



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director
Prince George's County Planning Department

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3595

April 10, 2013

Mr. Edward J. Maginnis
University Counsel
Office of the President
University of Maryland
2010 Main Administration Building
College Park, MD 20742

**RE: University of Maryland, College Park
University's Building Landscape
Services Office Building (MR-13005A)**

Dear Mr. Maginnis:

The Prince George's County Planning Department appreciates the opportunity to comment on the construction of a two-story, 12,774 gross square foot office structure to serve as the University's Building Landscape Services Office Building. It is being reviewed according to the Mandatory Referral Review Process defined in the Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance. The proposed building is to be located within the existing grounds complex, consolidating existing units that will be demolished as part of the East Campus development process.

Staff has evaluated the project and is prepared to submit the following comments and the enclosed supporting memoranda:

- This application is consistent with the 2002 *Prince George's County Approved General Plan* development pattern policies for the Developed Tier. Also this application conforms to the land use recommendations of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* for public or quasi-public land uses.
- Regarding historic resources, the proposal does not affect any significant historic properties, nor are there any archeological resources affected that were not previously disturbed by the construction of the previous building. Staff has commented on several historic sites nearby on the College Park campus, but that are not affected directly, such as Rossborough Inn, Morrill Hall, and Calvert House.
- From a transportation perspective, the proposal is consistent with the area and functional master plans that govern transportation. It is determined that the traffic impact to arterials, local streets, and trails in the vicinity of the proposed building will not change over existing conditions.

Mr. Edward J. Maginnis

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Enclosed are three memoranda that include the full evaluations and comments summarized above from the Community Planning Division, the Historic Preservation Section of the Countywide Planning Division, and the Urban Design Section of the Development Review Division.

Thank you again for allowing us the opportunity to comment on this project. If you should have any questions or need additional information, please contact Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division, at 301-952-3580 or via email at Fatimah.Hasan@ppd.mncppc.org.

Sincerely,



Fern V. Piret
Planning Director

Enclosures

- c: Derick Berlage, Chief, Countywide Planning Division
Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division
Cynthia Fenton, Acting Planning Supervisor, Community Planning Division
Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide Planning Division
Ruth Grover, Planner Coordinator, Urban Design Section, Development Review Division
Christine Osei, Mandatory Referral Project Manager, Special Projects Section, Countywide Planning Division



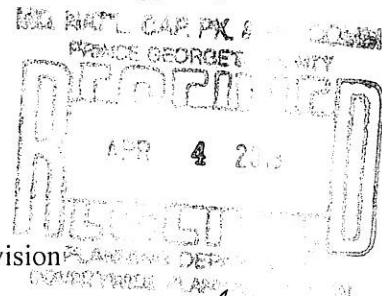
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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April 2, 2013



MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Countywide Planning Division

VIA: Cynthia Fenton, Acting Planning Supervisor, Community Planning Division *af*

FROM: Chad Williams, LEED AP BD+C, Planner Coordinator, Community Planning Division

SUBJECT: **MR-13005A University of Maryland, College Park Building Landscape Services Office**

DETERMINATIONS

- This application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier
- This application conforms with the land use recommendations of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* for public or quasi-public land uses.

BACKGROUND

Location: University of Maryland, College Park main campus near Terrapin Trail and Paint Branch Drive

Size: 1,014.41 acres

Existing Uses: University of Maryland, College Park campus; the specific site is currently part of the university's Grounds Complex

Proposal: The applicant seeks to build a two-story, 12,774 square foot consolidated Department of Building Landscape Services office building.

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan: This application is located in the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use pedestrian-oriented, medium- to high-density neighborhoods.

Master Plan: 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67*.

Planning Area/
Community: PA 66

Land Use: The subject property is recommended for public and quasi-public land uses.

Environmental: Refer to the Environmental Planning Section referral for comments on the environmental element of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and the 2005 *Countywide Green Infrastructure Plan*.

Historic Resources: Three county historic sites are located on the University of Maryland, College Park campus: Rossborough Inn (66-035-02), Morrill Hall (66-035-06), and Calvert House (66-035-07). The closest of these sites is approximately 4,000 feet southeast of the proposed development.

Transportation: The site is accessed by Terrapin Trail and Paint Branch Drive, local on-campus streets that connect to University Boulevard/MD 193. University Boulevard is designated an arterial (A-16) with a 4- to 6-lane roadway within a 120-200 foot right-of-way between Montgomery County and Annapolis Road by the 2009 *Approved Countywide Master Plan of Transportation*.

Public Facilities: None identified

Parks & Trails: The University of Maryland, College Park campus abuts the Paint Branch Stream Valley Park. Planned bike lanes are indicated along University Boulevard and a planned bike route/shared use road is indicated along Paint Branch Drive by the 2009 *Approved Countywide Master Plan of Transportation*.

Aviation: The subject site does not fall under any aviation policy area or the county's Interim Land Use Control area.

SMA/Zoning: The 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67* retained this property in the R-R Zone.

PLANNING ISSUES

Land Use and Plan Conformance

The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* recommends public and quasi-public land uses on the subject property. The proposed Department of Building Landscape Services building is in keeping with the recommended land uses. There are no master plan or General Plan issues with regard to this proposed application.

c: Ivy A. Lewis, AICP, Chief, Community Planning Division
Long-range Agenda Notebook


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Historic Preservation Section

(301) 952-3680
www.mncppc.org

March 21, 2013

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator
Special Projects Section
Countywide Planning Division

FROM: Howard Berger, Supervisor
Jennifer Stabler, Archeology Planner Coordinator
Historic Preservation Section
Countywide Planning Division

SUBJECT: MR-13005A University of Maryland Building Landscape Services Office Building

Background

The University of Maryland, College Park is proposing a two-story 12,774 square foot office building for the Department of Building Landscape Services. The proposed building will replace current facilities (which will be demolished) and consolidate existing units within the University's Building Landscape Services. The proposed building will be constructed on the site of an existing building.

Historic Preservation staff has reviewed the subject application for impacts to historical and archeological resources.

Historic Preservation

There are no Prince George's County Historic Sites, Historic Resources or documented properties in the vicinity of the proposed construction. The building that will be demolished appears from aerial photographs to have been built between 1984 and 1993. The proposed building will be built on the same site as the building that will be demolished. Therefore, the proposed work will not affect any significant historic properties.

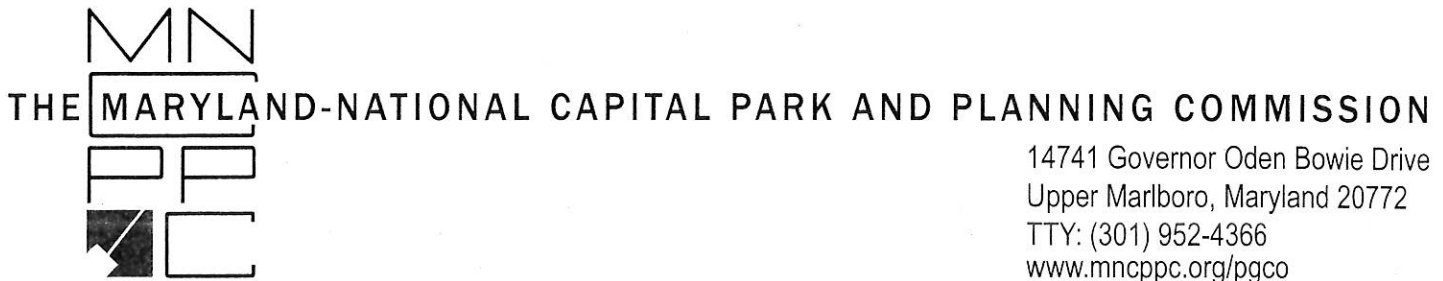
Archeology

There are 10 archeological sites in the vicinity of the proposed Landscape Services building. Site 18PR15 was an Archaic (7500-2000 B.C.) short-term resource procurement site with an unknown nineteenth century historic site. This site was impacted by a tree nursery that was active at the time of recordation. Site 18PR48 was an Archaic lithic quarry; site 18PR51 was an Archaic lithic scatter; site 18PR52 was a prehistoric short-term resource procurement site; site 18PR53 was a Late Woodland (A.D. 900-1600) short-term resource procurement site; site 18PR54 was a late nineteenth century well and possible structure; site 18PR301 was a Late Archaic (4000-2000 B.C.) lithic quarry and lithic scatters; site 18PR303 was a Late Woodland short-term resource procurement site and nineteenth century trash dump; site 18PR383 was an early twentieth century domestic refuse deposit with no subsurface integrity; site 18PR387 was a prehistoric lithic scatter, possibly dating to the Late Archaic period. The prehistoric sites

represent a long span of occupation by Native American people from approximately (7500 B.C. to A.D. 1600). The historic components are probably related to the occupation of the subject property by the family of John and Ann P. Eversfield and by their daughter, Elizabeth E. Eversfield in the nineteenth and early twentieth centuries.

All of the identified archeological resources have been impacted by previous construction on the subject property. The proposed building will occupy the same location as a previous structure. Any archeological deposits would have been previously disturbed by that construction. Therefore, Phase I archeological survey is not recommended in any of the proposed construction areas. There are no identified archeological resources in any of the proposed areas of construction.

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April 10, 2013

MEMORANDUM

TO: Christine A. Osei, Mandatory Referral Project Manager,
Special Projects Section, Countywide Planning

VIA: Ruth Grover, Planner Coordinator, Urban Design Section

FROM: Jill Kosack, Senior Planner, Urban Design Section *JK*

SUBJECT: Mandatory Referral MR-13005A University of Maryland, College Park
Landscape Services Office Building

The Urban Design Section is in receipt of the plans to add a two-story, 12,774 gross square-foot Landscape Services Office Building, to the Grounds Complex area within the University of Maryland College Park campus, which is being reviewed as part of the Mandatory Referral Review Process defined in the Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance. The proposed building will replace an existing building, in the same location, that is to be demolished, in the north central part of the main campus property, in College Park, Maryland. The building will include offices, meeting space, a locker room and laundry facility for various service departments of the university.

The plans provided are of a moderately sufficient detail for staff to provide comments on the site design, landscaping and architecture. Additionally, comments from the University's Architecture Landscape Review Board (ALRB) were provided as they have reviewed the plans twice. Their comments regarding the building design, site design, stormwater management, sustainable development and security were addressed and incorporated into the final design of the building as presented for review. Given that the proposed building is located internal to the campus, within an existing fenced compound, surrounded by other existing service buildings and not visible from the majority of bicycle, vehicular and pedestrian routes, the ALRB is the appropriate group to review urban-design related issues with the proposed improvements. Urban Design staff has no further comments.

