

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Countywide Planning Division  
301-952-3650



Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm)

## Mandatory Referral

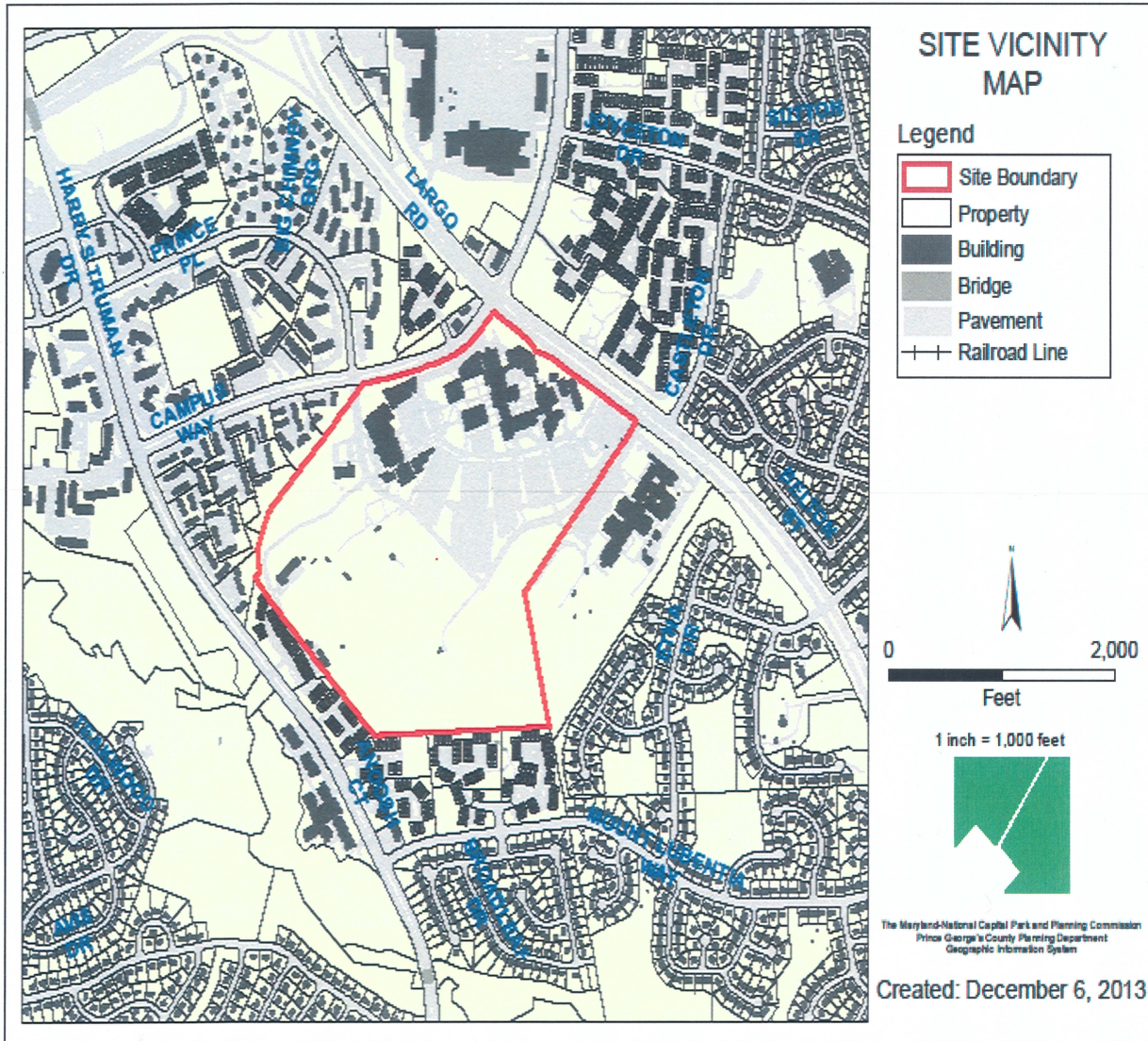
**MR-1323F**

Application	General Data	
<b>Project Name:</b> Prince George's Community College Facilities Master Plan (FY 2012-2022)  <b>Location:</b> 301 Largo Road, Upper Marlboro  <b>Applicant's Address:</b> Same as above  <b>Property Owner:</b> Prince George's Community College Board of Trustees	<b>Planning Board Hearing Date:</b>	1/23/14
	<b>Date Accepted:</b>	12/9/13
	<b>Mandatory Action Timeframe:</b>	60-Day Review
	<b>Acreage:</b>	150 acres
	<b>Zone:</b>	R-R
	<b>Planning Area:</b>	73
	<b>General Plan Tier:</b>	Developing Tier
	<b>Council District:</b>	District 6
	<b>Municipality:</b>	N/A

Purpose of Application	Notice Date
Evaluate physical operational needs of existing campus and plan for projected growth of student body.	<b>Acceptance Mailing:</b> December 20, 2013

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to Prince George's Community College	Christine A. Osei, Project Manager
	<b>Phone Number:</b> 301-952-3313
	<b>Email:</b> Christine.Osei@ppd.mncppc.org

Map 1 - Project Site



# **MR-1323F Staff Report - Prince George's Community College Facilities Master Plan**

## **MANDATORY REFERRAL 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 review process. The Prince George's Community College (PGCC) is a public, open-admissions, two-year degree-granting state institution serving the residents of Prince George's County.

## **PROJECT SUMMARY**

The purpose of the Facilities Master Plan (FMP) is to create a vision and framework to guide future campus facilities development over the next decade, including exploring student population growth at the Largo Campus and existing Extension Centers. The FMP will also assess the need for additional Extension Centers to achieve geographical coverage and convenient access to credit and non-credit educational programs for Prince George's County residents. The FMP is prepared every five (5) years for the Maryland Higher Education Commission (MHEC) to solicit funding for construction projects. The Prince George's Community College Facilities Master Plan addresses the main campus in Largo, Maryland, and the existing six satellite campuses located throughout the county and the need for future satellite campuses or possibly a new southern campus. The most recent Facilities Master Plan for the College was approved by MHEC in 2009.

## **STAFF RECOMMENDATIONS:**

- The Community College should submit Mandatory Referral applications to the Prince George's County Planning Department at the preliminary site design phase for all new construction and external renovations as well as for the proposed parking garage.
- The main campus has not been surveyed for archeological resources, but if future development is planned on any undisturbed areas, an archeological survey may be required.
- The College should incorporate all-weather waiting areas for students using public transportation when designing the proposed two parking structures and the building adjacent to the existing bus stops along the outer loop roadway.
- The College should work with the Prince George's County Department of Public Works and Transportation to address any impacts on existing Landover Road/Campus Way South.
- Pedestrian and bicycle connections should be identified throughout the campus and to major modes of public transportation in order to reduce dependency on automobiles and a need for surface parking.
- The use of passive solar and creative ventilation design should be considered to reduce dependency on traditional heating and cooling methods for the buildings. Consider a geothermal system to entirely eliminate dependency on traditional heating and cooling methods for the buildings.
- As part of the Facilities Master Plan, the College should prepare a comprehensive landscape plan that includes native and low-maintenance plant choices to manage on-site stormwater.

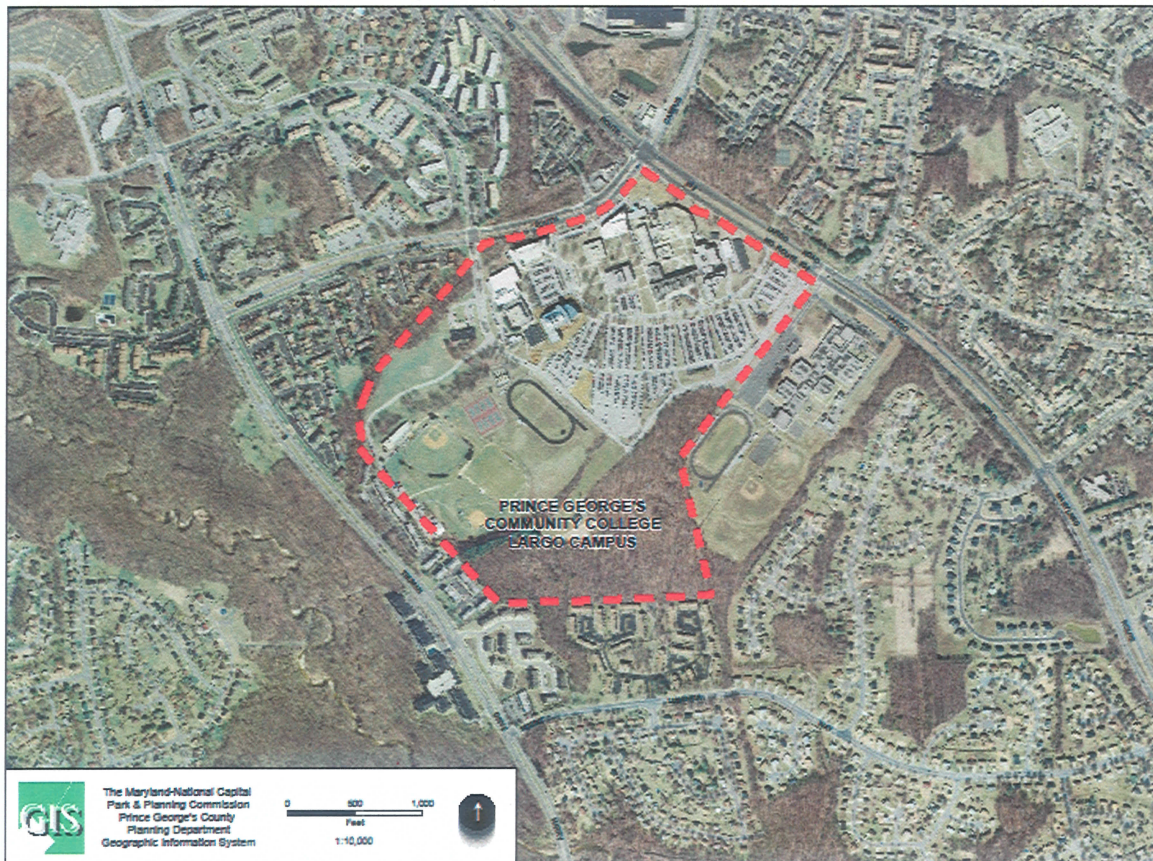
## PROJECT LOCATION

Prince George's Community College encompasses 150 acres in Prince George's County and is located approximately eight miles east of Washington, D.C. Founded in 1958, the College is one of the most diverse community colleges in the state — enrolling more than 40,000 students each year and representing about 128 countries. More than 900 students graduate each year with an associate degree, certificate, or licensure. The main campus is bounded to the east by Largo Senior High School and to the south and west by residential properties, on the northeast by Largo Road (MD 202), and on the northwest by Campus Way South. The campus has access from Campus Way South and MD 202. The southernmost portion of the main campus (approximately 31 acres) is wooded with residential developments immediately adjacent to it.

**Map 2 - Community College Main Campus**

Prince George's Community College Facilities Master Plan 2012-2022

Aerial View



## PROJECT DESCRIPTION AND SCHEDULE

The proposed Facilities Master Plan is to be implemented through 2022 and includes building replacement, renovations and expansions, construction of new buildings, and parking lot renovations with a proposed structured parking garage and a new pedestrian connection. These site improvements are anticipated to serve future student population growth and increased higher educational needs today in the county. The plan proposes facilities to serve a growing student body that is anticipated to grow from 13,824 to 16,071 by 2022.

Planned improvements for the existing Extension Centers are as follows:

- Identify and commit to the strategic location of programs and enrollment.
- Direct majority of planned enrollment growth to the Largo Campus.
- Grow **University Town Center** as needed to accommodate demand as lease space is available.

- Grow **Laurel College Center** as needed to accommodate demand as lease space is available.
- Consider relocating courses from the Skilled Trades Center to the **Westphalia Extension Center**.
- Continue to provide programs at **Joint Base Andrews Extension Center** at current levels and primarily through online instruction.
- Complete a cost-benefit evaluation of the **John E. Howard Extension Center** in Capitol Heights to determine if the College will continue to offer programs here.
- Conduct a feasibility study for additional Extension Centers to serve county residents.

**[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 Prince George's Community College Facilities Master Plan and provided the following comments:

### 1. ENVIRONMENTAL ASSESSMENT

The proposed development may have adverse impacts on environmental resources, including but not limited to air quality, noise, geology and soils, water resources, and biological resources. The Prince George's Community College campus is a 150-acre site in the R-R (Rural Residential) zone. The southernmost portion of the campus contains approximately 31 acres of woodland. Two mapped streams are located on or near the site. One is located within the wooded area located on the southern portion of the site. The second is located along the westernmost property boundary. Both systems drain to the south. The Facilities Master Plan identifies three existing storm drain systems and four existing above ground stormwater management facilities serving the site.

### 2. TRANSPORTATION ASSESSMENT

The overall site consists of approximately 150 acres of land. The property is located at the southwest corner of MD 202 and Campus Way. The current main campus encompasses approximately 933,000 square feet of space and 2,965 parking spaces on 13 parking lots to serve a population of about 13,824. The plan incorporates several recommendations, including the following transportation-related recommendations (with transportation staff comments added below each):

- Improvement of pedestrian circulation, including improved connections between the campus core and parking, the campus core and the southern/western group of buildings, and between parking and the athletic facilities.

Comment: The green areas between Lots B, C, D, and F are not well-developed as pedestrian spaces. As shown on the rendered master plan, more shade should be provided to make these green areas more inviting and functional.

- Reconfiguration and reconstruction of the outer loop roadway to serve as the main entrance, exit, and circulator roadway for the campus.

Comment: This is an excellent recommendation and should limit the number of vehicular/pedestrian interactions within the campus.

- Conversion of the existing inner loop roadway to a pedestrian spine with vehicular usage of the pedestrian spine limited to emergency vehicles and authorized service vehicles. Access at each end of the inner loop roadway would continue with a connection to MD 202 and Campus Way, but would have a limited function.

Comment: This is an excellent recommendation and should create a significant pedestrian area that will connect the entire campus. It is suggested that within the roadbed of the current inner loop roadway, separate facilities for pedestrians and bicycles be provided to the extent feasible; this is a design issue that can be addressed after the conversion is implemented.

- In response to a deficit of 1,091 parking spaces caused by planned growth plus the loss of 580 spaces due to planned capital projects and improvements, additions of two parking garages totaling approximately 1,600 parking spaces will be added. The garages would be added near the two main access points to the campus.

Comment: This is an excellent recommendation. The use of garages allows the creation and retention of more green spaces within and around the campus while creating more vibrant pedestrian-only areas within and adjacent to the campus core. As recommended in the plan, the garages should incorporate space for electric car, bicycle, motorcycle, and scooter parking.

### **3. HISTORIC PRESERVATION/ARCHEOLOGY**

There are no identified historic sites or identified archeological sites on any of the Prince George's Community College campuses because the property has never been surveyed for archeological resources. If any future development is planned on any of the wooded, undeveloped areas on the main campus, an archeological survey may be required.

### **4. ECONOMIC ASSESSMENT**

Based on limited information provided by the applicant, staff cannot comment specifically on economic impacts of the proposed projects in the immediate neighborhood and the county as a whole. However, the College's educational mission can be expected to support economic development.

### **5. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS**

The proposed Prince George's Community College Facilities Master Plan (PGCCFMP) improvements are planned to serve a growing student enrollment that is anticipated to increase 21 percent between the years 2012 and 2022. One of the guiding principles contained in the master plan is to develop a more sustainable campus. The Urban Design Section recommends that the College consider measures to improve environmental sustainability over the short and long term.

### **6. CONSISTENCY WITH APPROVED PLANS**

The application is consistent with the 2002 *Prince George's County Approved General Plan* Developing Tier policies for institutional uses and conforms to the land use recommendations of the 1990 *Largo-Lottsford Approved Master Plan Amendment and Sectional Map Amendment* for institutional uses at this site. The 1990 *Largo-Lottsford Approved Master Plan and Sectional Map Amendment* classified the property in the R-R (Rural Residential) zone.

### **7. EXISTING PUBLIC FACILITIES**

The PGCC main campus is less than 0.1 miles from the Kentland Co. 46 Fire Station, which sits diagonally from the campus at 10400 Campus Way South. The station is equipped with two engines, one ambulance, and one medic, and is staffed by both volunteer and career personnel.

The campus is served by Police District II, which is headquartered at 601 Robert S. Crain Highway in Bowie, Maryland. District II covers the northeastern section of the county, bounded by Interstate 495/95 and Baltimore Washington Parkway to the west, Powder Mill Road to the north, Anne Arundel County to the east, and MD 4 to the south.

### **8. COMMUNITY OUTREACH**

Notification letters were mailed to adjoining property owners and civic associations informing them of the project and Planning Board hearing date. Staff received written inquiries from a number of adjacent property owners inquiring about impacts on their properties.

### **9. STAFF RECOMMENDATIONS:**

- The Community College should submit Mandatory Referral applications to the Prince George's County Planning Department at the preliminary site design phase for all new construction and external renovations as well as for the proposed parking garage.
- The main campus has not been surveyed for archeological resources, but if future development is planned on any undisturbed areas, an archeological survey may be required.
- The College should incorporate all-weather waiting areas for students using public transportation when designing the proposed two parking structures and the building adjacent to the existing bus stops along the outer loop roadway.

- The College should work with the Prince George's County Department of Public Works and Transportation to address any impacts on existing Landover Road/Campus Way South.
- Pedestrian and bicycle connections should be identified throughout the campus and to major modes of public transportation in order to reduce dependency on automobiles and a need for surface parking.
- The use of passive solar and creative ventilation design should be considered to reduce dependency on traditional heating and cooling methods for the buildings. Consider a geothermal system to entirely eliminate dependency on traditional heating and cooling methods for the buildings.
- As part of the Facilities Master Plan, the College should prepare a comprehensive landscape plan that includes native and low-maintenance plant choices to manage on-site stormwater.

# STAFF MEMOS

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# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division  
Environmental Planning Section

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

December 20, 2013

## **MEMORANDUM**

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Planning Supervisor, Environmental Planning Section

FROM: Megan Reiser, Planner Coordinator, Environmental Planning Section

SUBJECT: MR-1323F Prince George's Community College Facilities Master Plan  
(FY 2012 – 2022)

The Environmental Planning Section has reviewed the Prince George's Community College Facilities Master Plan provided by the applicant. This Master Plan was prepared to address the requirements of the Maryland Higher Education Commission (MHEC) for every public college in Maryland to have a Facilities Master Plan (FMP) updated every five years. The most recent Master Plan for the college was approved by MHEC in 2009.

The proposal was evaluated to determine the potential for significant adverse impacts on environmental resources, including but not limited to air quality, noise, light, geology and soils, water resources, and biological resources. The following commentary is based on a review of the Master Plan provided by the applicant and an interpretation of aerial photographs and maps. A site visit was not conducted. The following comments are provided for your consideration.

### **Proposed Activity or Action**

The Master Plan covers the entire 150+ acre campus located at 30 I Largo Road, Upper Marlboro. The facility improvements are proposed to be implemented through the year 2022 and include building replacement, renovations and additions, the construction of new buildings, parking renovations including the installation of a parking garage, and the installation of green space and connections. These site improvements are proposed to meet the anticipated growth and need for higher education within the county.

### **Existing Conditions**

Prince George's Community College campus is 150+ acres in the R-R (Rural Residential) zone. The site is bounded on the east by Largo Senior High School, on the south and west by residential properties, on the northeast by Largo Road (MD 202), and on the northwest by Campus Way. The site has access onto both Campus Way and MD 202. The southernmost portion of the property contains approximately

31 acres of woodland. Two mapped streams are located on or near the site. One is located within the wooded area located on the southern portion of the site. The second is located along the westernmost property boundary. Both systems drain to the south.

**Noise:** The site has frontage along Largo Road (MD 202), a master plan designated expressway. The site also fronts onto Campus Way, a master plan designated arterial roadway. Both designations generate sufficient traffic to result in noise levels above the state standard of 65 dBA Ldn for residential uses. No on-site uses are proposed to be residential in nature.

**Light:** The site has a large area of woodlands on the southern portion of the site. This woodland may contain sensitive habitats where lighting intrusion should be minimized. The use of full-cut-off optics should be encouraged on-site to a practicable extent.

**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 (AQRs) 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. The Environmental Planning Section has designated Prince George's County as follows: Moderate nonattainment for the 1997 8-hour ozone (O<sub>3</sub>); nonattainment for the 1997 fine particulate matter (PM<sub>2.5</sub>); and attainment for all other criteria pollutants.

**Geology and Soils:** The on-site elevation ranges from approximately 10-feet to approximately 110-feet.

The predominant soils found to occur according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Adelphia, Collington, Issue-Urban, Udorthents, Urban land, and Widewater. According to available information, Marlboro clay and Christiana clay are not found on this site. This information is provided for the applicant's benefit. If local permits are required, the county may require a soils report in conformance with CB-94-2004 during the building permit review process.

**Water Resources:** The site is located within the Southwest Branch drainage area of the Western Branch, within the Patuxent River watershed. There are two streams mapped on-site. One is located within the wooded area located on the southern portion of the site. The second is located along the westernmost property boundary. The streams are not identified as Tier II waterways and no 100-year floodplain is mapped on-site. The site is not located within a Stronghold Watershed.

The site is designated in Water Category 3 and Sewer Category 3, for community systems. An existing water and sewer system currently exists on-site to serve the site.

The Master Plan identifies three existing stormdrain systems and four above ground existing stormwater management facilities serving the site.

**Biological Resources:** The southern portion of the site is wooded with the surrounding areas developed. According to the Sensitive Species Project Review Area (SSSPRA) map prepared by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species known to occur on this property.

### **Environmental Consequences**

**Noise:** Short-term increases in noise would result from the use of construction and demolition equipment. No long-term increases in the overall noise environment would be expected from implementing the proposed action.

**Light:** Light intrusion into sensitive woodland habitats should be reduced to the extent practicable through the use of full-cut-off optics.

**Air Quality:** The proposed action could affect air quality through airborne dust and other pollutants generated during construction and demolition. Air quality impacts would be considered minor and temporary unless the emissions would contribute to a violation of any federal, state or local air regulations.

**Geology and Soils:** Short-term impacts on soils would be expected from construction activities. No long-term effect on soils would be expected.

**Water Resources:** No adverse effects on water resources would be expected from implementing the proposed action. Improvements to the existing storm drain and storm water management system are identified in the Master Plan and include the addition of trench drain, new and replacement stormdrain, outfall improvements, replacement of inlets and catch basins, new inlets and manholes, and the cleaning of sediment and debris from inlets.

All construction is required to be conducted in accordance with erosion control and stormwater runoff laws and regulations to prevent any adverse effects on water quality. NPDES Permits for Stormwater Associated with Construction Activities may be required as well as the approval from Maryland Department of the Environment or from the county for a Stormwater Management Plan before any construction activity would begin. In accordance with the Clean Water Act, any project that involves the filling of wetlands or waters would require Section 401/404 nontidal wetland permits from the Maryland Department of the Environment and/or the U.S. Army Corps of Engineers. No disturbance to wetlands or waters appears to be necessary for the current site design.

**Biological Resources:** The site contains a wooded area on the southern portion of the property. No disturbance to the woodland appears to be necessary for the current site design.

Should clearing of woodland be necessary, compliance with the State's Forest Conservation Act would need to be demonstrated. State projects are typically not subject to local application of the Woodland and Wildlife Habitat Conservation Ordinance, but would be reviewed by the Maryland Department of Natural Resources for adherence to the State's Forest Conservation Act. This review will also entail adherence to the standards established by the Maryland Department of Natural Resources with respect to the presence of rare, threatened, or endangered species. If local permits are required, the state may defer the review of Forest Conservation to M-NCPPC.

Thank you for the opportunity to comment on the Prince George's County Community College Facilities Master Plan. 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

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

(301) 952-3680  
www.mncppc.org

December 23, 2013

### **MEMORANDUM**

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

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

SUBJECT: MR-1323F, Prince George's Community College Master Plan

The Transportation Planning Section has reviewed the referral noted above. The referral involves an update of the master plan for the county's Community College facilities and proposed development within the facilities. While there is some discussion of the Community College's extension facilities, the focus of the master plan is on the physical facilities of the main campus in Largo. The overall site consists of approximately 150 acres of land. The property is located at the southwest corner of MD 202 and Campus Way. The current main campus encompasses approximately 933,000 square feet of space and 2,965 parking spaces to serve a student headcount of 13,824.

#### ***Review Comments***

The master plan proposes facilities to serve a student headcount that is anticipated to grow from 13,824 to 16,071 by 2022. The plan incorporates several recommendations, including the following transportation-related recommendations (with transportation staff comments added below each one):

- Improvement of pedestrian circulation, including improved connections between the campus core and parking, the campus core and the southern/western group of buildings, and between parking and the athletic facilities.

Comment: While the parking lots are not "seas of parking," the green areas between Lots B, C, D, and F are not well-developed as pedestrian spaces. As shown on the rendered master plan, more shade should be provided to make these green areas more inviting and functional.

- Reconfiguration and reconstruction of the outer loop roadway to serve as the main entrance, exit, and circulator roadway for the campus.

Comment: This is an excellent recommendation and should limit the number of vehicular/pedestrian interactions within the campus.

- Conversion of the existing inner loop roadway to a pedestrian spine, with vehicular usage of that pedestrian spine limited to emergency vehicles and authorized service vehicles. Accesses at each end of the inner loop roadway would continue to connect to MD 202 and Campus Way, but would have a limited function.

Comment: This is an excellent recommendation and should create a significant pedestrian area that will connect the entire campus. It is suggested that within the roadbed of the current inner loop

roadway that separate facilities for pedestrians and bicycles be provided to the extent feasible; this is a design issue that can be addressed after the conversion is implemented.

- In response to a deficit of 1,091 parking spaces due to planned growth plus the loss of 580 spaces due to planned capital projects and improvements, addition of two parking garages totaling approximately 1,600 parking spaces will be added. The garages would be added near the two main access points to the campus.

Comment: This is an excellent recommendation. The use of garages allows the creation and retention of more green spaces within and around the campus while creating more vibrant pedestrian-only areas within and adjacent to the campus core. As recommended in the plan, the garages should incorporate space for electric car, bicycle, motorcycle, and scooter parking.

Using information in *Trip Generation* (Institute of Transportation Engineers), it is determined that an expansion of 2,247 students over the next ten years will result in a traffic impact of 270 AM and 270 PM peak-hour vehicle trips. There are no recent analyses by transportation staff to indicate current service levels in the area. There is a 2012 count done by the Maryland State Highway Administration at the intersection of MD 202 and Campus Way. This count includes an analysis that indicates that this intersection operates at level-of-service A in the AM peak hour and level-of-service B in the PM peak hour. This is well within the Planning Board's service level standards for this area, even with the consideration that no full analysis incorporating other approved development in the area has been done.

While the plan notes that the campus is well-served by transit, the plan probably should have contained more discussion regarding access to transit. The bus stops along Campus Way have shelters, and it is suggested that Figure 6.1 better represent pedestrian linkages to these stops. The linkages exist today and should be retained and improved in the future. The Prince George's County Department of Public Works and Transportation TheBus system has two routes that circulate along the outer loop roadway of the campus, with stops near each end. It is recommended that building plans for the proposed parking structures and the buildings adjacent to these stops incorporate all-weather waiting areas for TheBus users.

The site is adjacent to MD 202 and Campus Way, which is, respectively, master plan expressway and arterial facilities. Sufficient right-of-way consistent with master plan requirements was previously dedicated or deeded along the perimeter of the subject site. No further expansion of the right-of-way along either roadway is planned in the future. The Approved Countywide Master Plan of Transportation includes a side path along MD 202 and bike lanes along Campus Way. A sidewalk exists along the entire street frontage of the site.

### ***Conclusion***

The Transportation Planning Section has reviewed the referral and determines that the proposed master plan for the Prince George's Community College 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 in the immediate area operates within acceptable levels and that the master plan provides reasonable improvements to access and circulation. It is advised that the Planning Board recommends that building plans for the two proposed parking structures and the buildings adjacent to existing bus stops along the outer loop roadway incorporate all-weather waiting areas for TheBus users.

December 30, 2013

**MEMORANDUM**

**TO:** Christine Osei, Mandatory Referral Project Manager  
Special Projects Section, Countywide Planning Division

**VIA:** Ruth Grover, Planner Coordinator, Urban Design Section

**FROM:** Meika Fields, Senior Planner, Urban Design Section

**SUBJECT:** Mandatory Referral MR-1323F  
Prince George's Community College Facilities Master Plan

The Urban Design Section has reviewed materials provided in support of MR-1323F, Prince George's Community College Facilities Master Plan, which includes four new academic buildings, five building additions/renovations, two parking garages, and improved green space connections on the Largo Campus. The subject 150.8-acre is located at the southwestern quadrant of the intersection of Landover Road (MD 202) and Campus Way South, and has been reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, Land Use Article, Section 7-112 and Section 27-294 of the Prince George's County Zoning Ordinance.

The College facilities master plan improvements are planned to serve a growing student enrollment that is anticipated to increase 21 percent between the years 2012 and 2022. One of the guiding principles contained in the master plan is to develop a more sustainable campus. The Urban Design Section recommends that the College consider measures to improve environmental sustainability over the short and long term. Specifically, the master plan should:

- 1) Identify pedestrian and bicycle connections throughout the campus and to major modes of public transportation in order to reduce dependency on automobiles and a need for surface parking.
- 2) Consider requiring Leadership in Energy and Environmental Design (LEED) certification for new construction and renovations.
- 3) Consider using passive solar and creative ventilation design to reduce dependency on use of traditional heating and cooling methods for the buildings. Consider a geothermal system to entirely eliminate dependency on traditional heating and cooling methods for the buildings.
- 4) Include native and low-maintenance plant choices in the landscaping that could also assist in managing on-site stormwater.
- 5) Consider including permanent signs throughout the campus that explain the sustainable efforts that have been made in the new campus construction.
- 6) Identify possible areas for local food production on campus, such as a campus garden, that might provide some of the produce utilized in the dining hall or other food service available on campus that might serve as an educational component for the culinary arts program or other aspects of educational programming.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department  
Community Planning Division

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301-952-4225

December 23, 2013

## MEMORANDUM

TO: Christine Osei, Planner Coordinator, Countywide Planning Division

VIA: Martin Matsen, Planning Supervisor, Community Planning Division

FROM: William Washburn, AICP, Planner Coordinator, Community Planning Division

SUBJECT: **MR-1323F Prince George's Community College Facilities Master Plan**

## **DETERMINATION**

- The application is consistent with the 2002 *Prince George's County Approved General Plan* Developing Tier policies for institutional uses.
- The application conforms to the land use recommendations of the 1990 *Largo-Lottsford Approved Master Plan Amendment and Sectional Map Amendment* for institutional uses at this site.

## **BACKGROUND**

Location: Southwest corner of the intersection of Landover Road (MD 202) and Campus Way South

Size: 150.0 acres

Existing Uses: Institutional Use (Community College)

Proposal: Multiple-location facility demolitions, renovations, additions, and new construction (including a new mixed-use node at the corner of Landover Road and Campus Way South)

## **GENERAL PLAN, MASTER PLAN AND SMA**

2002 General Plan: This application is located within the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment centers that are increasingly transit serviceable.

Master/Sector Plan: 1990 *Largo-Lottsford Approved Master Plan and Sectional Map Amendment*

Planning Area/Community: Planning Area 73/Largo Community

Land Use: Public/Quasi-Public (Community College)

**MR-1323F Prince George's Community College Facilities Master Plan**

December 23, 2013

Page 2

<u>Environmental:</u>	Refer to the Environmental Planning Section referral for conformance with the Environmental chapter of the 1990 <i>Largo-Lottsford Approved Master Plan Amendment and Adopted Sectional Map Amendment</i> and the 2005 <i>Approved Countywide Green Infrastructure Plan</i> .
<u>Historic Resources:</u>	None identified
<u>Transportation:</u>	The 2009 <i>Approved Countywide Master Plan of Transportation</i> (CMPOT) identifies Landover Road (E-6) as an existing expressway and Campus Way South (A-29) as an existing arterial. The nearest Metrorail facility is the Largo Town Center Metro Station.
<u>Public Facilities:</u>	None identified
<u>Parks &amp; Trails:</u>	None identified
<u>Aviation/ILUC:</u>	This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface. The property is outside of the 65 dBA and above noise contour. It is also outside of the Accident Potential Zones (APZs). Though these categories do not impact the subject property, they should be noted on the detailed site plan.
<u>SMA/Zoning:</u>	The 1990 <i>Largo-Lottsford Approved Master Plan and Sectional Map Amendment</i> classified the property in the R-R (Rural Residential) Zone.

**PLANNING COMMENTS**

The proposed master facilities plan for Prince George's Community College is designed to accommodate increased student enrollments. It also proposes a new mixed-use institutional/retail node at the Landover Road/Campus Way South intersection. The 1990 *Largo-Lottsford Approved Master Plan and Sectional Map Amendment* (page 45) recommends that transportation system management measures be implemented to reduce [vehicular] trips within the central core of the Largo-Lottsford area. Implementation of the facilities master plan may potentially result in future transportation impacts on the surrounding residential areas. Staff recommends that the Community College coordinate closely with the Prince George's County Department of Public Works and Transportation and the Maryland State Highway Administration as it pursues the redevelopment of portions of its main campus.

c: Ivy A. Lewis, Chief, Community Planning Division



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department  
Countywide Planning Division

(301) 952-3650  
www.mncppc.org

December 31, 2013

**MEMORANDUM**

TO: Christine Osei, Planner Coordinator, Countywide Planning Division  
VIA: Maria Martin, Supervisor, Countywide Planning Division  
FROM: Jay Mangalvedhe, Senior Planner, Countywide Planning Division  
SUBJECT: **MR-1323F Prince George's County Community College (PGCC) Facilities Master Plan**

**Project Description**

The main Prince George's Community College (PGCC) campus is located on a 150 acre site at the intersection of MD 202 and Campus Way South in Largo, MD. Located near the geographic center of the county, the campus is only eight miles from the nation's capital and is accessible by roads and public bus service.

The proposed Facilities Master Plan, anticipating enrollment growth, will address effective and integrated planning needs of the campus. Specifically, the plan will address the main campus in Largo, the six extension centers located throughout the county, and the need for future extension centers or possibly new campuses.

The campus is located in Council District 6 and is in the area classified as Developing Tier.

**Evaluation of Existing Public Facilities**

The PGCC main campus is less than 0.1 miles from the Kentland Co. 46 Fire Station, which sits catty-corner from the campus at 10400 Campus Way South. The station is equipped with two engines, one ambulance, and one medic, and is staffed by both volunteer and career personnel.

The campus is served by Police District II, which is headquartered at 601 Robert S. Crain Highway in Bowie, Maryland. District II covers the northeastern section of the county, bounded by Interstate 495/95 and Baltimore Washington Parkway to the west, Powder Mill Road to the north, Anne Arundel County to the east, and MD 4 to the south.

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 5, Future Community System.

Office of the Chairman  
Prince George's County Planning Board

(301) 952-3561

Dr. Charlene Dukes, President  
Prince George's Community College  
301 Largo Road  
Upper Marlboro, MD 20774

**RE: Prince George's County Planning Board  
Recommendation – Proposed Facilities  
Master Plan (MR-1323F)**

Dear Dr. Dukes:

The Prince George's County Planning Board had the opportunity to review the proposed Facilities Master Plan project during its regular meeting on January 23, 2014. A copy of the staff report is enclosed for your information. The staff recommendations are as follows:

**STAFF RECOMMENDATIONS**

- The Community College should submit Mandatory Referral applications to the Prince George's County Planning Department at the preliminary site design phase for all new construction and external renovations as well as for the proposed parking garage.
- The main campus has not been surveyed for archeological resources, but if future development is planned on any undisturbed areas, an archeological survey may be required.
- The College should incorporate all-weather waiting areas for students using public transportation when designing the proposed two parking structures and the building adjacent to the existing bus stops along the outer loop roadway.
- The College should work with the Prince George's County Department of Public Works and Transportation to address any impacts on existing Landover Road/Campus Way South.
- Pedestrian and bicycle connections should be identified throughout the campus and to major modes of public transportation in order to reduce dependency on automobiles and a need for surface parking.
- The use of passive solar and creative ventilation design should be considered to reduce dependency on traditional heating and cooling methods for the buildings. Consider a geothermal system to entirely eliminate dependency on traditional heating and cooling methods for the buildings.
- As part of the Facilities Master Plan, the college should prepare a comprehensive landscape plan that includes native and low-maintenance plant choices to manage on-site stormwater.

Should you have questions or require additional information regarding our Mandatory Referral review process, please do not hesitate to contact me or Christine A. Osei, Project Manager, at 301-952-3313 or via email at [Christine.Osei@ppd.mncppc.org](mailto:Christine.Osei@ppd.mncppc.org).

Sincerely,

Elizabeth M. Hewlett  
Chairman

Enclosure

c: Fern Piret, Planning Director, Prince George's County Planning Department  
Derick Berlage, Chief, Countywide Planning Division  
Dr. David Mosby, P.E. Dean of Facilities Management, Prince George's Community College  
Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division  
Christine A. Osei, Mandatory Referral Review Project Manager, Special Projects Section, Countywide Planning Division  
Redis C. Floyd, Clerk of the Council, Prince George's County Council