

Mandatory Referral Review

Staff Recommendation: Approve Recommendations

MRF-2025-004

Outpatient Facility Replacement at 9001 Edmonston Road

For review by:

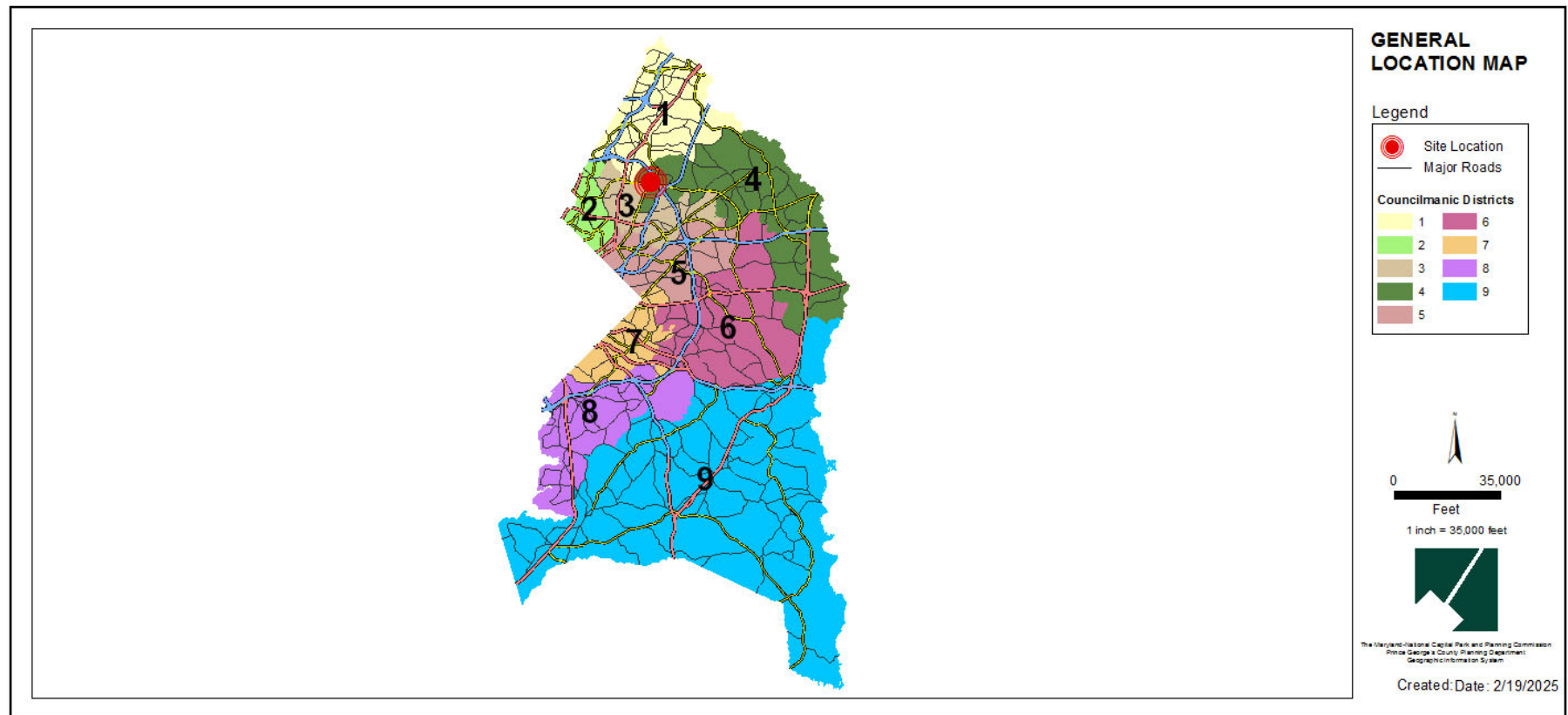
PRINCE GEORGE'S COUNTY PLANNING BOARD

December 4, 2025

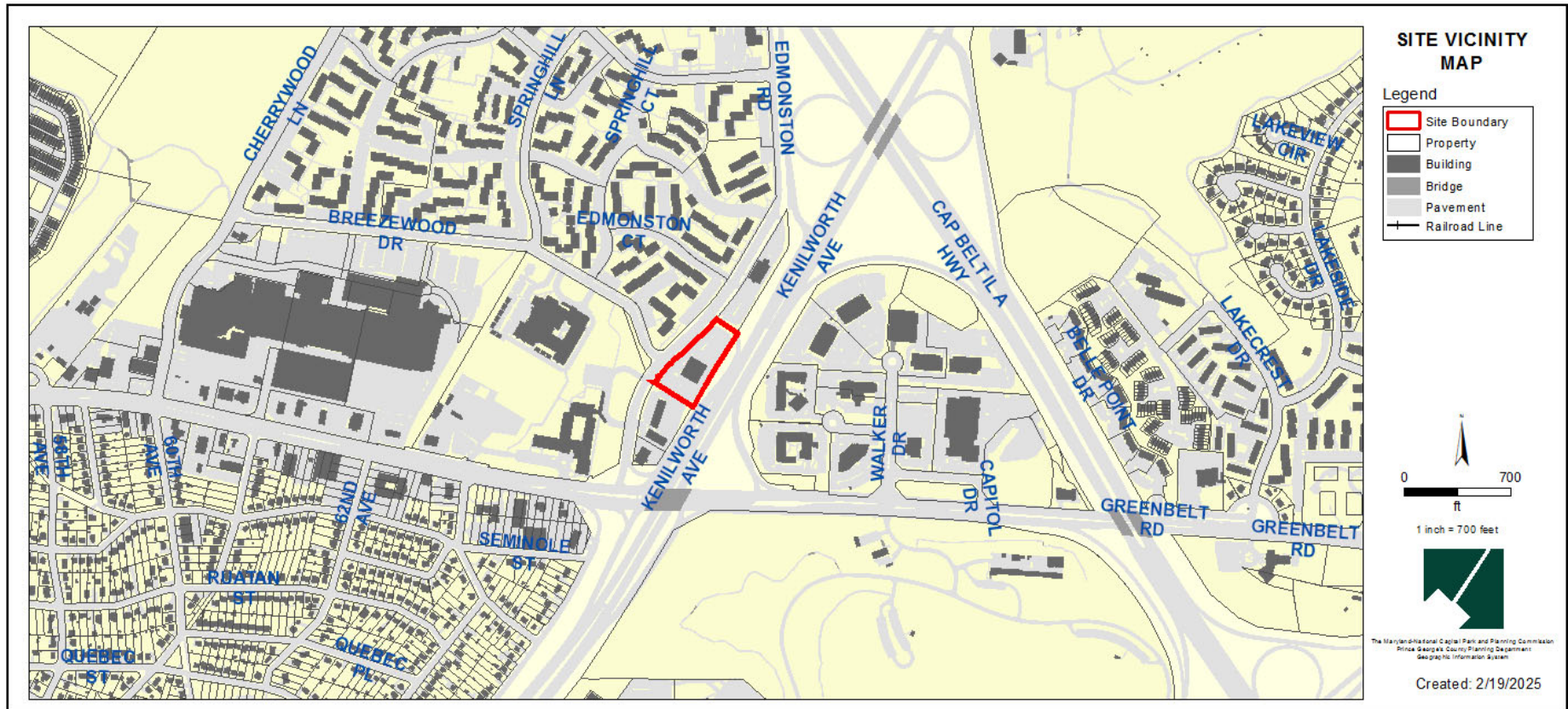
GENERAL LOCATION MAP

Council District: 4

Planning Area: 67

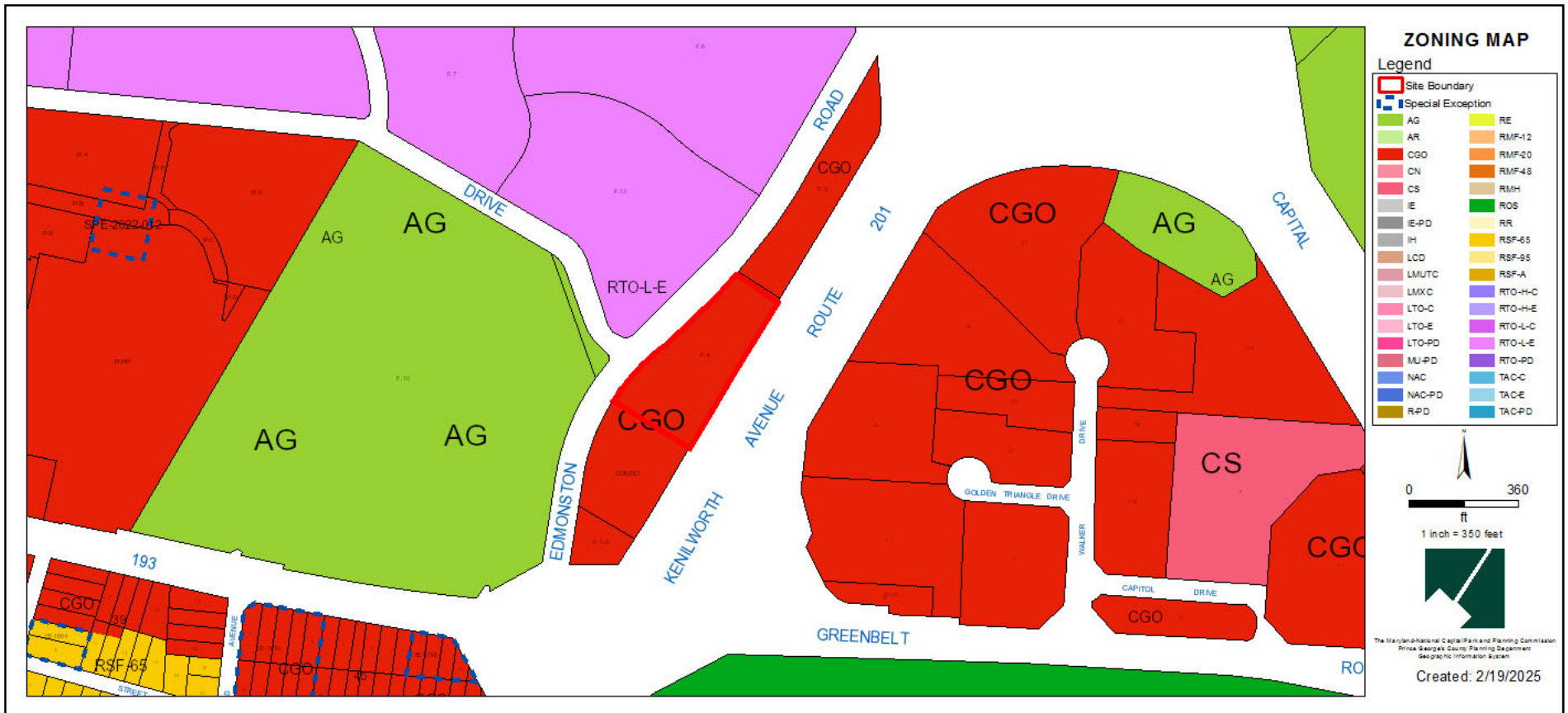


SITE VICINITY MAP



ZONING MAP

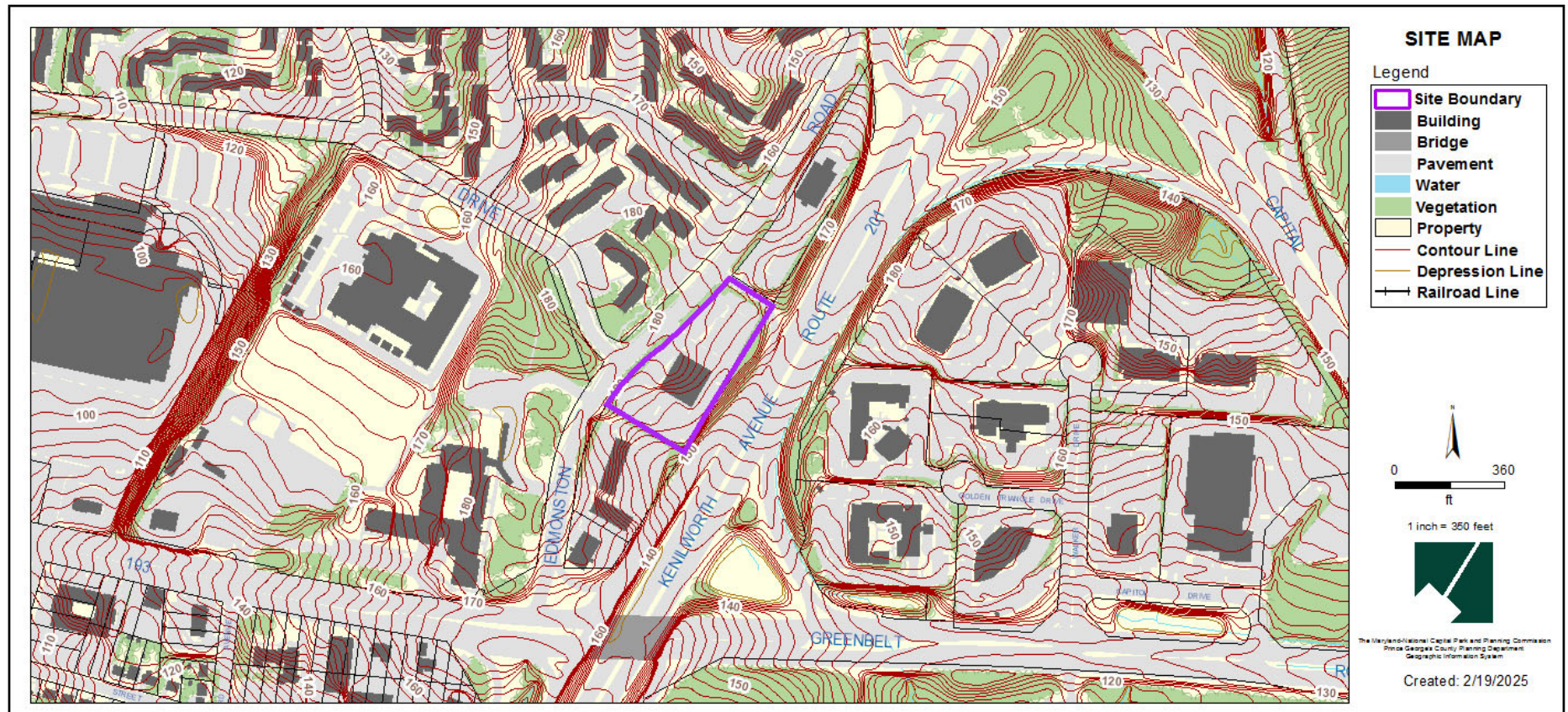
Property Zone: CGO



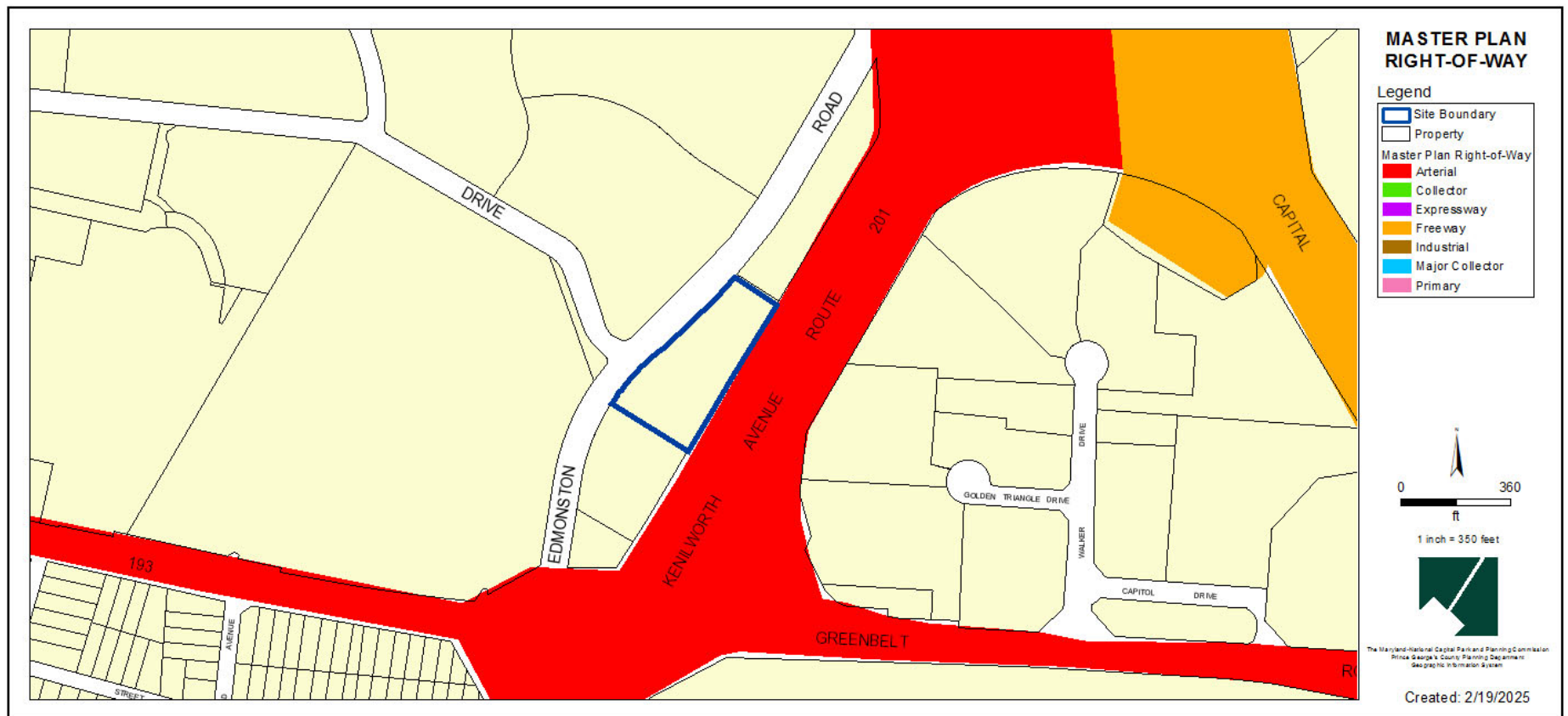
AERIAL MAP



ENVIRONMENTAL FEATURES MAP



MASTER PLAN RIGHT-OF-WAY MAP



SITE FEATURES

Relocate 12 Prince George's County Health Department Divisions to the building including:

- Behavioral Health
- Dental
- Tuberculosis
- Healthy Beginnings
- Immunizations
- Women and Infant Care
- HIV & AIDS Program
- Reproductive Health
- STI Surveillance and Protection CDC
- Health and Wellness
- One additional program that has not been determined.

SITE FEATURES

- Exterior renovations include:
 - New drop-off area at the building entrance
 - New ADA-compliant parking areas
 - New building canopies
 - EV vehicle charging stations
 - Modifications to site sidewalks to improve pedestrian movement
 - Reconfiguration of the parking area to meet stormwater management standards

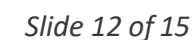
SITE FEATURES

- Interior renovations include:
 - New medical laboratory
 - Conference and amenity spaces
 - Medical storage areas
 - Interior fit-out specifically to house and support each Health Department Division

COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

PLANNING DEPARTMENT:

- A notice was mailed to adjoining, fronting, and abutting property owners and area civic associations on September 3, 2025.



STAFF RECOMMENDATIONS

1. The applicant is encouraged to include a parking chart, indicating the total parking spaces required and provided.
2. The applicant is encouraged to include a way-finding signage assembly for drivers exiting the site, directing them towards the ramp onto Kenilworth Avenue (MD 201) and Greenbelt Road (MD 193).
3. The applicant is encouraged to include a way-finding signage assembly for drivers arriving at the site at the following locations:
 - a. Along southbound Kenilworth Avenue (MD 201) at its intersection with Edmonston Road, adjacent to 8951 Edmonston Road.
 - b. Along westbound Greenbelt Road (MD 193) at its intersection with Edmonston Road.
 - c. Along eastbound Breezewood Drive at its intersection with Edmonston Road.

STAFF RECOMMENDATIONS

4. The applicant is encouraged to provide a detailed signage schedule, including materials, dimensions, and illumination methods for all signs proposed on and off-site.
5. The applicant's lighting plan has multiple locations which display 0.1-foot candles in the middle of the northern parking lot, behind the building, and in front near accessible parking. Staff recommend additional lighting locations or different fixtures to widen the light dispersion at these locations.
6. The applicant is encouraged to call out each light fixture on plan, distinguish existing and proposed light fixtures, and include a schedule with detailed specifications.
7. Per Sec. 27-6208(a)(2), the applicant is encouraged to widen the east sidewalk of Edmonston Road along the property to a minimum of 8 feet, for accommodation of a shared use path along Edmonston Road.

STAFF RECOMMENDATIONS

8. As per Sec. 27-6207(b)(4), the applicant is encouraged to construct an ADA-compliant curb ramp on the curbed island just north of the building and realign the adjacent crosswalk to lead pedestrian traffic to the curb ramp instead of the drive aisle.
9. The applicant is encouraged to install standard inverted-U bicycle racks at the site's bicycle parking locations, as per Sec. 27-6309 of the County Code.
10. The applicant is encouraged to continue coordination with the City of Greenbelt, Department of Public Works and Transportation (DPW&T), the Department of Permitting, Inspections, and Enforcement (DPIE), and Maryland State Highway Administration (SHA) to discuss and approve any improvements to bicycle and pedestrian safety, additional traffic mitigation, improve capacity and operational performance, and other strategies prescribed by review of the submitted Traffic Impact Study, including along Edmonston Road, Greenbelt Road (MD 193), Kenilworth Avenue (MD 201), Breezewood Drive, and additional queuing analysis at the Cherrywood Lane/Breezewood Drive and Greenbelt Road (MD 193)/Cherrywood Lane intersections.