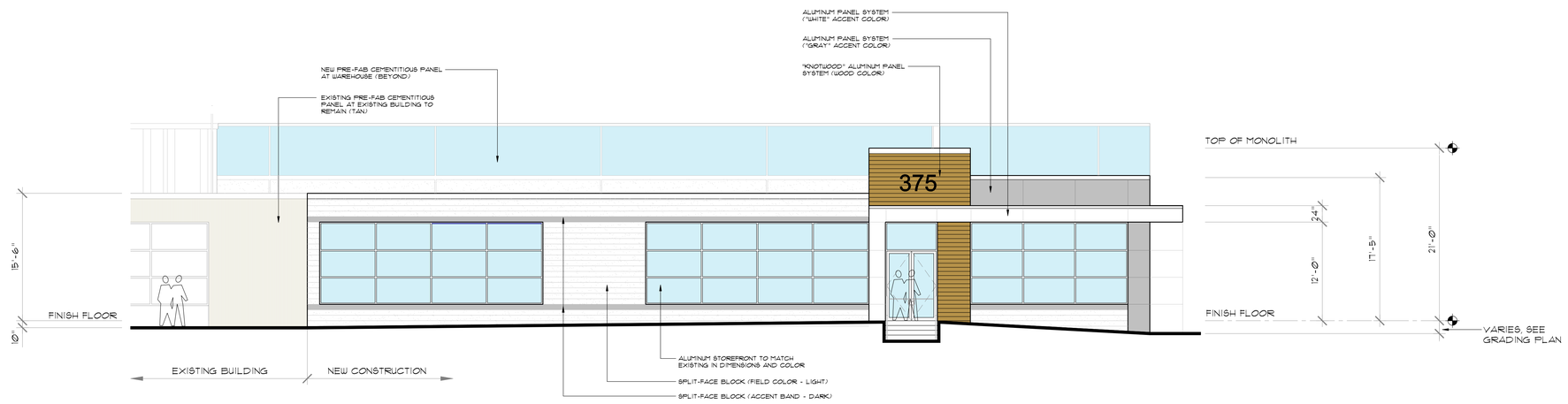
3 PROPOSED REAR ELEVATION

SCALE = 1/8" = 1'-0"



2 PROPOSED SIDE ELEVATION

SCALE = 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION

SCALE = 1/8" = 1'-0"

Kogut · Architects · LLC
P.O. Box 35
Dayton, Maryland 21036
O: 301 . 490 . 9066
C: 240 . 305 . 5080

OFFICE / WAREHOUSE ADDITION
FOR
THE SEVERN GROUP
375 PRINCE GEORGES BOULEVARD
UPPER MARLBORO, MARYLAND 20774

DRAWN BY: M. KOGUT
DATE: 01/08/2025

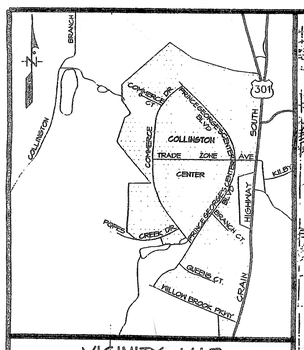
REVISION NO.	DATE
1	04/24/2025

PROPOSED BUILDING ELEVATIONS

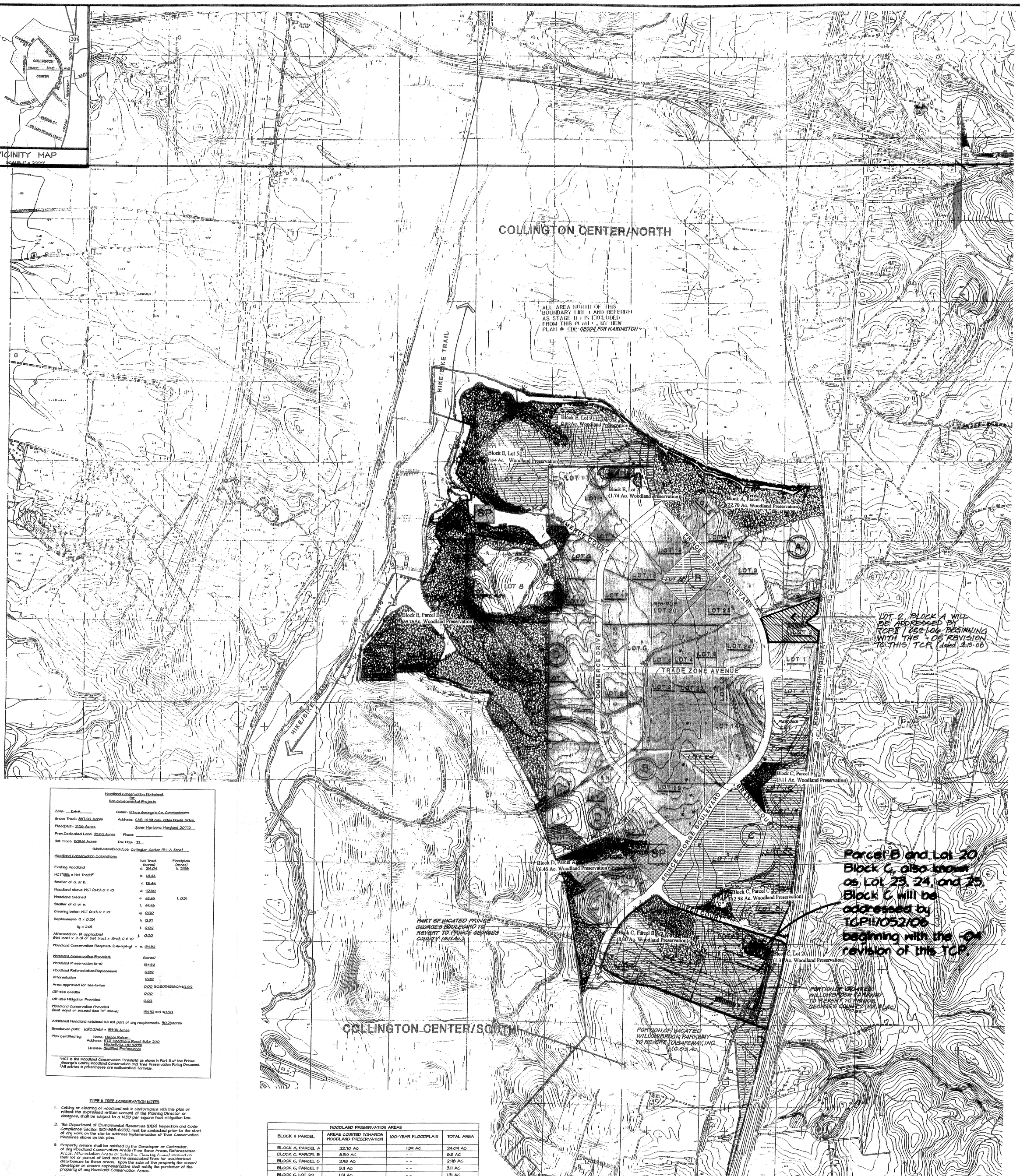
I CERTIFY THAT THESE DRAWINGS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 19396 EXPIRATION DATE: 4/14/2025

SK.02

JOB NUMBER: 21-31



VICINITY MAP
SCALE 1" = 2000'



Woodland Conservation Worksheet
for
Non-Governmental Projects

Zone: E-I-A
Gross Tract: 867.00 Acres
Floodplain: 21.56 Acres
Prev. Dedicated Land: 35.08 Acres
Net Tract: 809.61 Acres
Owner: Prince George's Co. Commissioners
Address: CAB 14741 Gov. Oden Bowie Drive
Upper Marlboro, Maryland 20772
Phone: _____
Tax Map: 77

Subdivision/Block/Lot: Collington Center (E-I-A Zone)

Woodland Conservation Calculations:

		Net Tract (acres)	Floodplain (acres)
Existing Woodland	a.	214.04	f. 21.56
MCT[1](15% x Net Tract)[2]	b.	121.44	
Smaller of a. or b.	c.	121.44	
Woodland above MCT (a-b), 0 if <0	d.	92.60	
Woodland Cleared	e.	49.46	f. 0.51
Smaller of d. or e.	f.	49.46	
Clearing below MCT (e-f), 0 if <0	g.	0.00	
Replacement: (f x 0.25)	h.	12.37	
(g x 2.0)	i.	0.00	
Afforestation (if applicable) (Net tract x .2-a) or (net tract x .15-a), 0 if <0	j.	0.00	
Woodland Conservation Required: (c+h+i+j-g) =	m.	134.32	

Woodland Conservation Provided: (acres)

Woodland Preservation (a-e)	134.32
Woodland Reforestation/Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu	0.00 (40.30)(43560)=$0.00
Off-site Credits	0.00
Off-site Mitigation Provided	0.00
Woodland Conservation Provided (must equal or exceed item "m" above)	134.32 and $0.00

Additional Woodland retained but not part of any requirements: 30.26acres

Breakeven point: (a)(0.2)+(b) = 139.96 Acres

Plan Certified by: Name: Megan Reiser
Address: 11721 Woodmore Road, Suite 200
Mitchellville, MD 20721
License: Qualified Professional

[1]MCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.
[2]All entries in parentheses are mathematical formulas.

TYPE II TREE CONSERVATION NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to a $1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-883-6039), must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/ developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
5. All required off-site mitigation shall be identified on an approved TCPII for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
6. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.
7. Work on this project will be intated in several phases. All TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
8. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.
9. Prior to the issuance on any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name
Business Name
Address
Phone Number

WOODLAND PRESERVATION AREAS			
BLOCK & PARCEL	AREAS COUNTED TOWARDS WOODLAND PRESERVATION	100-YEAR FLOODPLAIN	TOTAL AREA
BLOCK A, PARCEL A	22.70 AC	1.34 AC	24.04 AC
BLOCK C, PARCEL B	8.30 AC	--	8.3 AC
BLOCK C, PARCEL C	2.98 AC	--	2.98 AC
BLOCK C, PARCEL F	3.11 AC	--	3.11 AC
BLOCK C, LOT 20	1.31 AC	--	1.31 AC
BLOCK D, LOT 5	6.46 AC	--	6.46 AC
BLOCK E, PARCEL B	83.78 AC	20.17 AC	103.95 AC
BLOCK E, LOT 2	1.74 AC	--	1.74 AC
BLOCK E, LOT 5	1.64 AC	--	1.64 AC
BLOCK E, LOT 9	2.3 AC	--	2.30 AC
COLLINGTON SOUTH	0.00 AC	--	0.00 AC
TOTALS	134.32 AC	21.56 AC	155.88 AC

LEGEND

- Woodland Preservation Areas
- Record Plat Lots (As of the 1990 CDP revision) with Woodland Conservation Requirements
- New Record Lots and Future Lots with Woodland Conservation Requirements
- Stormwater Pond (SP)
- Open Space Not Designated for Woodland Conservation
- Lot No. = Undeveloped Lot
- Lot No. = Developed Lot (Permit Approval Pending — Improvements Constructed)

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 67 / 96

	Approved by	DATE
	JOHN MARKOVICH	07/09/96
01	JOHN MARKOVICH	12/18/01
02	JOHN MARKOVICH	12/18/03
03	KIM FINCH	9/27/05
04	[signature]	8/29/2007
05		
06		

Note:
The -03 revision to this TCPII is for Lot 3, Block A only, as indicated in the revision box. Proposed revisions to Lots 5 and 9, Block E are not included in this approval.
KIF 4/27/2005

-04 Revision for Lot 23, 24, 25, Block C

3-03-08
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

T-1

TREE CONSERVATION PLAN - TYPE II FOR A REVISION TO THE CDP FOR COLLINGTON CENTER

COLLINGTON CENTER

QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 400'
0 400 800 1200

(77)

WSSC 200' SHEET SERIES 201 SE 14 ADC MAP BK LOCATION 21 E J14

2/19/08
DATE

Megan Reiser
Qualified Professional
COMAR 08.19.06.01

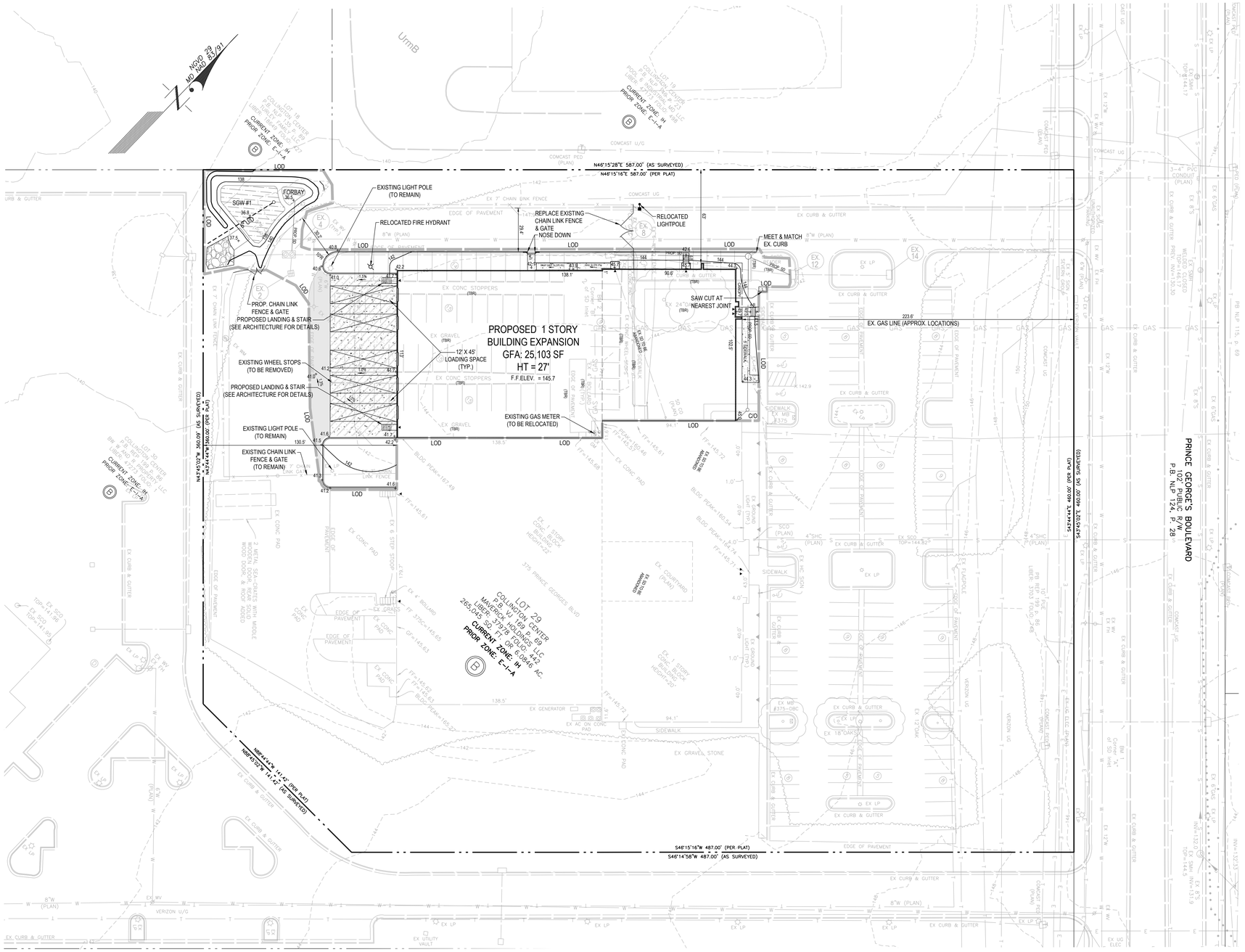
DATE	REVISIONS DESCRIPTION	BY
2-25-08	REV. PER MNCPPC EPS COMMENTS 3/15/08	MP
08-09-06	REV PER MNCPPC EPS COMMENTS DATED 8-8-06	MR
04-17-06	REV PER MNCPPC EPS COMMENTS DATED 4-6-06	MR
03-24-06	REV PER MNCPPC EPS COMMENTS DATED 2-8-06	MR
09-12-05	MYLAR TO MNCPPC FOR SIGNATURE APPROVAL OF LOT 3, BLOCK A	MR
08-16-05	THIS SHEET REPLACES BDAI DWG NO. 54.005-T	MR

DRAWN BY JRD | DESIGNED BY MR | CHECKED BY MR/MP
SCALE 1" = 400'
DATE AUGUST 2005
RECORD NO. J-94137
DRWG. NO. 54.010-T

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

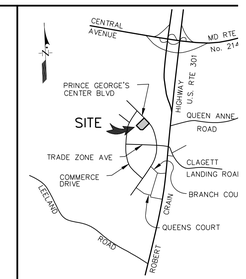
T-4-D-37 37-4-D

AUG 10 2006



GENERAL NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for SDP-8712-07.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $0.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, shall be contracted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within Environmental Strategy Area, ESA-2 and is zoned IH.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is grandfathered under CB-27-2010, Section 25-119(g).



LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR (2')
- EX. CONTOUR (10')
- PROP. CONTOUR (2')
- PROP. CONTOUR (10')
- LIMIT OF DISTURBANCE
- EX. TREELINE

TCP with Previously Approved TCP1 or TCP2
Woodland Conservation Worksheet
for
Prince George's County

Zone: IH
Gross Tract: 6.08 Acres
Floodplain: 0.00 Acres
Prev.Dedicated Land: 0.00 Acres
Net Tract: 6.08 Acres
TCP Number: TCP II-67-96-14
Subdivision/Block/Lot: Collington Center, Lots 29B

Owner: Maverick Holdings LLC
Address: 375 Prince George's Boulevard
Upper Marlboro,MD 20774
Phone: 301-
Tax Map: 77-C1

Woodland Conservation Calculations:

		Net Tract (acres)	Floodplain (acres)	Offsite (acres)
Acreage of Existing Woodland		0.00	0.00	
Woodland Conservation Required for per TCP1 or TCP2	(0.00%)	0.00		
Area of Woodland Cleared per previuos TCP1 or TCP2		0.00	0.00	____
Area of Woodland Cleared per current TCP2		0.00	0.00	____
Area of Woodland above WCT not cleared by TCP1 or TCP2		0.00		
Total Woodland cleared by current TCP2	0.00		0.00	
Does the TCP1 show 2:1 replacement?	N			
Clearing above WCT (1/4:1 Replacement)	0.00		0.00	
Clearing below WCT (2:1 Replacement)	0.00		0.00	
Additional Replacement required =		0.00		
Total Woodland Conservation Required for this Lot:		0.00		

Woodland Conservation Provided: (acres)

Woodland Preservation	0.00	
Reforestation/Afforestation	0.00	
Natural Regeneration	0.00	
Landscape Credits	0.00	
Area approved for fee-in-lieu	0.00 ($0.30)(43560)=$	0.00
Credits Received for Off-site Mitigation on another property	0.00	
Off-site Mitigation Provided	0.00	
Total Woodland Conservation Provided	0.00	

Area of net tract woodland not cleared: 0.00 acres
Woodland retained not part of requirements: 0.00 acres

Plan Certified by:
Name: Mike Petrakis
Address: 11721 Woodmore Road, Suite 200
Mitchellville, MD 20721
Phone: 301-430-2000
License: Qualified Professional

NOTE: WOODLAND CONSERVATION REQUIREMENTS FOR THIS LOT ARE FULFILLED BY THE OVERALL APPROVAL OF TCP II-67-96.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-67-96

	Approved by	Date	DRD #	Reason for Revision
00	JPM	7/31/1996		
01	JPM	12/31/2001		
02	JPM	12/18/2003		
03	JPM	9/27/2005		
04	KIF	8/25/2006		
05	KIF	3/14/2012		
06	KIF	12/11/2013		
07	KIF	1/12/2021		
08	MAR	6/30/2021	SDP-2001	
09	MAR	11/9/2021	SDP-9710-02	
10	MAR	6/14/2022	SDP-8509-05	
11	MARY REA	6/29/2022	SDP-9710-03	
12	MARY REA	5/4/2023	SDP-2001	
13	MARY REA	6/30/2023	TCP2-67-96	CONSTRUCTION OF QUEENS COURT
14			SDP-8712-07	1 STORY BUILDING ADDITION

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	IH (Industrial, Heavy)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	77-C1
Administrative	WSSC Grid (Sheet 20)	201SE14
Administrative	Planning Area (Plan Area)	3-74A
Administrative	Election District (ED)	7 (Queen Anne)
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG)	1230
Administrative	Traffic Analysis Zone (PG)	1230

Site Statistics Table	
Site Statistics	Total
Gross tract area	6.08 ac.
Existing 100-year floodplain	0.00 ac.
Net tract area	6.08 ac.
Existing woodland in the floodplain	0.00 ac.
Existing woodland net tract	0.00 ac.
Existing woodland total	0.00 ac.
Existing PMA	0 sf
Regulated streams (linear feet of centerline)	0 lf

SDP-8712-07
TREE CONSERVATION PLAN - TYP II
FOR A REVISION TO THE CDP FOR
COLLINGTON CENTER
LOT 29, BLOCK 'B'

COLLINGTON CENTER

DISTRICT No. #7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

OWNER/APPLICANT
MAVERICK HOLDINGS LLC
375 PRINCE GEORGES BLVD.
UPPER MARLBORO, MD 20774

February 13, 2025
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
	REVISIONS	

ATWELL
866.850.4200 www.atwell-group
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY: KB | DESIGNED BY: KG | CHECKED BY: KG | RECORD NO.: J-9
SCALE: 1"=30' | DRWG. NO.: 6.1
DATE: FEBRUARY 2025

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