



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

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

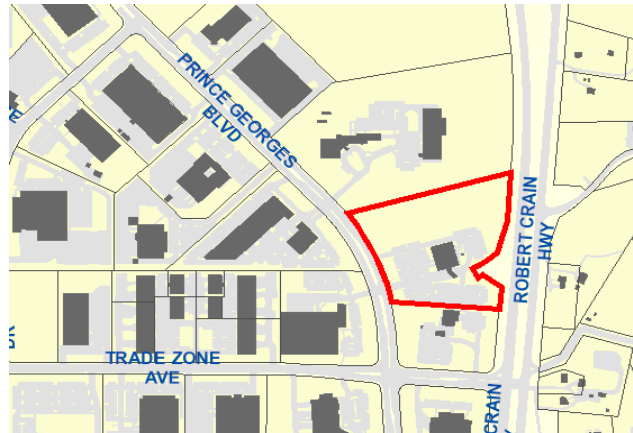
Specific Design Plan

SDP-8804-02

Collington Center NASA Federal Credit Union

REQUEST	STAFF RECOMMENDATION
Construction of two four-story office buildings and associated site improvements.	With the Conditions Recommended herein: <ul style="list-style-type: none"> Approval of Specific Design Plan SDP-8804-02 Approval of Type 2 Tree Conservation Plan TCP2-013-08-01

Location: On the eastern side of Prince George's Boulevard, approximately 400 feet north of its intersection with Trade Zone Avenue.	
Gross Acreage:	11.01
Zone:	LCD
Zone Prior:	E-I-A
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	90,030 sq. ft.
Planning Area:	74A
Council District:	04
Municipality:	N/A
Applicant/Address: NASA Federal Credit Union Inc. 500 Prince George's Boulevard Upper Marlboro, Maryland 20774	
Staff Reviewer: Terre Butler Phone Number: 301-952-2458 Email: Terre.Butler@ppd.mncppc.org	



Planning Board Date:	09/08/2022
Planning Board Action Limit:	09/12/2022
Staff Report Date:	08/23/2022
Date Accepted:	06/02/2022
Informational Mailing:	06/08/2021
Acceptance Mailing:	05/18/2022
Sign Posting Deadline:	08/09/2022

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-8804-02
Type 2 Tree Conservation Plan TCP2-013-08-01
Collington Center NASA FCU

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

EVALUATION

The property is within the Legacy Comprehensive Design Zone (LCD). This application, however, is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) of the Zoning Ordinance. This amendment to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendment (Basic Plan) A-6965, A-9284, and A-9397.
- 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 4-19014.
- e. The requirements of Specific Design Plan SDP-8804, as amended.
- f. The requirements of the 2010 *Prince George's County Landscape Manual*.
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- i. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests approval of two four-story office buildings and associated site improvements on proposed Lot 9, and related improvements on proposed Lot 8.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	LCD (prior E-I-A)	LCD (prior E-I-A)
Use(s)	Office	Office
Total Gross Floor Area (GFA)	54,090 sq. ft.	90,030 sq. ft.

OTHER DEVELOPMENT DATA

Parking and Loading Spaces

Use	Required	Provided
Total Parking Spaces	368	590
54,090 sq. ft. (Lot 8) + 90,030 sq. ft. (Lot 9) Office @ 1/250 sq. ft. for first 2,000 sq. ft. + 1/400 sq. ft. above first 2,000 sq. ft.	Lot 8: 139 Lot 9: 229	Lot 8: 284 Lot 9: 306
Loading	Required	Provided
Total Loading Spaces	2	4

3. **Location:** The subject site is located in the Collington Center, a 708-acre employment park in the prior Employment and Institutional Area (E-I-A) Zone, which is part of a larger 1,289-acre employment park comprising of Collington Corporate Center, Collington Center, and Collington South. The subject property is located on the eastern side of Prince George’s Boulevard, approximately 400 feet north of its intersection with Trade Zone Avenue in Planning Area 74A and Council District 04.
4. **Surrounding Uses:** The subject property is bounded to the north by an office building in the Legacy Comprehensive Design Zone, prior E-I-A Zone; to the east by US 301 (Robert Crain Highway); to the south by a police station in the Rural Residential Zone; and to the west by the public right-of-way of Prince George’s Boulevard.
5. **Previous Approvals:** The subject property is a part of the larger Collington Center employment park and the subject of multiple prior approvals. On March 2, 1989, the Prince George’s County District Council approved Zoning Map Amendments A-6965, A-9284, and A-9397 for the entire Collington Center development, which reclassified the zoning of 1,289-acres to E-I-A for a proposed employment park. The overall Collington Center employment park is also the subject of multiple comprehensive design plans (CDPs) approved by the Prince George’s County Planning Board over the years. CDP-7802 was

approved in November 1978, and is referenced in conditions of approval of the relevant preliminary plan of subdivision (PPS) applications, and on the record plat for Lot 6. The CDP was revised by CDP-8712 (PGCPB Resolution No. 88-224), approved on May 19, 1988. The CDP was revised again by CDP-9006 (PGCPB Resolution No. 90-455) and approved by the Planning Board on October 18, 1990. The Planning Board approved CDP-9006-01 (PGCPB Resolution No. 90-455), which deleted a condition of approval requiring recreational facilities. CDP-9006-02 was approved on March 31, 2005 (PGCPB Resolution No. 05-83), for an addition of land area to Collington Center for future development.

On June 9, 1988, the Planning Board adopted Specific Design Plan SDP-8804 (PGCPB Resolution No. 88-280) for the NASA Federal Credit Union. On June 5, 2005, the Planning Board approved SDP-8804-01 (PGCPB Resolution No. 08-92) for modifications to parking and loading areas and trash facilities. PPS 4-19014 (PGCPB Resolution No. 2021-46) created Lots 8 and 9 from the current Lot 6 and was approved by the Planning Board on April 22, 2021. The site also has a Stormwater Management (SWM) Concept Plan (50972-2019), which was approved on June 3, 2020.

- Design Features:** The two proposed, four-story, 42,284-square-foot office buildings will be connected via a 5,462-square-foot, four-story connection and will be located in the middle of proposed Lot 9. Parking lots to the east and west of the buildings will be accessed via two driveways from Prince George's Boulevard and two driveway connections to the adjacent Lot 8, which contains a 54,090-square-foot office building and parking lots that are to remain. Lots 8 and 9 will contain a total of 590 parking spaces, 2 bike racks, and 4 loading spaces in the rear of the buildings. The site will contain multiple micro-bioretention ponds, with two along Prince George's Boulevard and four in the rear along US 301. The site will have two dumpsters, two concrete transformer pads, and two generators located within the rear (eastern) parking lot area.

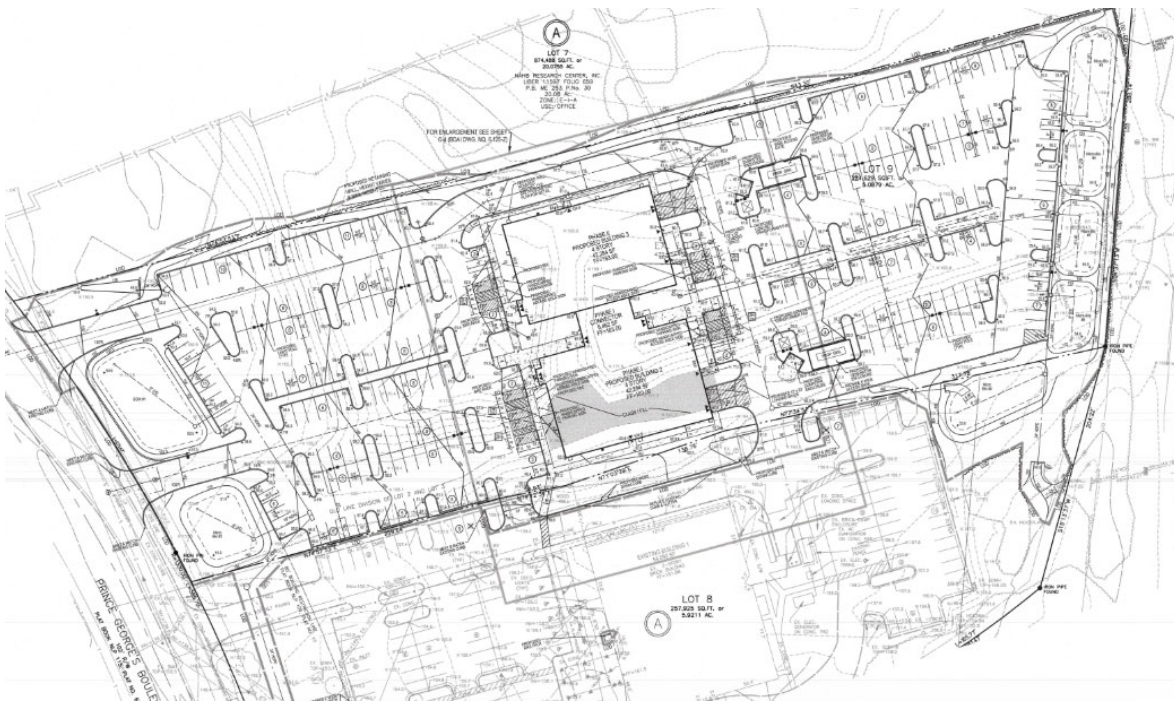


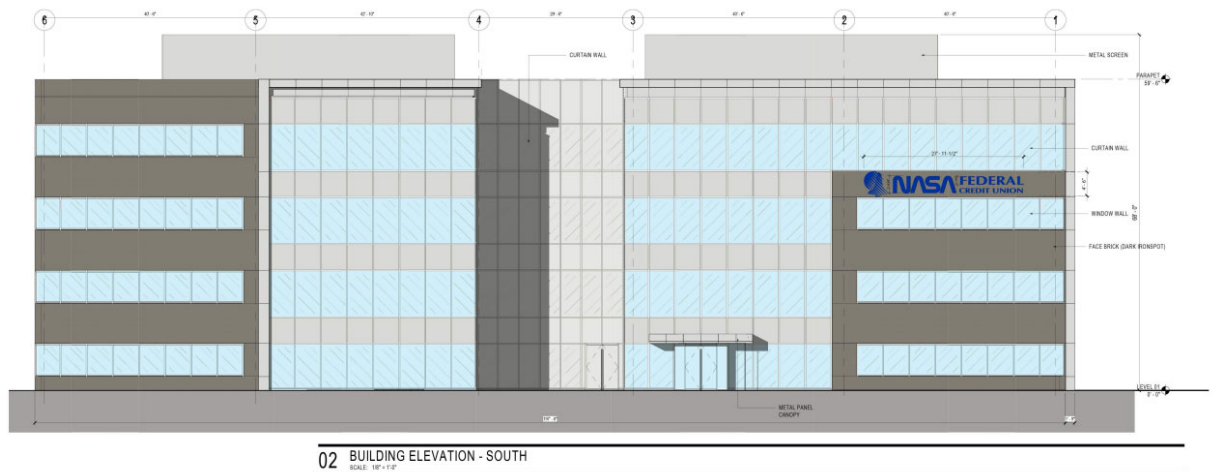
Figure 1: Illustrative Site Plan

Lighting

Lighting will be provided on-site with a combination of light poles and building-mounted lighting. The photometric plan submitted with this SDP shows the lighting levels and illumination for the building, parking, and pedestrian walkways on-site. The proposed lighting is designed to provide sufficient illumination and reduce glare onto adjoining properties and roadways.

Architecture

The two proposed buildings will be 42,284 square feet each and 59.5 feet tall, for a total of 4 stories. The front elevations will be oriented west towards Prince George's Boulevard. The buildings will be rectangular shaped with flat roofs. The finish materials of the building include metal panel and face brick. The building will be a combination of light and dark gray with windows and metal canopies above the entrances.



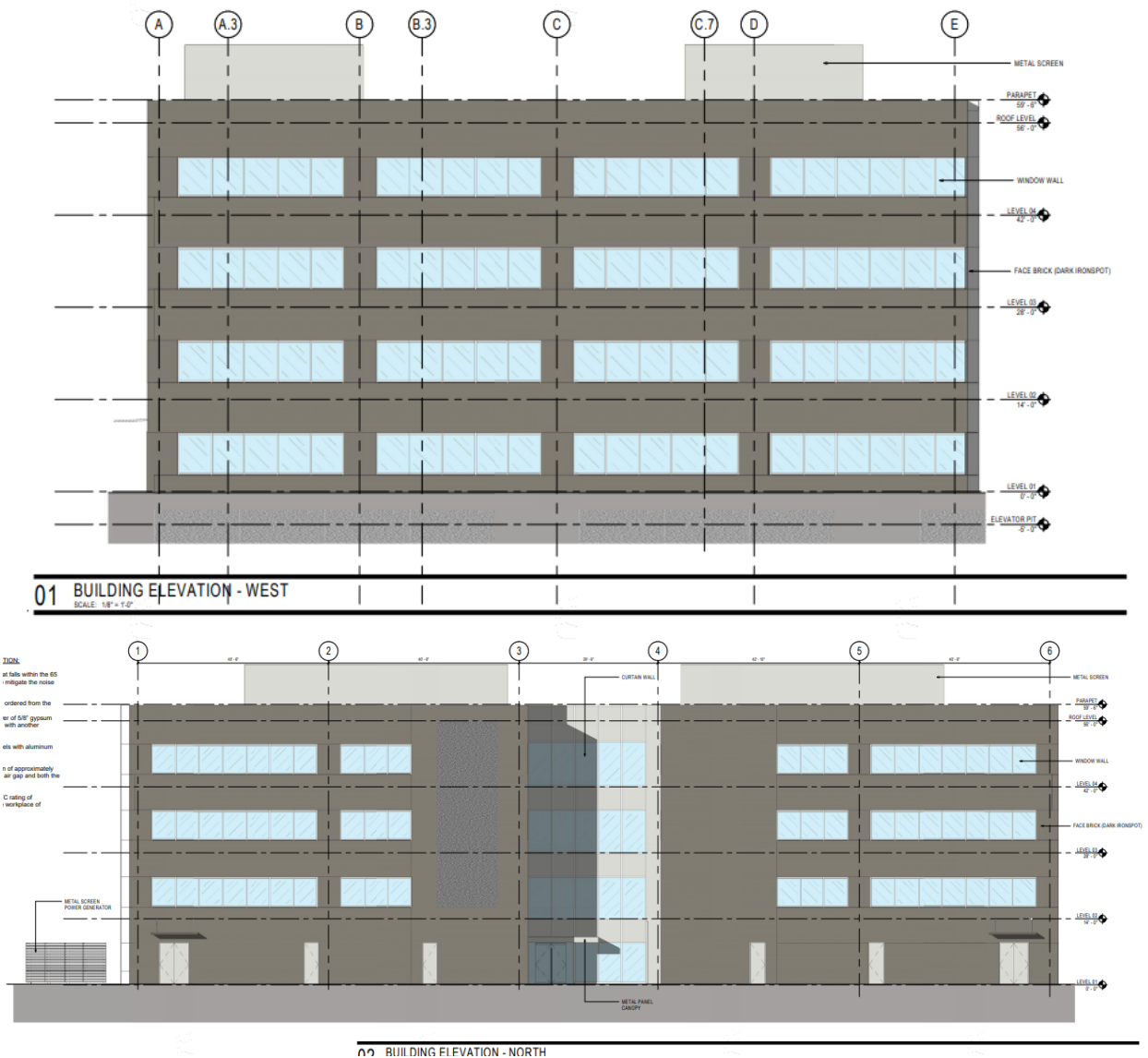


Figure 2: Architectural Elevations

Signage

Building-mounted signage is being proposed on the west elevation of the building. This includes a channel letter sign with the logo, which is typical for an office building and found acceptable. It is recommended that details be provided showing the general dimensions and square footage of these signs to fully evaluate conformance with the requirements for building-mounted signs. A proposed condition has been included herein requiring the applicant to provide scaled details of all the signs, in accordance with the applicable sign requirements. No free-standing signs are proposed with this application.

Loading and Trash Facilities

Loading is required for the development and is proposed in appropriate locations to limit visibility from the public roadways. There are two 12-foot by 33-foot loading spaces provided and shown on the plans, which meet the loading space requirements. There are two existing loading spaces on Lot 8 that should not be included in general note C-1. A

condition has been included herein requiring general note C-1 be updated to reflect only the proposed loading spaces for the site on Lot 9. Trash facilities are also proposed in appropriate locations and will be screened by enclosures. Enclosure details have been provided; however, a condition has been included herein regarding the labeling of the detail.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-6965, A-9284, and A-9397:** The requirements of Basic Plan A-6965, A-9284, and A-9397 have been reviewed and the SDP amendment is generally in conformance with those approvals. The relevant conditions are as follows:
 2. **To the extent practicable in light of the terrain, parking areas oriented toward either Central Avenue or Crain Highway shall be effectively screened from view from those roadways by utilizing landscaped earth berms, walls, or landscaping, or a combination thereof. Loading bays, service docks, and storage areas shall not be visible from U.S. 301 or MD 214.**

This application screens the parking area from view of US 301 and loading bays, service docks, and storage areas are not visible from US 301.
 5. **Architectural Guidelines shall be established prior to submission of the first SDP for the project which will provide for harmony of appearance of all structures, including any retail component. Such guidelines shall be submitted to the Planning Board for review and recommendations and to the District Council for approval. The Architectural Guidelines shall provide for special design treatment and a unified design theme for buildings constructed on Parcels A, D, G, H, and I. The view of these parcels from Routes 214 and 301 shall project a high-quality image for Prince George's County; to that end, views from these roads shall consist only of high-quality office type facades or heavily landscaped areas which include a combination of berms, walls, or landforms.**

The proposed application conforms to the established architectural guidelines.
 11. **All structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable County laws.**

The proposed structures will be fully sprinklered.
 13. **The applicant shall prepare a noise study for approval by the Planning Board at the Specific Design Plan Phase. The study shall specify noise mitigation measures that will be incorporated into the development adjacent to Central Avenue (Md. Route 214) and U.S. Route 301 to maintain an interior level as set forth in Md. Title X, Noise Pollution.**

The applicant has indicated and provided information that the building will include construction techniques, which will be sufficient to maintain acceptable interior noise levels.

8. **Prior Prince George's County Zoning Ordinance:** The subject SDP-8804-02 is in conformance with the requirements of Section 27-528 of the Zoning Ordinance, which requires the following findings for approval of an SDP:

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

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

The SDP conforms to the CDP and applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in findings below.

- (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 subject property is not designated as a regional urban community. Therefore, this finding is not relevant to this SDP.

- (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;**

The proposed development is adequately served by public facilities, which were tested with the approval of PPS 4-19014 (PGCPB Resolution No. 2021-46), incorporated herein by reference, which approved the additional 91,000 sq. ft. of office space.

- (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 development has proposed adequate provision for draining surface water, as there is a valid approved SWM concept plan.

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

The development is in conformance with Type 2 Tree Conservation Plan TCP2-013-08-01, that is being recommended for approval with this SDP amendment.

(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 SDP is in conformance with this requirement, as there are no regulated environmental features on this site.

9. Comprehensive Design Plan CDP-9006: The Planning Board approved CDP-9006, subject to 16 conditions. The CDP-9006-01 amendment eliminated several conditions. The remaining conditions relevant to the subject application are as follows:

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

This application does not propose any reduction in parking lot or building setbacks.

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

This development conforms to the current Landscape Manual standards, except for screening requirements in Section 4.4 of the Landscape Manual. A condition has been included herein requiring the plans to demonstrate conformance with Section 4.4.

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

The proposed development exceeds the amount of green space and provides 43.9 percent of open space.

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.

All parking lots, loading spaces and docks, and service and storage areas will be entirely screened from US 301, via proposed landscaping.

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

All structures will be fully sprinklered.

10. **Preliminary Plan of Subdivision 4-19014:** PPS 4-19014 was approved subject to 11 conditions. The conditions relevant to review of this SDP are listed below in **BOLD** text. Staff analysis of the project's conformance to these conditions follows each one in plain text:

2. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity*, the applicant and the applicant's heirs, successors and assigns shall provide the following:**

- a. **Provide shared-lane markings (sharrows) and D11-1 "Bike Route" bikeway signage along the subject site frontage of Prince George's Boulevard, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

This issue will be reviewed at time of permitting when technical road improvement plans are available.

3. **Prior to the acceptance of a specific design plan (SDP) for the subject site, the applicant and the applicant's heirs, successors, and/or assignees shall depict the following pedestrian and bicycle facilities on the SDP:**

- a. **A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the existing bus stop located along the Prince George's Boulevard frontage to the existing building entrance.**
- b. **A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the proposed and existing buildings on the subject site.**
- c. **A minimum of four bicycle racks adjacent to the entrance of the existing and proposed commercial buildings of the inverted U or equivalent design for short term bicycle parking.**
- d. **Long term bicycle parking for the existing and proposed buildings, consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*.**

Transportation staff has reviewed and determined that the sidewalks and crosswalks shown on the plan are acceptable to satisfy Condition 3. Inverted-U bicycle racks are shown on the plan and are acceptable. A sidewalk is proposed to provide pedestrian connection between the buildings on-site.

4. **Total development within the subject property shall be limited to uses which generate no more than 162 AM peak-hour trips and 161 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require approval of a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities, prior to issuance of any permits.**

The proposed development of 90,030 square feet of new office space on Lot 9 is within the entitlement established by the PPS.

5. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-024-2020). The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-024-2020 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George’s County Planning Department.”

The Environmental Planning Section has reviewed the submitted TCP2 and finds it to be in conformance with TCP1-024-2020.

6. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (50972-2019-00) and any subsequent revisions.**

The applicant submitted a copy of the approved SWM Concept Plan (50972-2019-01) and letter. The SDP reflects development in accordance with the approved SWM concept plan.

7. **Development and use of the lots approved herein must be in accordance with an approved comprehensive design plan and specific design plan, which shall be noted on the final plat prior to approval.**

The use and development of the proposed lots is in accordance with both the approved CDP and SDP, as discussed in the findings herein.

9. **The final plat shall grant 10-foot-wide public utility easements along the public rights of way abutting the site, in accordance with the approved preliminary plan of subdivision.**

Ten-foot-wide public utility easements are shown on the SDP along the public rights-of-way, in accordance with the approved PPS. This condition will be evaluated again at time of final plat.

11. **Specific Design Plan SDP-8804:** The Planning Board approved SDP-8804 on June 9, 1988, and SDP-8804-01 on June 5, 2008. Staff has reviewed this -02 amendment and determined that it is in conformance with the approved SDP.
12. **2010 Prince George’s County Landscape Manual:** The application is subject to the requirements of the Landscape Manual, specifically Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. The required plantings and schedules are provided on the plan, in conformance with the Landscape Manual, except for Section 4.4. A condition included herein requires the plans be revised to provide a schedule and demonstrate conformance with these requirements.
13. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because there are previously approved tree conservation plans (TCPI-059-95, TCPII-067-96, and TCPII-013-08). A revision to TCPII-013-08 was submitted with this application. The overall Collington Center development has a gross tract area of 867.00 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 plan, 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.” A new TCPII-013-08 was approved with SDP-8804-01. The current application was evaluated for conformance with the woodland conservation requirement established for this lot by TCPII-067-96 and with TCPII-013-08. It has been determined that Lots 8 and 9 have no on-site woodland conservation requirements; however, minor technical revisions to TCP2-013-08-01 are required.
14. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on projects that require a building or grading permit for 5,000 square feet or greater of gross floor area or disturbance. The TCC is based on the gross tract area and is required to provide a minimum of 10 percent in the prior E-I-A Zone. A schedule has been provided, which shows conformance to Section 25-128 of the Prince George’s County Code.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Community Planning**—In a memorandum dated July 28, 2022 (Lester to Butler), the Community Planning Division noted that master plan conformance is not required for this application.

- b. **Historic Preservation**—In a memorandum dated June 10, 2022 (Stabler and Smith to Butler), it was noted that there are no archaeological or historic resources on the site.
- c. **Transportation Planning**—In a memorandum dated August 15, 2022 (Patrick to Butler), the Transportation Section noted that the subject property is served by adequate transportation facilities and is acceptable. A condition has been added herein requiring the realignment and reconfiguration of the drive aisles north of the proposed building.
- d. **Subdivision**—In a memorandum dated June 30, 2022 (Gupta to Butler), it was noted that the application was in conformance with the underlying subdivision approvals for the subject property and Subtitle 24. The SDP was found to be in substantial conformance with PPS 4-19014.
- e. **Permits**—In a memorandum dated August 8, 2022 (Jacobs to Butler), comments were provided and included as conditions herein, as appropriate.
- f. **Environmental Planning**—In a memorandum dated August 8, 2022 (Rea to Butler), it was noted that there are no regulated environmental features located on the subject site and there are no specimen trees on the site. A condition has been included herein regarding reporting information required in the State’s Forest Conservation Act.
- g. **Special Projects**—In a memorandum dated July 18, 2022 (Perry to Butler), the Special Projects Section noted the application meets the requirements for Adequate Public Facilities, in accordance with the prior Subtitle 24, Subdivision Regulations, and Section 27-528(a)(2) of the prior Zoning Ordinance.
- h. **Department of Permitting and Inspection Enforcement (DPIE)**—In a memorandum dated June 28, 2022 (Gullickson to Butler), DPIE provided comments, which will be addressed through their separate permitting process.
- i. **Washington Suburban Sanitary Commission (WSSC)**—In attachments to an email dated June 14, 2022 (Atencio to Butler), WSSC provided standard comments on the subject SDP. WSSC’s requirements will be addressed through their separate permitting process.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-8804-02 and Type 2 Tree Conservation Plan TCP2-013-08-01, for Collington Center NASA FCU, subject to the following conditions:

- 1. Prior to certification of this specific design plan (SDP), the applicant shall provide the specified information, or make the following revisions to the plans:
 - a. Provide the building height for both buildings and the connector on the plan.

- b. Add a note on the plan to include the number of proposed bike racks.
- c. Provide signage details for the proposed building-mounted sign and provide dimensions, materials, illumination type, and square footage.
- d. Provide a landscape schedule for Section 4.4 of the 2010 *Prince George's County Landscape Manual* and demonstrate conformance.
- e. Relabel the dumpster elevation on page C-2 to read "front dumpster elevation."
- f. Clearly label the locations of the remaining dumpsters that are referenced in general note B on page C-2.
- g. Show the realignment and reconfiguration of the drive aisle north of the Proposed Building 3 to be perpendicular to the intersecting drive aisles at each end of the link, to enhance safe on-site circulation and reduce vehicular conflicts.
- h. Include shared-lane markings (sharrows) and D11-1 "Bike Route" bikeway signage along the subject site frontage of Prince George's Boulevard.
- i. Include information, as required in Bulletin 4-2022, on the colored feature capture plan for Type 2 Tree Conservation Plan TCP2-013-08-01, as needed to meet the annual reporting information, as required in the State's Forest Conservation Act.
- j. Provide the locations and dimension of the proposed loading spaces referenced in general note C-1 or revise the note to reflect the correct number of loading spaces provided.
- k. Provide architectural floor plans that indicate the location of the interior long-term bike parking to satisfy Condition 3d of Preliminary Plan of Subdivision 4-19014.

STAFF RECOMMENDS:

- Approval of Specific Design Plan SDP-8804-02
- Approval of Type 2 Tree Conservation Plan TCP2-013-08-01

COLLINGTON CENTER (NASA FEDERAL CREDIT UNION)

Specific Design Plan Amendment

Parent Case: SDP-8804/4-19014

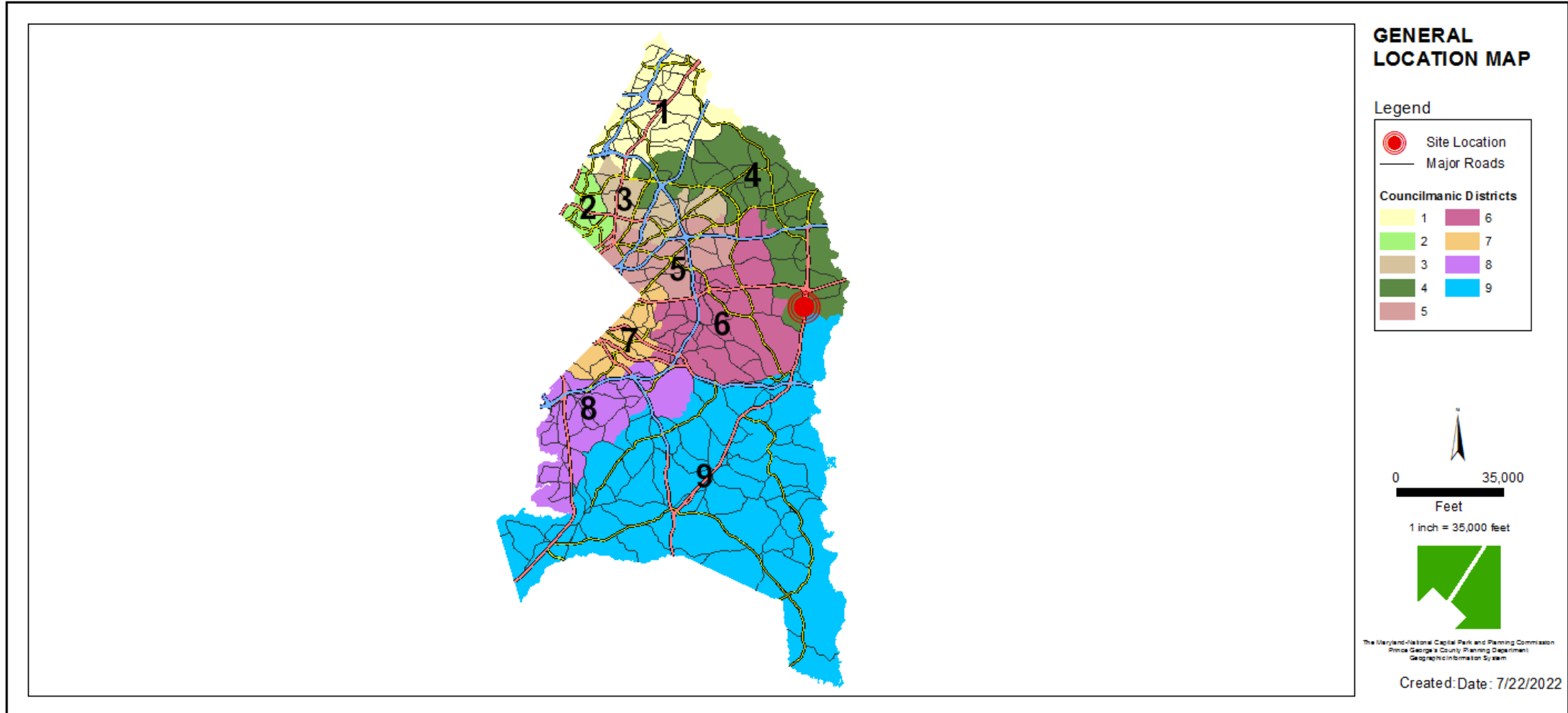
Staff Recommendation: APPROVAL with conditions



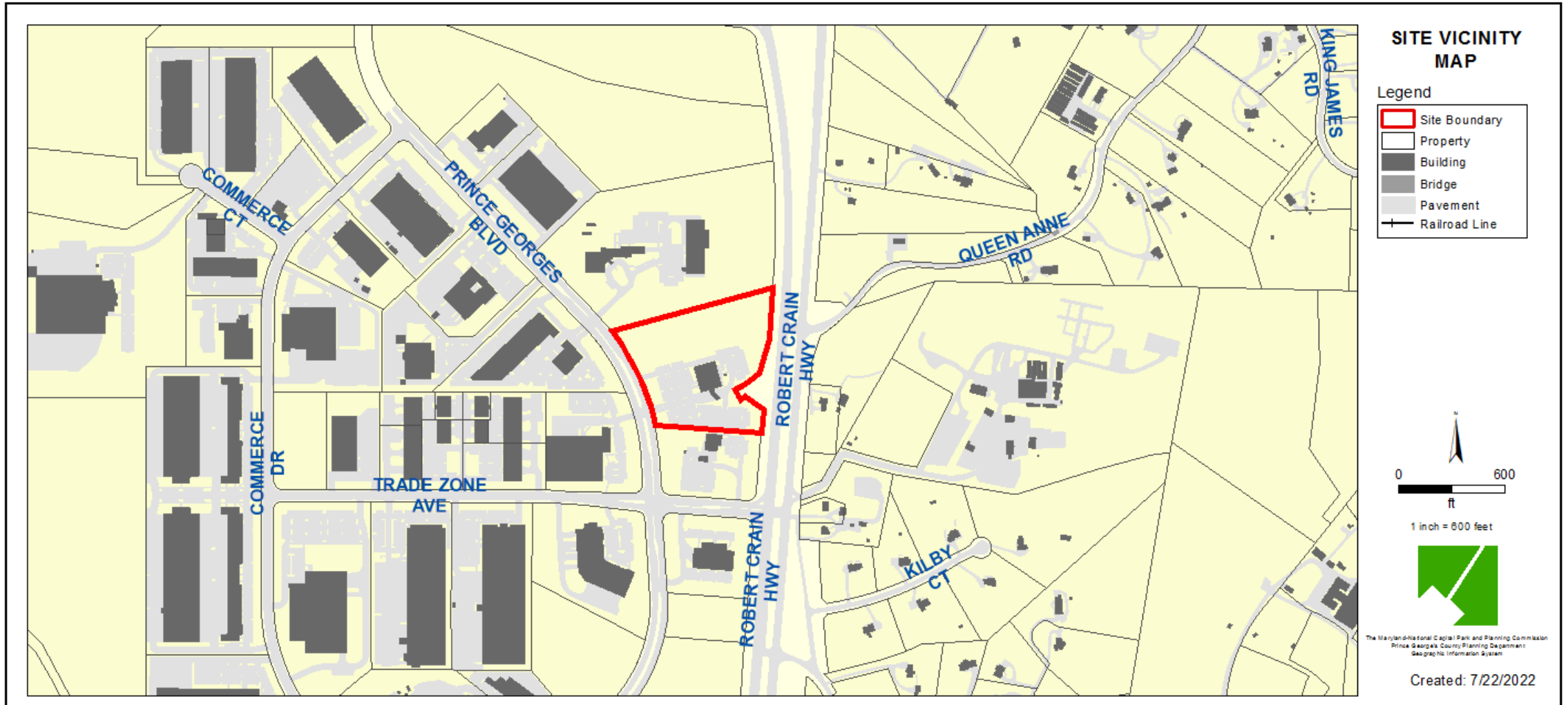
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



SITE VICINITY MAP

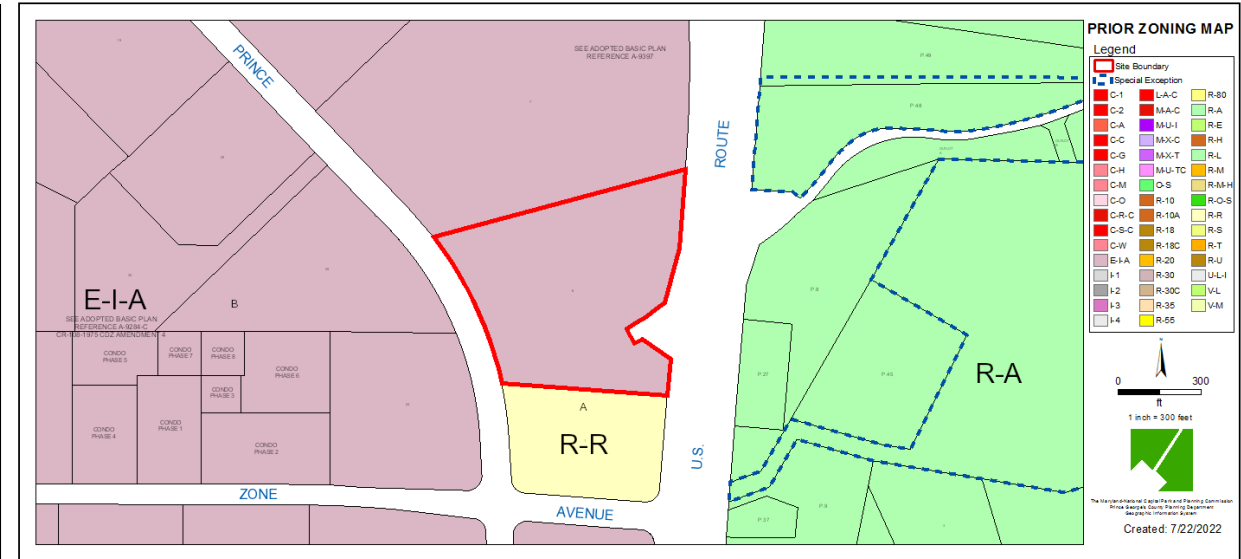
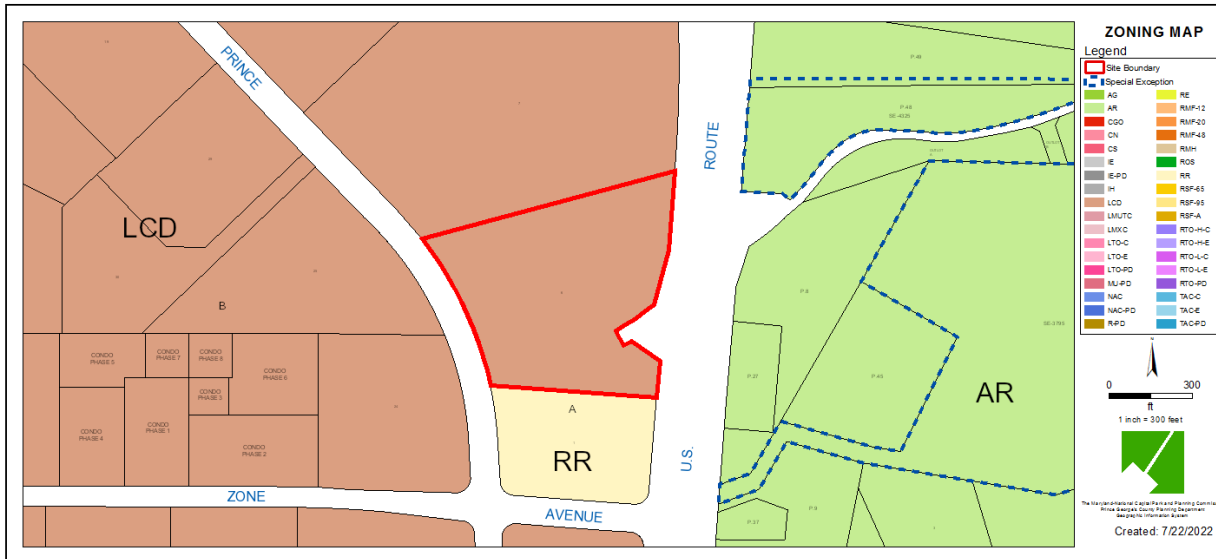


ZONING MAP (NEW & PRIOR)

Property Zone: LCD (Prior E-I-A)

NEW ZONING MAP

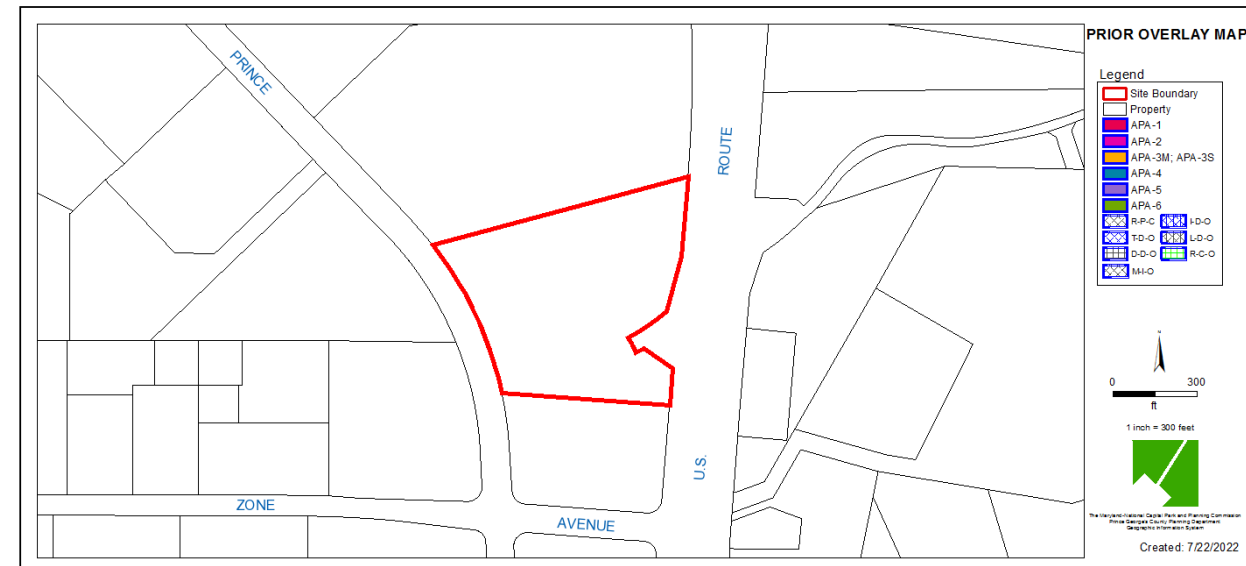
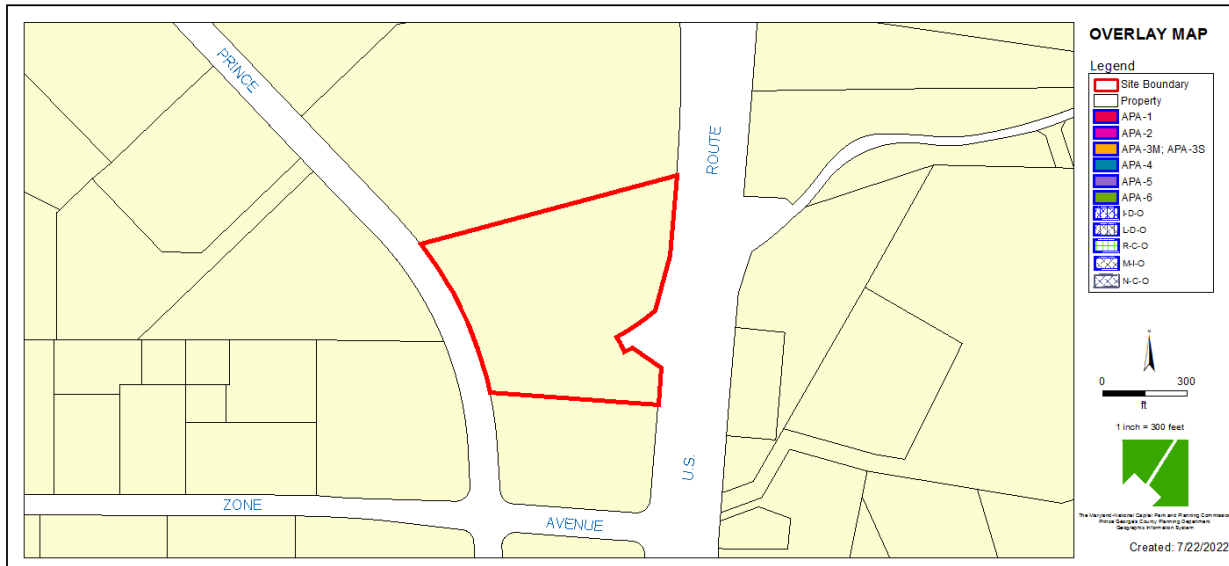
PRIOR ZONING MAP



OVERLAY MAP

NEW OVERLAY MAP

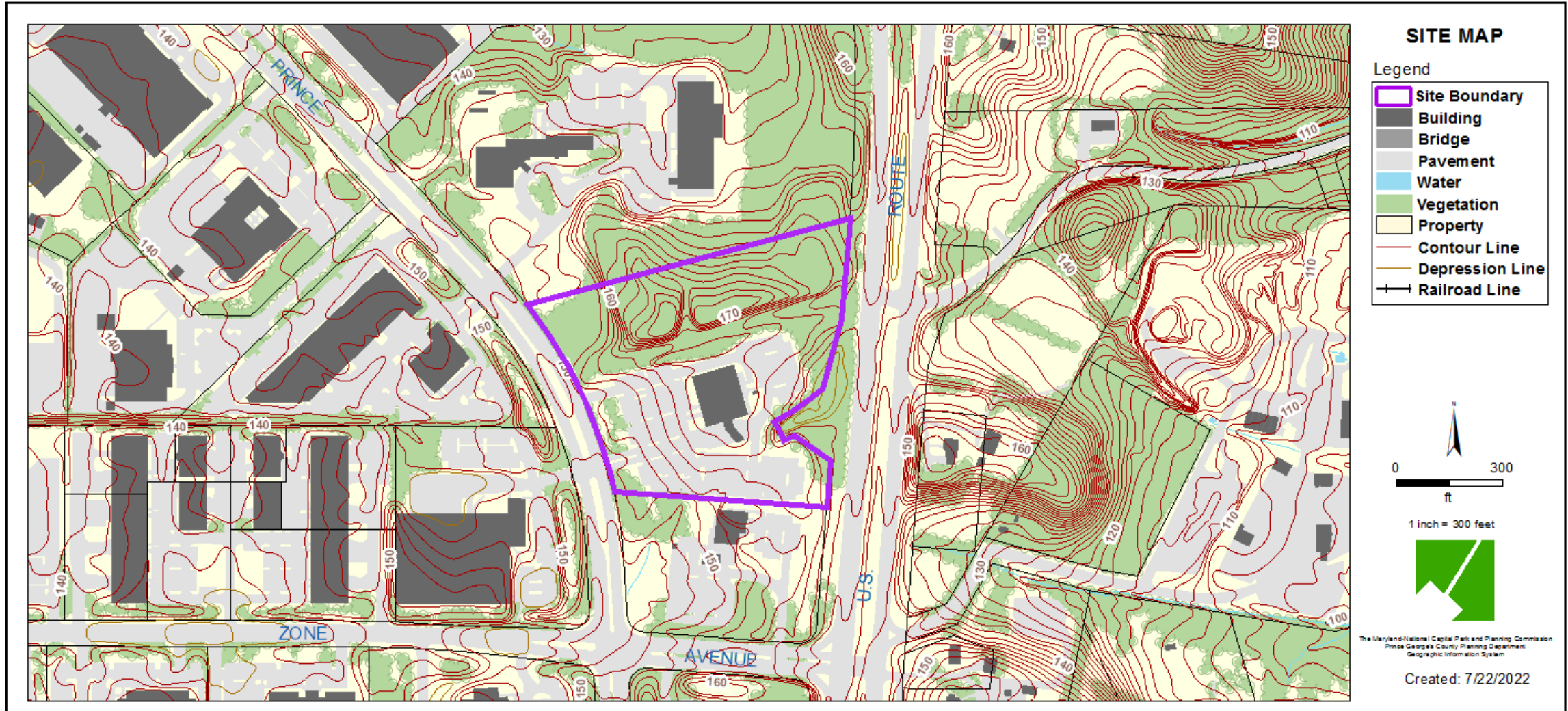
PRIOR OVERLAY MAP



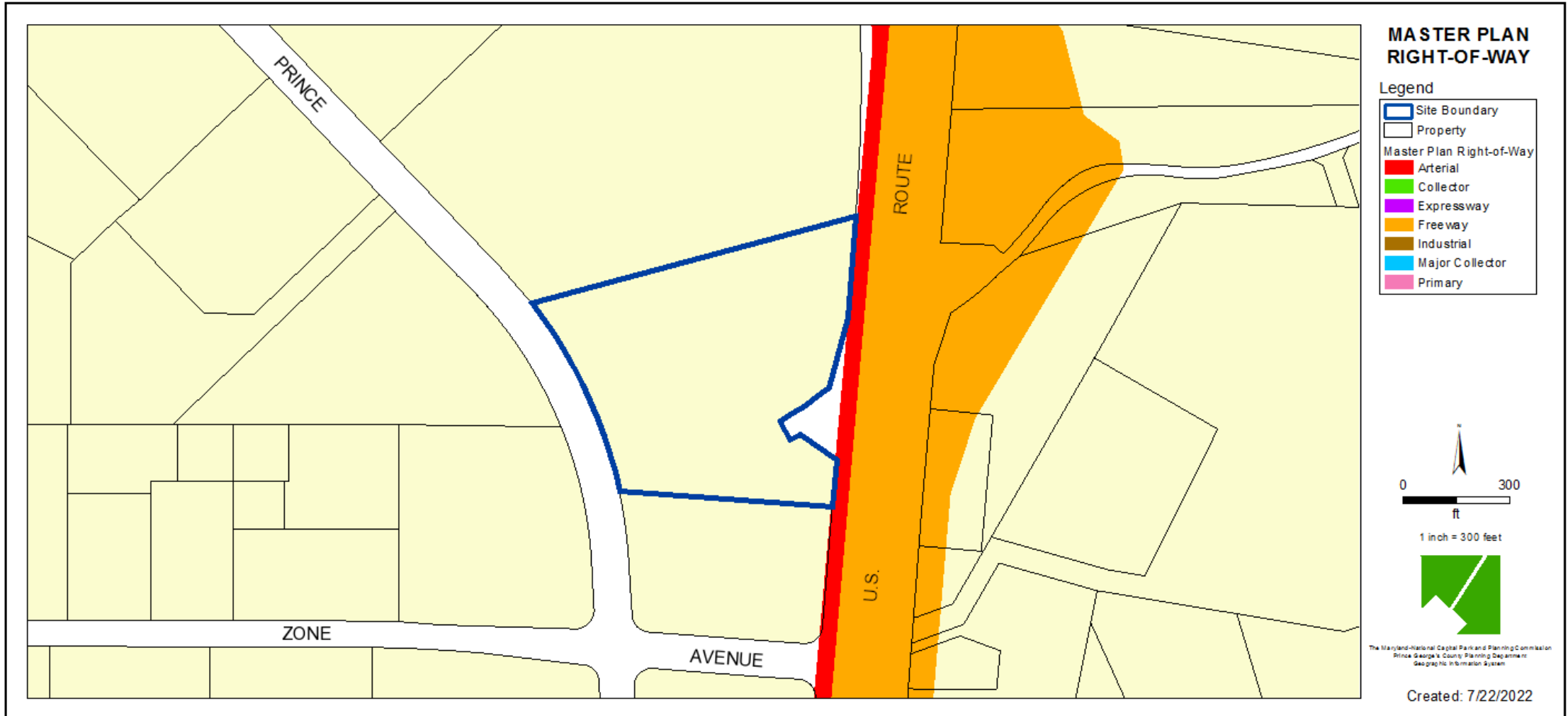
AERIAL MAP



SITE MAP



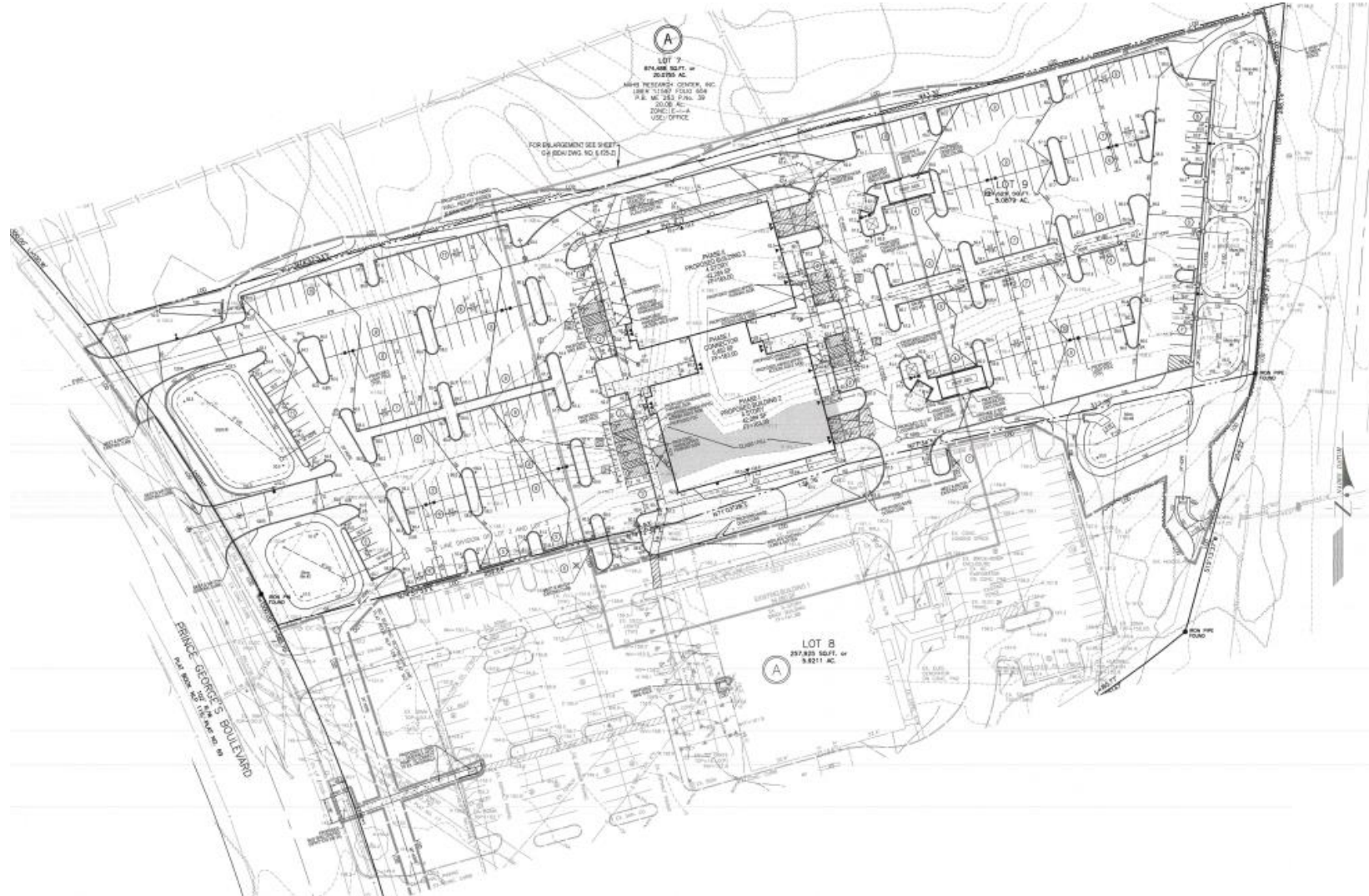
MASTER PLAN RIGHT-OF-WAY MAP



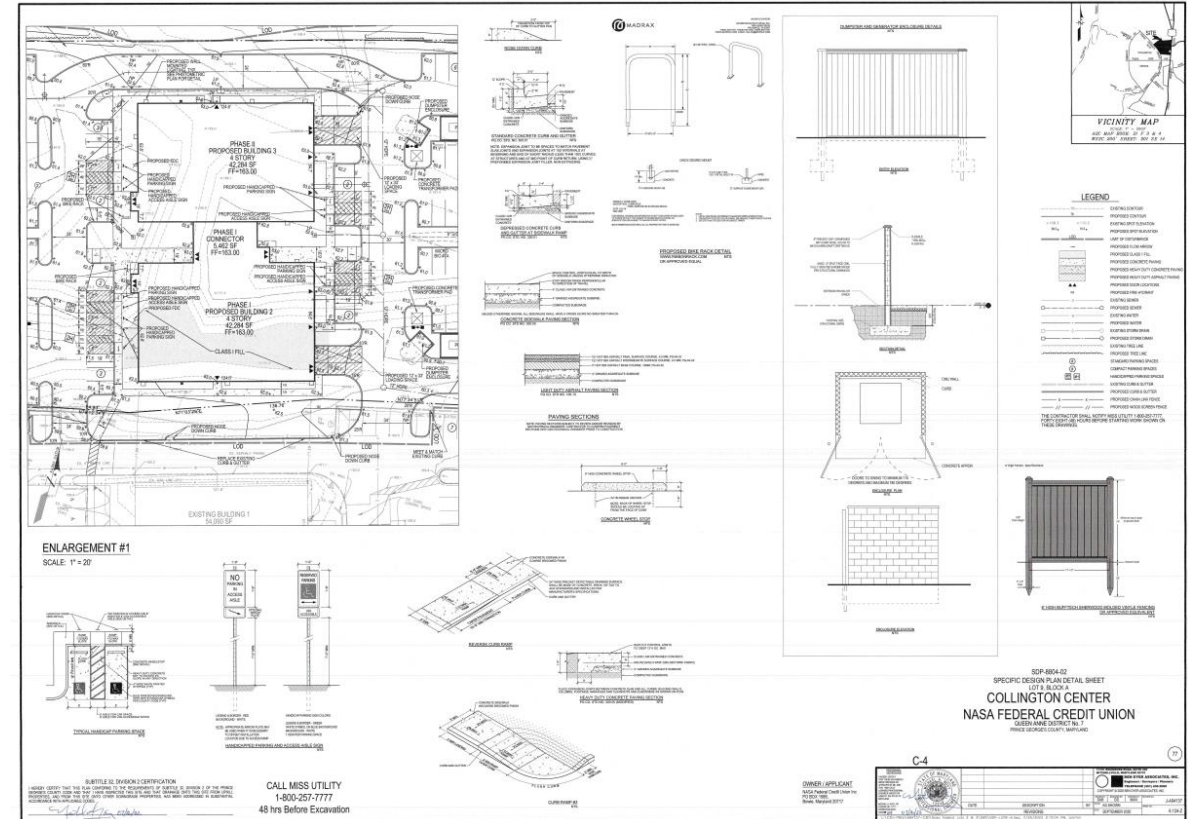
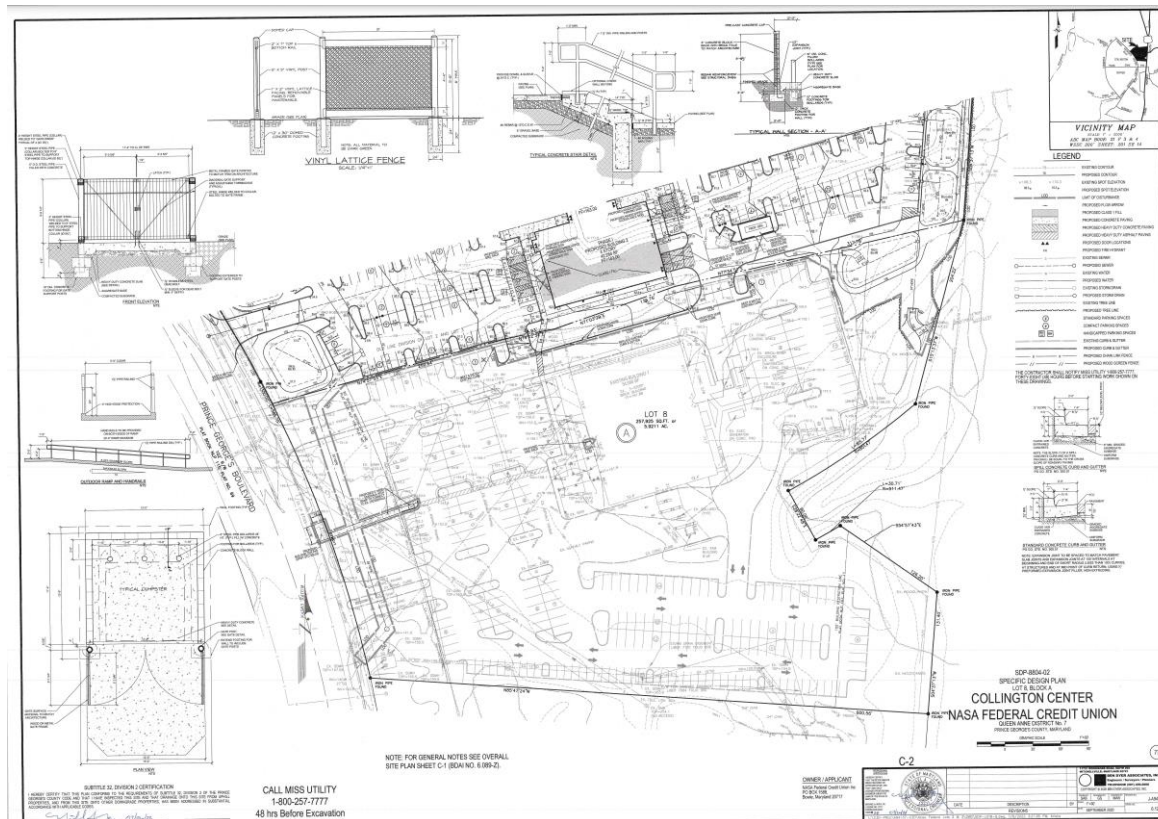
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



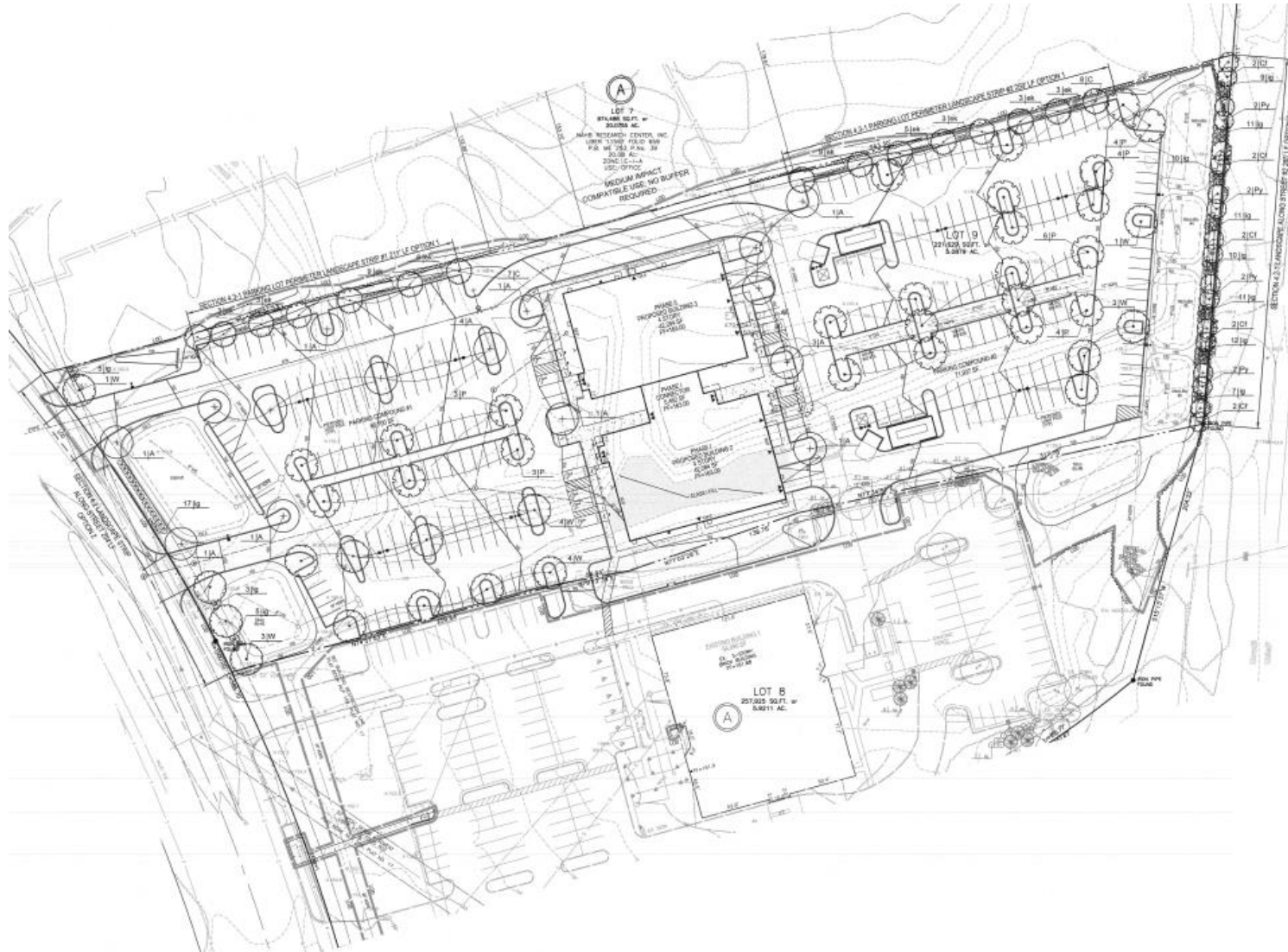
SPECIFIC DESIGN PLAN



SPECIFIC DESIGN PLAN (FENCING DETAILS)



LANDSCAPE PLAN



TYPE 2 TREE CONSERVATION PLAN

Tree Inventory Table:

Tree Category	Tree Name	Tree ID	Tree Status
Tree	Red Maple (A.C.)	001	Preserve
Tree	Red Maple (A.C.)	002	Preserve
Tree	Red Maple (A.C.)	003	Preserve
Tree	Red Maple (A.C.)	004	Preserve
Tree	Red Maple (A.C.)	005	Preserve
Tree	Red Maple (A.C.)	006	Preserve
Tree	Red Maple (A.C.)	007	Preserve
Tree	Red Maple (A.C.)	008	Preserve
Tree	Red Maple (A.C.)	009	Preserve
Tree	Red Maple (A.C.)	010	Preserve

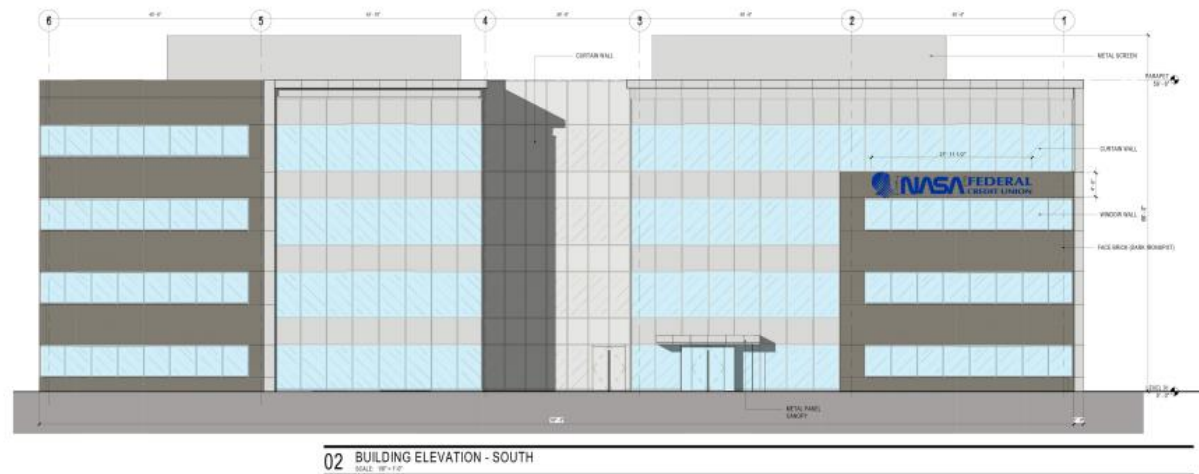
Tree Measurements Table:

Tree ID	DBH (in)	Height (ft)	Species
001	12.0	15.0	Red Maple
002	10.0	12.0	Red Maple
003	11.0	14.0	Red Maple
004	9.0	11.0	Red Maple
005	13.0	16.0	Red Maple
006	8.0	10.0	Red Maple
007	14.0	17.0	Red Maple
008	7.0	9.0	Red Maple
009	15.0	18.0	Red Maple
010	6.0	8.0	Red Maple

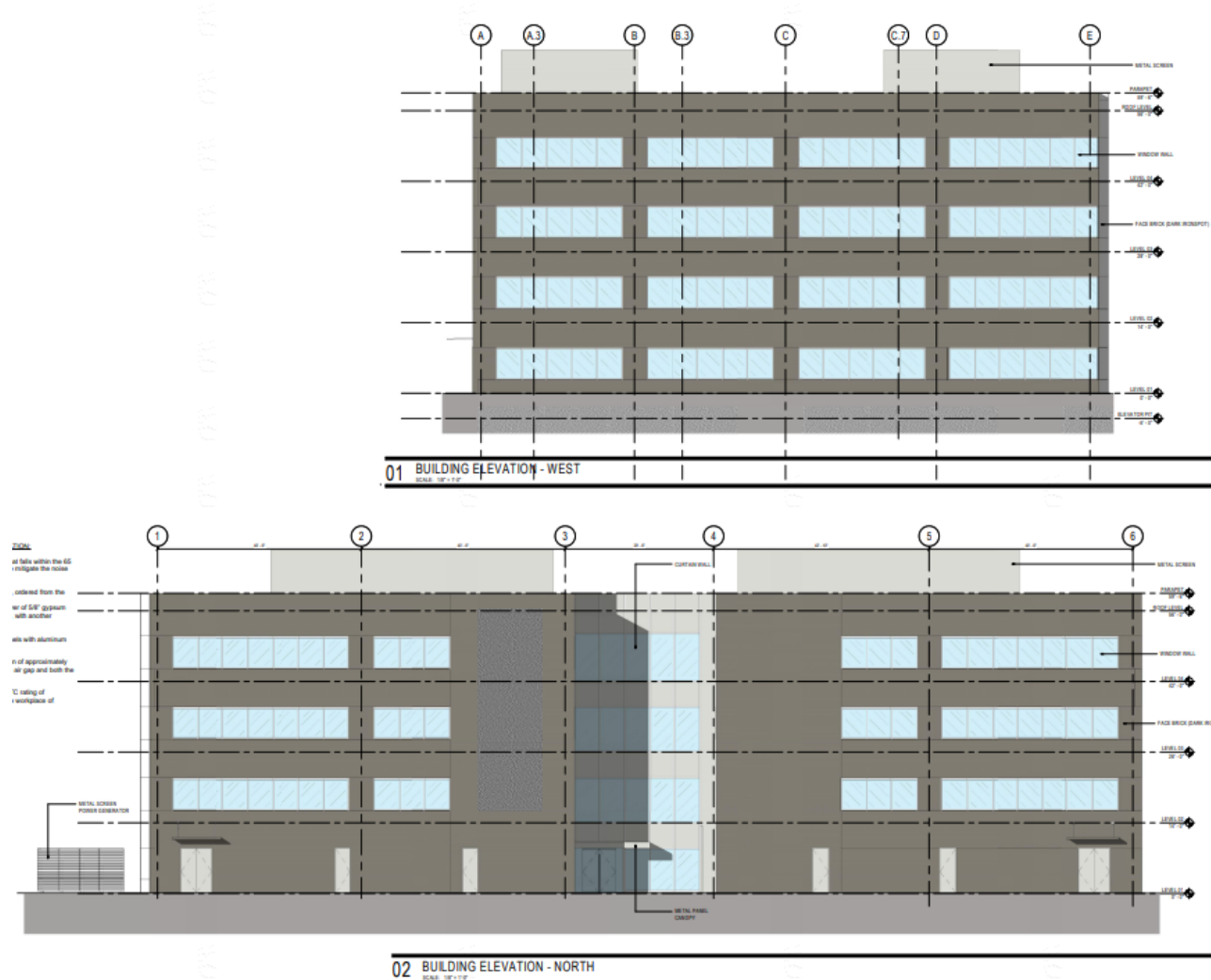
Regulatory Forms and Signatures:

- Signature of *D.M. Allen*, dated 07-19-2022.
- Signature of *AAC*, dated July 20, 2022.
- Signature of *Steph...*, dated July 20, 2022.
- Official stamps from Prince George's County Planning Department and the Maryland-National Capital Park and Planning Commission.

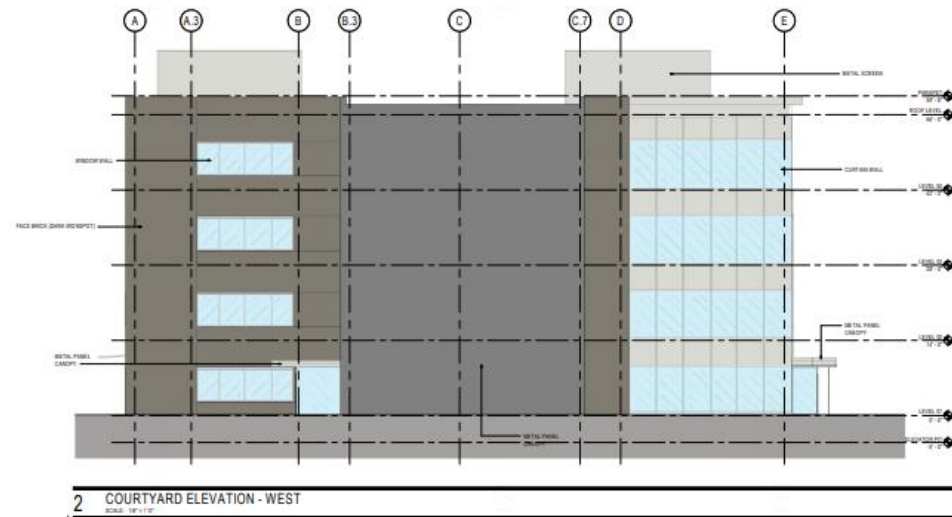
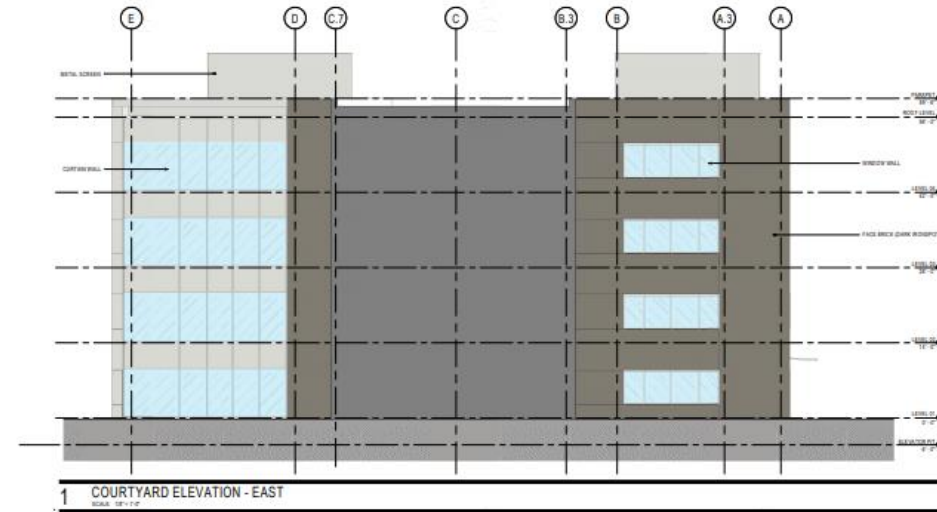
BUILDING ELEVATIONS – EAST AND SOUTH



BUILDING ELEVATIONS – WEST AND NORTH



COURTYARD ELEVATIONS



STAFF RECOMMENDATION

APPROVAL with conditions

Minor Issues:

- Technical Issues

Applicant Required Mailings:

- Informational Mailing 06/08/21
- Acceptance Mailing 05/18/22

IN RE: Specific Design Plan (No.: SDP-8804-02)

APPLICANT: Nasa Federal Credit Union, Inc.

**AGENT/
CORRESPONDENT:** Lawrence N. Taub, Esquire
Nathaniel Forman, Esquire
O’Malley, Miles, Nylen & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, MD 20770

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II. CONFORMANCE WITH PREVIOUS CONDITIONS OF APPROVAL 2

III. CONFORMANCE WITH ZONING ORDINANCE REQUIREMENTS FOR SITE
DEVELOPMENT PLANS 7

IV. CONCLUSION..... 10

AMENDED STATEMENT OF JUSTIFICATION

The Applicant hereby requests approval of Revision 02 to Specific Design Plan No. SDP-8804 (“SDP”) in accordance with § 27-528 of the Prince George’s County Zoning Ordinance (“Zoning Ordinance”) for the construction of two (2) four (4) story office buildings on proposed Lot 9, and associated site improvements on proposed Lot 8, such as grading, and sidewalk and parking connections between proposed Lots 8 and 9. These lots were created through Preliminary Plan of Subdivision No. 4-19014, which subdivided the existing Lot 6 into Lots 8 and 9, however recordation of a final plat cannot occur until the subject application is approved. The property is located at 500 Prince George’s Boulevard in Upper Maryland, which (until a new final plat is recorded) is shown as Block A, Lot 6 of the Collington Center Subdivision in Plat Book 253 at Plat No. 39, and encompasses approximately 11 acres in the E-I-A Zone on the east side of Prince George’s Boulevard, approximately 370 feet north of Trade Zone Avenue (“Subject Property”). The site is bounded to the north by an office building in the E-I-A Zone; to the east by Robert Crain Highway (US 301); to the south by a police station in the R-R Zone and to the west by Prince George’s Boulevard. The subject site is in Collington Center, a 708-acre employment park in the E-I-A Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center and Collington South. The Subject Property is improved with a building occupied by NASA Federal Credit Union.

The Subject Property is the subject of multiple prior approvals. The Prince George’s District Council approved Zoning Map Amendments A-6965, A-9284, and A-9397 for the entire Collington Center development on March 2, 1989, which reclassified the zoning of 1,289-acres to E-I-A for a proposed employment park. The overall Collington Center employment park is also the subject of multiple comprehensive design plans (CDPs) approved by the Prince George’s County Planning Board over the years. CDP-7802 was approved in November 1978, and is referenced in conditions of approval of the relevant PPS applications, and on the record plat for

Lot 6. CDP-7802 was revised by CDP-8712 (PGCPB Resolution No. 88-224), approved on May 19, 1988, which in turn was revised by CDP-9006 (PGCPB Resolution No. 90-455), and approved by the Planning Board on October 18, 1990. The Planning Board approved CDP-9006-01 (PGCPB Resolution No. 90-455), which deleted a condition of approval requiring recreational facilities. CDP-9006-02, which is the most recent amendment to the CDP, was approved on March 31, 2005 (PGCPB Resolution No. 05-83), for an addition of land area to Collington Center for future development. The relevant conditions from these previous comprehensive design plans are addressed below.

Proposed Lots 8 and 9, comprising the Subject Property, were created through Preliminary Plan of Subdivision No. 4-19014 (PGCPB Resolution No. 2021-46) from the current Lot 6, which was created through a minor plat of subdivision that adjusted a common lot line for what was previously Lot 2 and a portion of Lot 3. The Resolution lists for Preliminary Plan No. 4-19014 included 11 conditions addressed below, as applicable.

On June 9, 1988, the Planning Board adopted SDP-8804 (PGCPB Resolution No. 88-280) for the NASA Federal Credit Union subject to two conditions, which are addressed on the attached site plan. On June 5, 2005, the Planning Board approved the 01 Revision to SDP-8804 (PGCPB No. 08-92) for modifications to parking and loading areas, and trash facilities, subject to a single condition that is not relevant to the subject request.

I. REQUEST

The present application is a request to revise the existing SDP to reflect the existing building on Proposed Lot 8, and the construction of two (2) new four (4) story office buildings on Proposed Lot 9. On Proposed Lot 9, each office building will consist of approximately 42,284 sq. ft. of gross floor area, and the total gross floor area will amount to approximately 90,030 sq. ft. of office space, which includes an enclosed walkway between the buildings consisting of approximately 5,462 sq. ft. of gross floor area. Additionally: (a) Proposed Lot 9 will be improved with a generator, surface parking lot, and enclosed dumpsters; and (b) there will be minor site improvements on Proposed Lot 8 to connect Proposed Lots 8 and 9, to include grading, curb cuts, vehicular and sidewalk connections.

The Applicant proposes 306 parking spaces on Proposed Lot 9 in addition to the 284 parking spaces on Proposed Lot 8, for a total of 590 parking spaces between the two lots, well in excess of the minimum required 371 parking spaces (131 spaces on Proposed Lot 8 and 221 on Proposed Lot 9). Of the total parking provided, 105 will be compact spaces and seventeen (17) will be handicapped spaces (12 van-accessible). Two (2) new loading spaces are provided on Proposed Lot 9 to support each of the two (2) new office buildings.

II. CONFORMANCE WITH PREVIOUS CONDITIONS OF APPROVAL

Below is a list of the previous development approvals impacting the Subject Property and the conditions relevant to the subject application. This request is in conformance with these conditions as follows:

A. Basic Plan Amendments A-6965, A-9284 and A-9397

On March 2, 1989, the District Council approved Basic Plan Amendments A-6965, A-9284, and A-9397 for the entire Collington Center subject to thirteen (13) conditions and eight (8) considerations for the comprehensive design plan. The subject application is in conformance with the relevant conditions for the reasons stated below:

2. To the extent practicable in light of the terrain, parking areas oriented toward either Central Avenue or Crain Highway shall be effectively screened from view from those roadways by utilizing landscaped earth berms, walls, or landscaping, or a combination thereof. Loading bays, service docks, and storage areas shall not be visible from U.S. 301 or MD 214.

This is satisfied—the adjacent Crain Highway is effectively screened from view, and loading bays, service docks and storage areas are not visible from U.S. 301 or MD 214

5. Architectural Guidelines shall be established prior to submission of the first SDP for the project which will provide for harmony of appearance of all structures, including any retail component. Such guidelines shall be submitted to the Planning Board for review and recommendations and to the District Council for approval. The Architectural Guidelines shall provide for special design treatment and a unified design theme for buildings constructed on Parcels A, D, G, H, and I. The view of these parcels from Routes 214 and 301 shall project a high-quality image for Prince George's County; to that end, views from these roads shall consist only of high-quality office type facades or heavily landscaped areas which include a combination of berms, walls, or landforms.

This development conforms to the established architectural guidelines.

9. There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except on a selective basis with the written permission of the Prince George's County Planning Board.

Applicant agrees to this condition.

11. All structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable County laws.

Applicant will satisfy this condition.

13. The applicant shall prepare a noise study for approval by the, Planning Board at the Specific Design Plan Phase. The study shall specify noise mitigation

measures that will be incorporated into the development adjacent to Central Avenue (Md. Route 214) and U.S. Route 301 to maintain an interior level as set forth in Md. Title X, Noise Pollution.

The building will include construction and noise mitigation techniques, which will be sufficient to maintain acceptable interior noise levels. The extent of the new office building planned for this location that falls within the 65 dba area will engage the following construction methods to help mitigate the noise generated by the traffic along US 301:

The exterior wall construction will include the following material, ordered from the outside of the building to the inside: 5" nominal brick, a 1" air gap, 3" of rigid R-19 insulation, one layer of 5/8" gypsum board over a 6" metal stud cavity filled with R-19 batt insulation, with another finished 5/8" layer of gypsum board at the building interior. All windows installed in this wall will be double paned, fixed panels with aluminum frames.

The brick cavity wall construction will provide a decibel reduction of approximately 50, based on the thickness of the brick and the existence of the air gap and both the rigid and batt insulation. The double paned windows are currently scheduled with an STC rating of approximately 26-32, which would result in a decibel level in the workplace of roughly 33-39.

B. Comprehensive Design Plan No. CDP-9006 and CDP-9006/01

On October 18, 1990, the Planning Board approved Comprehensive Design Plan CDP-9006 (PGCPB No. 90-455) subject to sixteen (16) conditions. Several of the sixteen (16) conditions were eliminated through the 01 Revision to CDP-9006 (PGCPB No. 01-95) with one (1) single condition. However, none of the eliminated or additional conditions are pertinent to the present application.

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

No reduction in parking lot or building setbacks are proposed.

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

This development conforms to the current Landscape Manual Standards.

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

The development provides 43.9% of open space.

- 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.

All parking lots, loading spaces and docks, service and storage areas will be entirely screened from US 301; the Subject Property is not adjacent to MD 214.

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

This condition will be satisfied.

C. Comprehensive Design Plan No. CDP-9006-02

On March 31, 2005, the Planning Board approved Comprehensive Design Plan, CDP-9006-02 (Resolution 05-83) with seven (7) conditions and one (1) consideration. The conditions below are applicable to this SDP and discussed along with this application's conformance thereto:

- Prior to the submittal of a Specific Design Plan, the applicant shall provide evidence of an approved Stormwater Management Concept Plan.

The Subject Property is subject to Stormwater Management Concept Plan No. 50972-2019-01.

- No loading areas shall be visible from US 301.

Through a combination of site improvements and landscaping, no loading areas are visible from US 301

- 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 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.

This development will remain below the 5,200,000 sq. ft gross floor area, which is the trigger for this condition.

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 table is shown on the attached plan.

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.

The development conforms with this consideration.

D. Specific Design Plan No. 8804

On June 9, 1988, the Prince George's County Planning Board approved SDP-8804 subject to two (2) conditions. The proposed application is in compliance with those conditions.

E. Specific Design Plan No. 8804-01

On June 5, 2008, the Prince George's County Planning approved SDP-8804-01 subject to one (1) condition. The proposed application is in compliance with that condition.

F. Preliminary Plan of Subdivision No. 4-19014

On April 1, 2021, the Prince George's County Planning Board approved 4-19014 (Resolution No. 2021-46) subject to eleven (11) conditions. One of these conditions is

relevant to the subject application, and this application is in conformance with the condition, as stated below:

3. Prior to the acceptance of a specific design plan (SDP) for the subject site, the applicant and the applicant's heirs, successors, and/or assignees shall depict the following pedestrian and bicycle facilities on the SDP:
 - a. A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the existing bus stop located along the Prince George's Boulevard frontage to the existing building entrance.
 - b. A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect Prince George's Boulevard to the entrances of the proposed buildings.
 - c. A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the proposed and existing buildings on the subject site.
 - d. A minimum of four bicycle racks adjacent to the entrance of the existing and proposed commercial buildings of the inverted U or equivalent design for short term bicycle parking.
 - e. Long term bicycle parking for the existing and proposed buildings, consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*.

This development conforms with this requirement.

6. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (50972-2019-00) and any subsequent revisions.

This development conforms with this requirement.

8. All commercial (and/or industrial) structures shall be fully sprinklered, in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County law.

This requirement will be satisfied.

III. CONFORMANCE TO ZONING ORDINANCE REQUIREMENTS FOR SITE DEVELOPMENT PLANS

A. Section 27-528 of the Zoning Ordinance

Section 27-528 of the Zoning Ordinance states the requirements for approval of Specific Design Plans by the Prince George's County Planning Board. The proposed development conforms to findings contained within § 27-528 for the reasons described in more detail below:

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

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

The development application conforms to the Comprehensive Design Plan and applicable standards of the Landscape Manual.

- (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;

This is not 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;

The development is adequately served by public facilities, which were tested during approval of Preliminary Plan of Subdivision No. 4-19014 (PGCPB Resolution No. 2021-46), which approved the additional 91,000 sq. ft. of office space.

- (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 development is in conformance.

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

The development is in conformance with TCP2-067-96 that is being submitted with this SDP Revision.

- (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 development is in conformance.

B. Sections 27-500 and 515 of the Zoning Ordinance, Uses (E-I-A Zone)

General offices are permitted in the E-I-A Zone.

C. Section 27-501 of the Zoning Ordinance, Regulations (E-I-A Zone)

- (a) General standards.

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

This Subject Property consists of 11.009 acres, and provides 43.9% of open space, which is in conformance with the regulations above.

- (b) Other regulations.

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

Proposed Lots 8 and 9 have frontage on Prince George's Boulevard, which is a public street.

- (2) Additional regulations concerning development and use of property in the E-I-A Zone are as provided for in Divisions 1, 4, and 5 of this Part,

SDP-8804-02
NASA Federal Credit Union
April 5, 2022

General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

This application conforms with all relevant provisions of the Zoning Ordinance mentioned above.

IV. CONCLUSION

For all of the above-stated reasons, the Applicant respectfully requests approval of the 02 Revision to SDP-8804.

Respectfully submitted,

O'MALLEY, MILES, NYLEN & GILMORE, P.A.

By:



Lawrence N. Taub, Esquire



Nathaniel Forman, Esquire
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
(301) 572-3237

Attorneys for the Applicant

Case Nos.: A-6965, A-9284 & A-9397

Applicant: Collington Corporate
Center

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 25 - 1989 (REVISED)
(TECHNICAL CORRECTION; Property Location)

AN ORDINANCE to amend the Zoning Map for the Maryland-
Washington Regional District in Prince George's County, Maryland, by
amending an approved basic plan, with conditions.

WHEREAS, on October 28, 1977, upon adoption of CR-108-1975,
the District Council approved Application No. A-6965, for E-I-A
zoning, with basic plan, on approximately 898.14 acres of land,
located on the west side of Route 301, south of Central Avenue,
east of Collington Branch, north of Leeland Road, Mitchellville,
Maryland; and

WHEREAS, on September 5, 1978, the District Council approved
Application No. A-9284, for E-I-A zoning, with basic plan, on
approximately 383.55 acres of land, located on the west side of
Route 301, south of Central Avenue, north of the existing Collington
Center, (A-6965), east of Collington Branch, Mitchellville,
Maryland; and

WHEREAS, on November 23, 1981, the District Council approved
Application No. A-9397, for E-I-A zoning, with basic plan, on
approximately 8.16 acres of land, contiguous to A-9284, located on
the west side of Route 301, approximately one mile south of Central
Avenue and 400 feet north of Queen Anne Road, east of Collington
Branch, Mitchellville, Maryland; and

WHEREAS, the applicant has filed a request with the District Council to amend the basic plan for Application Nos. A-6965, A-9284 and A-9397; and

WHEREAS, the request was reviewed by the Technical Staff and the Planning Board, who filed recommendations with the District Council; and

WHEREAS, the applicant's request was given public notice, in accordance with all requirements of law, and a public hearing on the request was held by the District Council; and

WHEREAS, having reviewed the record in this case and the testimony and exhibits presented at the public hearings, the District Council has determined that the request to amend the basic plan should be approved, with conditions, as recommended by the Technical Staff and Planning Board; and

WHEREAS, as the basis for this action, the District Council adopts the Technical Staff Report and the Planning Board Resolution as its findings and conclusions in this case; and

WHEREAS, to protect adjacent properties and the general neighborhood, approval of the amended basic plan is granted subject to conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The basic plan for Application Nos. A-6965, A-9284 and A-9397 are hereby amended into two Basic Plans of approximately 414 acres and approximately 875 acres each in accordance with Exh. A-28, subject to the following Land Use Quantities, Land Use Types, Conditions, and Comprehensive Design Plan Review Considerations:

Land Use Types and Quantities

Intensity (square feet)

<u>Land Use*</u>	<u>Acreage+</u>	<u>Maximum .45 FAR</u>
Commercial/Office	55	1,088,000
General Office	7	137,200
Office/Industrial	161	3,146,000
Institutional	20	392,000
Open Space	136	NA
Roads	35	NA
Total	414	4,763,000
		(Maximum 4,500,000)

1. A maximum of 60,000 square feet of retail and restaurant space, not to include hotel, shall be permitted. Cafeterias contained within a building for the sole use of that building shall not be included in the 60,000 square foot maximum. No independent or freestanding retail uses (excluding restaurants) shall be permitted in Land Bays A and D. The hotel is limited to a single user.
2. The following uses may be permitted in all categories: day care center; eleemosynary or philanthropic institution (excluding hospital); institutional use of a medical, religious or research nature; school or studio for artistic or technical instruction; public/quasi-public uses; and uses similar to or associated with permitted use, except as designated in paragraph 7.
3. Commercial/Office uses include: all permitted Commercial uses [Section 27-515(b)(7)], plus hotel and restaurant, research facilities and those uses specified in paragraph 2.
4. General Office uses include those permitted in the E-I-A Zone and those uses specified in paragraph 2.
5. Office/Industrial uses include all Office and Industrial uses permitted in the E-I-A Zone and those uses specified in paragraph 2 and excluding those uses specified in paragraph 7.
6. Institutional uses include those uses specified in paragraph 2.
7. The uses shall include all permitted uses in the E-I-A Zone except the following:

brewery or distillery; industrial metal, waste, rag, glass or paper salvage operation; manufacturing and assembly of metal products, such as automobiles and appliances; structural steel fabricating shops, machine shops, forges and foundries; manufacturing involving primary production from raw materials; warehouse and distribution (except as an

accessory use); and all agricultural uses (except floriculture, horticulture or gardening which may include a private noncommercial greenhouse are permitted.)

- * The following uses listed in the applicant's Retail Demand Analysis are not permitted in the E-I-A Zone: bookstore, florist and newsstand.

Conditions

1. The free-standing retail component of Collington Corporate Center shall be designed in a unified manner in terms of architecture, building materials, signs, on-site traffic circulation, and landscaping, notwithstanding that the retail center may be subdivided for individual users.
2. To the extent practicable in light of the terrain, parking areas oriented toward either Central Avenue or Crain Highway shall be effectively screened from view from those roadways by utilizing landscaped earth berms, walls, or landscaping, or a combination thereof. Loading bays, service docks, and storage areas shall not be visible from U.S. 301 or MD 214.
3. All Specific Design Plans (SDP's) which contain a retail use and/or a restaurant shall be automatically referred to the District Council for review and approval. (This shall not apply to retail activities which are wholly within a hotel or office building.)
4. No portion of the retail component, automobile filling stations, or any fast food restaurants shall be located on Parcels A, D, G, H or I as depicted on Comprehensive Design Plan 8809.
5. Architectural Guidelines shall be established prior to submission of the first SDP for the project which will provide for harmony of appearance of all structures, including any retail component. Such guidelines shall be submitted to the Planning Board for review and recommendations and to the District Council for approval. The Architectural Guidelines shall provide for special design treatment and a unified design theme for buildings constructed on Parcels A, D, G, H, and I. The view of these parcels from Routes 214 and 301 shall project a high quality image for Prince George's County; to that end, views from these roads shall consist only of high quality office-type facades or heavily landscaped areas

which include a combination of berms, walls, or landforms.

6. An adequate public facilities test shall be required in conjunction with any proposed Basic Plan amendment which involves an increase in intensity (i.e. square-footage) of overall site utilization as approved herein.
7. Monument signs identifying the entire Collington Corporate Center development shall be reviewed at the SDP stage.
8. The Declaration of Covenants of Collington Corporate Center prepared as Exhibit 6.1 to the Land Disposition Agreement shall be amended to provide for County representation on the Architectural Review Board until completion of construction of major buildings and improvements on all developable parcels in the Center, and the Covenants shall be recorded in a timely manner following settlement and prior to submittal of any Specific Design Plans. At least one of the County's appointees to the Architectural Review Board shall be a qualified design professional (urban designer, landscape architect, or registered architect) employed by the Maryland-National Capital Park and Planning Commission or the County government. County appointments to the Architectural Review Board shall be made by County Executive nomination and County Council approval. The Planning Board shall take into consideration design related provisions contained in the covenants during SDP review.
9. There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except on a selective basis with the written permission of the Prince George's County Planning Board.
10. The public open space system shall be comprised of 110+ acres as identified in Exhibit A, CDP-8809.
11. All structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable County laws.
12. The Basic Plan map shall be modified to show:
 - a. The entrance to Central Avenue (Md. Route 214) shall be opposite both Pennsbury Drive and Hall Road, the final location of such entrance to be determined by the State Highway Administration. The Basic Plan shall contain a note declaring individual use access to be limited to the internal roadway system.
 - b. The proposed public open space system and proposed trails system shall be conceptually illustrated.

13. The applicant shall prepare a noise study for approval by the Planning Board at the Specific Design Plan Phase. The study shall specify noise mitigation measures that will be incorporated into the development adjacent to Central Avenue (Md. Route 214) and U.S. Route 301 to maintain an interior level as set forth in Md. Title X, Noise Pollution.

Comprehensive Design Plan - Phase II Considerations

1. All perennial streams shall be shown on the Comprehensive Design Plan and shall have a minimum 50-foot limit of disturbance measured from the stream bank and expanded to include floodplains, nontidal wetlands, slopes in excess of 25 percent and slopes of 15 percent or greater found in combination with soils having K-factors greater than .35.
2. The applicant shall prepare a tree stand delineation plan for approval by the Planning Board. Where practical and feasible, major stands of trees shall be preserved, especially along streams, adjoining roads, between development pods and property lines.
3. The applicant shall prepare a 100-year floodplain study and stormwater management concept plan for approval by the Department of Environmental Resources. The study shall include proposed channel condition. Encroachment or disturbance into the floodplain, except for road crossing and utilities and stormwater management facilities, is unacceptable.
4. The applicant shall prepare a detailed soils study for approval by the Planning Board to include soil types delineation, Marlboro Clay outcrops, soils boring locations and soils boring log findings to demonstrate that the site is geologically suitable for development.
5. Access to the public parkland shall be provided from the interior loop road either directly or by easement. Such access shall be over lands suitable in soils and slope for the provision of access by maintenance vehicles to the parkland.
6. The applicant shall provide tennis courts, as designated by the Planning Board, either as part of the open space system or in conjunction with the proposed hotel, to also be available to employees working in Collington Corporate Center.

- 7. The open space network shall be continued east from Land Bay M through the woodlands adjacent to the contiguous boundary of Bays G, D, E and F to U.S. Route 301 subject to approval by the Planning Board.
- 8. In the event that environmental and engineering constraints preclude development of the loop road as proposed in the Basic Plan, this approval shall not prevent the applicant from eliminating a portion of the loop road.

SECTION 2. This Ordinance shall take effect on the date of its enactment.

Enacted this 28th day of March, 1989, by the following vote:

In Favor: Council Members Bell, Castaldi, Casula, Herl, Mills and Wilson

Opposed:

Abstained:

Absent: Council Members Cicoria, Pemberton and Wineland

Vote: 6-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: JoAnn T. Bell
JoAnn T. Bell, Chairman

ATTEST:

Jean M. Schmuhl
Jean M. Schmuhl, CMC
Clerk of the Council

Collington



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 90-455

CDP-9006

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 October 18, 1990, regarding Comprehensive Design Plan CDP-9006 for Collington Center the Planning Board finds:

1. The Comprehensive Design Plan, CDP-9006, will be in general conformance with the Basic Plan when Condition No. 1 is met.
2. The proposed plan would result in a development with a better environment than could be achieved under other regulations when Conditions 1, 4, 5, 6, 8 and 10 are met, which provide for green space on all lots, screening of parking lots and docks, and preservation of views.
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 per Conditions 1, 4, 5, 6, 8 and 10, which provide for green space on all lots, screening of parking lots and docks, and preservation of views.
4. The proposed development will be compatible with existing land use, zoning and facilities in the immediate surrounding.
5. When Condition Nos. 1, 4, 5, 6 and 14 are met, 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.
6. Each staged unit of development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability when Condition No. 16 is met.
7. The staging of development will not be an unreasonable burden on available public facilities.

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. No parking lot or building setbacks shall be reduced from the design standards established in the original CDP text except that parking lot setbacks along Queens Court and Branch Court may be reduced from 50 feet to 25 feet.
2. Prior to the approval of any grading or building permit for the additional lots, Lots 1-E and 1-D, a geotechnical study shall be submitted to the Natural Resources Division for review.
- ✓ 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-positioned 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. Add 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 logos, slogans, mottos or catch phrases shall be allowed.
 - c. All exterior signage shall be composed of custom fabricated aluminum letters individually-mounted or shop-mounted 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 shall 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.
4. Amend Section 4 of the Comprehensive Design Plan text, design standards for parking lots to conform to the current Landscape Manual standards.
 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.
 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.
 7. All commercial (and/or industrial) structures shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County laws.
 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

to be dedicated to The Maryland-National Capital Park and Planning Commission shall be subject to the following:

- a. The dedication to The Commission by special warranty deed of the acreage indicated on the cover sheet, to be submitted at the time of Final Plat of Subdivision. This deed shall be accompanied by a receipt showing payment of all outstanding tax bills on the dedicated property.
- b. The M-NCPPC shall be held harmless for the cost of public improvements associated with the land to be dedicated, including but not limited to sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges, prior to and subsequent to Final Plat.
- c. The boundaries of land to be dedicated or conveyed shall be indicated on all plans from Preliminary Plat forward (i.e., rough grading, water and sewer, sediment control, storm drain).
- d. All manmade debris and/or other discarded material shall be removed from the land prior to dedication. The Department of Parks and Recreation shall inspect the site and certify that it is in acceptable condition for conveyance prior to Final Plat approval.
- e. The dedicated parkland shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste.
- f. The land due in mandatory dedication shall not be disturbed in any way without the expressed written consent of the Department of Parks and Recreation. If the land is to be disturbed, a performance bond shall be posted to warrant restoration, repair or improvements made necessary or required by The Maryland-National Capital Park and Planning Commission approval process.
- g. Storm drain outfalls shall be designed so that they will not adversely affect land to be dedicated to The Maryland-National Capital Park and Planning Commission. If the outfalls require drain work within the park, a bond and an agreement will be required.
- h. No stormwater management facilities or utility easements shall be proposed on any plan for lands to be conveyed to The Maryland-National Capital Park and Planning Commission, without prior expressed written consent of the Department of Parks and Recreation. If such proposals are approved by staff, a perfor-

mance bond and an agreement shall be required of the applicant, prior to the issuance of grading permits.

10. Prior 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 8-foot wide asphalt hiker-biker trail along Collington Branch; and
 - d. a secondary pathway system to link the recreational facilities within the park.
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.
15. All plans which propose disturbance to the dedicated parklands, including but not limited to storm drain, grading, paving, stormwater management and utility plans, shall be submitted to DPR for review prior to approval.

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.

* * * * *

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 Dabney, seconded by Commissioner Wootten, with Commissioners Dabney, Wootten, Yewell, Botts and Rhoads voting in favor of the motion at its regular meeting held on Thursday, October 18, 1990, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of November 1990.

John F. Downs, Jr.
Executive Director

Frances J. Guertin
By Frances J. Guertin
Planning Board Administrator

JFD:FJG:GH:1g

APPROVED AS TO LEGAL SUFFICIENCY

10/20/90
M-NCPPC Legal Department
Date *Elizabeth Spooler*

RESOLUTION

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:

"Prior 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.

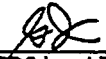
Adopted by the Prince George's County Planning Board this 17th day of May 2001.

Trudye Morgan Johnson
Executive Director

Frances J. Guertin
By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LS:rmk

APPROVED AS TO LEGAL SUFFICIENCY.



M-NCPPC Legal Department
Date 5/8/01

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 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 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.”

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		Level of Service	
	(AM & PM)		(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		Level of Service	
	(AM & PM)		(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		Level of Service	
	(AM & PM)		(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		Level of Service	
	(AM & PM)		(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

R E S O L U T I O N

WHEREAS, NASA Federal Credit Union, Inc. is the owner of a 11.01-acre parcel of land known as Lot 6, Block A, said property being in the 7th Election District of Prince George's County, Maryland, and being zoned Employment and Institutional Area (E-I-A); and

WHEREAS, on December 29, 2020, NASA Federal Credit Union, Inc. filed an application for approval of a Preliminary Plan of Subdivision for 2 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-19014 for Collington NASA-FCU 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 April 1, 2021, for its review and action in accordance with the Land Use Article of the 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 April 1, 2021, 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 Type 1 Tree Conservation Plan TCP1-024-2020, and further APPROVED Preliminary Plan of Subdivision 4-19014 for 2 lots with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised to:
 - a. In the legend for the vicinity map, revise the symbol for Police Department, currently shown as "F" within a circle. The corresponding symbol on the vicinity map is shown as "P" within a circle.
 - b. Revise General Note 5 for prior approvals to add reference to PPS 4-79091 and PPS 4-85065, and Comprehensive Design Plans CDP-9006, CDP-9006-01, and CDP-9006-02.
 - c. Revise General Note 20 to reflect the Proposed Additional Gross Floor Area as 91,000 square feet, and Total Proposed Gross Floor Area as 144,176 square feet.

2. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity*, the applicant and the applicant's heirs, successors and assigns shall provide the following:
 - a. Provide shared-lane markings (sharrows) and D11-1 "Bike Route" bikeway signage along the subject site frontage of Prince George's Boulevard, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
3. Prior to the acceptance of a specific design plan (SDP) for the subject site, the applicant and the applicant's heirs, successors, and/or assignees shall depict the following pedestrian and bicycle facilities on the SDP:
 - a. A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the existing bus stop located along the Prince George's Boulevard frontage to the existing building entrance.
 - b. A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the proposed and existing buildings on the subject site.
 - c. A minimum of four bicycle racks adjacent to the entrance of the existing and proposed commercial buildings of the inverted U or equivalent design for short term bicycle parking.
 - d. Long term bicycle parking for the existing and proposed buildings, consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*.
4. Total development within the subject property shall be limited to uses which generate no more than 162 AM peak-hour trips and 161 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require approval of a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities, prior to issuance of any permits.
5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-024-2020). The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-024-2020 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital

Park and Planning Commission (M-NCPPC), Prince George's County Planning Department.”

6. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (50972-2019-00) and any subsequent revisions.
7. Development and use of the lots approved herein must be in accordance with an approved comprehensive design plan and specific design plan, which shall be noted on the final plat prior to approval.
8. All commercial (and/or industrial) structures shall be fully sprinklered, in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.
9. The final plat shall grant 10-foot-wide public utility easements along the public rights-of-way abutting the site, in accordance with the approved preliminary plan of subdivision.
10. Any residential development on the subject property shall require approval of a new preliminary plan of subdivision, prior to issuance of permits.
11. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised as follows:
 - a. Revise the gross floor area shown for proposed buildings on Lot 9 to reflect a total of 91,000 square feet.

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 with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject site is known as Lot 6, Block A, shown on a plat for Lots 6 and 7, Block A for Collington Center recorded in Plat Book ME 253 page 39, on December 26, 2019. The subject property is 11.01 acres in the Employment and Institutional Area (E-I-A) Zone and is located at 500 Prince George's Boulevard in Upper Marlboro. Lot 6 is located on the east side of Prince George's Boulevard, approximately 370 feet north of Trade Zone Avenue. The site is subject to the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* (master plan).

This preliminary plan of subdivision (PPS) application is for approval to subdivide an existing lot, Lot 6, into two new lots, Lots 8 and 9, for commercial development. The site is currently improved with an existing NASA Federal Credit Union building that will remain and be located on Lot 8. The subdivision of Lot 6 will allow for future development of two office buildings, totaling 91,000 square feet on Lot 9.

This PPS is required, in accordance with Section 24-107 of the Prince George’s County Subdivision Regulations, for further subdivision of the property for commercial development. A new final plat of subdivision will be required for the new lots before permits can be issued for the subject property.

3. **Setting**—The subject site is located on Tax Map 77 in Grid D1 and is within Planning Area 74A. The subject site is in Collington Center, a 708-acre employment park in the E-I-A Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center and Collington South. The subject property is improved with a 53,176-square-foot building occupied by NASA Federal Credit Union and is located approximately 500 feet north of Trade Zone Avenue’s intersection with Prince George’s Boulevard. The northern portion of the site is currently wooded.

The following developments about the subject site: an existing office building in the E-I-A Zone to the north, Robert Crain Highway (US 301) right-of-way to the east, an existing police station in the Rural Residential Zone to the south, and the Prince George’s Boulevard right-of-way to the west, with industrial buildings in the E-I-A Zone beyond.

4. **Development Data Summary**—The following information relates to the subject PPS application and the approved development.

	EXISTING	APPROVED
Zone	E-I-A	E-I-A
Use(s)	Commercial	Commercial
Acreage	11.01	11.01
Gross Floor Area	53,176	144,176
Parcels	0	0
Lots	1	2
Outlots	0	0
Variance	No	No
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on January 22, 2021.

By letter dated March 15, 2021, the applicant’s representative Mr. Lawrence Taub, requested a continuance of the Planning Board hearing scheduled for March 18, 2021. The request was based upon discovery of miscalculation of the gross floor area for proposed commercial use, and to allow enough time to evaluate the application based upon this new information. The request to continue the hearing was presented to the Prince George’s County Planning Board on March 18, 2021. The Planning Board approved the request and agreed to continue the Planning Board hearing to April 1, 2021.

5. **Previous Approvals**—The property is the subject of multiple prior approvals. The Prince George’s County District Council approved Zoning Map Amendments A-6965, A-9284, and A-9397 for the entire Collington Center development on March 2, 1989, which reclassified the zoning of 1,289-acres to E-I-A for a proposed employment park. The master plan retained the E-I-A Zone on the subject property and supersedes previous zoning map amendments and any conditions of approval.

The overall Collington Center employment park is also the subject of multiple comprehensive design plans (CDPs) approved by the Prince George’s County Planning Board over the years. CDP-7802 was approved in November 1978 and is referenced in conditions of approval of the relevant PPS applications and on the record plat for Lot 6. CDP-7802 was revised by CDP-8712 (PGCPB Resolution No. 88-224), approved on May 19, 1988, which in turn was revised by CDP-9006 (PGCPB Resolution No. 90-455), and approved by the Planning Board on October 18, 1990. The Planning Board approved CDP-9006-01 (PGCPB Resolution No. 90-455), which deleted a condition of approval requiring recreational facilities. CDP-9006-02, which is the most recent amendment to the CDP, was approved on March 31, 2005 (PGCPB Resolution No. 05-83), for addition of land area to Collington Center for future development.

The resolution for CDP-9006 lists 16 conditions of approval, most of which shall be addressed during the specific design plan (SDP) stage. The following conditions are relevant and are carried over as conditions of approval of this PPS:

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

CDP-9006-02 was approved with seven conditions of approval, most of which will be addressed at the time of SDP, and none are relevant to this PPS.

The subject property, Lot 6, was created through a minor final plat of subdivision that adjusted common lot lines for what was previously Lot 2 and a portion of Lot 3, in accordance with Section 24-108(a)(3) of the Subdivision Regulations. Lot 6 thus includes the entire 6.08-acre area of Lot 2, and a 4.92-acre portion of Lot 3, which are discussed further below. Lot 2 is subject to previously approved PPS 4-79091, and Lot 3 is subject to PPS 4-85065.

PPS 4-79091 was approved by the Planning Board on July 12, 1979, for four blocks (Blocks A, B, C, and D) for industrial use on an overall 114.04-acre property, which includes the area of the subject site that is former Lot 2. It was intended to plat the property as it was sold, since future tenants and their requirements were undetermined at the time of approval of the PPS. There are no conditions of approval for PPS 4-79091, which are applicable to the subject site. Subsequently, Lot 2 was platted in the area of Block A in Plat Book NLP 109 page 17.

Lot 3 is subject to PPS 4-85065, which was approved by the Planning Board (PGCPB Resolution No. 85-177) on June 6, 1985, for 60 lots for industrial use on a much larger 1,161-acre parcel of land, which includes a part of the area of the subject site that is former Lot 3. Lot 3 of Block A was platted in Plat Book NLP 124 page 28.

The relevant conditions of these previously approved PPS applications have been noted on the final plat for Lot 6 and the relevant notes are discussed further as follows:

3. **Development and use of the lots shown hereon must be in accordance with the Comprehensive Design Plan approved by the Prince George's County Planning Board, November 30, 1978, or as amended by any subsequent approved revision thereto. Grading, building or use and occupancy permits shall be in accordance with the approved Specific Design Plan.**

The 1978 CDP has since been superseded. Development will still be required to be in conformance with the relevant CDP and SDP approvals, which shall be noted on the final plat.

4. **Prior to the issuance of building permits, a soil study shall be approved by the Department of Environmental Resources.**

According to current available information on predominant soils found to occur on-site, no unsafe soils containing Christiana complexes or Marlboro clay exist on-site. In addition, at the time of permitting, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and Prince George's Soil Conservation District (PGSCD) will review final stormwater management (SWM) design and grading permit. Any soils study, which would be required at that time, will be reviewed by the permitting agencies.

Therefore, this condition, is not carried forward as a condition of approval of this PPS.

On June 9, 1988, the Planning Board approved SDP-8804 for the existing NASA Federal Credit Union building upon former Lot 2. Upon approval of this PPS, the applicant will need to submit a revision to the existing SDP for the existing building on proposed Lot 8 to reflect the updated lotting pattern, while the two future office buildings on proposed Lot 9 will require a new SDP before a final plat of subdivision can be recorded.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the master plan are evaluated as follows:

Plan 2035

Plan 2035 places the subject property in the Established Communities Growth Policy Area. Established Communities are most appropriate for context-sensitive infill and low-to medium-density development (Map 1, Prince George's County Growth Policy Map, pages 18-20).

Master Plan

The master plan retained the subject property in the E-I-A Zone, and recommends industrial land uses on the subject property. This area is intended for manufacturing or employment development.

Pursuant to Section 24-121(a)(5) of the Subdivision Regulations, this application conforms to the master plan.

7. **Stormwater Management**—An approved SWM Concept Plan (50972-2019-00) was submitted with the subject application. The SWM concept plan was approved by DPIE and is valid until June 3, 2023. The plan proposes to utilize multiple environmental site design practices which include micro-bioretenion facilities and a submerged gravel wetland for water quality treatment. A fee-in-lieu for 100-year stormwater quantity control will be determined during grading permit stage. No further action regarding SWM is required with this PPS.

In accordance with Section 24-130 of the Subdivision Regulations, development of the site shall conform with the SWM concept approval and any subsequent revisions, to ensure that no on-site or downstream flooding occurs.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, the subject subdivision is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.
9. **Pedestrian and Bicycle Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, and the Subdivision Regulations to provide the appropriate pedestrian and bicycle transportation facilities.

Previous Conditions of Approval

This development case has the following prior approvals.

CDP-9006-01 was approved for Collington Center, which includes the subject property. Condition 1 discusses the easement and location of the Timothy Branch Trail and is copied below:

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.**

CDP-9006 originally included a condition of approval related to multiple recreation facilities. The first amendment to CDP-9006 (PGCPB Resolution No. 01-95) eliminated the majority of the recreation facilities, except the Collington Branch Trail. This condition has since been met.

SDP-8804-01 was approved for Lot 2, Block A of Collington Center (PGCPB Resolution No. 08-92). Through a minor subdivision process that adjusted lot lines of Lot 2 and a portion of Lot 3, Lot 6 was created, which is the subject of this application. Therefore, SDP-8804-01 is applicable to a portion of Lot 6. This prior approval does not have any relevant pedestrian, bicycle, or transit related conditions.

Review of Internal Sidewalks and Bike Infrastructure

The proposed development includes:

- (a) Five-foot-wide accessible sidewalks with crosswalk to connect the existing building to the proposed buildings.
- (b) Five-foot-wide accessible sidewalks and crosswalks to connect the existing bus stop located along the Prince George's Boulevard frontage the building entrances.
- (c) At least four bicycle racks adjacent to the entrance of the existing and proposed commercial buildings of the inverted U or equivalent design for short term bicycle parking. The details of the bicycle racks shall be reviewed at the time of future development applications.

Review of Connectivity to Adjacent/Nearby Properties

The site is adjacent to a Prince George's County police station to the south and nearby employment sites. There are no pedestrian or bicycle facilities which provide connectivity to nearby or adjacent properties.

Master Plan Policies and Recommendations

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

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

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

POLICY 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

This development is also subject to the master plan. This plan recommends the following facilities:

Pedestrian access to schools, parks, and other community facilities is especially important. Sidewalk and trail connections between adjacent communities can greatly enhance the overall walkability of an area, while bicycle-friendly roads can safely accommodate bicycling for recreation and transportation (page 50).

Review and fully exploit opportunities to incorporate non-motorized transportation modes (such as pedestrian and bicycle trails) into the county's transportation system, particularly in the Bowie Regional Center, around the MARC station, and to Bowie State University (page 50).

Policy 2: Incorporate appropriate pedestrian-oriented development (POD) features in all new development and improve pedestrian safety to existing developments (page 52).

Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines (page 52).

Existing roads and bridges should be retrofitted to meet AASHTO guidelines to the maximum extent feasible and practical (page 52).

Continue to implement side paths along roads, as recommended on the plan map. Side paths are recommended along roads including MD 450 and Mitchellville Road (page 52).

The facilities in the submitted plans reflect most, but not all of the applicable MPOT and master plan pedestrian and bicyclist transportation policies or facilities recommendations. In addition to the proposed facilities, staff recommended providing a sidewalk along the subject site's frontage along Prince George's Boulevard. In correspondence between the applicant and staff (Taub to Gupta, February 11, 2021), the applicant asserted that pedestrian facilities are discouraged in the Collington Center and that a sidewalk is inappropriate at this location because "There are, in fact, no sidewalks provided at any location along Prince George's Boulevard at the current time, and any sidewalks provided along the frontage of the Subject Property would be isolated and serve no purpose." While the majority of the Prince George's Boulevard lacks sidewalks,

there are at least three sidewalk segments along Prince George's Boulevard that connect to bus stops. This includes a sidewalk segment that partially abuts the subject property.

Metrobus Route C21 serves the Collington Center with widely spaced bus stops on one side of most streets. As these bus stops are widely spaced, a good portion of transit riders have to walk in the roadway to travel between the closest bus stop and their final destination. Pedestrians walking in the roadway are at increased risk of being struck by a motor vehicle, particularly for transit riders traveling between bus stops and places of employment during hours of darkness. This is contrary to the County's Vision Zero program commitment of eliminating traffic deaths and serious injuries. While acknowledging the applicant's concern that completing the existing sidewalk abutting the subject property would be isolated, eventually, as new development and redevelopment occurs, Collington Center's sidewalk network will be completed.

Furthermore, it is noted that any intentional discouragement is contrary to County Council policy, as expressed by MPOT policies 1, 2, 4, and 5 and policy 2 of the master plan, which were adopted and approved subsequent to the original CDP for the Collington Center. Neither plan carves out a Collington Center exception to their pedestrian encouragement policies and recommendations. In addition, the submitted referral from DPIE (Giles to Gupta, January 27, 2021) includes a recommendation for the dedication necessary and construction of a Prince George's County Department of Public Works and Transportation Urban Arterial Road standard (Standard 100.01), which includes a sidewalk.

A revised referral memo was received from the Department of Permitting, Inspections and Enforcement (DPIE) (Giles to Gupta, March 24, 2021). In the memo, DPIE provided additional comments related to the provision of sidewalks along Prince George's Boulevard. The comments include:

“Prince Georges Boulevard is a County-maintained urban arterial roadway to the west of the subject property with a 102' right-of-way width. The applicant shall provide right-of-way dedications and construct roadway/frontage in accordance to a modified version of the Department of Public Works and Transportation (DPW&T) Urban Arterial Road standard (Std. 100.01), which is to not include a proposed sidewalk along Prince Georges Boulevard (as sidewalks do not exist along Prince Georges Boulevard within the Collington Center Development)”;
and

“All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T Specifications and Standards and the Americans with Disabilities Act (ADA).”

Sidewalks are not only an important component to providing complete streets, an ADA accessible transportation environment, and a safe pedestrian route, but also necessary for conforming to the MPOT pursuant to Section 24-121(a)(5). However, it is recognized that pedestrian facilities within the County right-of-way are permitted for construction by the authority granted to DPIE and it is DPIE that has authority to modify the facilities provided in a public right-of-way.

This includes the authority to remove a sidewalk. If DPIE should decide to implement this sidewalk in the future, the facility is supported by the Planning Board.

Consistent with MPOT Complete Streets Policy 3, shared-roadway lane markings and signage shall be provided along the subject site frontage of Prince George's Boulevard. In addition, long term bicycle parking facilities shall also be provided, consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, at both the existing and proposed buildings and shown on the SDP prior to acceptance. Long term bicycle parking facilities are designed for a higher level of protection from the elements and theft and are expected to be used when bicycles are left unattended for longer periods of time, such as by employees while at work or overnight use by residents. At a minimum, these facilities are covered and well lit. Other long term bicycle parking facilities may include monitored areas, lockers, changing and shower facilities. The details of such facilities will be reviewed at the time of subsequent development applications.

Office building employees who commute by bicycle are not uncommon among bicycle commuters. Prince George's County encourages bicycle commuting not only through policies, but also through participation in the region's annual Bike to Workday programs.

Would-be bicycle commuters can be discouraged from commuting by bike due to the lack of secure bicycle parking. Bicycle racks placed outdoors leave bicycles exposed to damage due to bad weather, vandalism and increased risk of theft. This risk increases the longer and the more regularly bicycles are parked in outdoor bike racks.

Policy 3 of both the MPOT and the master plan seek to develop bicycle-friendly roadways according to the latest standards and guidelines. While the policies refer to roadways, the legislative intent is to encourage bicycle commuting. The 2012 *AASHTO Guide for the Development of Bicycle Facilities* notes long term bicycle parking facilities are needed at places of employment. It provides a variety of options for providing long term bicycle parking. The best long term bike parking facility provides weather protection and limits access to the parked bicycles to authorized persons (i.e., bicyclists and site management staff).

Bicycle commuters to Collington Center may choose to access the site using the wide shoulders on US 301 where certain segments are designated as bike lanes. Another future option is via the planned extension of the Collington Branch Trail where a shared use path will provide a connection to this bikeway or by way of a future connection to the planned residential community directly north of the Collington Center. Finally, bike commuters can choose to combine bicycling and travel on Metrobus Route C21, as all Metrobuses are outfitted with bike racks.

Based on the preceding findings, adequate pedestrian and bicycle transportation facilities will exist to serve the subdivision, as required, in accordance with Section 24-124 of Subdivision Regulations.

- 10. Transportation**—This PPS was reviewed for conformance with the MPOT, the master plan, and the Subdivision Regulations to provide the appropriate transportation facilities.

Background

This property is located within the E-I-A Zone in the Collington Center, which is approximately 708 acres in area. The site is located near the intersection of Prince George's Boulevard and Trade Zone Avenue. The applicant proposes the construction of two office buildings on Lot 9, with two points of access onto Prince George's Boulevard, as well as an interparcel connection with Lot 8.

CDP-9006 governs these lots and no trip cap was provided for the property at the time. Also, no trip cap was provided when existing Lot 6 was developed. By reviewing the acreage of the property (11.01 acres) and applying a floor area ratio of 0.4, which is typical for the E-I-A zone, the site could potentially be developed with a gross floor area of approximately 479,554 square feet. While no trip cap was provided for either of the lots, this application will develop a trip cap for both Lots 8 and 9 based on trip generation rates from the Transportation Review Guidelines - Part 1 (Guidelines) and the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

The subject property is currently improved and is located within Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level-of-service D, with signalized intersections operating at a critical lane volume of 1,450 or better. Mitigation per Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the Guidelines.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.

A three-part process is employed for two-way stop-controlled intersections:

- (a) Vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure;
- (b) The maximum approach volume on the minor streets is computed if delay exceeds 50 seconds;
- (c) If delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed.

A two-part process is employed for all-way stop-controlled intersections:

- (a) Vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure;

- (b) If delay exceeds 50 seconds, the critical lane volume is computed.

Analysis of Traffic Impacts

There are two lots on the PPS – Lots 8 and 9. Lot 8 contains an existing 53,176-square-foot building. Construction of two commercial buildings approximately 42,284 square feet each on Lot 9, as well as a sky walk of 5,462 square feet that provides a connection between the two buildings on Lot 9, are proposed. The total square footage proposed on Lot 9 is 91,000 square feet.

The traffic impact study (TIS) for Collington Center is included in the case files for CDP-8712, CDP-8904, and CDP-9006. That TIS was based on 13,803,000 square feet on 1,281 acres, with an average PM trip generation rate of 0.927 per 1,000 square feet, allowing for a presumed PM trip cap of 12,795 trips. There appears to have been no separate TIS done for the PPS, and the original CDP did include the area of Karington, which is currently moving forward under its own entitlement. A check of tax records within Collington Center shows development of 4,670,571 square feet on 781 acres. Most of this space is developed with light industrial and warehouse uses, with some office and other uses in the mix. Even if all existing development were to be evaluated at the office rate of 1.85 trips per 1,000 square feet, the existing development would generate 8,640 PM peak-hour trips, leaving over 4,000 peak-hour trips available.

The table below summarizes trip generation for each parcel in each peak hour. The rates used are consistent with the Guidelines.

Land Use	Use Quantity	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Lot 8 - Existing office building	53,176 square feet	95	11	106	19	79	98
*Lot 9 – Proposed (two) office buildings with skywalk	91,000 square feet	-	-	-	-	-	-
*Overall – Sum of all office space	144,176 square feet	139	23	162	26	135	161
Trip Cap for PPS 4-19014				162			161
*The trip generation for smaller general office buildings is based on the Department’s rates of 2.00 AM and 1.85 PM trips per 1,000 square feet. For general office buildings of 108,000 square feet and over, the Guidelines advise using the fitted curve in Trip Generation (Institute of Transportation Engineers). This results in a lower trip rate per 1,000 square feet for larger accumulations of office space.							

Site Access Evaluation

The existing lot currently has two access points onto Prince George's Boulevard. The existing building with its two access points will be located on Lot 8, and two new buildings are proposed for Lot 9, with two additional access points onto Prince George's Boulevard. An inter-parcel connection is also proposed between Lots 8 and 9. Access and circulation are acceptable. These access points are acceptable, but access must be reviewed by Prince George's County to fully address safety.

Master Plan Roads

The property has frontage along Prince George's Boulevard while the rear boundary is adjacent to US 301, a master plan transportation facility. Roadway dedication along US 301 has previously occurred and no additional right-of-way is required. The roadway recommendations for the property are subject to both the master plan and MPOT.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, as required, in accordance with Section 24-124.

11. **Public Facilities**—In accordance with Section 24-122.01 of the Subdivision Regulations, water and sewerage, fire and rescue, and police facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section dated January 4, 2021 (Thompson to Gupta), incorporated by reference herein.
12. **Schools**—This PPS was reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and Prince George's County Council Resolution CR-23-2001. The commercial property is exempt from a review for schools because it is a non-residential use.
13. **Use Conversion**—The total development included in this PPS is for 144,176 square feet of commercial development in the E-I-A Zone. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings, including any residential development, that revision of the mix of uses would require approval of a new PPS prior to approval of any building permits.
14. **Public Utility Easement**—Section 24-122(a) of the Subdivision Regulations requires that when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for public utility easements (PUEs) is 10-foot-wide along both sides of all public rights-of-way. The subject site fronts on public rights-of-way to the west along Prince George's Boulevard and to the east along US 301. The required PUEs along Prince George's Boulevard and US 301 were previously dedicated with recordation of final plat of subdivision for Lots 6 and 7 (Plat Book ME 253 page 39). The PPS correctly delineates both these PUEs,

and thus meets the requirement of Section 24-122(a). The final plat of subdivision, pursuant to this PPS, will also be required to provide the PUEs at these locations.

15. **Historic**—A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject 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 required.
16. **Environmental**—This PPS application (4-19014) and a Type 1 Tree Conservation Plan (TCP1-024-2020) were accepted on December 29, 2020. Staff comments were provided in a SDRC meeting on January 22, 2021. Revised plans and information were received on February 11, 2021. The following applications have been previously reviewed for the subject site:

Development Review Case Number	Associated Tree Conservation Plan	Authority	Status	Action Date	Resolution Number
4-88074	TCP1-59-95 / TCP2-67-96	PB	Approved	7/3/1996	
SDP-8804-01	TCP2-013-08	PB	Approved	6/5/2008	08-92
N/A	NRI-052-2019	Staff	Approved	7/25/2019	N/A
N/A	NRI-052-2019-01	Staff	Approved	10/19/2020	N/A
4-19014	TCP1-024-2020	Planning Board	Approved	4/1/2021	2021-46

Proposed Activity

The applicant requested approval of a PPS (4-19014) and a Type 1 Tree Conservation Plan (TCP1-024-2020) for the subdivision of Lot 6 into two lots (Lots 8 and 9) to include two new office buildings.

Grandfathering

The project is subject to the current regulations of Subtitle 25 and Subtitle 27 that came into effect on September 1, 2010 and February 1, 2012 because the application is for a new PPS.

MASTER PLAN CONFORMANCE

Prince Georges Plan 2035

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and within the Established Communities of the General Plan Growth Policy (2035).

2017 Countywide Green Infrastructure Plan of the Approved Prince George’s County Resource Conservation Plan

The 2017 *Countywide Green Infrastructure Plan* was approved with the adoption of the *Approved Prince George’s County Resource Conservation Plan: A Countywide Functional*

Master Plan on March 7, 2017. According to the Green Infrastructure Plan, a majority of the subject property is within the designated evaluation area. While the Green Infrastructure elements mapped on the subject site will be impacted, portions of the overall site have been graded under previous approvals and the design of the site meets the zoning requirements and the intent of the growth pattern established in Plan 2035.

Area Master Plan

In the master plan, the Environmental Infrastructure Section contains goals, policies, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve, and enhance the identified green infrastructure network within the master plan area.

- 1. Use designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.**

The majority of this site is in an evaluation area, which shows no existing woodland conservation for this site.

- 2. Protect primary corridors (Patuxent River and Collington Branch) during the review of development review process to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements. Protect secondary corridors to restore and enhance environmental features and habitat. Protect secondary corridors (Horsepen Branch, Northeast Branch, Black Branch, Mill Branch, and District Branch). To restore and enhance environmental features and habitat.**

The subject property does not contain a primary corridor of the Patuxent River or Collington Branch.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

- 1. Implement the strategies contained in the Western Branch Watershed Restoration Action Strategy (WRAS).**
- 2. Add identified mitigation sties from the WRAS to the countywide database of mitigation sites.**

3. **Encourage the location of necessary off-site mitigation for wetlands, streams and woodland within sites identified in the WRAS and within sensitive areas that are not currently wooded.**

The Western Branch Watershed Restoration Action Strategy has identified no sites in need of restoration on, or adjacent to the subject property.

4. **Ensure the use of low impact development techniques to the extent possible during the development process.**

The use of low impact development techniques such as bioretention, french drains, and the use of native plants is encouraged with the implementation of the SWM and landscape plans.

5. **During the development review process evaluate streams that are to receive stormwater discharge for water quality and stream stability. Unstable streams and streams with degraded water quality should be restored, and this mitigation should be considered as part of the stormwater management requirements.**

The site does not contain any regulated streams.

6. **Encourage the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.**

The landscape plan should enhance the application of conservation landscaping techniques that reduce water consumption and minimize run-off resulting from the use of fertilizers or chemical application to the greatest extent possible.

The U.S. Fish and Wildlife Service publication “Native Plants for Wildlife Habitat and Conservation Landscaping – Chesapeake Bay Watershed” or the Chesapeake Conservation Landscaping Council publication “Conservation Landscaping Guidelines” are recommended as guides in developing a conservation landscape for the entire site.

7. **Minimize the number of parking spaces and provide for alternative parking methods that reduce the area of impervious surfaces.**

8. **Reduce the area of impervious surfaces during redevelopment projects.**

The southern portion of the site contains existing development, and the northern portion of the site is for newly proposed development. Any requirements for reduction in impervious surfaces would be met with the approval of the SWM concept approval.

Policy 3: Protect and enhance tree cover within the master plan area.

- 1. Encourage the planting of trees in developed areas and established communities to increase the overall tree cover.**
- 2. Provide a minimum of ten percent tree cover on all development projects. This can be met through the provision of preserved areas or landscape trees.**
- 3. Establish street trees in planting strips designed to promote long-term growth and increase tree cover.**
- 4. Establish tree planting adjacent to and within areas of impervious surfaces. Ensure an even distribution of tree planting to provide shade to the maximum amount of impervious areas possible.**

TCP1-024-2020 shows no retention of trees as the previous tree conservation plan (TCP2-067-96) shows the lot as being cleared. The required tree canopy coverage will be evaluated with the review of the landscape and street tree plans.

Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

- 1. Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.**
- 2. Encourage the use of alternative energy sources such as solar, wind, and hydrogen power. Provide public examples of uses of alternative energy sources.**

The use of green building techniques and energy conservation techniques are encouraged and should be evaluated as part of the architectural review of any future development application. It is recommended that in future applications, the use of environmentally sensitive building techniques to reduce overall energy consumption should be addressed.

Policy 5: Reduce light pollution and intrusion into rural and environmentally sensitive areas.

1. **Encourage the use of alternative lighting technologies for athletic fields, shopping centers, gas stations and car lots so that light intrusion on adjacent properties is minimized. Limit the total amount of light output from these uses.**
2. **Require the use of full cut-off optic light fixtures should be used for all proposed uses.**
3. **Discourage the use of streetlights and entrance lighting except where warranted by safety concerns.**

The site proposes the addition of two office buildings. Lighting in the new development should use full cut-off optics to ensure that light pollution is minimized. The use of lighting technologies that limit the total light output and reduce sky glow and off-site glare should be demonstrated. Full cut-off optic light fixtures should be used.

ENVIRONMENTAL REVIEW

Existing Conditions/Natural Resource Inventory

The site has an approved Natural Resources Inventory Plan (NRI-024-2020-01), which correctly shows the existing conditions of the property. No specimen or historic trees are associated with this site. This site is not associated with any regulated environmental features, such as streams, wetlands, 100-year floodplain or associated buffers. The site is not within the primary management area. No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the 1993 Prince George's County Woodland Conservation Ordinance because there are previously approved tree conservation plans, TCP1-059-95 and TCP2-067-96.

The overall Collington Center development consisted of a gross tract area of 867.00-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. TCP2-067-96 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."

A Type 1 Tree Conservation Plan (TCP1-024-2020) was submitted with the PPS and was evaluated for conformance with the woodland conservation requirement established for this lot by TCP2-067-96 and subsequent revisions. Lot 6, Block A was determined to have no on-site woodland conservation requirement, and approval of PPS 4-19014 is in conformance with previously approved and implemented TCP2-067-96.

Specimen Trees

In accordance with approved NRI-052-2019-01, no specimen, champion, or historic trees were identified on the subject property. No further information is required regarding specimen, champion, or historic trees.

Preservation of Regulated Environmental Features/Primary Management Area

The site does not contain regulated environmental features. No review of impacts to regulated environmental features is necessary and no conservation easements are required for this site.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Adelpia-Holmdel complex, Marr-Dodon complex, Marr-Dodon-Urban land complex, and Urban land-Marr-Dodon complex. According to available information, no unsafe soils containing Christiana complexes or Marlboro clay exist on-site.

17. **Urban Design**—Conformance with the Prince George’s County Zoning Ordinance (Subtitle 27) is evaluated as follows:

Conformance with the Requirements of the Prince George’s County Zoning Ordinance

The subject property is in the E-I-A Zone. Based on the submitted plans, the applicant is proposing two new office buildings totaling 91,000 square feet of development on Lot 9, which is a permitted use in the zone.

The development is required to show conformance with the applicable regulations of the Zoning Ordinance at the time of SDP review, including but not limited to the following:

- (a) Subdivision 3 - E-I-A Zone, including the following:
 - Section 27-500, Uses (E-I-A Zone)
 - Section 27-501, Regulations (E-I-A Zone)
- (b) Division 3, Section 27-515, Use permitted in the E-I-A Zone
- (c) Part 11 - Off Street Parking and Loading; and
- (d) Part 12 - Signs.

Conformance with Prior Approvals

The property is the subject of multiple prior approvals, including Zoning Map Amendments A-6965, A-9284, and A-9397 for the entire Collington Center, as well as CDP-8712 and CDP-9006, with their amendment in 1988 and 1990, respectively. The PPS meets the conditions of the prior approvals. However, it is noted that the existing NASA Federal Credit Union building was the subject of SDP-8804, and the development of the future office buildings on Lot 9 will require an amendment to the previously approved SDP.

Conformance with the Requirements of the 2010 Prince George’s County Landscape Manual

In accordance with Section 27-450, Landscaping, screening, and buffering, of the Zoning Ordinance, the proposed development is subject to the 2010 *Prince George’s County Landscape Manual*. Specifically, Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements, apply to this site. Conformance with the applicable landscaping requirements will be reviewed at the time of SDP.

Conformance with the Prince George’s County Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development project that proposes more than 5,000 square feet of gross floor area or disturbance, and requires a grading permit. Properties in the E-I-A Zone are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. Compliance with this requirement will be reviewed at the time of SDP.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with Circuit Court for Prince George’s County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

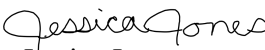
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PGCPB No. 2021-46
File No. 4-19014
Page 22

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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, April 1, 2021, in Upper Marlboro, Maryland.

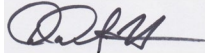
Adopted by the Prince George's County Planning Board this 22nd day of April 2021.

Elizabeth M. Hewlett
Chairman



By Jessica Jones
Planning Board Administrator

EMH:JJ:MG:nz

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: April 9, 2021



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 88-280

SDP-8804

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 June 9, 1988, regarding Specific Design Plan SDP-8804 for NASA Federal Credit Union, the Planning Board finds:

1. The Specific Design Plan did not include the design of the freestanding business sign;
2. The proposed plan will be compatible with the existing and 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 waters so that 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 conditions:

1. Detailed sign permit application shall conform to the signage approved for the Collington Center (SDP-8418), by the Prince George's County Planning Board on March 28, 1985.

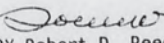
PGCPB No. 88-280
File No. SDP-8804
Page 2

2. Prior to signature approval, the Specific Design Plan shall be modified in accordance with the Evaluation Section of the staff report for SDP-8804, and as shown on Staff Exhibit "A".

* * * * *

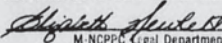
This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Dabney, seconded by Commissioner Botts, with Commissioners Dabney, Botts, Yewell and Rhoads voting in favor of the motion, and with Commissioner Keller absent, at its regular meeting held on Thursday, June 9, 1988, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.
Executive Director


BY Robert D. Reed
Public Affairs Officer

THC/RDR/ASH:lg

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department

Date 6/15/88

RESOLUTION

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 June 5, 2008, regarding Specific Design Plan SDP-8804/01 for Collington Center, Lot 2, Block A, the Planning Board finds:

1. **Request:** The application requests expansion of an existing parking compound "A", addition of parking compound "B" for a total of 293 parking spaces, and renovation of a loading area and trash facility.

Development Data Summary

	EXISTING	PROPOSED
Zone	E-I-A	E-I-A
Use(s)	Office Building	Office Building
Acreage (in the subject SDP)	6.08	6.08
Lot	1	1

Other Development Data

	EXISTING	REQUIRED	TOTAL
			PROPOSED
Total parking spaces	176	139	293
Regular spaces (9.5' x 19')	170*	92	238*
Compact spaces (8.0' x 16.5')	N/A	N/A	48
Handicap Spaces** (13.0' x 19.5')	6	7	7
Loading Spaces (12' x 33')	1	1	2

*Includes 109 existing parking spaces, and 129 parking spaces proposed.

** Handicap spaces include three van accessible (16' x 19')

2. **Location:** The subject site is located on the west side of US 301, approximately 500 feet north of the intersection of Prince George's Boulevard and Trade Zone Avenue, in Planning Area 74A, Council District 4, and is in the Developing Tier.
3. **Surroundings and Use:** The site is bounded to the north by an office building in the E-I-A Zone; to the east by Robert Crain Highway (US 301); to the south by a police station in the R-R Zone

and to the west by Prince George's Boulevard.

4. **Previous Approvals:** On October 28, 1975, the District Council adopted the Bowie-Collington and Vicinity Sectional Map Amendment, which rezoned approximately 875 acres to the E-I-A Zone. On November 23, 1981, the District Council approved Basic Plan A-9397-C for rezoning of approximately 8.16 acres of land to the E-I-A Zone. The approximate total size of the Collington Center project is 1,289.85 acres.

On November 8, 1990, the Planning Board approved CDP-9006 (PGCPB Resolution No. 90-455) with sixteen conditions. On May 17, 2001, the Planning Board approved CDP-9006/01 (PGCPB Resolution No. 01-95) to eliminate the requirements for provision of recreational facilities in CDP-9006, Collington Center.

On March 31, 2005, the Planning Board approved CDP-9006/02 (PGCPB Resolution No. 05-83(C)) with six conditions and one consideration.

On June 9, 1988, the Prince George's County Planning Board adopted SDP-8804 (PGCPB Resolution No. 88-280) for the NASA Federal Credit Union subject to two conditions. The subject SDP has an approved Stormwater Management Concept Plan Approval 47311-2007-00, which is valid through January 2, 2011. The subject site has an approved Type II Tree Conservation Plan TCPII/013/08.

5. **Design Features:** The subject site is developed with the NASA Federal Credit Union, its drive-through aisles, and associated parking. The subject site is accessed from two entrances located on the west property line via Prince George's Boulevard. The subject site has 176 existing parking spaces including handicap spaces. The applicant proposes to increase the total number of parking spaces to 293 by providing 66 additional parking spaces in parking compound "A" along the southern section of the site, and 51 new parking spaces in parking compound "B" along the northeast section of the site. Parking compound "A" is 39,276 square feet in size and requires 427 linear feet of perimeter landscape strip along the southern property line. Parking compound "B" is 20,805 square feet in size and consists of existing woodlands along the east property line in addition to 287 linear feet of landscape strip proposed along the southern section of the new parking compound.

The site currently includes a loading space and trash facility located at the rear of the existing building. The applicant proposes the addition of one more loading space and relocation of the trash facility at the rear of the existing building along the existing drive-through lane. The applicant provided three evergreen trees along the outer south corner of the proposed loading space and vinyl lattice fencing to provide adequate screening of the loading space and air ventilation for the air conditioner unit.

The applicant states that the subject site is currently underserved with the existing loading space and an additional loading space will improve the operation of the facility. Also, the location of the

the existing dumpster creates access problems for trucks; however, the proposed location of a new trash facility will provide easier access to the dumpster.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the E-I-A Zone (Employment and Industrial Area) and the site plan design guidelines of the Zoning Ordinance. The subject application is in conformance with the requirements of Section 27-515, which governs permitted uses in the comprehensive design zone. The applicant does not propose to change the use of the building. This SDP is for the relocation of existing parking spaces, addition of a new parking compound, a loading space and a dumpster on the site. The existing bank is a permitted use in the E-I-A Zone.

a. Section 27-528 requires the following findings for approval of a specific design plan:

(a) Prior to approving a specific design plan, the Planning Board shall find that:

- (1) The plan conforms to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*, and 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 Zones, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulation set forth in Section 27-480(d) and (e);**

Comment: The proposed specific design plan is for addition of parking spaces in the relocated parking compound "A," addition of parking spaces in parking compound "B" and addition of a loading and trash facility on site. The subject revision proposes minor changes to Specific Design Plan SDP-8804. The proposed plan is in compliance with the requirements of the *Landscape Manual*, and will continue to conform to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*.

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

Comment: Findings for adequate public facilities were made in conjunction with the preliminary plan and the original specific design plan. As only addition of parking spaces, a loading space and a trash facility without change of the specific use are proposed in the subject SDP, the subject development will continue to be adequately served within a reasonable period of time with existing or programmed facilities.

- (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.**

Comment: The subject SDP will not alter the findings made for the original specific design plan that 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 applicant submitted, with this SDP, a Stormwater Management Concept Approval Plan 47311-2007-00, which will expire January 2, 2011. Therefore, adequate provisions have been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties

- (4) The plan is in conformance with an approved tree conservation plan.**

Comment: Type II Tree Conservation Plan TCPII/067/96 was approved for Collington Center, which included the subject site. A new Type II Tree Conservation Plan TCPII/013/08 has been submitted with this SDP and was found to meet the requirements of the Woodland Conservation and Tree Preservation Ordinance according to the review by the Environmental Planning Section. The Environmental Planning Section recommended approval of the subject SDP and TCPII/013/08.

7. **Zoning Map Amendment A-9397-C:** On November 23, 1981, the District Council approved Basic Plan A-9397-C for E-I-A Zoning of 8.16 acres of land, located on the west side of US 301, east of Collington Branch, subject to four conditions and thirteen considerations, of which the following are applicable to the review of this SDP and warrant discussion as follows:

- 1. The Basic Plan map shall be modified to show:**
- d. No driveways shall have direct access to U.S. Route 301 or Leeland Road. All access shall be from the internal roadway systems onto Prince George's Boulevard**

Comment: The applicant does not propose access to US 301. The only access to the site is via Prince George's Boulevard.

Considerations:

- 3. Prior to Specific Design Plan submission, the applicant shall submit a conceptual stormwater management plan for approval by the Department of Environmental Resources.**

Comment: The subject site has an approved Stormwater Management Concept Approval 47311-2007-00, which expires January 2, 2011.

7. Prior to Specific Design Plan approval, the following security measures shall be placed and incorporated into the design of building, parking lots and landscaping:

- d. Parking lots shall be visible to the buildings that they serve, with unisolated outer limits and with bright lighting provided throughout.**

Comment: The applicant provided a lighting plan for the proposed parking compound "A" and "B," which will provide visibility of the parking lots from the building. All exterior light poles are to be set back two feet from the face of the curb unless otherwise shown on the site plan.

- e. Border planting inside the parking areas shall be low growing types of shrubbery.**

Comment: The proposed shrub species along the border of the parking areas are low growing trees.

- f. Trees in the parking area shall be trimmed approximately six to seven feet from the ground.**

Comment: A condition of approval is included in the recommendation section of this report.

8. The character and visual image of the Collington Center original Basic Plan shall be protected and maintained through design techniques such as trees, berms and vegetative buffers. The layout of building lots and internal streets shall be planned so that the rear view of buildings will not be clearly visible from U.S. Route 301, Prince George's Boulevard or Leeland Road.

Comment: The visual image of the Collington Center original basic plan is maintained by the tree preservation area along US 301. In addition to the tree preservation area, the applicant proposes an additional landscaped buffer along the outer eastern edges of the parking lots.

8. Comprehensive Design Plan:

CDP-9006: On October 18, 1990, the Planning Board approved Comprehensive Design Plan CDP-9006 (PGCPB Resolution No. 90-455) with sixteen conditions, of which the following are applicable to the subject SDP and warrant discussion as follows:

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

Comment: The proposed landscape plan is in conformance to the *Landscape Manual*.

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

Comment: The minimum required open space for the subject site is 53,007 square feet, and the applicant provided 116,399 square feet or 43.9 percent, which is more than twice the required open space.

CDP-9006/02: On March 31, 2005, the Planning Board approved Comprehensive Design Plan CDP-9006/02 with six conditions and one consideration, of which the following are applicable to the subject SDP and warrant discussion as follows:

1. Prior to submittal of a Specific Design Plan, the applicant shall provide evidence of an approved Stormwater Management Concept Plan.

Comment: The applicant submitted Stormwater Management Concept Approval 47311-2007-00, which expires January 2, 2011.

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

Comment: The existing tree preservation area along the rear of the subject property will block the view of the proposed loading space. There is an existing air conditioning unit behind the new loading space. Staff recommends providing a screening fence in addition to three evergreen trees to block the view of the air conditioning unit from the parking lot.

9. **Specific Design Plan SDP-8804:** On June 9, 1988, the Prince George's County Planning Board approved SDP-8804 (PGCPB Resolution No. 88-280) subject to two conditions. The proposed application is in compliance with approved SDP-8804.

10. **Landscape Manual:** The proposed development is subject to Section 4.3 Parking Lot Requirements and 4.4 Screening Requirements of the *Landscape Manual*.

a. In regard to Section 4.3 Parking Lot Requirements of the *Landscape Manual*, the applicant provided adequate numbers of plant units for parking compound "A" and "B" interior planting and parking perimeter along the eastern and western property lines. Based on 427 linear feet of parking perimeter adjacent to the southern property line, a total of 37 shrubs, 13 ornamental trees and 13 evergreen trees are provided. Based on 204 linear feet of parking perimeter adjacent to the southeast edge of the site, the applicant provided a 25-foot-wide strip of existing woodlands. Based on the linear feet of street frontage, the applicant has provided adequate plant units in the proposed landscape strips along the eastern section of the site. The applicant provided the required eight plant units for parking compound "A" and five plant units for parking compound "B."

- b. Section 4.4(b) requires the screening of trash facilities. The proposed site plan indicates the location of the new trash facility in the rear of the building. The dumpster facility consists of concrete block walls and a wood or metal framed gate. A condition of approval is included in the recommendation section of this report to provide brick veneer walls for the dumpster.
- c. Section 4.4(c) requires the screening of all mechanical equipment and meters. The applicant proposes a fence screen along the west side of the existing air conditioning unit, in addition to providing three additional evergreen trees at the southern corner of the proposed loading space.

The Urban Design staff has reviewed the proposed landscape plan and found that the submittals are in compliance with the applicable sections of the *Landscape Manual*.

11. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area of the larger site is in excess of 40,000 square feet. There are more than 10,000 square feet of existing woodland on site and there is a previously approved tree conservation plan. Type II Tree Conservation Plan TCPII/013/08 was approved for a larger property including the subject site. Since this SDP proposes no revisions to the approved TCPII/013/08, the approval still governs this site.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Community Planning: In a memorandum dated March 14, 2008, the Community Planning North Division offered the following:

- This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier.
- The application conforms to the recommendations of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* for employment development.

Transportation: In a memorandum dated March 28, 2008, the Transportation Planning Section offered the following:

The Transportation Planning Section has reviewed the specific design plan referenced above. The subject property consists of approximately 6.08 acres of land in the E-I-A zone. The property is located generally on the west side of US 301, approximately 500 feet north of the intersection of Prince George's Boulevard and Trade Zone Avenue. The site is currently improved with a 54,090-square-foot office building. The applicant proposes changes to parking, on-site circulation, and the

circulation, and the placement of a dumpster. No additional building area is proposed nor are changes to the access to the site.

Review Comments

The development of this site must be in accordance with CDP-9006 and A-6965 as amended. The underlying Preliminary Plan 4-79071, contains no square footage or trip caps. There are no other potentially outstanding transportation conditions associated with this plan.

The submitted plan is acceptable from the standpoint of access and circulation within the site.

A specific design plan requires a finding that “the development will be adequately served within a reasonable period of time...” by the needed transportation facilities. It is noted that the site was subjected to a test of transportation adequacy in 1979, and since that time a number of transportation improvements that were needed have been constructed. Furthermore, the subject plan proposes no additional development. In consideration of these facts, from the standpoint of transportation, the Transportation Planning Section finds that the subject specific design plan will be served by adequate transportation facilities within a reasonable period of time as required by Subtitle 27.

Subdivision: In a memorandum dated February 20, 2008, the Subdivision Section offered the following:

The property is the subject of record plat NLP 109@17 recorded in land records in April 27, 1981. The property is known as Prince George’s International Commerce Center, Blocks A, B and C. The Record Plat NLP 109@17 contains one note that applies to the review of the DSP:

The plat note requires that “Development and use of the lot shown hereon must be in accordance with the Comprehensive Design Plan approved by the Prince George’s County Planning Board, November 30, 1978 or as amended by any subsequent approved revision thereto. No grading, building or use and occupancy permit shall be issued for any lots shown hereon until a Specific Design Plan has been approved by the Prince George’s County Planning Board in accordance with provisions of the Prince George’s County Code.”

The specific design plan is in conformance with the approved preliminary plan and the final record plat. There are no other subdivision issues at this time.

Permits: In a memorandum dated February 13, 2008, the Permit Section offered numerous comments regarding compliance with both the *Landscape Manual* and the *Zoning Ordinance*. All relevant comments have been either addressed through revised plans or incorporated into the recommendation section of this report as a condition of approval.

Environmental Planning: In an email dated May 15, 2008, the Environmental Planning Section stated that the property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area of the larger site is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there are previously approved tree conservation plans. Type II Tree Conservation Plan TCPII/067/96 was approved for Collington Center, which included the subject site. A new Type II Tree Conservation Plan TCPII/013/08 has been submitted with this application, which is limited to the subject property. A revision to TCPII/067/95-05 was submitted along with TCPII/13/08, which separates the new TCPII from the overall plan. Both plans have been found to be in conformance with the approved TCPI, and to fulfill the technical requirements of the Woodland Conservation Ordinance. The Environmental Planning Section recommends approval with no conditions.

Department of Public Works & Transportation (DPW&T): In a memorandum dated April 30, 2008, the DPW&T offered the following:

- The property is located on the east side of the Prince George's Boulevard, approximately 300 feet north of Trade Zone Avenue intersection. The necessary roadway improvements exist along the frontage of the property. Repair and upgrade/replace any deteriorated or damaged sidewalks, curb and gutter, parking and landscaping, which include street lighting.
- All improvements within the public rights-of-way, as dedicated to the County, are to be in accordance with the County Road Ordinance, DPW&T Specifications and Standards and the Americans with Disabilities Act.
- The proposed site development is consistent with the approved DPW&T Stormwater Management Concept Plan Approval 47311-2007 dated January 2, 2008.
- All storm drainage systems and facilities are to be located in accordance with DPW&T Specifications and Standards.
- Compliance with DPW&T Utility Policy is required. Proper temporary and final patching, and the related mill and overlay in accordance with the established "DPW&T Policy and Specification for Utility Installation and Maintenance Permits" is required.
- A soils investigation report, which includes subsurface exploration and geotechnical evaluation for the structure construction.

Comment: It should be noted that DPW&T enforces these requirements through a separate permitting process.

Fire Department: In a memorandum dated February 4, 2008, the Prince George's County Fire/EMS Department stated no objection to the subject SDP.

Washington Suburban Sanitary Commission (WSSC): In a memorandum dated February 1, 2008, WSSC offered no comment.

State Highway Administration (SHA): In a memorandum dated May 7, 2008, the SHA offered the following:

The State Highway Administration (SHA) understands this plan represents a specific site plan for the expansion of an existing parking facility, an addition of a parking facility, and the renovation of a loading area. SHA has the following comment:

Based on the mapping from the 301 Access Control Study, this property is located within the right-of-way needed for the proposed roadway project. However, the proposed improvement to the parking facility and loading area will not be impacted. We ask that no permanent structures be built within the future right-of-way area as identified on the mark-up plan.

Comment: No permanent structure is proposed to be built within the future right-of-way area marked up by SHA. A condition of approval is included in the recommendation section of this report.

Collington Center Association, Inc.: In a letter dated March 10, 2008, the Collington Center Architectural Review Committee approved the subject SDP for the NASA Federal Credit Union parking lot expansion in the Collington Center.

PEPCO: At the time of writing of this staff report PEPCO did not provide any comment.

Verizon: At the time of writing of this staff report, Verizon did not provide any comment.

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 II Tree Conservation Plan (TCPII/013/08), and further APPROVED Specific Design Plan SDP-8804/01, Collington Center for the above-described land, subject to the following conditions:

1. Prior to certificate approval of this specific design plan, the applicant shall:
 - a. Add a note: "No permanent structures shall be built within the future right-of-way area along US 301."
 - b. Add a note indicating that the trees in the parking area shall be trimmed approximately six to seven feet from the ground.

- c. Provide brick veneer walls for the trash facility. The color of the brick shall match the building.

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 Vaughns, with Commissioners Squire, Vaughns, Cavitt and Parker voting in favor of the motion, and with Commissioner Clark absent at its regular meeting held on Thursday, June 5, 2008, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 3rd day of July.

Oscar S. Rodriguez
Executive Director

By Frances J. Guertin
Planning Board Administrator


OSR:FJG:NR:bjs

301-952-3972

July 28, 2022

MEMORANDUM

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

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, Community Planning Division 

FROM: Thomas Lester, Planner III, Master Plans and Studies Section, Community Planning Division

SUBJECT: **SDP-8804-02 Collington Center NASA Federal Credit Union**

FINDINGS

Pursuant to Part 8, Division 4, Subdivision 2 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Specific Design Plan

Location: 500 Prince George's Boulevard, Upper Marlboro, Maryland 20774

Size: 11.01 acres

Existing Uses: Office

Proposal: Construct two new office buildings.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities growth policy area. The vision for the Established Communities is to context-sensitive infill and low- to medium-density development.

Master Plan: The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Industrial/Employment land uses on the subject property.

Planning Area: 74A

Community: Mitchellville and Vicinity

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

SMA/Zoning: The 2021 countywide map amendment reclassified the subject property into the LCD (Legacy Comprehensive Design) zone.

cc: Long-range Agenda Notebook
Kierre McCune, AICP, Planning Supervisor, Master Plans and Studies Section, Community Planning Division

June 10, 2022

MEMORANDUM

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

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division HSB

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division JAS
Tyler Smith, Historic Preservation Section, Countywide Planning Division TAS

SUBJECT: SDP-8804-02 Collington Center (NASA Federal Credit Union)

The subject property comprises 11.01-acres and is located on the eastern side of Prince George's Center Boulevard, 400 feet north of its intersection with Trade Zone Avenue. The subject application proposes the construction of two four story office buildings and associated site improvements. The subject property is Zoned E-I-A and is located in the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* area.

The *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* includes goals and policies related to historic preservation (pages 146-155). However, these are not specific to the subject site or applicable to the proposed development. The proposed project will have no impact on any Prince George's County Historic Sites or Resources. There are no known archeological resources that will be affected by the proposed work. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Historic Preservation Section staff recommend approval of SDP-8804-02 Collington Center (NASA Federal Credit Union) with no conditions.

August 15, 2022

MEMORANDUM

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

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: *(WJC)* William Capers III., PTP, Transportation Planning Section, Countywide Planning Division

SUBJECT: SDP-8804-02 Collington Center NASA FCU

Proposal:

The subject Specific Design Application (SDP) application proposes the construction of two, four-story office buildings and associated site improvements developed on 11.01-acres of land. The site is located on the eastern side of Prince George's Center Boulevard, 400 feet north of its intersection with Trade Zone Avenue and is within the E-I-A zoning district and the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan area. The transportation planning review of the referenced SDP application was evaluated under the prior Section 27, Zoning Ordinance.

Prior Conditions of Approval:

The subject site is governed by several previously approved development review applications:

CDP-9006-01

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.

Comment: CDP-9006 originally included a condition of approval related to multiple recreation facilities. The first amendment to CDP-9006 (PGCPB Resolution No. 01-95) eliminated the majority of the recreation facilities, except the Collington Branch Trail. This condition has since been met.

4-19014

2. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity*, the applicant and the applicant's heirs, successors and assigns shall provide the following:
 - a. Provide shared-lane markings (sharrows) and D11-1 "Bike Route" bikeway signage along the subject site frontage of Prince George's Boulevard, unless modified by the Prince George's County Department of Permitting, Inspections, and Enforcement, with written correspondence.
3. Prior to the acceptance of a specific design plan (SDP) for the subject site, the applicant and the applicant's heirs, successors, and/or assignees shall depict the following pedestrian and bicycle facilities on the SDP:
 - a. A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the existing bus stop located along the Prince George's Boulevard frontage to the existing building entrance.
 - b. A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the proposed and existing buildings on the subject site.
 - c. A minimum of four bicycle racks adjacent to the entrance of the existing and proposed commercial buildings of the inverted U or equivalent design for short-term bicycle parking.
 - d. Long-term bicycle parking for the existing and proposed buildings, consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*.
4. Total development within the subject property shall be limited to uses that generate no more than 162 AM peak-hour trips and 161 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require approval of a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities, prior to issuance of any permits.

Comment: The sidewalks and crosswalks are shown on the plan and are acceptable to satisfy conditions 3 of 4-19014. Inverted U bicycle racks are shown on the plan and are acceptable. A sidewalk is proposed to provide a pedestrian connection between the buildings on site. The SDP does not reflect the improvements provided in condition 2. As a condition of approval, staff is recommending that the SDP is modified to include the sharrows along Prince George's Boulevard as provided in Condition 2.

This application proposes a total of 90,030 square feet for construction. A trip cap was established at the time of the preliminary plan based on the total construction of 91,000 square feet. Given that the proposed square footage is less than the total approved square footage, the staff finds that this property will be within the trip cap established in 4-19014 and is acceptable by staff.

Master Plan Compliance

Master Plan Right of Way

The property has frontage along Prince George's Boulevard while the rear boundary is adjacent to US 301, a master plan transportation facility. Roadway dedication along US 301 has previously occurred and no additional right-of-way is required. No additional master plan right-of way

recommendations are provided with this application since dedication has occurred with the prior development cases.

Master Plan Pedestrian and Bicycle Facilities

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

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

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

POLICY 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

In addition to the MPOT the subject site is subject to the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan*. The *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* includes goals and policies related to transportation:

Page 106 – TM 6.8. Provide a minimum six-foot-wide sidewalk along any street that has a bus stop.

Page 117 – TM 10.3 Provide roadway, transit, bicycle, and pedestrian facilities that equitably enhance safety across all communities as well as across each mode so that all people can achieve equal safety outcomes.

Page 201 – Collington Local Employment Area – Construct active transportation infrastructure including 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.

Comment: The latest SDP submission shows a new pedestrian connection from the existing building to the proposed bus stop. Additionally, inter-parcel pedestrian connections such as striped crosswalks and sidewalks are provided to facilitate pedestrian routes to the bus stop which are consistent with master plans' goal and recommendations.

Transportation Planning Review:

The existing lot is currently served by two access points via Prince George's Boulevard. The existing building with its two access points will be located on Lot 8, and two new buildings are proposed for Lot 9, with two additional access points onto Prince George's Boulevard. An inter-parcel connection is also proposed between Lots 8 and 9, accompanied by a series of internal drive aisles that are provided throughout the site with a minimum width of twenty-four feet wide. However, staff has concerns with the drive aisle segment immediately north of Building 3, which proposed configuration provides curvatures at each end of the link. This may cause vehicles accessing the drive aisle to make turning maneuvers along this link which will cause conflicts. An alignment that eliminates the curvatures would allow for safe through movements at each end of that segment and will eliminate potential conflicts along this drive aisle connection. As a condition of approval, staff recommends that the drive aisle north of the Proposed Building 3 be realigned and reconfigured to be perpendicular to the intersecting drive aisles at each end the link to enhance safe circulation onsite and reduce vehicular conflicts. Pedestrian circulation is shown throughout the site by way of continuous network of crosswalks and sidewalks. As previously mentioned, the latest SDP proposes a sidewalk connection to the existing crosswalk on lot 8. This sidewalk satisfies condition 3a of PPS 4-19014 and staff concludes that this is acceptable.

In regard to parking, the DSP indicates that a total of 371 parking spaces are required for this use and 590 spaces are proposed with this application. Two required loading spaces provided adjacent to the proposed buildings. Staff finds that the proposed parking meets the requirements for this site and is acceptable. Four bicycle racks are provided near the entrance to both of the proposed buildings.

In consideration of the scope of this application, the transportation staff can make a finding that the subject property is in general conformance with previous approved development applications and Section 27 of the prior zoning ordinance. From the standpoint of transportation, the Transportation Planning Section finds that Specific Design Plan SDP-8804-02 will be served by adequate transportation facilities and is acceptable, if the following condition is met:

1. Prior to the certification of the SDP, the applicant and the applicants shall modify the Specific Design Plan (SDP) to include:
 - a. The realignment and reconfiguration of the drive aisle north of the Proposed Building 3 to be perpendicular to the intersecting drive aisles at each end the link to enhance safe onsite circulation and reduce vehicular conflicts.
 - b. Shall include shared-lane markings (sharrows) and D11-1 "Bike Route" bikeway signage along the subject site frontage of Prince George's Boulevard

June 30, 2022

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section

VIA: Sherri Conner, Planning Supervisor, Subdivision Section *SC*

FROM: Mridula Gupta, Planner III, Subdivision Section *MG*

SUBJECT: SDP-8804-02; Collington Center (NASA Federal Credit Union)

The subject site considered in this amendment to Specific Design Plan (SDP-8804-02), is known as Lot 6, Block A, shown on a plat for Lots 6 and 7, Block A for Collington Center recorded in Plat Book ME 253 page 39 on December 26, 2019. The 11.01-acre property is zoned Legacy Comprehensive Design (LCD). The application is however being reviewed pursuant to the prior Employment and Institutional Area (E-I-A) Zone of the subject property in accordance with the prior Zoning Ordinance.

This SDP amendment proposes development of two office buildings, totaling 90,030 square feet on proposed Lot 9. The site is currently improved with an existing 53,176-square-foot NASA Federal Credit Union building that will remain and be located on proposed Lot 8.

The property is subject to the preliminary plan of subdivision (PPS) 4-19014, which was approved by the Planning Board on April 1, 2021 (PGCPB Resolution No. 2021-46). This PPS approved two lots (Lots 8 and 9) for the development of 144,176 square feet of commercial use. The proposed boundaries for the two lots are consistent with the lot boundaries shown on the PPS.

PPS 4-19014 was approved subject to 11 conditions. The condition relevant to the subject application is listed below in **bold** text and staff analysis of the project's conformance to the relevant conditions follows in plain text:

2. **In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2006 Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity, the applicant and the applicant's heirs, successors and assigns shall provide the following:**
 - a. **Provide shared-lane markings (sharrows) and D11-1 "Bike Route" bikeway signage along the subject site frontage of Prince George's Boulevard, unless**

modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.

The SDP does not provide sharrows and bikeway signage along the site's frontage of Prince George's Boulevard. The applicant did not provide any correspondence from Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), modifying this condition. The Transportation Planning Section should further review the SDP for conformance to this condition.

3. **Prior to the acceptance of a specific design plan (SDP) for the subject site, the applicant and the applicant's heirs, successors, and/or assignees shall depict the following pedestrian and bicycle facilities on the SDP:**
 - a. **A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the existing bus stop located along the Prince George's Boulevard frontage to the existing building entrance.**
 - b. **A five-foot-wide minimum Americans with Disabilities Act accessible sidewalk and crosswalk to connect the proposed and existing buildings on the subject site.**
 - c. **A minimum of four bicycle racks adjacent to the entrance of the existing and proposed commercial buildings of the inverted U or equivalent design for short term bicycle parking.**
 - d. **Long term bicycle parking for the existing and proposed buildings, consistent with the 2012 AASHTO Guide for the Development of Bicycle Facilities.**

The SDP does provide sidewalks as required by Conditions 3a and 3b. In addition, the plans show only one bicycle rack adjacent to the entrance of the existing building instead of four as required by Condition 3c. The plans also do not depict where the long term bicycle parking for the existing and proposed buildings is provided, as required by Condition 3d. The Transportation Planning Section should further review the SDP for conformance to this condition.

4. **Total development within the subject property shall be limited to uses which generate no more than 162 AM peak-hour trips and 161 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require approval of a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities, prior to issuance of any permits.**

The proposed development of 90,030 square feet of new office space on Lot 9 is within the entitlement established by the PPS. The SDP should be further reviewed by the Transportation Planning Section for conformance to this condition.

5. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-024-2020). The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-024-2020 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George’s County Planning Department.”

The subject SDP proposes development in accordance with the approved type 1 tree conservation plan. The Environmental Planning Section should further review the SDP and evaluate conformance with this condition.

- 6. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (50972-2019-00) and any subsequent revisions.**

The applicant submitted a copy of the approved stormwater management (SWM) concept plan (50972-2019-01) and letter. The SDP reflects development in accordance with the approved SWM concept plan. The Environmental Planning Section should further review the SDP and evaluate conformance with this condition.

- 7. Development and use of the lots approved herein must be in accordance with an approved comprehensive design plan and specific design plan, which shall be noted on the final plat prior to approval.**

The Urban Design Section should review the SDP and evaluate conformance with the approved comprehensive design plan. The note, as required by this condition, should be added to the final plat, and will be evaluated at that time.

- 9. The final plat shall grant 10-foot-wide public utility easements along the public rights of way abutting the site, in accordance with the approved preliminary plan of subdivision.**

10-foot-wide public utility easements are shown on the SDP along the public rights-of-way, in accordance with the approved PPS. This condition will be evaluated again at the time of final plat.

- 10. Any residential development on the subject property shall require approval of a new preliminary plan of subdivision, prior to issuance of permits.**

The subject SDP proposes development in accordance with the approved PPS. There is no residential development proposed on the subject property. A new PPS is not required at this time.

Plan Comments

1. A new final plat of subdivision will be required for the new lots following approval of this SDP, before permits can be issued for the subject property. The final plat should be filed within the validity date of the PPS, which expires April 22, 2023.

Recommended Conditions

1. None.

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

August 8, 2022

MEMORANDUM

TO: Tierre Butler, Planner II, Urban Design Section

FROM: Alice Jacobs, Planning Technician III, Permit Review Section 

SUBJECT: SDP-8804-02 – Collington Center NASA FCU

1. All dimensions including height should be added to the site plan for the two buildings and connector way.
2. Any additional freestanding signage and details should be reviewed with this application.
3. Loading space dimensions are unclear.
4. Property Zoned E-I-A. The Permit Review Section offers no further comments on this development application for two four-story buildings with connector for NASA FCU only.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 TTY: (301) 952-4366
 www.mncppc.org/pgco

Countywide Planning Division
 Environmental Planning Section

301-952-3650

August 8, 2022

MEMORANDUM

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

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

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

SUBJECT: **Collington Center-NASA FCU; SDP-8804-02 and TCP2-013-08-01**

The Environmental Planning Section (EPS) reviewed the Specific Design Plan (SDP-8804-02) and revised Type 2 Tree Conservation Plan (TCP2-013-08-01), accepted for review on May 26, 2022. Comments were delivered to the applicant at the Subdivision and Development Review Committee (SDRC) meeting on June 10, 2022. The EPS recommends approval of SDP-8804-02 and revised TCP2-013-08-01, subject to findings and conditions 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	Associated Tree Conservation Plan or Natural Resource Inventory	Approval Authority	Status	Action Date	Resolution Number
4-88074	TCP1-59-95/TCP2-67-96	Planning Board	Approved	7/3/1996	PGCPB No. 88-287
SDP-8804-01	TCP2-013-08	Planning Board	Approved	6/5/2008	PGCPB No. 08-92
N/A	NRI-052-2019	Staff	Approved	7/25/2019	
N/A	NRI-052-2019-01	Staff	Approved	10/19/2020	
4-19014	TCP1-024-2020	Planning Board	Approved	4/1/2021	PGCPB No. 2021-46
SDP-8804-02	TCP2-013-08-01	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

This SDP is for the development of two office buildings on lot 9 with associated parking and stormwater management (SWM) on lot 8.

SITE DESCRIPTION

The overall Collington Center development consists of an 867.00-acre property in the current Legacy Comprehensive Design (LCD) Zone which, prior to April 1, 2022, was within the Employment and Industrial Area (E-I-A) Zone. The site 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 overall property. Crain Highway (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.

This property is an 11.01-acre site (Lots 8 and 9) located on the west side of US 301, north of Trade Zone Avenue. A review of the available information indicates that there are no regulated environmental features (REF) on Lots 8 and 9. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), this site does not contain Sensitive Species Protection Review Area (SSPRA). 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 contains Evaluation Areas.

GRANDFATHERING

The project is subject to the environmental regulations contained in prior Subtitles 24 and 27, and Subtitle 25 because the application is subject to Preliminary Plan of Subdivision (PPS) 4-19014.

PRIOR CONDITIONS OF APPROVAL

Preliminary Plan of Subdivision 4-19014 was approved by the Prince George's County Planning Board on April 1, 2021. The environmental condition of approval found in PGCPB No. 2021-46 will be addressed with the signature approval of the associated final plat.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Plan (NRI-052-2019-01), which correctly shows the existing conditions of the property. No specimen or historic trees are associated with this site. This site is not associated with any REF, such as streams, wetlands, or associated buffers. The site does not contain any primary management areas (PMA). No revisions are required for conformance to the NRI.

Preservation of Regulated Environmental Features/Primary Management Area

The site does not contain any REF nor PMA. No review of impacts to REF is necessary, and no

conservation easements are required for this site.

Woodland Conservation

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because there are previously approved tree conservation plans (TCPI-059-95, TCPII-067-96, and TCPII-013-08). A revision to TCPII-013-08 was submitted with this application.

The overall Collington Center development has a gross tract area of 867.00 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 plan 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." A new Type 2 Tree Conservation Plan (TCPII-013-08) was approved with SDP-8804-01.

The current application was evaluated for conformance with the woodland conservation requirement established for this lot by TCPII-067-96 and with TCPII-013-08. It has been determined that Lots 8 and 9 have no on-site woodland conservation requirements; however, minor technical revisions to TCP2-013-08-01 are required.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Adelphia-Holmdel complex, Marr-Dodon complex, Marr-Dodon-Urban land complex, and Urban land-Marr-Dodon complex. According to available information, no unsafe soils containing Christiana complexes or Marlboro clay exist on-site.

No further action is needed as it relates to this application. A soils report may be required by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at time of permit.

Stormwater Management

A Stormwater Management Concept plan and approval letter #50972-2019 was submitted with the application, which was approved on June 3, 2020, with an expiration date of June 3, 2023. The approval proposes to construct seven micro-bioretenion facilities and one submerged gravel wetland to provide stormwater retention and attenuation on-site before discharging into tributaries of Collington Branch.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS recommends approval of SDP-8804-02 and TCP2-013-08-01, subject to the following findings and conditions:

Summary of Recommended Findings

1. No regulated environmental features are located on the subject site.
2. No specimen trees are located on the subject site.

Summary of Recommended Conditions

1. Prior to certification of SDP-8804-02 and TCP2-013-08-01, the colored feature capture plan for TCP2-013-08-01 shall include information as required in Bulletin 4-2022 as needed to meet the annual reporting information as required in the State's Forest Conservation Act.



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

June 28, 2022

TO: Tierre Butler, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE

Re: Collington Center NASA Federal Credit Union
Specific Design Plan, SDP-8804-02

CR: Robert Crain Highway (US-301)
CR: Prince George's Boulevard

In response to the Specific Design Plan, SDP-8804-02, referral for the development of two (2) lots with new office buildings and their associated infrastructure, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is in Upper Marlboro, MD, located between Prince George's Boulevard and Robert Crain Highway, approximately 320-ft north of Trade Zone Avenue.
- **Prince George's Boulevard** is an existing County-maintained roadway to the west of the subject property with a 102-ft right-of-way. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T) Urban Major Collector Road standard (Std. 100.02). This work shall be permitted prior to or concurrent with issuance of a fine grading permit.
- There has been increase of developments within the vicinity of the subject property that are approved or under review. This will increase the traffic volume on Prince George's Boulevard significantly. For the safety of the vehicles coming from north and accessing the site by making a U-turn, a south bound left turn bay will be required during the grading permit stage.

- The proposed northern driveway is located very close to the left turn bay to the property (401 Prince George's Boulevard) on the opposite side. This access will be reevaluated during the permitting stage.
- The 2018 Water and Sewer Plan designated Lots 6 and 7 in Water and Sewer Category 3, inside the Growth Boundary, and in SGA Tier 1, for development on the public sewer. The lots are developed with commercial structures.
- Water and sewer lines abut and extend onto both platted lots.
- Full-width, 2-inch mill-and-overlay for all existing County, roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's utility policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
- The Site Plan filed under M-NCPPC Case No. SDP-8804-02 is consistent with the Site Development Concept Plan filed under Case No. 50972-2019-01 approved by DPIE on May 22, 2020.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance with the standards and specifications set forth by DPIE and DPW&T. Approval of all facilities are required prior to permit issuance.
- All easements are to be approved by DPIE and recorded prior to technical approval.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.

- The proposed development will require a site development permit approved by DPIE.
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro clay is required.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - a) Final site layout, exact impervious area locations are shown on plans.
 - b) Exact acreage of impervious areas has not been provided.
 - c) Proposed grading is shown on plans.
 - d) Stormwater volume computations have not been provided.
 - e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth.
 - f) Disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion, and sediment control practices are not included in the submittal.
 - g) A narrative in accordance with the code has not been provided.
 - h) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

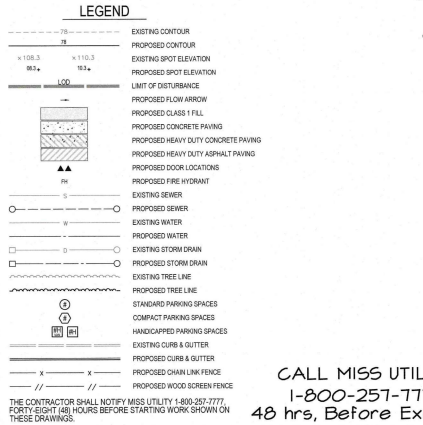
cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
 Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
 Salman Babar, CFM, Engineer, S/RPRD, DPIE
 MJ Labban, Engineer, S/RPRD, DPIE
 Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
 Ted Jeong, P.E., Engineer, S/RPRD, DPIE
 NASA Federal Credit Union Inc. (c/o Thomas Conroy), 500 Prince George's Blvd, Upper Marlboro, MD 20774
 Ben Dyer Assoc., Inc. (c/o Barry Caison), 11721 Woodmore Road, Suite 200, Mitchellville, MD 20721

PLANTING SPECIFICATIONS

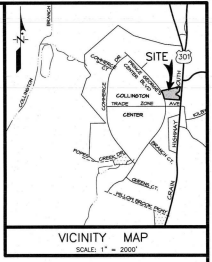
- 1. Excavate... 2. Utilize... 3. Establish... 4. Quality... 5. Dig... 6. Backfill... 7. Fertilize... 8. Watering... 9. Pruning... 10. Planting... 11. Stake... 12. Mulch... 13. Windbreak... 14. Support...



- 1. PLANTING PROCEDURES: a. Site Preparation... b. Planting... c. Stake... d. Mulch... e. Windbreak... f. Support...



EXISTING PLANT LIST - LOT 8. Table with columns: SYM, QTY, BOTANICAL NAME, COMMON NAME, SIZE, SPACING, REMARKS. Includes Bloodgood London Plane Tree, Sweetbay Magnolia, Flowering Dogwood, Yostino Cherry, etc.



Tree Canopy Coverage Schedule for Sec. 25-128. Table with columns: Project Name, Use Category, Tree Area, Tree Canopy Coverage, etc. Includes credit categories for various tree species.

PROPOSED PLANT SCHEDULE - LOT 9. Table with columns: SHADE TREES, ORNAMENTAL TREES, MINOR SHADE TREE, SHRUBS. Includes species like Acer palmatum, Prunus x yedoensis, etc.

LANDSCAPE MANUAL SECTION 1.7 CERTIFICATION. I hereby certify that this site was inspected on July 11, 2020 and that all existing plant material approved under SSF-8804-01 was found to be reasonably healthy and in substantial conformance with the approved plan in terms of quantity, location, species and size, except as noted herein.

OWNER / APPLICANT: NASA FEDERAL CREDIT UNION. Includes project details, dates, and professional seals for the landscape architect and engineer.

CALL MISS UTILITY 1-800-251-7177 48 hrs. Before Excavation

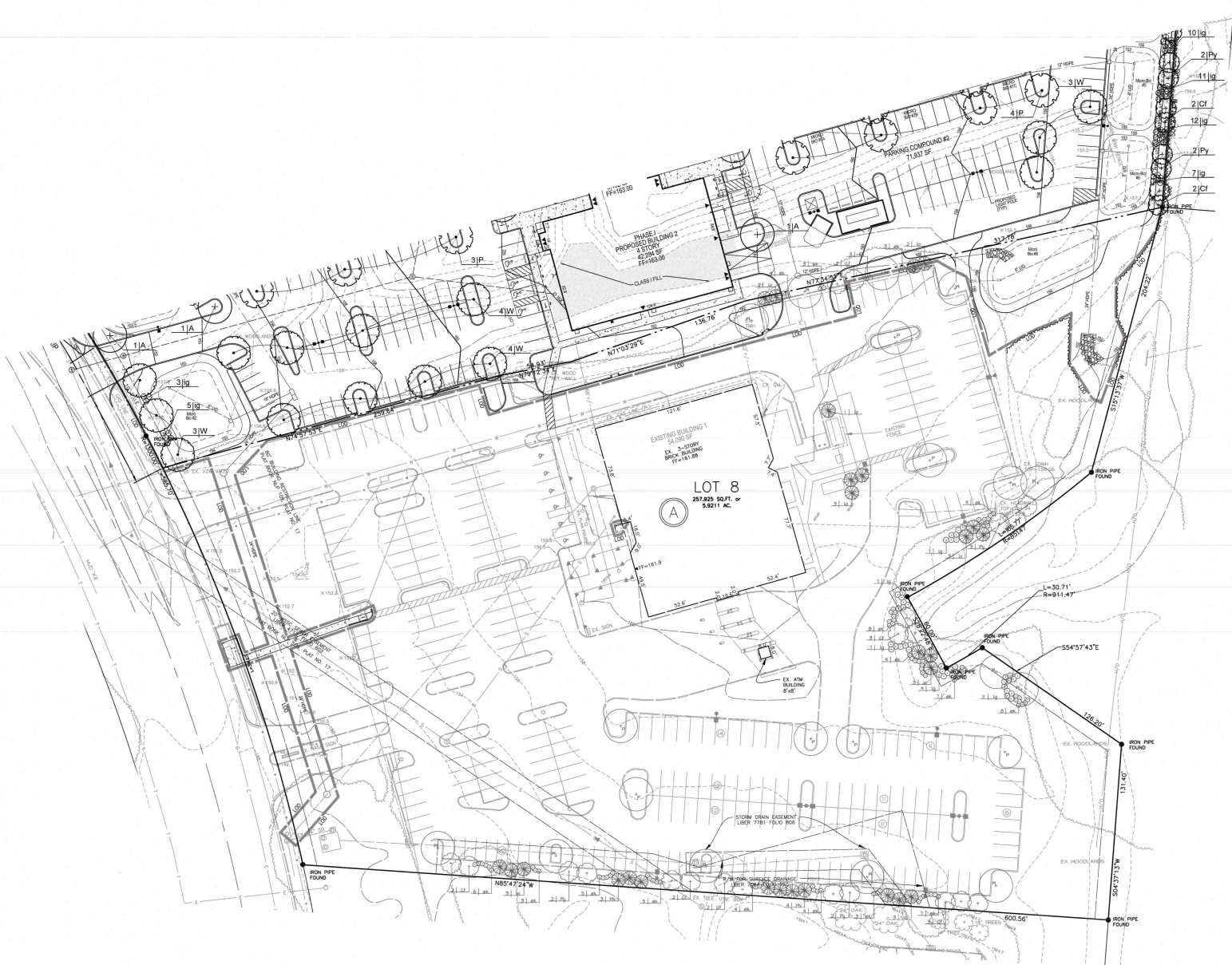


VICINITY MAP
SCALE: 1" = 200'
ADC MAP 5000K: 21' 0" & 4
WSSC 200' SHEET: 201 SE 14

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- PROPOSED FLOW ARROW
- PROPOSED CLASS 1 FILL
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED DOOR LOCATIONS
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- STANDARD PARKING SPACES
- COMPACT PARKING SPACES
- HANDICAPPED PARKING SPACES
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD SCREEN FENCE

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK, SHOWN ON THESE DRAWINGS.



NOTE: FOR EXISTING PLANT SCHEDULE FOR LOT 8, SEE OVERALL LANDSCAPE PLAN SHEET C-1 BDAI DWG NO. 50.016. LANDSCAPING MISSING ON LOT 8 SHALL BE REPLACED.

SDP-8804-02
LANDSCAPE & LIGHTING PLAN
LOT 8, BLOCK A
COLLINGTON CENTER
NASA FEDERAL CREDIT UNION
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

LANDSCAPE MANUAL SECTION 11.1 CERTIFICATION
I hereby certify that this site was inspected on July 11, 2020 and that all existing plant material approved under SDP-8804-01 was found to be reasonably healthy and in substantial conformance with the approved plan in terms of quantity, location, species and size, except as noted herein.

D. Hunter Michael, Qualified Professional
Name Date 7-11-2020

L-2



DATE	DESCRIPTION	BY	CHK	APP	DATE
7-11-2020	ISSUED FOR PERMIT	DHM			7-11-2020
	REVISIONS				

1710 WOODBURN ROAD, SUITE 100, ANNAPOLIS, MARYLAND 21403
HUTTENLOCH, SMITH & SMITH
Engineers / Surveyors / Planners
TELEPHONE: 410-261-5000
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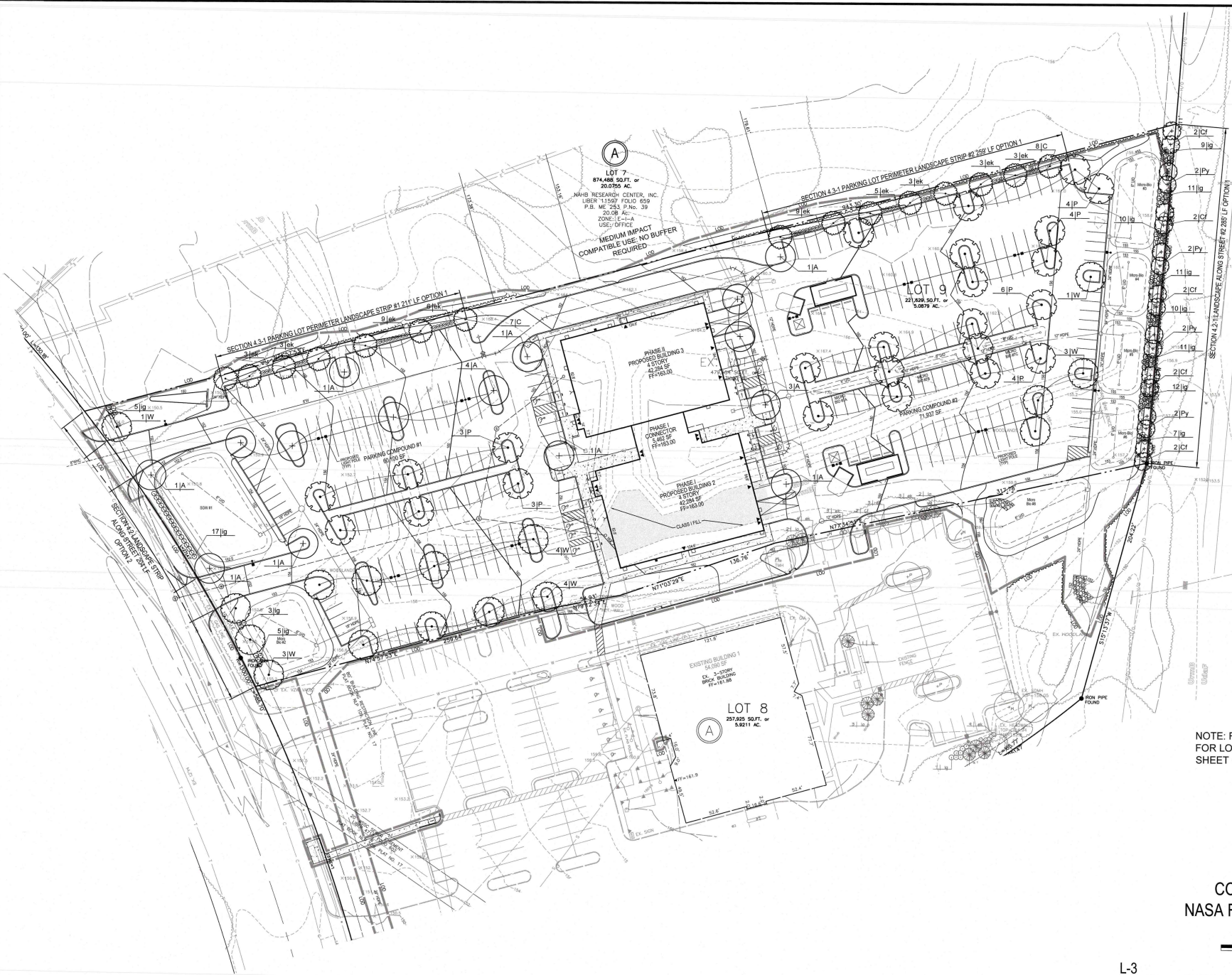


VICINITY MAP
 SCALE: 1" = 200'
 ADC MAP BOOKS: 31 P 3 & 4
 WSSC 200' SHEET: 501 SE 14

LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- PROPOSED FLOW ARROW
- PROPOSED CLASS FILL
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- ▲▲ PROPOSED DOOR LOCATIONS
- ▲▲ PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- STANDARD PARKING SPACES
- COMPACT PARKING SPACES
- HANDICAPPED PARKING SPACES
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD SCREEN FENCE

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.



NOTE: FOR PROPOSED PLANT SCHEDULE FOR LOT 9, SEE OVERALL LANDSCAPE PLAN SHEET C-1 BDAI DWG NO. 50.016.

SDP-8804-02
 LANDSCAPE & LIGHTING PLAN
 LOT 9, BLOCK A
COLLINGTON CENTER
NASA FEDERAL CREDIT UNION
 QUEEN ANNE DISTRICT No. 7
 PRINCE GEORGES COUNTY, MARYLAND



CALL MISS UTILITY
 1-800-257-7777
 48 hrs. Before Excavation

L-3

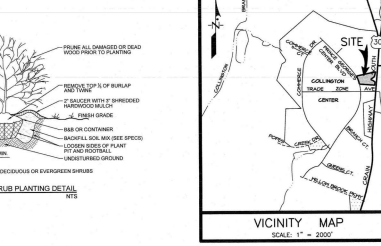
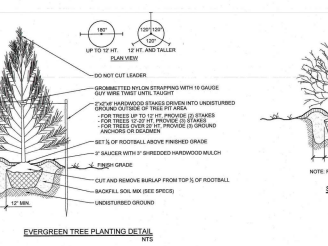
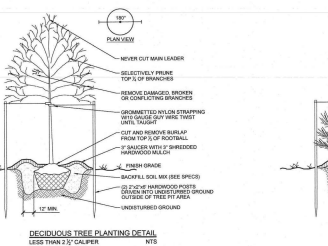
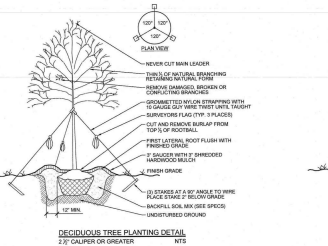
	DATE	DESCRIPTION	BY	APP'D	DATE
	REVISIONS				
		BEN OYER ASSOCIATES, INC. Engineers, Surveyors, Planners TELEPHONE (410) 440-2000 COPYRIGHT © 2000 BEN OYER ASSOCIATES, INC.			
J-484137		SEPTEMBER 2020			
50.035-2					

LANDSCAPE STRIP ALONG STREET #1 (SECTION 4.2)

Linear feet of street frontage, excluding driveway entrances:	204 LF	
1) General Plan Designation:	<input checked="" type="checkbox"/> Developing Tier	<input type="checkbox"/> Rural Tier
2) Option Selected:	Center	1 or 2:
3) Is there a public utility easement along the frontage of the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3) Number of plants required:	6 shade trees	shade trees
	20 shrubs	shrubs
	20 strip of ex. trees	20 strip of ex. trees
4) Total number of trees provided:	6 shade trees	shade trees
	18 ornamental trees	ornamental trees
	30 shrubs	shrubs
	20 strip of ex. trees	20 strip of ex. trees

LANDSCAPE STRIP ALONG STREET #2 (SECTION 4.2)

Linear feet of street frontage, excluding driveway entrances:	288 LF	
1) General Plan Designation:	<input checked="" type="checkbox"/> Developing Tier	<input type="checkbox"/> Rural Tier
2) Option Selected:	1, 2, 3 or 4:	1 or 2:
3) Is there a public utility easement along the frontage of the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3) Number of plants required:	9 shade trees	shade trees
	30 shrubs	shrubs
	20 strip of ex. trees	20 strip of ex. trees
4) Total number of trees provided:	9 shade trees	shade trees
	18 ornamental trees	ornamental trees
	62 shrubs	shrubs
	20 strip of ex. trees	20 strip of ex. trees



PARKING LOT PERIMETER LANDSCAPE STRIP #1 (SECTION 4.3-1)

Linear feet of street frontage, excluding driveway entrances:	211 LF	
1) General Plan Designation:	Developing Tier	
2) Option Selected:	1	
3) Width of perimeter strip required:	5 feet	
4) Width of perimeter strip provided:	5 feet	
5) Plant Material required:	7 shade trees	
	19 shrubs	
	7 shade trees	
6) Total plant material provided:	21 shrubs	existing shade trees

PARKING LOT PERIMETER LANDSCAPE STRIP #2 (SECTION 4.3-1)

Linear feet of street frontage, excluding driveway entrances:	288 LF	
1) General Plan Designation:	Developing Tier	
2) Option Selected:	1	
3) Width of perimeter strip required:	5 feet	
4) Width of perimeter strip provided:	5 feet	
5) Plant Material required:	7 shade trees	
	19 shrubs	
	7 shade trees	
6) Total plant material provided:	21 shrubs	existing shade trees

INTERIOR PLANTING FOR PARKING COMPOUND #1 (SECTION 4.3-2)

1) Parking Lot Area (see Figure 4.3-7):	60,100 square feet	
2) Interior landscaped area required:	10%	6,010 square feet
3) Interior landscaped area provided:	10.69%	6,422 square feet
4) Minimum number of shade trees required:		23 shade trees
(1 per 200 square feet of interior planting area provided) or		N/A shade trees
5) Number of shade trees provided:		22 shade trees
6) Is a minimum of 100 square feet of contiguous landscaped area provided per shade tree?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
7) Is there a planting island on average every 10 spaces?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 6 feet wide?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
11) For parking lots 50,000 square feet or larger: <ul style="list-style-type: none"> a) Is there a 6-foot-wide planting island perpendicular to parking for every 2 bays? b) Is the number of shade trees required increased? c) Is the number of shade trees provided? 		

INTERIOR PLANTING FOR PARKING COMPOUND #2 (SECTION 4.3-2)

1) Parking Lot Area (see Figure 4.3-7):	87,827 square feet	
2) Interior landscaped area required:	10%	8,783 square feet
3) Interior landscaped area provided:	11.24%	7,289 square feet
4) Minimum number of shade trees required:		28 shade trees
(1 per 200 square feet of interior planting area provided) or		N/A shade trees
5) Number of shade trees provided:		28 shade trees
6) Is a minimum of 100 square feet of contiguous landscaped area provided per shade tree?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
7) Is there a planting island on average every 10 spaces?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 6 feet wide?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
11) For parking lots 50,000 square feet or larger: <ul style="list-style-type: none"> a) Is there a 6-foot-wide planting island perpendicular to parking for every 2 bays? b) Is the number of shade trees required increased? c) Is the number of shade trees provided? 		

SUSTAINABLE LANDSCAPING REQUIREMENTS (SECTION 4.9-1)

1) Percentage of native plant material required in each category		
Shade Trees:	total 79 x 50%	40 total number required
	total number provided 48	= 60.8 % native
Ornamental Trees:	total 4 x 50%	0 total number required
	total number provided 0	= % native
Evergreen Trees:	total 4 x 30%	0 total number required
	total number provided 0	= % native
Shrubs:	total 74 x 30%	23 total number required
	total number provided 30	= 40.5 % native
2) Are invasive species proposed? _____ Yes <input checked="" type="checkbox"/> No		
3) Are existing invasive species on-site in areas that are to remain undisturbed used in the following landscape manual requirements? _____ Yes <input checked="" type="checkbox"/> No		
4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with section 1.3, Certification of Installation of Final Materials? _____ N/A Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
5) Are trees proposed to be planted on slopes greater than 3:1? _____ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Mirada Medium (MRM) Outdoor LED Area Light

FEATURES & SPECIFICATIONS

Construction:

- Rugged die-cast aluminum housing with powder coated finish and anodized aluminum trim.
- IP67 rating for outdoor use.
- Available in black or silver finish.
- Includes mounting hardware for easy installation.

Optical System:

- Adjustable beam spread for up to 120 degrees.
- Available in clear or frosted lens.
- Includes mounting hardware for easy installation.

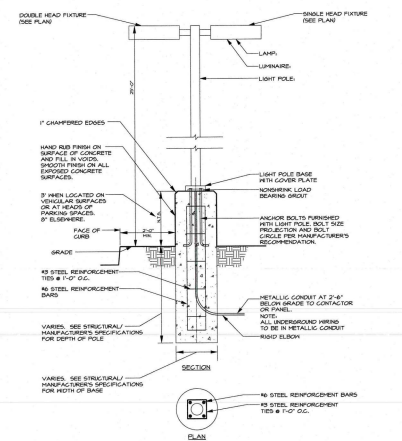
ORDERING GUIDE

Part Number	Part Description	Part Number	Part Description
M100-100	100W LED Area Light	M100-150	150W LED Area Light
M100-200	200W LED Area Light	M100-300	300W LED Area Light
M100-400	400W LED Area Light	M100-500	500W LED Area Light

Mirada Medium Outdoor LED Area Light

ORDERING GUIDE

Part Number	Part Description	Part Number	Part Description
M100-100	100W LED Area Light	M100-150	150W LED Area Light
M100-200	200W LED Area Light	M100-300	300W LED Area Light
M100-400	400W LED Area Light	M100-500	500W LED Area Light



SECTION
PLAN
LIGHT POLE FOUNDATION DETAIL

SDP-8804-02
LANDSCAPE & LIGHTING DETAIL SHEET
LOTS 8 & 9, BLOCK A
COLLINGTON CENTER
NASA FEDERAL CREDIT UNION
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1"=40'

L-4

DATE: 12/27/2021
REVISIONS: 1

PREPARED BY: [Name]
DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

SDP-8804-02_Backup 101 of 103

1 - WSSC Plan Review Comments

Created by: Damilola Ibikunle
On: 06/03/2022 02:45 PM

A001- SDP-8804-02 - Collington Center

----- 0 Replies -----

2 - WSSC Plan Review Fee

Created by: Damilola Ibikunle
On: 06/03/2022 02:45 PM

The Required WSSC Plan review fee of \$1693.00 has been paid

----- 0 Replies -----

3 - WSSC Standard Comments for all Plans

Created by: Damilola Ibikunle
On: 06/03/2022 02:46 PM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.

2. Coordination with other buried utilities:

- a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
- b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
- c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
- d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
- e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
- f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
- g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.

4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Development Services Center at (301-206-8650) or visit our website at [www.wsscwater.com/Development Services](http://www.wsscwater.com/Development%20Services) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services at (301) 206-4003.

----- 0 Replies -----

4 - WSSC Design Comments

Created by: Arthur Atencio

On: 06/14/2022 03:51 PM

1. An existing 12"W and 8"S are available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.

2. Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-8650 for submittal requirements or view our website.

3. A single water/sewer service connection for two or more buildings in a single lot/parcel requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.

----- 0 Replies -----