



# Citizen-Protestants' Exhibits

# Exhibit 3

Screenshot of page 11 of  
Planning Board Agenda  
for June 30, 2022.

PGCPB AGENDA  
6/30/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (PGCPB NO. 2022-76).**

**SDP-1603-02 NATIONAL CAPITAL BUSINESS PARK (TCP)**

Council District: 04 Municipality: None

Location: On the north side of Leeland Road, approximately 3,178 feet west of its intersection with US 301 (Robert Crain Highway).

Planning Area: 74A

Prior Zone: R-S Zone: LCD

Gross Acreage: 90.11 Date Accepted: 4/26/2022

Applicant: AMS 2022 BTS – Upper Marlboro MD, LLC

**Request: A 3,428,985-square-foot warehouse/distribution facility with associated parking lots and a trailer and loading area.**

Action must be taken on or before 7/5/2022.

STAFF RECOMMENDATION:

- SDP-1603-02 – APPROVAL with conditions
- TCP2-026-2021-02 – APPROVAL with conditions

(ZHANG)

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (SDP-1603-02).**

**DRAFT RESOLUTION – CASE HEARD ON  
JUNE 30, 2022**

PGCPB NO. 2022-76 - SDP-1603-02 NATIONAL CAPITAL  
BUSINESS PARK

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

# Exhibit 4

## ZO § 25-122(c).

(c) Conservation Method Priorities.

(1) The required priorities for woodland conservation methods are as follows in the order listed:

- (A) On-site preservation of connected woodland and wildlife habitat areas using woodlands in good condition with limited amounts of invasive or exotic plants.
- (B) On-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas.
- (C) On-site afforestation/reforestation of connected planting areas using native whip and seedling stock.
- (D) On-site specimen, champion, and historic trees in good condition when the plan has been designed to ensure long-term survival.
- (E) On-site natural regeneration of connected areas in appropriate locations containing sufficient seed sources with appropriate protection mechanisms and long term management.
- (F) Off-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas, in an approved woodland conservation bank.
- (G) Off-site afforestation/reforestation of connected planting areas using native whip and seedling stock in an approved woodland conservation bank.
- (H) Off-site preservation of connected woodlands in an approved woodland conservation bank.
- (I) On or off-site habitat enhancement projects of connected areas of existing woodlands that result in improved wildlife habitat and forest vigor through the removal of invasive or exotic plant species and/or planting of native plant species.
- (J) Off-site natural regeneration of connected areas in appropriate locations containing sufficient seed sources with appropriate protection mechanisms and long-term management in an approved woodland conservation bank.
- (K) On-site landscaping using native species of field grown nursery stock that establish landscaped areas a minimum of 35 feet wide and 5,000 square feet in area. At least 50 percent of the plants in the landscaped area must be trees.
- (L) Street trees on or adjacent to the site when located in the following areas as designated by the Prince George's County General Plan: Transportation Service Area 1, Regional Transit Districts, or Local Centers; or in conformance with a municipality's street tree planting plan or program, where the trees have been provided sufficient root zone space to ensure long-term survival and sufficient crown space is provided that is not limited by overhead utility lines that are existing or proposed.
- (M) Fee-in-lieu may be used to meet the requirements of this Division, when all other options have been exhausted, as determined by the Planning Director or designee. Refer to [Section 25-122\(d\)\(8\)](#) for criteria relating to the use of fee-in-lieu.

# Exhibit 5

Environmental Technical  
Manual, A-16-17.

## 7.2.2D STEP 4: HOW WOODLAND CONSERVATION REQUIREMENTS ARE MET

The required priorities for woodland conservation methods are found in Section 25-122 (c), Conservation Method Priorities, of the WCO. Every effort must be made to meet the woodland conservation requirements on-site and then the following methods must be exhausted in turn:

1. On-site preservation of connected woodland and wildlife habitat areas
2. On-site afforestation/reforestation of connected planting areas using transplanted native stock
3. On-site afforestation/reforestation of connected planting areas using native whip and seedling stock
4. On-site specimen trees
5. On-site natural regeneration
6. Off-site afforestation/reforestation using relocated stock in an approved woodland conservation bank

7. Off-site afforestation/reforestation using native whip and seedling stock in an approved woodland conservation bank
8. Off-site preservation
9. On- or off-site habitat enhancement
10. Off-site natural regeneration
11. On-site landscaping
12. Street trees
13. Fee-in-lieu

# Exhibit 6

SDP-1603-02 Staff  
PowerPoint, p. 12.

## SPECIFIC DESIGN PLAN

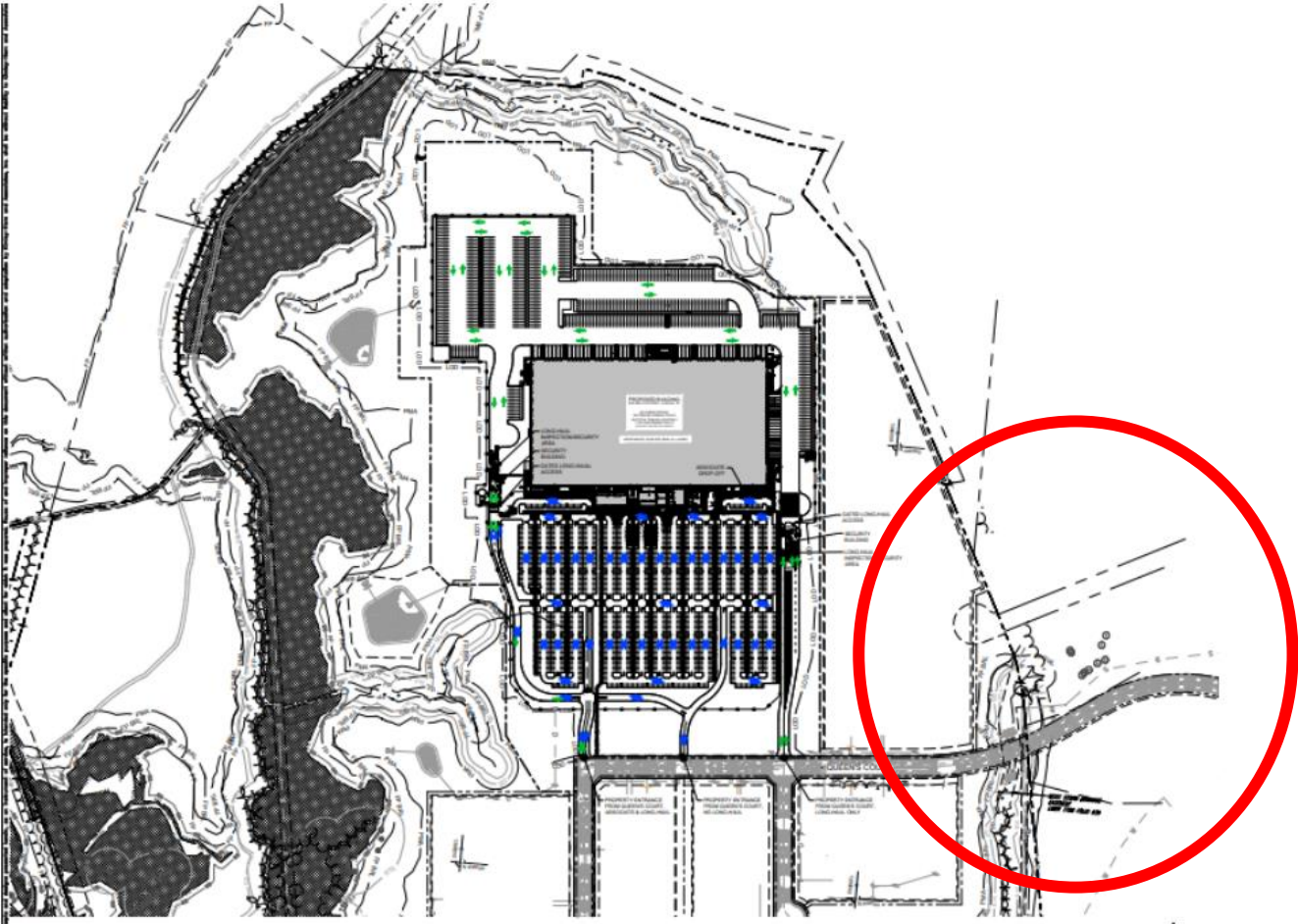
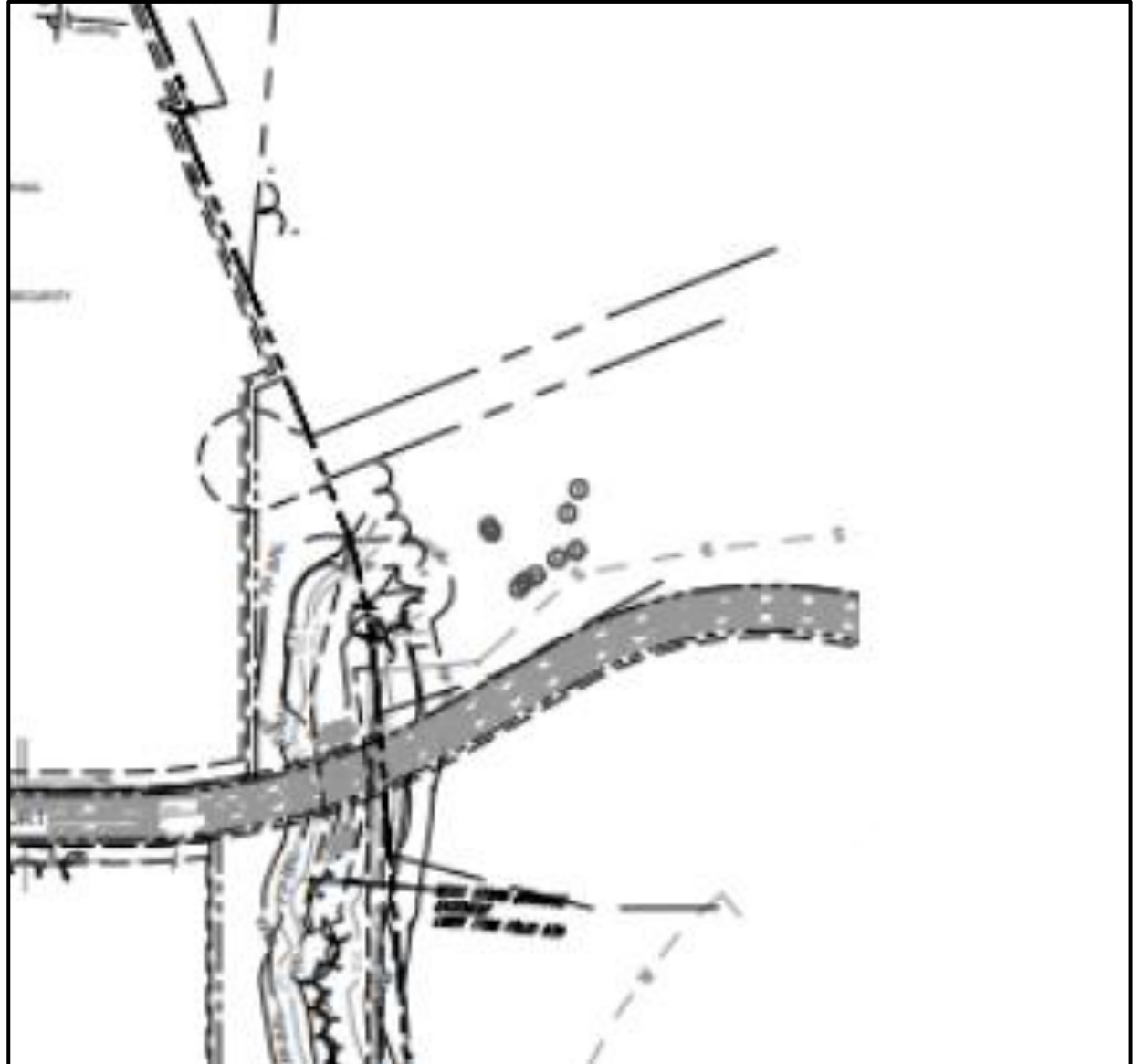


Exhibit 6  
(zoomed in)

SDP-1603-02 Staff  
PowerPoint, p. 12.

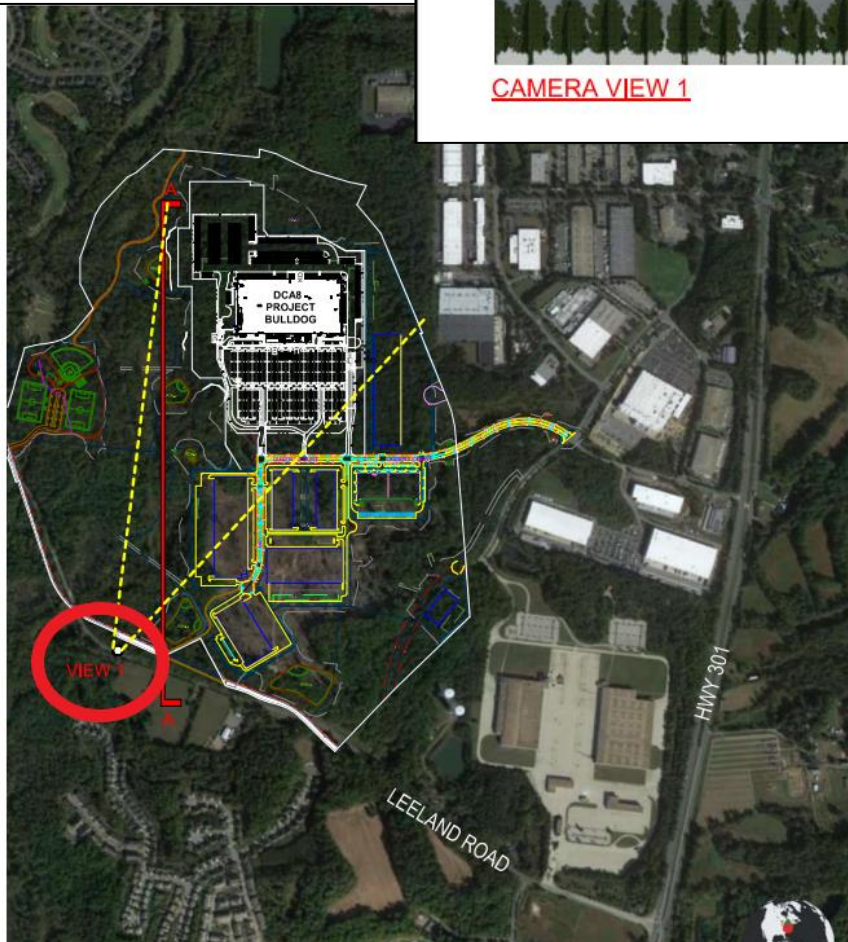


# Exhibit 7

SDP-1603-02 Additional  
Backup p. 4.



CAMERA VIEW 1



AERIAL MASTER SITE PLAN