

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George’s County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, projects which received development or permit approval before April 1, 2022, may continue to be reviewed and decided in accordance with the Zoning Ordinance in existence at the time of submission and acceptance of the application; and

WHEREAS, in addition, pursuant to Section 27-1704(h) of the Zoning Ordinance, property in an LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to April 1, 2022, subject to the terms and conditions of the development approvals which it has received; and

WHEREAS, therefore, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on September 8, 2022, regarding Specific Design Plan SDP-8804-02 for Collington Center (NASA Federal Credit Union), the Planning Board finds:

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	APPROVED
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	Approved
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	Approved
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.

6. **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-bioretenention 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.

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.

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 freestanding 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 Amendments (Basic Plans) A-6965, A-9284, and A-9397:** The requirements of Basic Plans 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 square feet 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 the review of this SDP are listed below in **BOLD** text. The Planning Board 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*.**

The Planning Board 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 Planning Board 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**—The Planning Board has reviewed and adopts the memorandum dated July 28, 2022 (Lester to Butler), in which the Community Planning Division noted that master plan conformance is not required for this application.
 - b. **Historic Preservation**—The Planning Board has reviewed and adopts the memorandum dated June 10, 2022 (Stabler and Smith to Butler), in which it was noted that there are no archaeological or historic resources on the site.
 - c. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated August 15, 2022 (Patrick to Butler), in which 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**—The Planning Board has reviewed and adopts the memorandum dated June 30, 2022 (Gupta to Butler), in which 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**—The Planning Board has reviewed and adopts the memorandum dated August 8, 2022 (Jacobs to Butler), in which comments were provided and included as conditions herein, as appropriate.
 - f. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated August 8, 2022 (Rea to Butler), in which 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**—The Planning Board has reviewed and adopts the memorandum dated July 18, 2022 (Perry to Butler), in which the Special Projects Section noted that the application meets the requirements for adequate public facilities, in accordance with prior Subtitle 24 (Subdivision Regulations) and Section 27-528(a)(2) of the prior Zoning Ordinance.

- h. **Department of Permitting and Inspection Enforcement (DPIE)**—The Planning Board has reviewed and adopts the memorandum dated June 28, 2022 (Gullickson to Butler), in which DPIE provided comments that will be addressed through their separate permitting process.
- i. **Washington Suburban Sanitary Commission (WSSC)**—The Planning Board has reviewed and adopts the attachments to an email dated June 14, 2022 (Atencio to Butler), in which WSSC provided standard comments on the subject SDP. WSSC’s requirements will be addressed through their separate permitting process.

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 Type 2 Tree Conservation Plan TCP2-013-08-01, and further APPROVED Specific Design Plan SDP-8804-02 for the above-described land, subject to the following condition:

- 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 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.

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.

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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 Doerner, with Commissioners Washington and Shapiro voting in favor of the motion, with Commissioner Doerner abstaining, and with Commissioners Bailey and Geraldo absent at its regular meeting held on Thursday, September 8, 2022, in Upper Marlboro, Maryland.

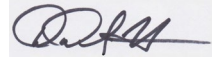
Adopted by the Prince George's County Planning Board this 29th day of September 2022.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:TB:jah

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: September 26, 2022