



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

AGENDA ITEM # 8
PGCPB MEETING OF 10/10/13

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

301-952-3650

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Fern Piret, Planning Director *F.P.*
Derick Berlage, Chief, Countywide Planning Division

FROM: Christine A. Osei, Planner Coordinator, Countywide Planning Division

SUBJECT: MR-1318F Staff Report – National Deep Energy Retrofit Project

BACKGROUND

The Land Use Article § 20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral Process.

PROJECT SUMMARY

The US General Services Administration (GSA), through an Energy Savings Performance Contract (ESPC), is proposing the design, installation, and maintenance of energy conservation measures under the National Deep Energy Retrofit Project for the New Carrollton Federal Building (NCFB), located at 5000 Ellin Drive, New Carrollton, MD. When completed, the proposed project will reduce energy consumption at the NCFB by approximately 70 percent, and result in an estimated annual reduction of over 20,000 tons of greenhouse gas emissions.

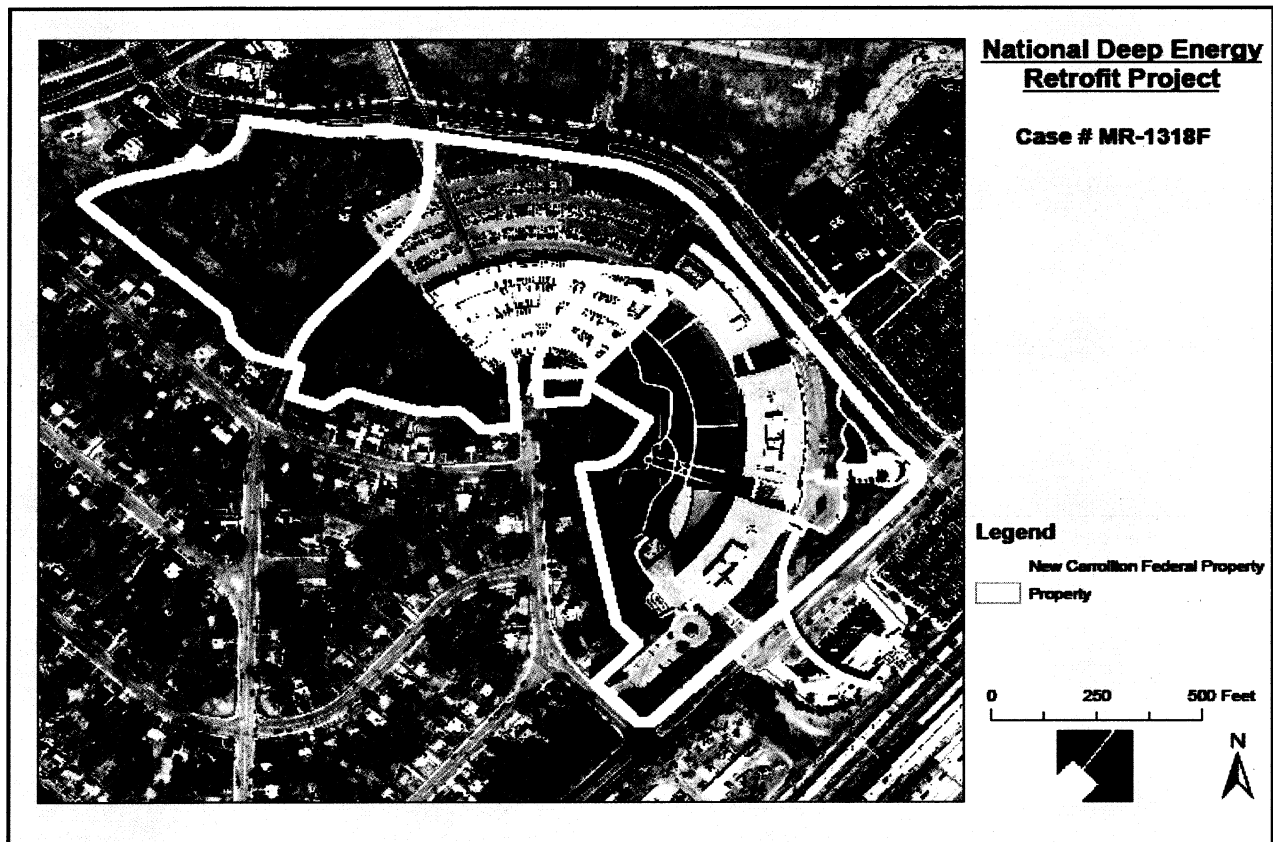
RECOMMENDATION

There are no immediate issues with the proposed National Deep Energy Retrofitting Project at the New Carrollton Federal Building and staff does not recommend any changes to the project at this time.

PROJECT LOCATION

The project location is bounded to the north and northeast by Harkins Road; to the east by Ellin Road; to the northwest by commercial uses in the multi-family medium density residential (R-18) zone; and to the west by single-family detached homes in the one-family detached residential (R-55) zone. The site is approximately 43.70-acres and is located within the mixed use –transportation oriented (M-X-T) zone and the transit district overlay (T-D-O) Zone, the latter due to its proximity to the New Carrollton Metro Station. The existing Internal Revenue Service (IRS) facility, also known as New Carrollton Federal Building (NCFB), is located at 5000 Ellin Road in New Carrollton, Maryland. The facility was completed in 1997. It consists of three nine-story office towers connected by the ground floor (public level). The single-tenant NCFB houses approximately 5,300 IRS employees. The service level is one floor below the public level and connects to underground parking garages. There is a tiered parking garage and ground level parking lots west of the building. The IRS building is located in the Developed Tier and in Council District 3. (See aerial map of project site.)

MAP 1: Aerial View of Project Site

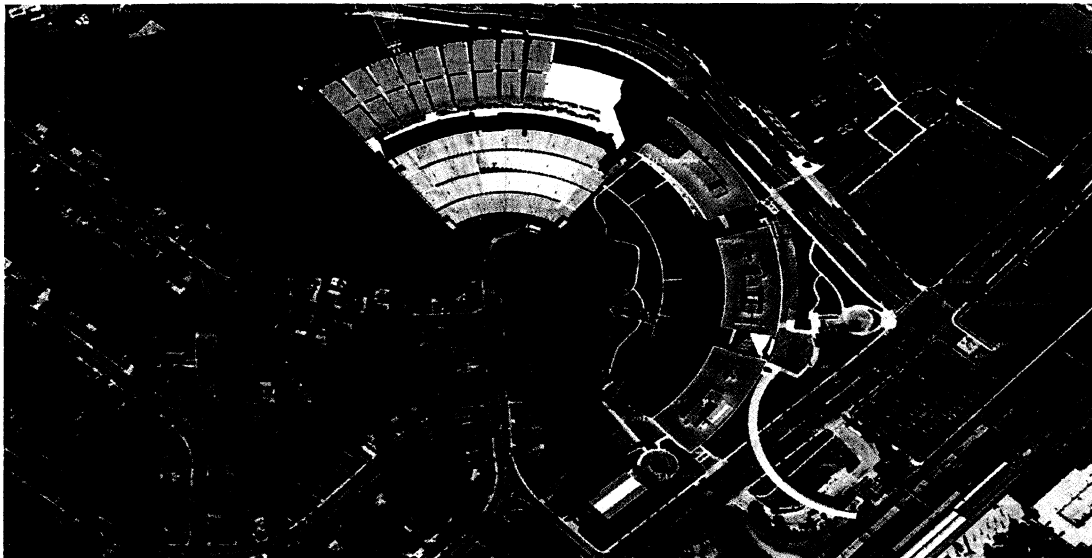


PROJECT DESCRIPTION

The project proposes to install two very large Solar Photovoltaic Carports over the surface parking lots and a Solar Hot Water System on the rooftop of Building A of the NCFB. The project will also add lighting system improvements, water and wastewater conservation, building control improvements with geothermal field, high efficient motors, transformer replacement, renewal energy generation and ventilation optimization.

A component of the National Deep Energy Retrofit Project (NDERP) is an installation of a geothermal ground source heat pump bore field (wells) generally located on the eastern third of the large surface parking lot on the west end of the NCFB. The proposed work will also involve the installation of piping into each bore and connecting to circuit pipes, to an underground vault, and to underground pipe mains that will be extended to the newly modified mechanical system being installed in the NCFB Central Plant located in Building C Service Level. Other site improvements associated with this project include: stormwater management, reducing imperviousness by replacing some parking spaces with rain garden, and replacement or relocation of some existing trees. (See aerial view of the final phase of the project below.)

MAP 2: Final Phase of the Project



PROJECT SCHEDULE, CONSTRUCTION AND STAFFING

The overall project is going to have construction activity on the site (completed in phases) for two years, from November 2013 - November 2015. To minimize closure of the parking lots for construction of the Photovoltaic system and Ground Source Heat Pump, there will be six phases of construction, which draws out the schedule substantially.

**[The following pages contain
The Maryland-National Capital Park and Planning Commission
staff comments on the above project description]**

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland National Capital Park and Planning Commission, Prince George's County Planning Department reviewed the National Deep Energy Retrofitting Project proposal for the New Carrollton Federal Building and provides the following comments:

1. ENVIRONMENTAL ASSESSMENT

The following commentary is based on a review of the information provided by the applicant through the Mandatory Referral review process. The geothermal system is proposed to be installed on the eastern third of the existing parking lot, located on the western side of the building. The geothermal bore field is proposed to be vertical, with 190 wells installed approximately 20-feet apart. The boring for the installation of the geothermal pipes will disturb only the 6-inch diameter hole required to install the pipes. Connecting the pipes to the central plant will require trenching.

All disturbed areas are proposed to be returned to similar conditions above grade. No woodland clearing is proposed. Landscape material will be removed and replaced. The site is exempt from state stormwater management requirements; however, micro-bioretenention facilities are proposed within existing parking islands to capture and treat parking lot runoff.

2. TRANSPORTATION ASSESSMENT

The proposal for the IRS National Deep Energy Retrofit Project is consistent with the area and functional master plans that govern transportation.

3. HISTORIC PRESERVATION/ARCHEOLOGY

The proposed National Deep Energy Project at the New Carrollton Federal Building site does not affect any identified historic resources, historic sites or archeological sites at the site.

4. ECONOMIC ASSESSMENT

Preliminary analysis conducted for the project by GSA indicates that the project will consist of a 21-year performance period term, at a total financed amount of \$50,175,000. The estimated cost savings for energy are \$3,195,414 for the first performance period year. The NDER Project will reduce the energy consumption and move GSA closer towards net-zero energy usage. It will also have a direct impact on the local economy. This project is paired with Silver Spring Metro Center 1 and the two projects together will create approximately 550 jobs.

<i>Potential \$50 Million Energy Savings Performance Contract</i>			
	Number of Jobs	Award	Description
Subcontractors	460	\$ 34,500,000	Installation of equipment and other services
Manufacturing	40	\$ 3,500,000	Equipment (e.g. lighting boilers, chillers, etc.)
Direct Jobs	50	\$ 5,000,000	Technical, engineering and management personnel

5. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS/ARCHITECTURE

SITE DESIGN: The subject site was developed in 1997 with three interconnected nine-story office towers, an underground parking garage, an above-ground parking garage and two surface parking lots. The current proposal is to install above-ground photovoltaic panels above the two existing surface parking lots, which are located in the northwestern and southwestern corners of the site. The system that will cover approximately three-quarters of the northern lot will consist of pavilion-style steel mounting, with steel columns in islands and an elevated framing system with rows of pitched solar panels on top. This installation will also include a rain garden to provide stormwater management and will eliminate approximately 100 of the 2,637 parking spaces. The system above the southern lot will consist of two cantilevered shed-roof type carport structures to support the photovoltaic panels and provide shelter for people utilizing the parking spaces. The systems in both parking lots will improve the appearance of the parking lots, as viewed from the nearby public rights-of-ways. They will at the same time be only minimally visible from the nearby single-family detached homes as existing vegetated buffers will largely screen the structures from view. The proposed solar hot water system will be installed on the rooftop of Building A, located in the southeast corner of the site. At nine stories in the air, it should have no visual effect on neighboring properties.

6. CONSISTENCY WITH APPROVED PLANS

The proposed development is consistent with the 2002 *Approved General Plan* development pattern policies for the Developed Tier. The National Deep Energy Retrofitting Project is also in conformance with the mixed-use land use recommendation of the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment*.

7. EXISTING PUBLIC FACILITIES

The project is served by West Lanham Hills Fire/EMS Station Company 28 located at 7609 Annapolis Road. The station is equipped with two engines and one aerial truck and is staffed by volunteer/career personnel. In addition, there are two more Fire/EMS stations within two miles.

The site is served by Police District I. The District I station is housed in the Hyattsville Justice Center. Additional services are provided by the City of New Carrollton Police Department. District I comprises the Hyattsville community and surrounding areas located between the Capital Beltway and the District of Columbia, on the north side of the county.

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3 community system.

8. COMMUNITY OUTREACH

Staff mailed out notification letters to adjoining property owners and civic associations. No written comments were received from civic and homeowners' associations that received notification letters on the proposed project.

STAFF RECOMMENDATIONS

There are no immediate issues with the proposed National Deep Energy Retrofitting Project at the existing New Carrollton Federal Building and staff recommends no changes to the project.

Attachments

STAFF MEMOS



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

August 28, 2013

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section

FROM: Megan Reiser, Planner Coordinator, Environmental Planning Section

SUBJECT: **MR-1318F National Deep Energy Retrofit Project at the existing IRS Building in New Carrollton, MD**

The Environmental Planning Section has reviewed the information submitted to the installation of energy conservation measures under the National Deep Energy Retrofit Project (NDERP) at the New Carrollton Federal Building (NCFB), Lanham, MD. The submitted materials include a Categorical Exclusion (CATEX) checklist and write-up dated August 9, 2013, demonstrating that no further environmental review is required under the National Environmental Policy Act (NEPA). In other words, Environmental Assessment (EA) and Environmental Impact Assessment (ESA) is not required.

The proposed action was evaluated to determine the potential for significant adverse impacts on environmental resources, including but not limited to air quality, noise, geology and soils, water resources, and biological resources. A site visit was conducted on August 1, 2013. The following comments are provided for your consideration.

Proposed Activity or Action:

The proposal includes the following improvements:

- Lighting System Improvements
- Water and Wastewater Conservation
- Building Controls
- Chiller Improvements with Geothermal Field
- High Efficiency Motors
- Transformer Replacement
- Renewable Energy Generation
- Ventilation Optimization
- Other Process Improvements

The only measures proposed outside of the building are the renewable energy generation (photovoltaic system) and the geothermal field system. These measures are the focus of the Environmental Planning review.

The photovoltaic (PV) system will provide a grid tied system with monitoring. All disturbed areas will be over the existing parking area. Pavilion style and car-port like structures are proposed to be built over portions of the existing parking lot. The PV cells will be placed on top of the structures with trenched conduit back to the building. A solar thermal system is also proposed to be located on a rooftop. This system will be used to produce some of the hot water for the building.

The geothermal system is proposed to be installed on the eastern third of the existing parking lot located on the western side of the building. The geothermal bore field is proposed to be vertical, with 190 wells installed approximately 20 feet apart. The boring for the installation of the geothermal pipes will disturb only the 6-inch diameter hole required to install the pipes. Connecting the pipes to the central plan will require trenching.

All disturbed areas are proposed to be returned to similar conditions above grade. No woodland clearing is proposed; however, landscape material will be removed and replaced. The site is exempt from state stormwater management requirements. However, micro-bioretention facilities are proposed within existing parking islands to capture and treat parking lot runoff.

Existing Conditions

The property is approximately 24.52 acres and is located at 5000 Ellin Road, New Carrollton, MD. The site is improved with three buildings and associated parking.

The site was previously reviewed by the Environmental Planning Section in association with Preliminary Plan of Subdivision 4-96011 and Type One Tree Conservation Plan TCPI-8-96, and Detailed Site Plan DSP-90001 and Type Two Tree Conservation Plan, TCPII-88-90. Because this is a federal project, compliance with the State Forest Conservation Act, it will need to be demonstrated as determined by the Maryland Department of Natural Resources. Should local permits be required for any reason, compliance with the local Woodland and Wildlife Habitat Conservation Ordinance would need to be demonstrated via a revision to the existing TCPII.

Noise: The proposed activity is not a noise generator.

Air Quality: The Clean Air Act, as amended, gives EPA responsibility to establish the primary and secondary National Ambient Air Quality Standards (NAAQS) that set acceptable concentration levels for six criteria pollutants: Particulate Matter (measured as both particulate matter and fine particulate matter), sulfur dioxide, carbon monoxide, nitrogen oxides, ozone, and lead. While each state has the authority to adopt standards stricter than those established under the federal program, Maryland accepts the federal standards.

Federal regulations designate Air Quality Control Regions (AQCRs) in violation of the NAAQS as nonattainment areas. Federal regulations designate AQCRs with levels below the NAAQS as attainment areas. According to the severity of the pollution problem, ozone nonattainment areas can be categorized as marginal, moderate, serious, severe, or extreme.

Prince George's County is within the National Capital Interstate Air Quality Control Region (AQCR 47). AQCR 47 is in the ozone transport region that includes 12 states and the District of Columbia. EPA has designated Prince George's County as follows: Moderate nonattainment for the 1997 8-hour ozone (O3); nonattainment for the 1997 fine particulate matter (PM 2.5), and attainment for all other criteria pollutants.

No impacts on ambient air quality standards are anticipated due to the proposed activity.

Earth/Geological Resources: No impacts to earth or geological resources is anticipated because all proposed work located outside the building will be performed in areas currently covered by asphalt parking.

Water Resources: The site is located in the Lower Beaverdam Creek watershed in the Potomac river basin. The only ground disturbance is proposed over existing parking. The site is exempt from state stormwater management requirements ; however, micro-bioretenention facilities are proposed within existing parking islands to capture and treat parking lot runoff.

Biological Resources: The proposed activity is located within the Evaluation Area of the Countywide Green Infrastructure Plan. Because the only ground disturbance is proposed over existing parking, no impacts to water resources are anticipated due to the proposed activity.

Historic Resources and Special Roadways: No identified historic resources or special roadways are located in the vicinity of the site.

Environmental Consequences

Noise: Short-term increases in noise may result from the use of construction equipment. The replacement air compressors are proposed to be quieter than those existing on-site. No long-term increases in the overall noise environment would be expected from implementing the proposed action.

Air Quality: The proposed action may affect air quality through airborne dust and other pollutants generated during construction. Air quality impacts would be considered de minimus unless emissions associated with on-going construction would contribute to a violation of any federal, state or local air regulations.

Earth/Geological Resources: No short-term or long-term impacts on soils would be expected from construction activities or on-going operation.

Water Resources: No adverse effects on water resources would be expected from implementing the proposed action. With the implementation of the proposed micro-bioretenention facilities, water quality is expected to be improved by the project.

Biological Resources: No adverse effects on biological resources would be expected from implementing the proposed action.

Historic Resources and Special Roadways: No adverse effects on historic resources or special roadways would be expected from implementing the proposed action.

Thank you for the opportunity to comment on the National Deep Energy Retrofit Project at the existing IRS Building in New Carrollton, MD. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.



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

August 21, 2013

MEMORANDUM

TO: Christine Osei, Planner Coordinator,
Special Projects Section, Countywide Planning

VIA: Ruth Grover, Planner Coordinator, Urban Design Section

FROM: Jill Kosack, Senior Planner, Urban Design Section

SUBJECT: Mandatory Referral MR-1318F - National Deep Energy Retrofit Project at the
IRS Building in New Carrollton, MD

The Urban Design Section has reviewed materials provided in support of MR-1318F, National Deep Energy Retrofit Project at the IRS Building in New Carrollton, Maryland. The project proposes to install two Solar Photovoltaic Carports in the surface parking lots and a Solar Hot Water System on the rooftop of Building A of the complex known as the New Carrollton Federal Building (NCFB) in Lanham, Maryland. The subject site is located in the northwestern quadrant of the intersection of Harkins Road and Ellin Road. The approximately 43.70-acre property is located within the Mixed Use –Transportation Oriented (M-X-T) Zone and the Transit District Overlay (T-D-O) Zone, the latter due to its proximity to the New Carrollton Metro Station. It is bounded to the north and northeast by Harkins Road; to the east by Ellin Road; to the northwest by commercial uses in the Multi-family Medium Density Residential (R-18) Zone; and to the west by single-family detached homes in the One-Family detached Residential (R-55) Zone.

The subject referral is being provided in accordance with the Mandatory Referral Review Process as detailed in Maryland Annotated Code, Article 28, Section 7-112 and Section 27-294 of the Prince George's County Zoning Ordinance. Based on our review of the submitted information, we offer the following comments:

SITE DESIGN

The subject site was developed in 1997 with three nine-story office towers, an underground parking garage, an above-ground parking garage and two surface parking lots. The current proposal is to install above-ground photovoltaic panels, which will contribute to the office buildings' energy needs, above the two existing surface parking lots, which are located in the northwestern and southwestern corners of the site. The system that will cover approximately three-quarters of the northern lot will consist of a pavilion-style steel mounting, with steel columns in islands and an elevated framing system with rows of pitched solar panels on top. This installation will also include a rain garden to provide stormwater management and will eliminate approximately 100 of the 2,637 parking spaces.

The system above the southern lot will consist of two cantilevered shed-roof type carport structures to support the photovoltaic panels and provide shelter for people utilizing the parking spaces. The systems in both parking lots will improve the appearance of the parking lots, as viewed from the nearby public

rights-of-ways. They will at the same time be only minimally visible from the nearby single-family detached homes as existing vegetated buffers will largely screen the structures from view.

The proposed solar hot water system will be installed on the rooftop of Building A, located in the southeast corner of the site. At nine stories in the air, it will have no visual effect on the subject site.

ARCHITECTURE

Insofar as the structures can be considered architectural revisions, as stated above, they will only enhance the aspect of the subject parking lots.

LANDSCAPING

The proposed improvements will affect approximately 57 trees located in landscape areas and parking lot islands. However, the application stated that all damaged or destroyed trees or shrubs will be replaced in kind. The Urban Design Section would suggest that as much additional landscaping that can be comfortably accommodated on the site be added to make it more aesthetically pleasing.

RECOMMENDATION

Based on the above analyses, the Urban Design Section has no specific recommendations for the above application.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

August 22, 2013

MEMORANDUM

TO: Christine Osei, Special Projects Section, Countywide Planning Division

FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: Mandatory Referral, IRS National Deep Energy Retrofit Project

The Transportation Planning Section has reviewed the referral noted above. The referral involves the installation of two solar photovoltaic carports and a rooftop solar hot water system at the existing federal building housing the United States Internal Revenue Service (IRS) located in New Carrollton, Maryland. The overall subject property is south and west of Harkins Road at Ellin Road, directly across Ellin Road from the New Carrollton Metrorail Station. The site is approximately 43.7 acres, and the existing buildings are 1.11 million square feet serving 5,300 employees.

Review Comments

A justification statement with all needed backup materials, including a site plan and a full description of the proposal, has been forwarded for review. Regarding the review of these materials, the following comments are offered for consideration:

- No traffic study was prepared. The materials state that the project would not result in a change in the square footage of the buildings or the number of employees on the site. Therefore, the determination that no traffic study or transportation management program is needed is accurate.
- The primary transportation impact concerns impacts to the north parking lot where a large solar array of over 3,600 photovoltaic panels is proposed atop the surface parking lot. The overall site has 2,637 parking spaces. The stormwater management associated with this change necessitates the construction of a rain garden area that would eliminate a maximum of 100 parking spaces.
- A secondary transportation impact concerns the temporary loss of up to 541 parking spaces while the solar projects are under construction. The supporting materials indicate that sufficient parking to serve employees and visitors even when portions of the parking are temporarily closed. Because the building is a single tenant building, it is believed that parking assignments can be adequately handled to minimize off-site impacts.
- The proximity of the site to the New Carrollton Metrorail Station, with its associated bus transit and commuter rail services, makes it realistic that both the temporary losses and permanent losses of parking can be accommodated. Given the location and layout of the site, it is unlikely that changes in parking would have an impact on nearby businesses or residential areas.
- Ellin Road is a master plan collector facility, and Harkins Road is a master plan primary facility; both have recommended rights-of-way of 80 feet. Along both facilities, the full master plan right-of-way has been dedicated or deeded. Near the southwestern corner of the site, the right-of-way

for the proposed Purple Line transit alignment is planned. The proposed solar facilities are not proposed within or immediately adjacent to these rights-of-way, and would have no impact on these facilities.

- The master plan includes existing pedestrian facilities along Harkins and Ellin Roads, an existing pedestrian facility linking the subject site with the metrorail station, and proposed bicycle lanes or shared-use bicycle facilities within the rights-of-way of the adjacent streets. The proposed solar facilities are not proposed atop or immediately adjacent to these facilities, and would have no impact on these facilities.

Conclusion

The Transportation Planning Section has reviewed the referral, and determines that the proposal for the IRS National Deep Energy Retrofit Project is consistent with the area and functional master plans that govern transportation. Based on findings given in this memorandum and information provided in the master plan document, it is determined that traffic impacts in the neighborhood will be minimal during and after the construction phase.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

August 28, 2013

MEMORANDUM

TO: Christine Osei, Special Projects Section, Countywide Planning Division

FROM: Theodore Kowaluk, Special Projects Section, Countywide Planning Division

SUBJECT: Mandatory Referral, IRS National Deep Energy Retrofit (NDER) Project

Staff has reviewed the referral noted above. The referral involves the installation of two solar photovoltaic carports and a rooftop solar hot water system at the existing federal building housing the United States Internal Revenue Service (IRS) located in New Carrollton, Maryland. The overall subject property is south and west of Harkins Road at Ellin Road, directly across Ellin Road from the New Carrollton Metrorail Station. The site is approximately 43.7 acres, and the existing buildings are 1.11 million square feet serving 5,300 employees.

Review Comments

The applicant has stated that, "The NDER project at Silver Spring Metro Center 1 and New Carrollton Center Federal Building will sustain/create approximately five hundred and fifty jobs." Due to the specialized nature of the work staff believes that most of these jobs will fall into the sustain category and with the noted impact split between the two projects the potential of new job creation will be minimal at best.

Conclusion

Based on the information provided by the applicant, it is determined that economic impacts in the neighborhood and the county as a whole will be minimal during and after the construction phase.

Prince George's County Planning Department
Community Planning Division

301-952-4225

August 28, 2013

MEMORANDUM

TO: Christine A. Osei, Mandatory Referral Review Project Manager, Special Projects Section
VIA: Teri Bond, Planning Supervisor, Community Planning Division *TJB*
FROM: Hyojung Garland, LEED AP, Senior Planner, Community Planning Division *HG*
SUBJECT: MR-1318F, (IRS) National Deep Energy Retrofit Project at the existing IRS Building in New Carrollton, MD

DETERMINATIONS

General Plan: This application is consistent with the 2002 Approved General Plan Development Pattern policies for the Developed Tier.

Transit District
Development Plan: This application is in conformance with the mixed-use land use recommendations of the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment*. The transit district development plan's vision is for infill mixed-use development to create a medium to high density development.

BACKGROUND

Location: The subject property is located at the northwest intersection of Ellin Road and Harkins Road.

Size: 24.52 acres

Existing Use: An office building is currently located on the site.

Proposal: The applicant is proposing parking lots solar arrays and roof mounted solar arrays. Micro-bioretenention facilities and rain gardens are also -proposed to be installed in the existing parking lot.

GENERAL PLAN, SECTOR PLAN AND SMA

2002 General Plan: This site is located in the Developed Tier and a Metropolitan Center. The vision for the Developed Tier is a network of sustainable transit supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods. Metropolitan Centers have a high concentration of land uses and economic activities that attract employers, workers, and customers from other parts of the metropolitan Washington areas, such as large government service or major employment centers, major educational complexes, or high-intensity commercial uses. High-density residential development may also be located in or very near Metropolitan Centers.

Transit District Development Plan:

2010 New Carrollton Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment

Planning Area/

Community/TDDP Neighborhood:

69/Bladensburg/New Carrollton and
Vicinity/Metro Core Neighborhood

Land Use:

Mixed-use and mixed-use/institutional uses

Environmental:

Refer to the Environmental Planning Section referral for conformance with the Environmental Chapter of the approved transit district development plan and the 2005 *Approved Countywide Green Infrastructure Plan*.

Historic Resources:

None identified on the subject property

Transportation:

The 2010 *New Carrollton Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment* designated Harkins Road as a collector road. Refer to the Transportation Planning Section referral for conformance with the Transportation systems element and the 2009 *Countywide Master plan of Transportation*.

Public Facilities:

None identified near the subject property

Parks & Trails:

The Ellin Road has planned side paths and planned bike lanes.

Aviation:

The subject site is not within an aviation policy area. However, the subject site is located in the Interim Land Use Control area C as it is located within the Joint Base Andrews Interim Land Use Control (ILUC) impact area. The property is within Imaginary Surface C, establishing a height limit of 500 feet above the runway surface. This property is outside of the 65 dBA noise contours, so noise attenuation is not required. The property is not in an Accident Potential Zone, so no controls on use or density are required. Although these categories should not impact the proposed development they should be noted on the Detailed Site Plan.

SMA/Zoning:

The 2010 *New Carrollton Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment* retained this property in the M-X-T Zone.

PLANNING ISSUES

Since the proposed project does not involve new construction and does not increase the gross square feet of development, it is exempt from the design standards. This development proposal is implementing the plan's vision for incorporating green roofs and other sustainable and energy efficient technologies into buildings. This development proposal supports the following principles and standards:

Environmental Infrastructure Element*Sustainable Stormwater Management (p.41)*

The plan envisions new environmental site design development and infrastructure that will mimic the natural environment by trapping and filtering stormwater runoff through techniques such as living green roofs and bioswales. Developers looking to build quality resource-conserving projects in the TDOZ should take advantage of the general sustainable sites guidelines contained in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) green building principles.

2. Bioswales, Open or Flush Curbed Swales: Gently sloping landscaped depressions that collect, filter, clean, and infiltrate stormwater prior to its discharge into sewers, groundwater, rivers, or streams. Downspouts and curb cuts can be located to direct runoff into swales and landscaping and drains can be designed to promote infiltration. Where necessary, soil amendments may be applied to enhance the ability of the soil to absorb stormwater runoff.

3. Filter Strips: Narrow landscape borders that consist of vegetation, gravel, and other materials that retain stormwater runoff and allow it to percolate into the ground or underground drainage rather than rush offsite into local storm sewers.

Techniques to be considered for use in individual development projects may include:

2. Rain Gardens: Shallow, depressed, landscaped areas that provide aesthetic benefits, retention, and treatment of stormwater. Benefits include aesthetics, infiltration, reduction of runoff rates and volumes, groundwater recharge, and sediment and pollution control.

3. Tree Plantings: In addition to producing oxygen and capturing carbon from the atmosphere, trees intercept rainwater as it falls from the sky, slowing its movement and preventing it from ever becoming surface runoff. Their roots can also help to promote stormwater infiltration in compacted urban soils.

4. Rain Water Storage and Reuse: Above- and below-ground cisterns hold water collected from roofs. This water can be particularly valuable for landscape irrigation purposes. Underground retention of stormwater runoff will be the option of choice in an urban place such as the New Carrollton Metropolitan Center. The use of rainwater can help to reduce or even eliminate the use of potable (drinking) water in irrigation systems. Grey water from domestic activities like dish washing, clothes laundering, and bathing can also be recycled and commingled with collected rainwater for irrigation purposes.

5. Permeable Paving: Pavements with integral spaces that allow water to seep into an aggregate (gravel) base and/or subsoils. Benefits include aesthetics, reduced runoff rates and volumes, durability, groundwater recharge, and sediment and pollution filtration. Not appropriate for environmentally sensitive or high groundwater table (subsurface water levels at or near the ground's surface) areas.

Metro Core Neighborhood (p.131-134)

14. Environmental site design (ESD) stormwater management techniques shall be used throughout the Metro Core to provide enhanced water quality controls and additional green space.

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

J:\Mandatory Referral\IRSBUILDING.NT\ProcessingMR-1318F\MR-1318F National Deep Energy Retrofit Project at the existing IRS Building in New Carrollton MD.docx

Office of the Chairman
Prince George's County Planning Board

(301) 952-3561

Ms. Christine Saum, AIA
Director, Urban Design and Plan Review
National Capital Planning Commission
410 9th Street, N.W.
North Lobby, Suite 500
Washington, D.C. 20004

**RE: Prince George's County Planning
Board Recommendation – IRS/New
Carrolton Federal Building National
Energy Retrofitting Project
(MR-1318F)**

Dear Ms. Saum:

The Prince George's County Planning Board had the opportunity to review the proposed National Deep Energy Retrofitting Project at the existing New Carrollton Federal Building (NCFB) during its regular meeting on October 10, 2013. A copy of the staff report is enclosed for your information.

STAFF RECOMMENDATION

Since the proposed project will reduce energy consumption at the NCFB by approximately 70 percent and result in an estimated annual reduction of over 20,000 tons of greenhouse gas emissions, the Board is in full support of the project. We do not recommend any changes to the project at this time.

If you have any questions regarding our Mandatory Referral Review Process, please contact Christine A. Osei, at 301-952-3313 or via email at Christine.Osei@ppd.mnccppc.org.

Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

- c: Derick Berlage, Chief, Countywide Planning Division
Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Christine A. Osei, Mandatory Review Project Manager, Special Projects Section, Countywide Planning Division
Hallie Futterman, LEED AP, Project Manager, General Services Administration
Cheryl Kelly, Urban Planner, Urban Design and Plan Review Division, National Capital Planning Commission
Redis C. Floyd, Clerk of the Council, Prince George's County Council