AGENDA ITEM # 9
PGCPB MEETING OF 4/3/14

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

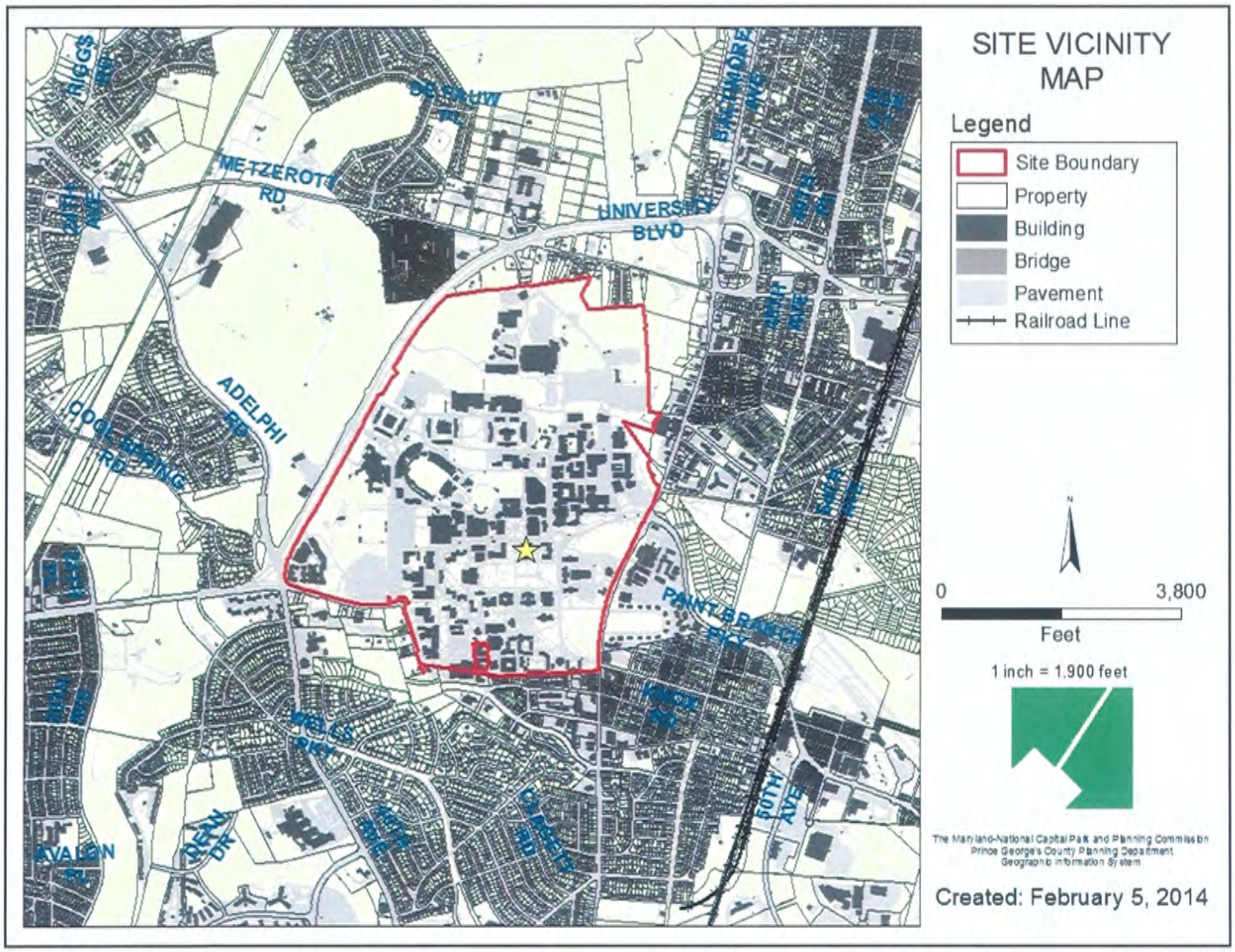
Mandatory Referral MR-1400F

Application	General Data	
Project Name: University of Maryland-Edward St. John Learning and Teaching Center (ESJ-LTC) **Location:** University of Maryland at College Park **Applicant/Address:** Same as above **Property Owner:** University of Maryland Board of Trustees	**Planning Board Hearing Date:**	04/3/14
	Date Accepted:	02/12/14
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	2.5 acres
	Zone:	R-R
	Planning Area:	66
	General Plan Tier:	Developed Tier
	Council District:	District 3
	Adjacent Municipality:	College Park

Purpose of Application	Notice Date
Construct the Edward St. John instructional facility for students and faculty.	**Acceptance Mailing:** February 17, 2014

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Mr. William E. Olen Interim Executive Director Planning and Construction – Facilities Management	Christine A. Osei, Project Manager
	Phone Number: 301-952-3313
	Email: Christine.Osei@ppd.mncppc.org

Map 1 - Project Site



MR-1400F Staff Report – University of Maryland - Edward St. John Learning and Teaching Center (ESJ-LTC)

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 review process.

The University of Maryland (UMD) is the region's largest public university providing education and research services statewide and supports Maryland's economic and social base. As the main campus of the University System of Maryland, UMD is an economic catalyst for the state and the nation. The university was founded in 1856 as a Maryland Agricultural College. The campus was used as an army camp, first for Union soldiers, then for Confederate soldiers, during the Civil War. After the war the school went into bankruptcy and was converted into a boys' preparatory high school for a couple years, and later was converted into a state school in 1867. In 1916 the school was renamed Maryland State College and opened to women. In 1920 the first graduate program began. It wasn't until 1988 that the school officially became the University of Maryland and was designated as the flagship campus of the state of Maryland's University System. Today, more than 37,000 students attend University of Maryland, College Park (UMCP).

UMCP is home to several impressive and unique architectural features, both traditional and contemporary. On the one hand, many of the buildings are aged, modest, and traditional, with trademark red brick Georgian architecture. On the other hand, newer buildings are larger, such as the Clarice Smith Performing Arts Center, which is the single largest public building in the state; coupled with a number of silver and gold Leadership in Energy and Environmental Design (LEED) buildings.

Today, the campus spans 1,250 acres. It is particularly well-known for its gardens and trees. There is a 400 acre urban forest with a system of trails, including portions of longer backpacking trails that extend past the campus in both directions. The university provides tours of its arboretums and greenery, such as a tree walking tour which visits 56 different species on campus.

PROJECT SUMMARY

The proposed Edward St. John Learning and Teaching Center (ESJ-LTC) will be a state-of-the-art instructional facility with some academic support offices. It will be located on the UMCP campus along Campus Drive. The new facility includes the full renovation of the 27,040 gross square feet of existing Holzapfel Hall and a 153,704 gross square foot addition to create a three-story 180,744 gross square feet facility. The existing Shriver Hall (28,500 gross square feet) and a one-story infill portion of Holzapfel Hall (6,200 gross square feet) will be demolished to accommodate the new addition. The ESJ-LTC's location in the heart of the campus along McKeldin Mall and Campus Drive allows for ease of access for the students that use the facility.

STAFF RECOMMENDATIONS:

- The University should discuss the project with the Maryland Aviation Administration (MAA) to address any building height issues since the proposed development is within the College Park Aviation Policy Area.

- The University should work with the Maryland Transit Administration (MTA) to coordinate the construction of the Purple Line transit alignment along College Drive fronting the proposed ESJ-LTC along Campus Drive.

- The University should increase the tree canopy on campus to provide visual relief. The possibility of additional shade tree plantings to the north and west of the proposed building should be explored.

- The University should evaluate the future pedestrian circulation routes to the west and south of the building complex to further provide visual relief from large expanses of pavement by reducing widths of the proposed sidewalks and eliminating duplicate paths where possible. The University should consider the incorporation of pervious specialty pavers to provide relief from a large expanse of paving, and to reduce impervious surface on the site.

- The University should explore the option of preserving the large, 52-inch diameter shade tree to the west of the southern portion of Symons Hall.

- The University should revise the architectural elevations to specify the materials to be used, which are necessary in order to get a complete analysis of the proposed architecture. While the elevations submitted for review include a number of windows that allow natural light into the new building, architectural detail is almost absent from the overall architecture of the new building. It is highly recommend that the proposed building's architecture be in line with other collegiate buildings on the University of Maryland Campus with respect to the following specifications:

    - Architectural elements should be added to the roof, such as dormers and/or cross gables.

    - Detailing such as quoins and columns, should be utilized for the entrance areas.

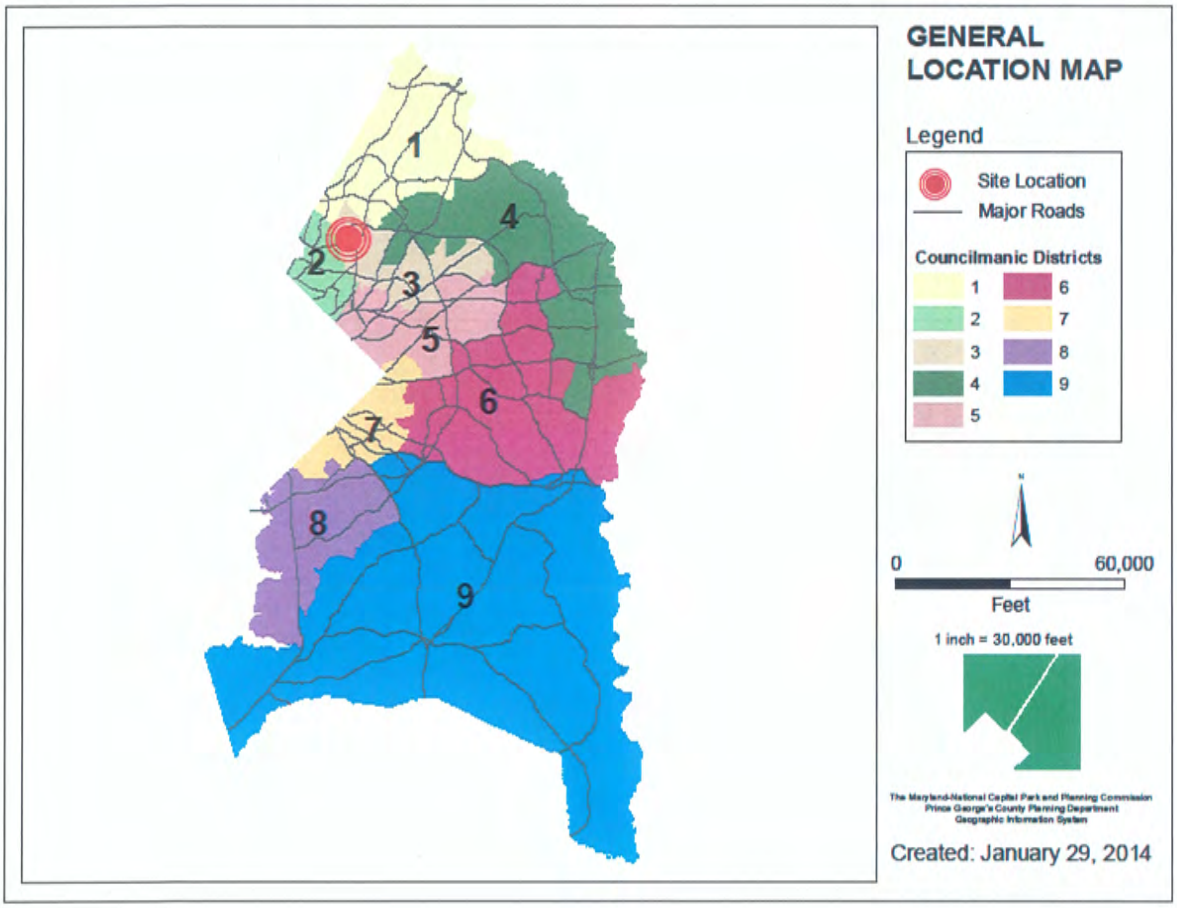
    - Windows should be detailed with shutters, decorative trim, and/or prominent sills and decorative heads.

- The University should re-submit the revised architectural elevations for staff to review at the Administrative level.

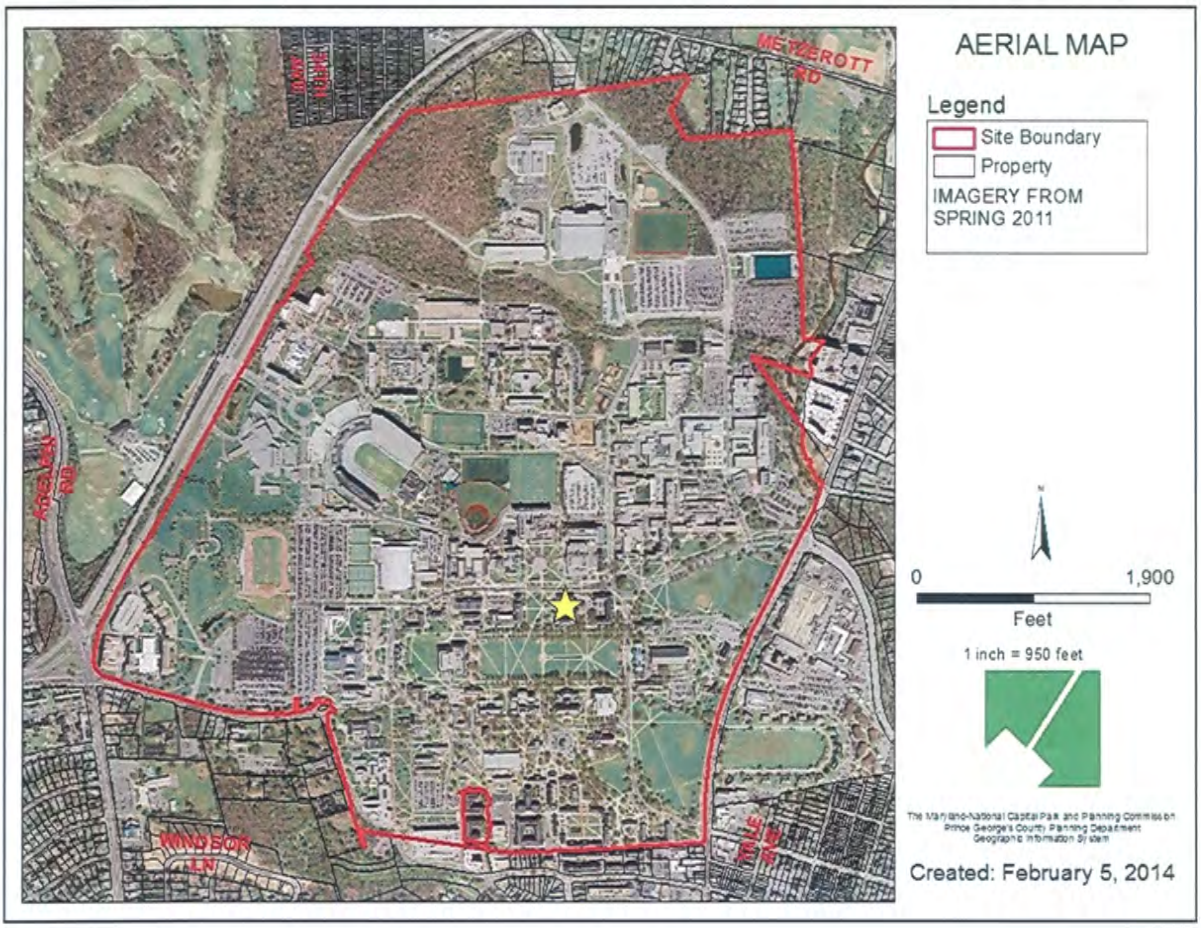
PROJECT LOCATION

The project is located in the interior of the University's main campus on developed land along Campus Drive and McKeldin Mall with easy access to students and faculty. The ESJ-LTC project is seeking a LEED rating with proposed locations for green roofs and photovoltaic arrays.

Map 2 - University of Maryland General Location



Map 3 - Campus Aerial View



PROJECT DESCRIPTION, FUNDING AND SCHEDULE

The proposed development is consistent with the University's 2011-2030 Facilities Master Plan. The project has obtained schematic approval from the State of Maryland Architectural Review Board (ARB) and the University's Architecture and Landscape Review Board (ALRB). The proposed building is a three-story 180,744 gross square foot facility. The building height varies but is approximately 55-feet high at the center of the building along campus Drive. The overall "Limits of Disturbance" for this project are 167,680 square-feet or 3.85 acres. The projected number of University staff and students to use the facility is approximately 2,100 at a given time. The site will lose a net total of 67 parking spaces after the construction of the building. This reduction of parking is consistent with the Master Plan and the intent to reduce or eliminate parking in the central campus area for pedestrian safety.

The new facility is funded from Maryland Capital Consolidated Bond Loans ($5,470,000); State of Maryland Capital Improvement Plan funds ($90,371,000); University of Maryland Facilities Council Funds ($6,000,000); and private donations ($10,000,000). The design for the new facility is expected to be completed by September 2014; site preparation and demolition of Shriver Hall are set to begin in June 2014. Construction of the facility will be from June 2, 2014 through December 2016.

[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 staff has reviewed the proposed Edward St. John Learning and Teaching Center (ESJ-LTC), and provides the following comments:

1. ENVIRONMENTAL ASSESSMENT

The area of disturbance for the new building is approximately 3.5 acres internal to the University of Maryland College Park Campus. The new project building will be within the building footprints of existing Hozapfel Hall (27,040 square feet) and Shriver Hall (28,500 square feet) along Campus Drive. A total of fourteen (14) trees will be removed to accommodate a 153,704 square foot new addition to create the proposed (180,744-square foot) Edward St. John Learning and Training Center. Given the site limitations of the project site, on-site forest conservation may not be feasible. The University may use its Forest Conservation Bank to meet the forest conservation requirements. The Forest Conservation Bank (established with the Maryland Department of Natural Resources) has so far placed approximately 71 acres of University property in a permanent Forest Conservation Easement. To date, the established bank has approximately 11 acres remaining to support future projects.

The Stormwater Management and Erosion and Sediment Control plans will be reviewed and approved by Maryland Department of the Environment (MDE). The proposed development project may include a green roof and possible areas for the installation of Stormwater Management (SWM) devices.

2. TRANSPORTATION ASSESSMENT

No traffic impact study was provided as part of this review. The site will lose 72 parking spaces with five returning post construction, for a net loss of 67. This reduction of parking is consistent with the Master Plan and the intent to reduce or eliminate parking in the central campus area for pedestrian safety.

Campus pedestrian and bicycle circulation will remain in effect during the construction and operation of the new facility. The new building's central location on campus is along several pedestrian walkways and bikeways. This location provides a safe condition for the bicyclist and pedestrians. There is no planned revision to traffic patterns on the College Park campus and there are no road construction or modification plans required.

The site is adjacent to the proposed Purple Line transit alignment along Campus Drive. The Purple Line alignment was considered and this project will not inhibit any future plans or be adversely affected by any future plans along this route. It is anticipated that the sidewalk on the northern edge of the project (south of Campus Drive) will remain following the Purple Line construction, and will include a dedicated bike lane.

3. HISTORIC PRESERVATION/ARCHEOLOGY

The proposed exterior renovation of Holzapfel Hall meets the recommended approaches set forth in the *Secretary of the Interior's Standards for Rehabilitation.* However, interior modifications to include the floor plan, the arrangement of spaces, and new features with finishes collectively impact the historic character and nature of this academic building. As per recommendations from Maryland Historic Trust, the identification, retention, protection, and repair should be given thorough consideration, and caution needs to be exercised in pursuing any plan that would drastically alter those character-defining spaces or obscure, damage, or destroy interior features or finishes. This should include the retention of the double-loaded corridors and historic wood doors with transoms.

The proposed demolition, infrastructure, and interior architectural design work will not affect any Prince George's County Historic Sites or Historic Resources on or adjacent to the University of Maryland, College Park (UMCP) campus. However, expansion and renovation of Holzapfel Hall calls for an increase in the elevation of

this structure, which could lead to a viewshed impact for historic sites and resources within the UMCP campus (66-035-00).

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 University of Maryland's educational mission can be expected to continue to support economic development in the county.

5. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The proposed facility is located in a fully built area, with predominantly impervious surfaces, and the University is seeking Leadership in Energy and Environmental Design (LEED) silver certification for the new state-of-the-art ESJ-LTC. After a review of the information submitted for the project, Urban Design staff makes the following observations for the University to consider:

- Provide visual relief and increase the tree canopy on campus by exploring the possibility of additional shade tree plantings to the north and west of the proposed building.

- The University should evaluate the future pedestrian circulation routes to the west and south of the building complex to further provide visual relief from large expenses of pavement by reducing widths of the proposed sidewalks and eliminating duplicate paths where possible. Consider the incorporation of pervious specialty pavers to provide relief from a large expanse of paving and to reduce impervious surface on the site.

- Explore the option of preserving the large, 52-inch diameter shade tree to the west of the southern portion of Symons Hall.

- Revise the architectural elevations to specify the materials to be used, which is necessary in order to get a complete analysis of the proposed architecture. While the elevations submitted for review include a number of windows that allow natural light into the new building, architectural detail is almost absent from the overall architecture of the new building. It is highly recommended that the proposed building's architecture be in keeping with other collegiate buildings on the University of Maryland Campus with respect to the following specifications:

    - Architectural elements should be added to the roof, such as dormers and cross gables.
    - Detailing such as quoins and columns should be utilized for the entrance areas.
    - Windows should be detailed with shutters, decorative trim, and prominent sills and decorative heads.

6. CONSISTENCY WITH APPROVED PLANS

The proposed development site 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." The application is consistent with the 2002 General Plan Development Pattern policies for Corridor Nodes in the Developed Tier; however, the subject development area is located under the aviation traffic pattern for the College Park Airport. The site is also subject to Aviation Policy Area regulation in Sections 27-548.32 through 27-548.48 of the Zoning Ordinance. The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* recommends public and quasi-public land uses for the property. The proposed academic building is consistent with the recommended land uses.

7. EXISTING PUBLIC FACILITIES

The proposed project is served by College Park Fire/Emergency Management Services (EMS) Company 12, a first due response station with a maximum of seven minutes travel time; the station is located at 8115 Baltimore Avenue. The station is equipped with two engines, one ambulance, one aerial truck, one medic and one

hazmat/foam. In addition, Branchville Fire/EMS Company 11, Chillum-Adelphi Fire/EMS Company 34 and Berwyn Heights Fire/EMS Company14 are located about a mile from the campus. The Prince George's County FY 2014-2019 Approved Capital Improvement Program provides funding to complete a major renovation to the existing Chillum-Adelphi Fire/EMS Company 34 facility, built in 1951. This analysis reaffirms the recommendations of the Public Facilities Safety Master Plan (PSFMP) for the Fire and EMS facilities. The 2008 *Approved Water and Sewer Plan*, places this property in Water and Sewer Category 3, Community System.

8. COMMUNITY OUTREACH

Given the location of the project site well inside the UM Campus, notification letters were mailed to the City of College Park and Area Civic Associations, but not to adjoining property owners.

9. STAFF RECOMMENDATIONS:

- The University should discuss the project with the Maryland Aviation Administration (MAA) to address any building height issues since the proposed development is within the College Park Aviation Policy Area.

- The University should work with the Maryland Transit Administration (MTA) to coordinate the construction of the Purple Line transit alignment along College Drive fronting the proposed ESJ-LTC along Campus Drive.

- The University should increase the tree canopy on campus to provide visual relief. The possibility of additional shade tree plantings to the north and west of the proposed building should be explored.

- The University should evaluate the future pedestrian circulation routes to the west and south of the building complex to further provide visual relief from large expenses of pavement by reducing widths of the proposed sidewalks and eliminating duplicate paths where possible. Consider the incorporation of pervious specialty pavers to provide relief from a large expanse of paving, and to reduce impervious surface on the site.

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    - Windows should be detailed with shutters, decorative trim, and/or prominent sills and decorative heads.

- The University should re-submit the revised architectural elevations for staff to review at the Administrative level.

STAFF MEMOS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Prince George's County Planning Department
Community Planning Division

301-952-4225
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February 12, 2014

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Countywide Planning Division

VIA: Teri Bond, Planning Supervisor, Community Planning Division

FROM: Chad Williams, Planner Coordinator, Community Planning Division

SUBJECT: MR-1400F University of Maryland – Edward St. John Learning and Teaching Center

DETERMINATIONS

- This application is consistent with the 2002 General Plan Development Pattern policies for Corridor Nodes in 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.
- This application is located under the traffic pattern for a small general aviation airport (College Park Airport) and is subject to Aviation Policy Area regulations in Sections 27-548.32 through 27-548.48 of the Zoning Ordinance. In particular, the applicant should be made aware of height and purchaser notification requirements contained in these regulations.

BACKGROUND

Location: University of Maryland, College Park main campus south of Campus Drive across from Hornbake Plaza.

Size: 1,014.41 acres

Existing Uses: University of Maryland, College Park campus; the specific site is currently developed with two academic buildings: Holzapfel Hall (which will be renovated and incorporated in the new structure) and Shriver Laboratory (which will be demolished)

Proposal: The applicant seeks to build a three-story, 180,744 gross square foot academic facility.

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." (2002 General Plan, p. 31).
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 directly served by Campus Drive, which links to Baltimore Avenue (US 1). Baltimore Avenue is a major collector (MC-200) within a right-of-way of 88 to 112 feet per the 2010 *Central US 1 Corridor Sector Plan and Sectional Map Amendment.*
Public Facilities:	The University of Maryland, College Park campus is located approximately 200 feet southwest of the College Park Volunteer Fire Station but the identified site for the proposed academic building is not proximate to this facility.
Parks & Trails:	The University of Maryland, College Park campus abuts the Paint Branch Stream Valley Park. The 2010 *Central US 1 Corridor Sector Plan and Sectional Map Amendment* recommends dedicated bicycle facilities, with bicycle lanes as a possible interim solution and cycle tracks as the preferred long-term facility, along Baltimore Avenue (US 1).
Aviation:	The subject site is located within Aviation Policy Area 6 but is not located within the JLUS Interim Land Use Control area. See below for discussion on Aviation Policy Area 6.
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 academic building is in keeping with the recommended land uses. There are no master plan or General Plan issues with regard to this proposed application.

Other Comments

Sheets C1.03 and A4.02 indicate the potential for green roofs but no planting materials or details are specified in the submitted landscape plans. Additional detail on the green roofs should be provided.

The proposed relocation of the distinctive Day and Night sculptures to the west of their current location is reflected on Sheet LA3.00, but this relocation and related site disturbances are not shown on other site plans submitted for review. As part of the overall project this disturbance should be reflected on all plan sheets.

The applicant's statement of justification does not address any county plans, including the 2002 General Plan, 1989 Master Plan, or countywide functional master plans. The applicant needs to demonstrate how this proposed project is consistent with these public plans for this area. Please refer to page two of the applicant's statement of justification.

The applicant should clarify the discussion of parking space loss on page five of the submitted statement of justification. The current description of net loss to parking does not make sense—the applicant states "the site will lose 72 parking spaces with 5 returning post construction for a net loss of 5 spaces."

Aviation Policy Area

This application is located under the traffic pattern for a small general aviation airport (College Park Airport). This area is subject to Aviation Policy Area regulations adopted by CB-51-2002 (DR-2) as stated in Sections 27-548.32 through 27-548.48 of the Zoning Ordinance. Specifically, the subject property is located in Aviation Policy Area (APA) 6. The APA regulations contain additional height requirements in Section 27-548.42 and purchaser notification requirements for property sales in Section 27-548.43 that are relevant to evaluation of this application. No building permit may be approved for a structure higher than 50 feet in APA-6 unless the applicant demonstrates compliance with FAR Part 77.

The application should also be referred to the Maryland Aviation Administration for information and comment:

Ashish J. Solanki, Director
Office of Regional Aviation Assistance
Maryland Aviation Administration
PO Box 8766
BWI Airport, MD 21240-0766

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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department **(301) 952-3680**
Countywide Planning Division, Transportation Planning Section **www.mncppc.org**

February 19, 2014

MEMORANDUM

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

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

SUBJECT: MR-1400F, University of Maryland, Edward St. John Learning and Teaching Center

The Transportation Planning Section has reviewed the referral noted above. The referral involves a project to construct an instructional facility with some academic support offices on the University of Maryland College Park campus. The overall site consists of approximately 3.85 acres of land. The property is located at along Campus Drive approximately 275 feet west of Regents Drive.

Review Comments

The project involves the construction of an instructional facility with some academic offices within the University of Maryland campus. Specifically, the building would be a total of 180,744 square feet. It would incorporate 27,040 square feet of existing Holzapfel Hall. It would also involve the razing of a portion of Holzapfel Hall (6,200 square feet) and all of Shriver Hall (28,500 square feet). The net additional square footage would be approximately 119,000 square feet.

No traffic impact study has been provided with the application. It is asserted that the project will not involve the construction of additional parking, and that all building occupants are expected to arrive on foot from other locations of the campus. It is concluded, therefore, that the building is not anticipated to create additional traffic. In examining the proposal, it does not appear that the project would add enrollment to the university in any substantial way. For that reason, and because the amount of parking would not be increased, it is determined that a traffic study is not needed, and that the building would not increase overall traffic.

It is noted that the building's location on the campus is central to the walkway and bikeway networks within the campus, and the proposal shows no change to these networks. There is no proposed change to the traffic patterns on the campus, and these are no road construction plans.

The site is adjacent to the proposed Purple Line transit alignment along Campus Drive. The limit of disturbance for Purple Line construction shown on the site plan is consistent with similar maps presented within the environmental documents for the Purple Line. All structures are placed outside of this limit of disturbance. It does not appear that this project will have a detrimental impact on Purple Line construction. Also, it does not appear that Purple Line construction, when it occurs, will have a detrimental impact on this building. The Purple Line is proposed to utilize tracks imbedded in the pavement of Campus Way.

There are no other planned transportation facilities adjacent to this site.

Conclusion

The Transportation Planning Section has reviewed the referral, and determined that the proposed master plan for the Edward St. John Learning and Teaching Center is consistent with the area and functional master plans that govern transportation. Based on findings given in this memorandum and information provided in the supporting materials, it is determined that the facility as proposed will not increase overall traffic in the immediate area.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
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TTY: (301) 952-4366
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February 12, 2014

MEMORANDUM

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

VIA: Ruth Grover, Planner Coordinator, Urban Design Section, Development Review Division

FROM: Jill Kosack, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Mandatory Referral MR-1400F
University of Maryland – Edward St. John Learning and Teaching Center

The Urban Design Section has reviewed materials provided in support of MR-1400F, University of Maryland – Edward St. John Learning and Teaching Center, which includes full renovation of the 27,040 square foot Holzapfel Hall, and a 153,704 square foot addition to create a 180,744 square foot facility. The existing Shriver Hall (28,500 square foot) and one-story infill portion of Holzapfel Hall (6,200 square foot) will be demolished to accommodate the addition. The subject area of disturbance, approximately 3.85 acres, is located internally to the University of Maryland campus, north of McKeldin Mall, on the southern side of Campus Drive, approximately 1,300 feet west of its intersection with US Route 1, and has been reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, Land Use Article 28, Section 7-112 and Section 27-294 of the Prince George's County Zoning Ordinance.

The subject project is located in a fully developed area, with mostly impervious surfaces, and is seeking Leadership in Energy and Environmental Design (LEED) silver certification. Urban Design staff offers the following recommendations for the Zoning Section to consider regarding the proposed project:

1) To provide visual relief and increase the tree canopy on campus, the possibility of additional shade tree plantings to the north and west of the proposed building should be explored.

2) The applicant should closely analyze the future pedestrian circulation routes, especially to the west and south of the building complex to further provide visual relief from large expanses of pavement by reducing widths of the proposed sidewalks and eliminating duplicative paths, where possible. Consider the incorporation of pervious specialty pavers to provide visual relief from large expanses of paving while reducing the amount of impervious surface on the site.

3) Explore the possibility of preserving the large, 52-inch diameter shade tree to the west of the southern portion of Symons Hall.

4) The submitted architectural elevations should be revised to specify the architectural materials to

be utilized, which is necessary for a complete analysis of the architecture. However, based on the information provided, the Urban Design Section recognize that while the elevations include a number of windows allowing natural light into the building, architectural detail is almost absent from the architecture of the building. The Urban Design Section suggests that the proposed building's architectural elevations be revised in accordance with the other collegiate buildings on the University of Maryland campus, in respect to the following:

- Architectural elements should be added to the roof, such as dormers and cross gables.
- Detailing such as quoins and arches should be added to the building.
- Architectural detail such as awnings and columns should be utilized in the entrance areas.
- The windows should be detailed with shutters, decorative trim, and prominent sills and decorative heads.

The Urban Design Section is willing to re-review the architecture portion of the proposal, if revised architectural elevations are resubmitted.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department **(301) 952-3650**
Countywide Planning Division **www.mncppc.org**

February 4, 2014

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Countywide Planning Division

VIA: Maria Martin, Planning Supervisor, Countywide Planning Division

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning Division

SUBJECT: **MR-1400F University of MD – Edward St. John Learning and Teaching Center**

Project Description

The proposed project involves the design and construction of a building for state-of-the-art classrooms in the center of the campus along Campus Drive and McKeldin Mall. The new building incorporates the historic Holzapfel Hall, renovating 11,100 square feet and a new 105,510 square feet addition. Approximately 7,000 students, mostly undergraduates, will be able to use the facility when it's completed.

The project is located in Councilmanic District 3 and is in the area classified as Developed Tier. The site can be accessed from Baltimore Avenue.

Evaluation of Existing Public Facilities

Police Facilities

The University of Maryland Police Force is the primary agency responsible for policing property owned, operated, leased by, or under the control of the University of Maryland System.

Additional police services are provided by Prince George's County Police, District I – Hyattsville, and M-NCPPC Park Police.

Fire and Emergency Medical Services Facilities

The proposed project is served by College Park Fire/EMS Co. 12, a first due response station which is a maximum of seven minutes travel time, and is located at 8115 Baltimore Avenue. The station is equipped with two engines, one ambulance, one aerial truck, one medic and one hazmat/foam.

In addition, Branchville Fire/EMS Co.11, Chillum-Adelphi Fire/EMS Co.34 and Berwyn Heights Fire/EMS Co.14 are located about a mile from the campus.

The Prince George's County FY 2014-2019 Approved Capital Improvement Program provides funding to complete a major renovation to the existing Chillum-Adelphi Fire/EMS Co.34 facility built in 1951.

This analysis reaffirms the recommendations of the PSFMP for the Fire and EMS facilities.

The 2008 *Approved Water and Sewer Plan*, places this property in Water and Sewer Category 3, Community System.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Environmental Planning Section

March 14, 2014

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

VIA: Katina Shoulars, Supervisor, Environmental Planning Section, Countywide Planning Division

FROM: Megan Reiser, Planner Coordinator, Environmental Planning Section, Countywide Planning Division

SUBJECT: MR-1400F University of Maryland at College Park
The Edward St. John Learning and Teaching Center (ESJ-LTC)

The Environmental Planning Section has reviewed the presentation provided by The University of Maryland at College Park, for construction of the Edward St. John Learning and Teaching Center (ESJ-LTC). This project includes the full renovation of the 27,040 square foot Holzapfel Hall and a 153,704 square foot addition to create a three-story 180,744 square foot facility. The existing Shriver Hall (28,500 square feet) and a one-story infill portion of Holzapfel Hall (6,200 square feet) will be demolished to accommodate the addition.

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 presentation 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 limits of disturbance for the current proposal will affect approximately 167,680 square feet (3.85 acres) of a university campus that is over 1000 acres. The proposed facility improvements are proposed near the center of campus along Campus Drive and McKeldin Mall. The existing Shriver Hall and a portion of Holzapfel Hall will be demolished to accommodate the Edward St. John Learning and Teaching Center which will be a three-story 1807,744 square foot facility. This building is proposed for general education purposes and general office space use. This facility will accommodate a combined total of up to 2,100 students and University staff at one time.

Existing Conditions

The University of Maryland at College Park campus is over 1000 acres in the R-R (Rural Residential) zone. The project area is on campus within an existing developed area between Campus Drive and McKeldin Mall. This site is bounded on the east by Regents Drive, on the north by Campus Drive, by an

open plaza and Patterson Hall to the west, and by McKeldin Mall to the south. The existing buildings have one access point onto Campus Drive.

Noise: The site is located approximately 1,204 feet from the centerline of Baltimore Avenue, a master planned major collector roadway that generates insufficient traffic to result in noise levels above the state standard of 65 dBA Ldn for residential uses. This existing facility and the proposed building will not be residential use.

Light: Existing lighting does not appear to have been specifically addressed in the report provided by the applicant; however no regulated environmental features or woodlands exist within the immediate vicinity of the limits of disturbance.

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 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 (AQRSs) 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. EPS 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.

Geology and Soils: The on-site elevations, in the 3.85 acres area of focus, range from approximately 102 feet to approximately 138 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 Urban Land-Christiana-Downer complex, and Russett-Christiana-Urban land complex. According to available information, Marlboro clay is not found on this site, but Christiana clay is known to occur on this property. 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 Paint Branch drainage area of the Anacostia watershed. There are no tributary streams, wetlands, or 100-year floodplain mapped adjacent to the project area. The University of Maryland at College Park campus has streams on-site, which are not identified as Tier II waterways and the Anacostia watershed is not considered a Tier II watershed. 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.

No Stormwater Management Concept plan or narrative was submitted with the application. Stormwater management and sediment erosion control plans will be reviewed at the state level by MDE. The narrative submitted for the project indicates that the project will utilize the UMCP stormwater bank system to meet the requirements.

Biological Resources: 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.

The publication "The Champion Trees of Prince George's County, Maryland" lists several champion trees on the campus. The narrative submitted for the project indicates that 14 trees are proposed to be removed. It is not clear whether any champion trees will be affected by the project.

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: No adverse light intrusion into any immediate environmental features would be expected to occur with the development and operation of this site. However, it is recommended that to the extent practicable, light pollution should be minimized 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. 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. Permits for Stormwater Associated with Construction Activities would be obtained as well as the approval from MDE of 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 the U.S. Army Corps of Engineers. No disturbance to wetlands or waters is proposed for the current site design.

Biological Resources: The site is not adjacent to any woodland or environmentally regulated features. State projects are not subject to local application of the Woodland and Wildlife Habitat Conservation Ordinance, but will 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.

A determination should be made that none of the 14 trees proposed to be removed are listed in the publication "The Champion Trees of Prince George's County, Maryland."

Thank you for the opportunity to comment on The Edward St. John Learning and Teaching Center project. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.

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MANDATORY REFERRAL REVIEW
UNIVERSITY OF MARYLAND, COLLEGE PARK (UMCP)

PROPOSED EDWARD ST. JOHN LEARNING AND TEACHING CENTER (ESJ-LTC)

For Review by

PRINCE GEORGE'S COUNTY PLANNING BOARD

April 3, 2014

AGENDA ITEM: #__9__
APPLICATION: MR-1400F

UNIVERSITY OF MARYLAND, COLLEGE PARK MANDATORY REFERRAL (MR) REVIEW

ROLE OF THE PLANNING BOARD:

The Land Use Article Section §20:301 through 305 of the Maryland Annotated Code requires the Planning Board to review all public construction projects through the Mandatory Referral review process. All proposed public sector construction projects submitted by:

1. Federal/State/Prince George's County/Municipalities
2. Public and Private Utility Companies such as:
    - Washington Gas Light Company
    - Potomac Electric Power Company
    - Washington Suburban Sanitary Commission
    - Proposed Keys Energy Center and Mattawoman Energy Electric Plants
    - Washington Metropolitan Transit Authority (WMATA)
    - State Universities and Colleges:
        - Prince George's Community College
        - University of Maryland (College Park) and Bowie State University

Planning Board recommendations are advisory but affected property owners may seek resolution to any issues raised in the staff report. Planning Board action is required within a 60-day period after a Mandatory Referral application is accepted by staff.

PROPOSED EDWARD ST. JOHN LEARNING AND TEACHING CENTER

PRESENTATION OUTLINE:

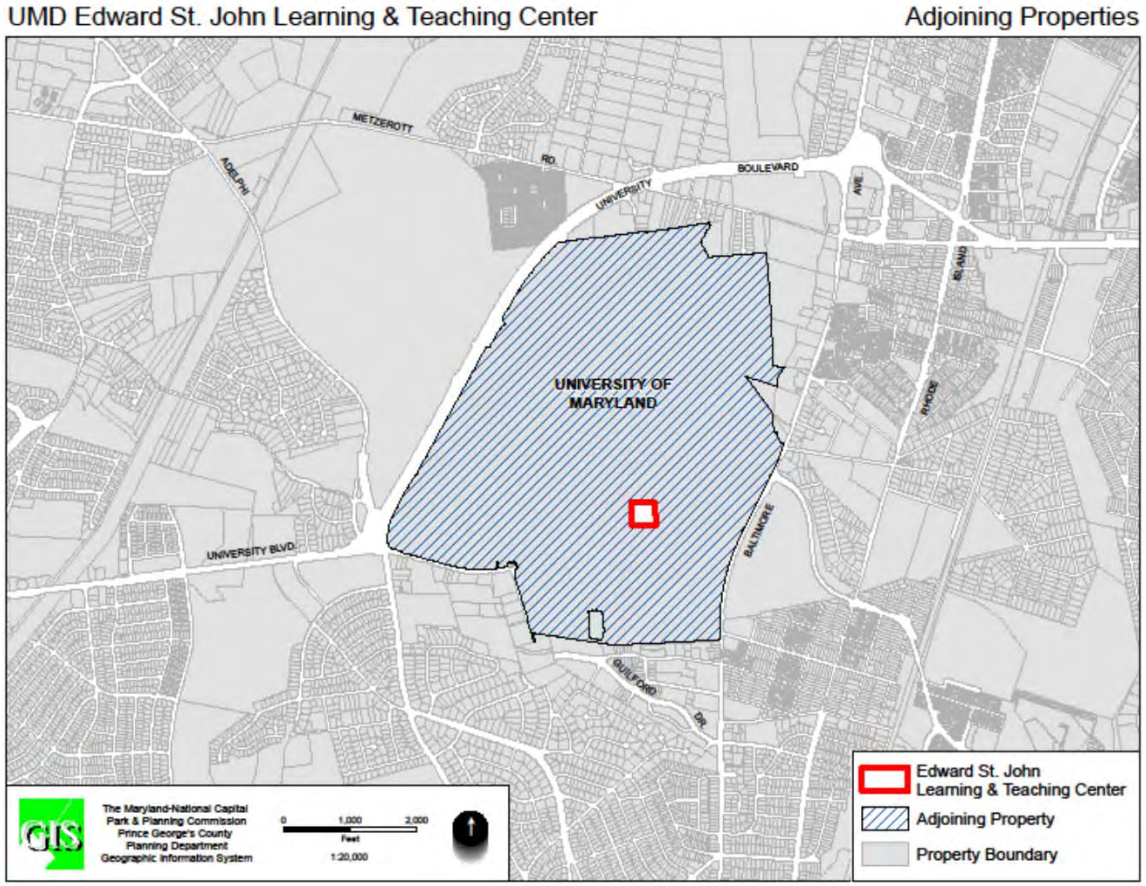
1. General Project Orientation
2. Existing Buildings/Demolitions
3. Campus Drive/Purple Line Alignment
4. Proposed New Development – Site Plan
5. New Building Elevations/Internal Features
6. Staff Concerns – Proposed Building Materials
7. Staff Recommendations
8. Staff Request - Board Action

PROPOSED ESJ-LTC NOTIFICATION LETTERS

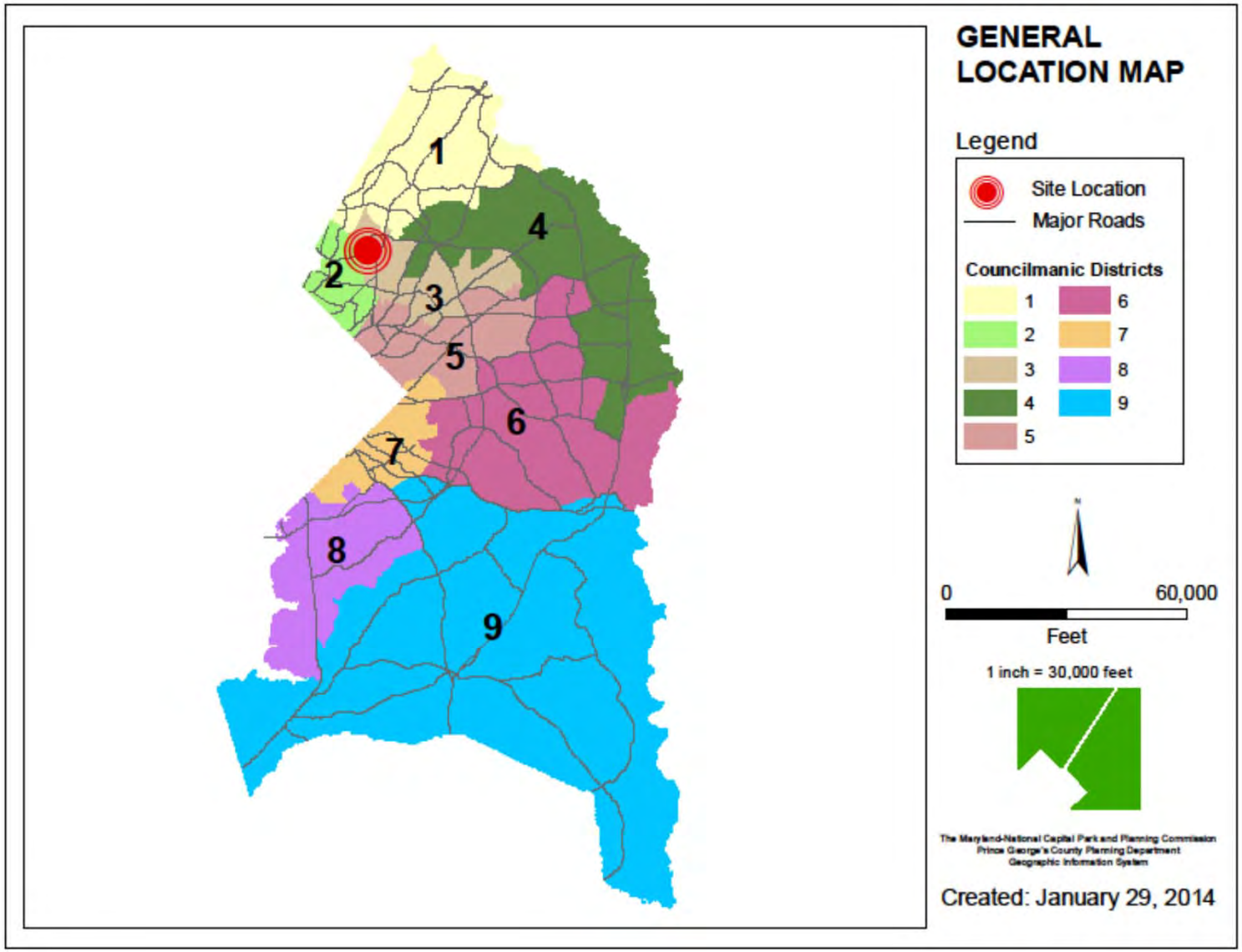
1. Notification letters were sent to civic associations and the City of College Park.

2. Notices included: Project/applicant's name, location, a brief description of project, staff contact, and a tentative Planning Board hearing date.

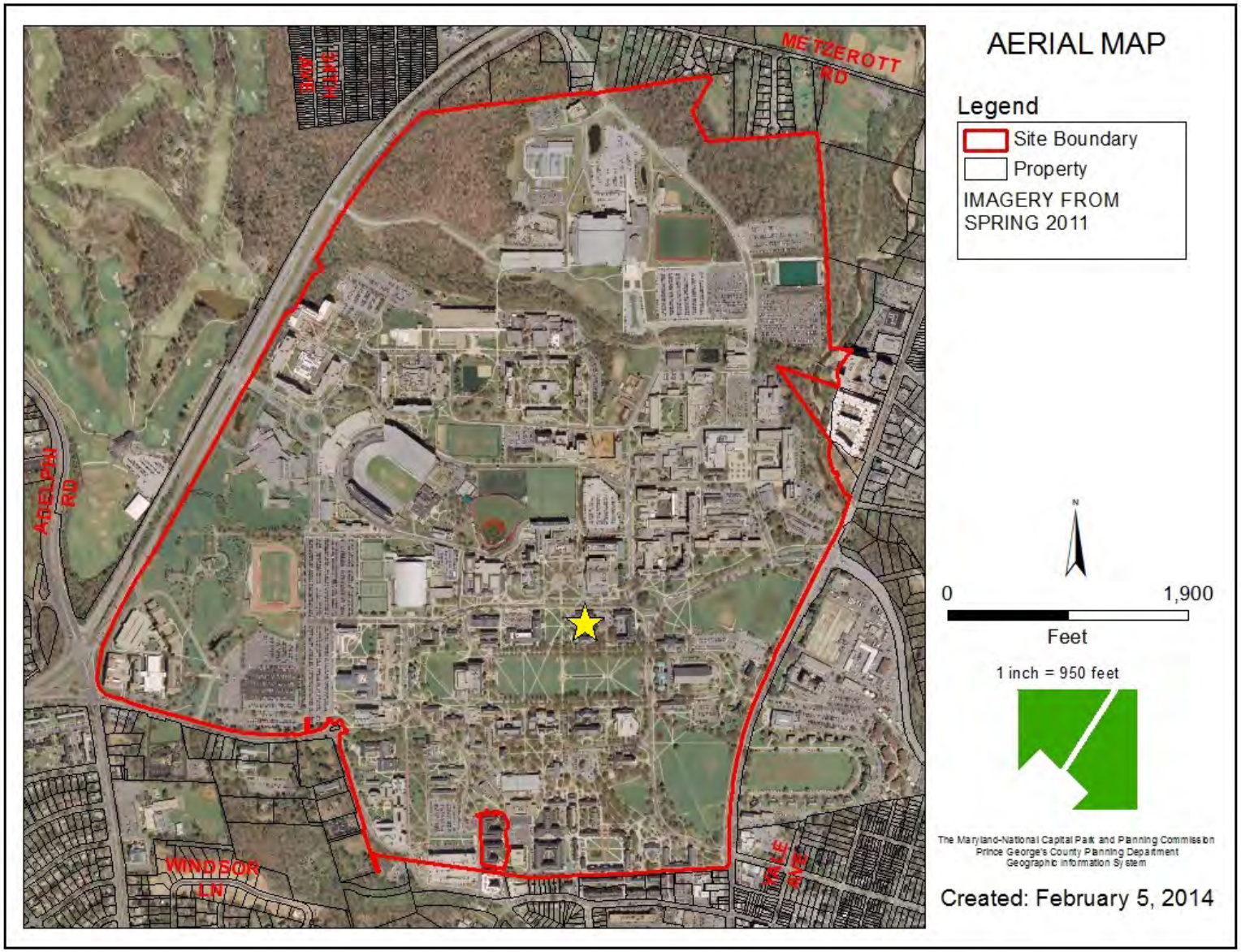
3. Final notice of the hearing was published in the Planning Board's weekly online agenda.



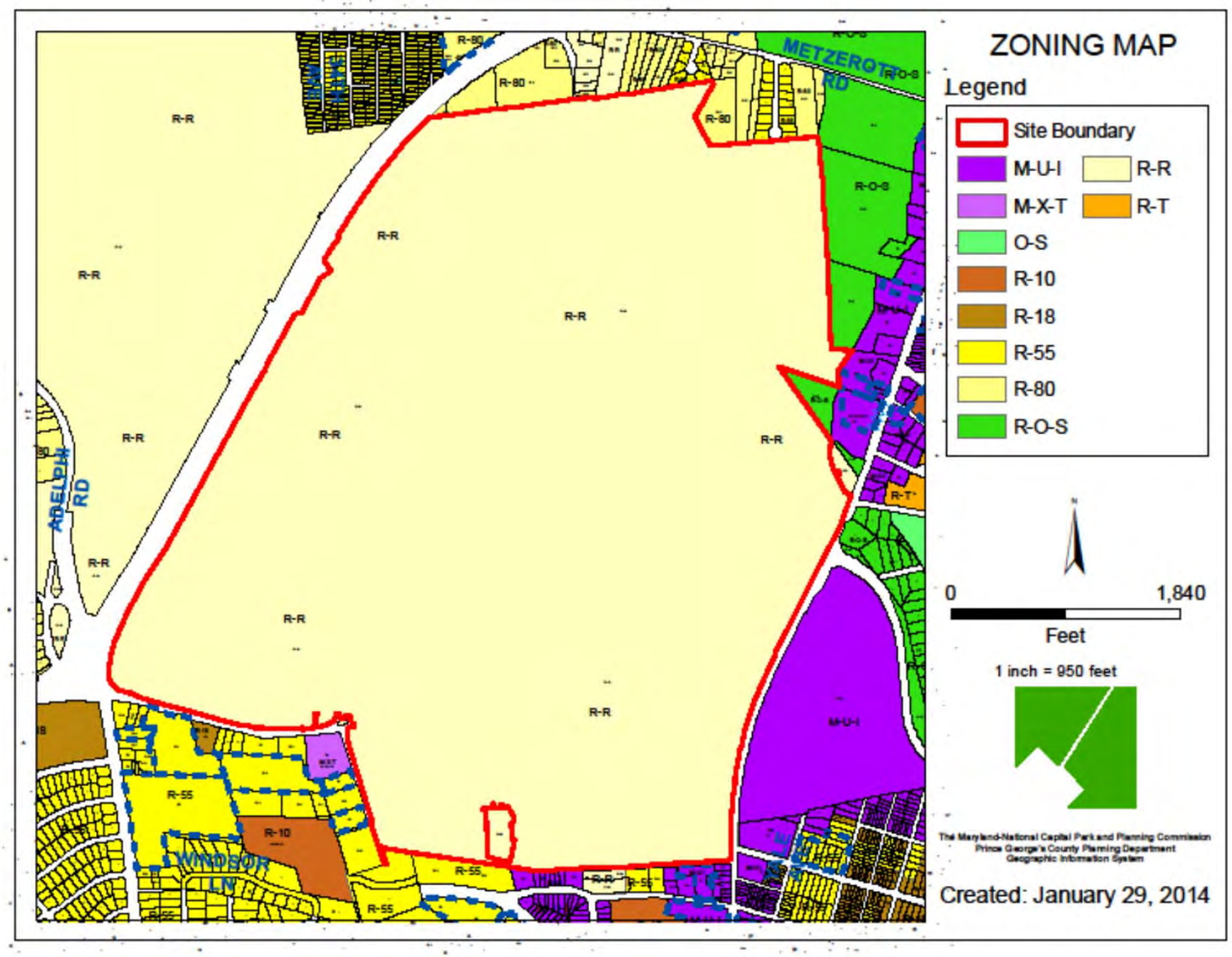
GENERAL CAMPUS LOCATION



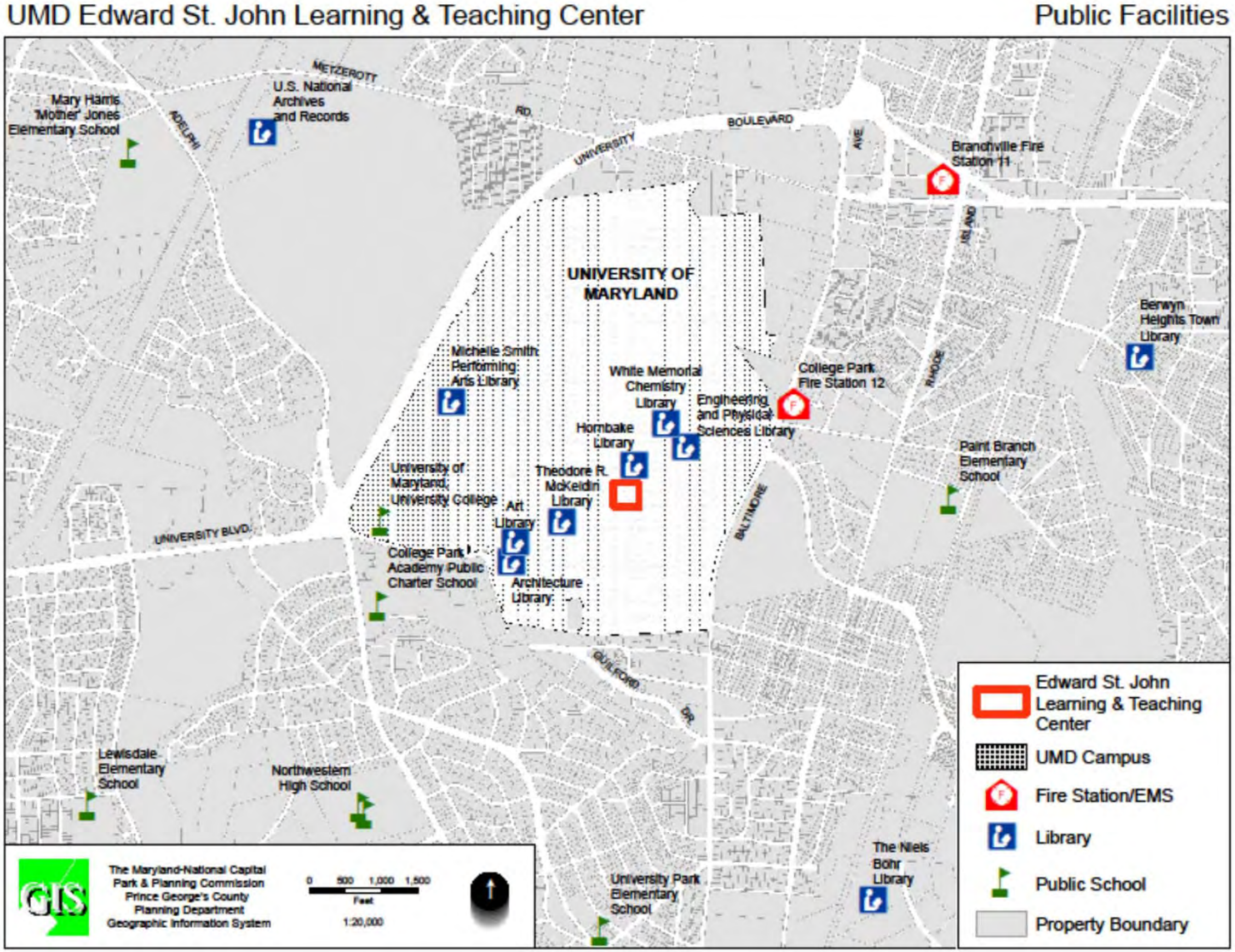
AERIAL VIEW OF CAMPUS



UMCP - EXISTING ZONING



UMCP – EXISTING PUBLIC FACILITIES



UMCP - PROPOSED PROJECT LOCATION

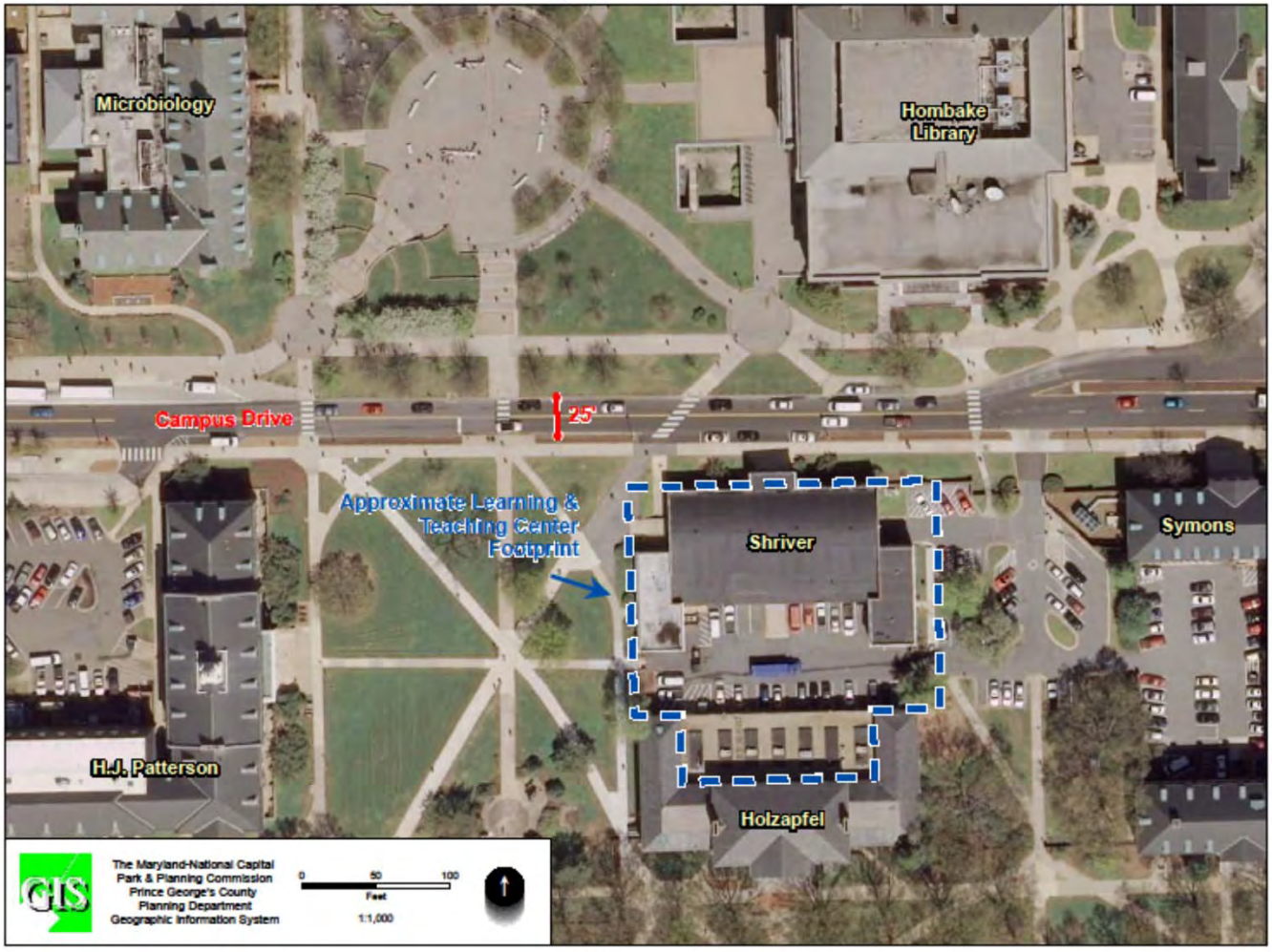
EXISTING SHRIVER LABORATORY (TO BE DEMOLISHED)

SIDE VIEW OF EXISTING HOLZAPFEL HALL (PARTIAL DEMOLITION)

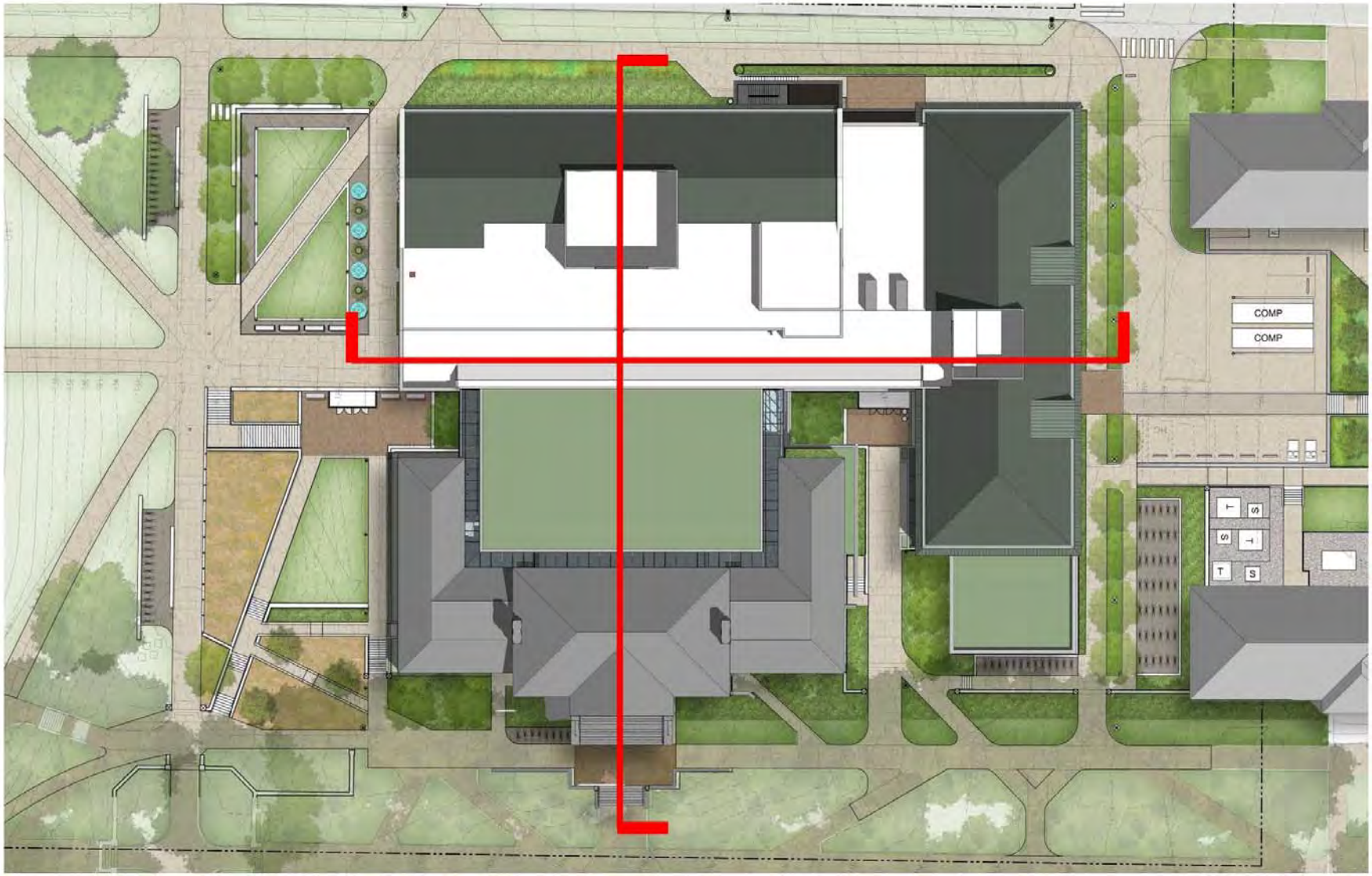
FRONT VIEW OF EXISTING HOLZAPFEL HALL (PARTIAL DEMOLITION)

AERIAL VIEW OF PROPOSED ESJ-LTC SITE
EXISTING CAMPUS DRIVE/PURPLE LINE ALIGNMENT

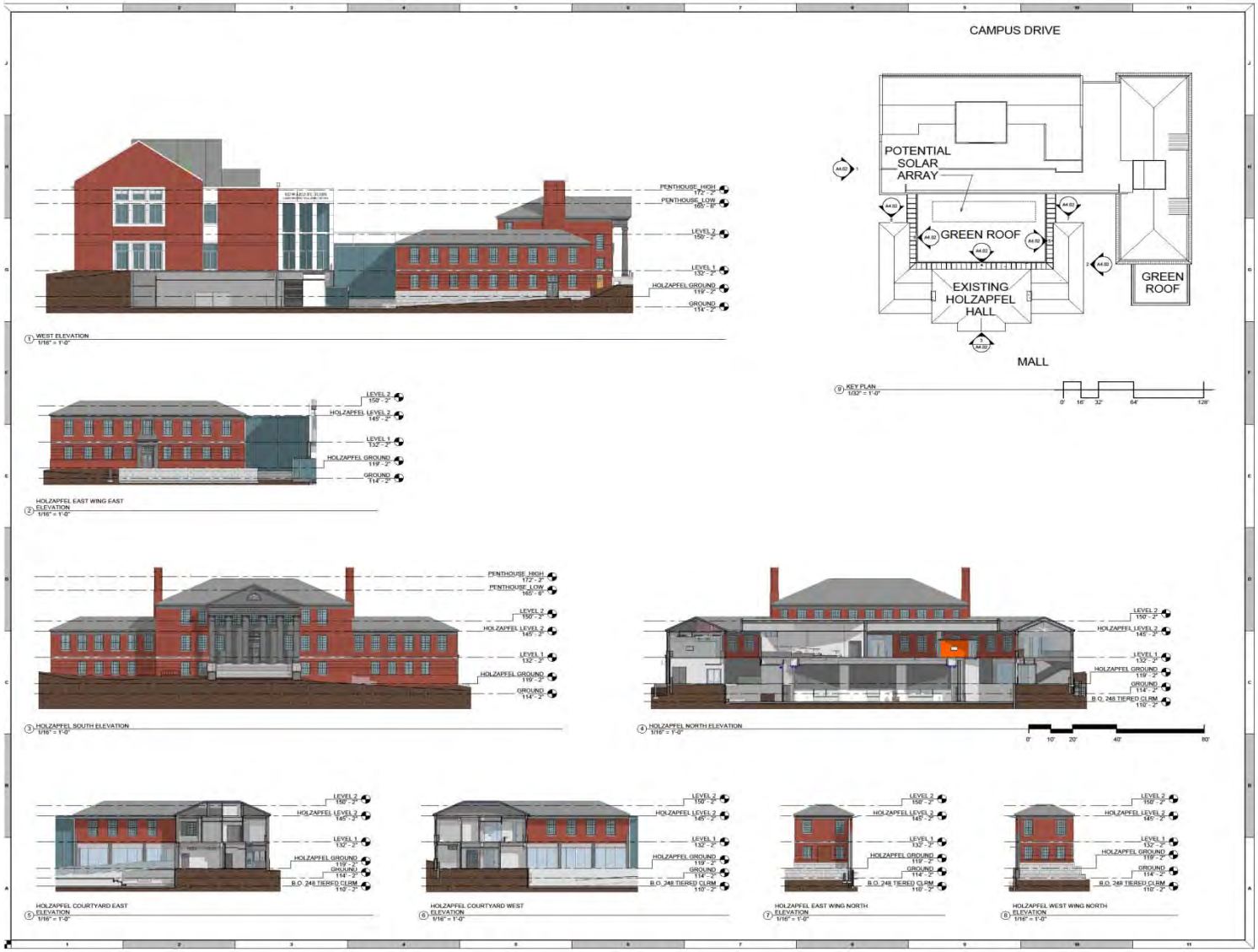
UMD Edward St. John Learning & Teaching Center



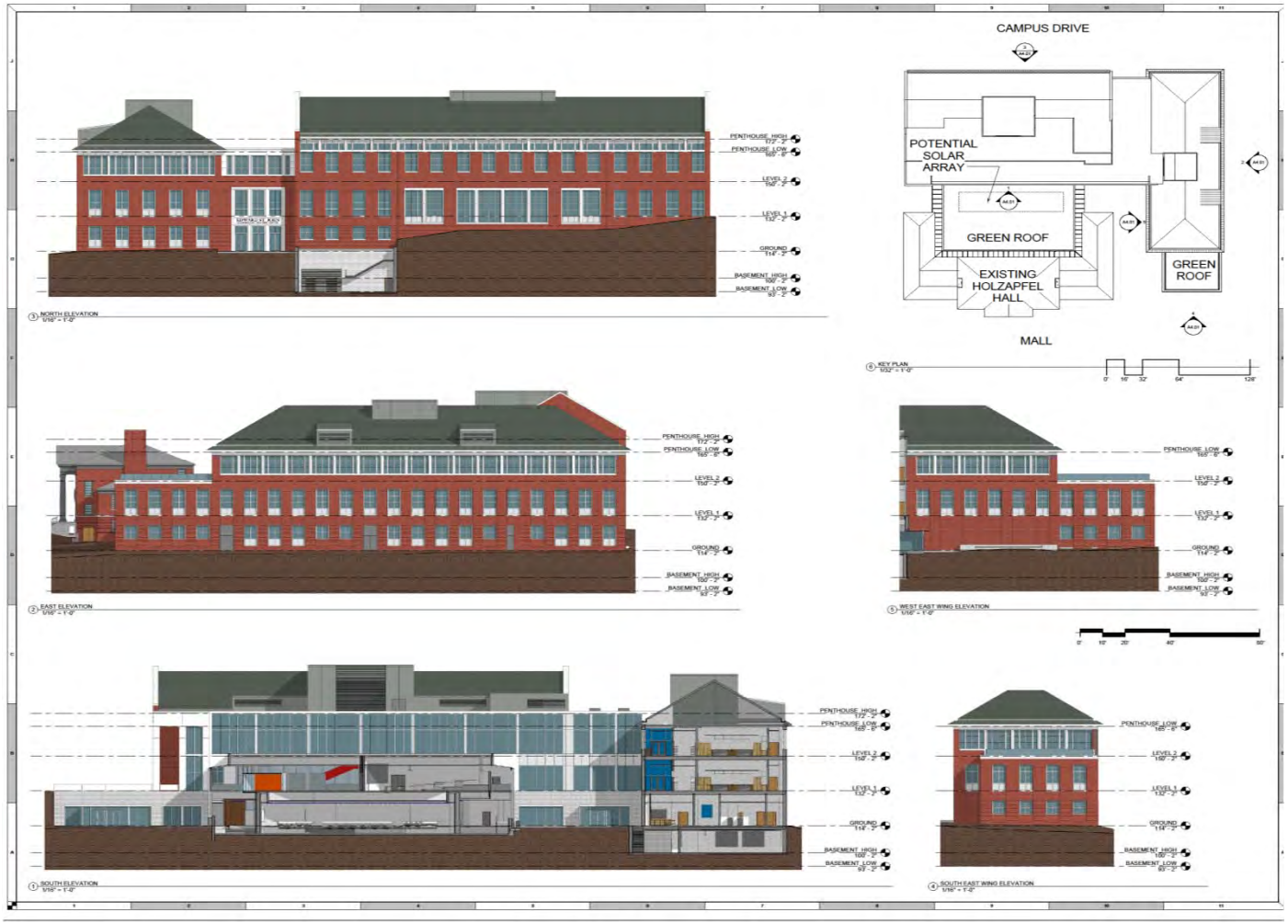
ESJ-LTC PROPOSED SITE PLAN



PROPOSED ESJ-LTC
SIDE/FRONT VIEW ELEVATIONS



PROPOSED ESJ-LTC
REAR/SIDE ELAVATIONS



PROPOSED ESJ-LTC MAIN ENTRANCE

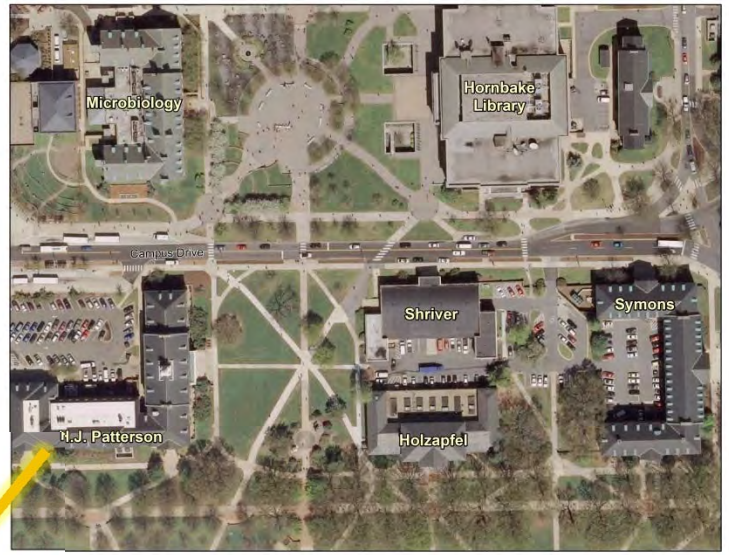
PROPOSED ESJ-TLC ATRIUM

ADJACENT EXISTING BUILDING ARCHITECTURE

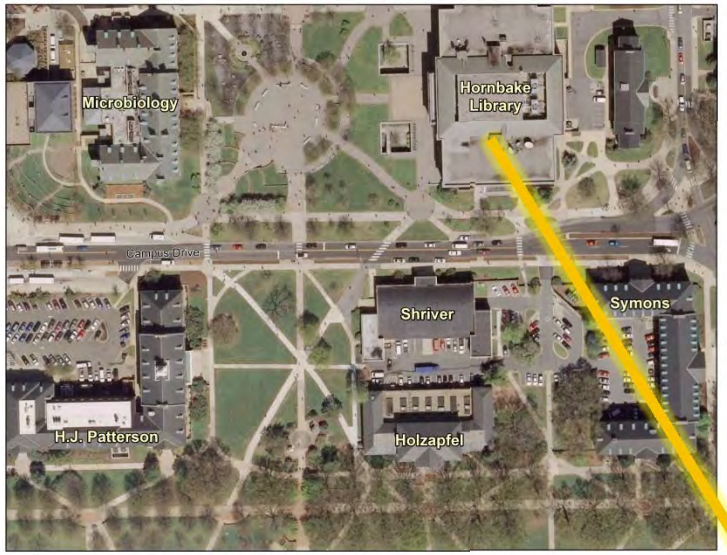
AND THE

PROPOSED ESJ-LTC BUILDNG DESIGN/MATERIALS

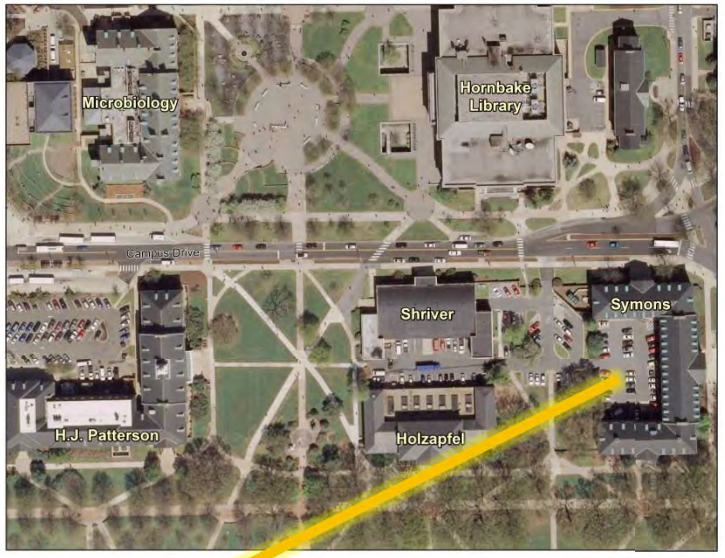
H.J. Patterson Hall



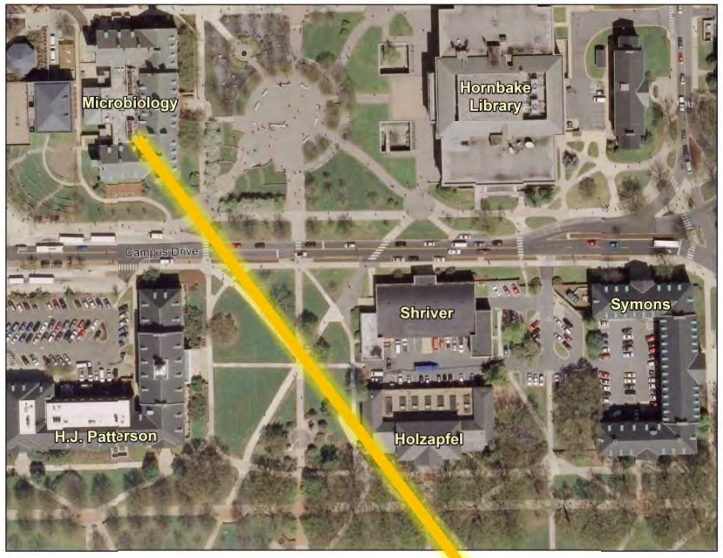
Hornbake Library



Symons Hall


Microbiology
Hornbake Library
Campus Drive
Shriver
Symons
H.J. Patterson
Holzapfel

Microbiology Building



PROPOSED ESJ-LTC - STAFF CONCERNS BUILDING MATERIALS/DESIGN/OTHER

STAFF CONCERNS

1. The project site is located in the College Park Airport Policy Area Six. Section 27-548.42. No building permit may be approved for structures higher than 50 feet in APA-6 unless the applicant demonstrates compliance with FAR Part 77. Applicant was advised to contact Maryland Aviation Administration on the above matter.

2. Preserve the existing large 52-inch diameter shade tree to the west of the southern portion of Symons Hall.

3. Revise the proposed elevations to specify architectural materials to be used to be in line with other collegiate buildings on Campus.

4. Evaluate future pedestrian circulation routes – west/south by pavements.

5. Provide visual relief – plant more tree canopies on campus, north and west of proposed building.

PROPOSED ESJ-LTC STAFF RECOMMENDATIONS

STAFF RECOMMENDATIONS

1. The University should discuss the project with the Maryland Aviation Administration (MAA) to address any building height issues since the proposed development is within the College Park Aviation Policy Area.
2. The University should work with Maryland Transit Administration (MTA) to coordinate the construction of the Purple Line transit alignment along College Drive fronting the proposed ESJ-LTC along Campus Drive.
3. The University should increase the tree canopy on campus to provide visual relief. The possibility of additional shade tree plantings to the north and west of the proposed building should be explored.
4. The University should evaluate the future pedestrian circulation routes to the west and south of the building complex to further provide visual relief from large expenses of pavement by reducing widths of the proposed sidewalks and eliminating duplicate paths where possible. Consider the incorporation of pervious specialty pavers to relief from a large expanse of paving and to reduce impervious surface on the provide site.

PROPOSED ESJ-LTC STAFF RECOMMENDATIONS

STAFF RECOMMENDATIONS - continued

5. The University should explore the option of preserving the large, 52-inch diameter shade tree to the west of the southern portion of Symons Hall.

6. The University should revise the architectural elevations to specify the materials to be used, which is necessary, in order to get a complete analysis of the proposed architecture. While the elevations submitted for review include a number of windows that allow natural light into the new building, architectural detail is almost absent from the overall architecture of the new building. It is highly recommended that the proposed building's architecture be in line with other collegiate buildings on the University of Maryland Campus with respect to the following specifications:
   - Architectural elements should be added to the roof, such as dormers and cross gable.
   - Detailing such as quoins and columns, should be utilized for the entrance areas.
   - Windows should be detailed with shutters, decorative trim, and prominent sills and decorative heads.

7. The University should re-submit the revised architectural elevations for staff to review at the Administrative level.

MANDATORY REFERRAL REVIEW
UNIVERSITY OF MARYLAND, COLLEGE PARK (UMCP)

PROPOSED EDWARD ST. JOHN LEARNING AND TEACHING CENTER

THIS CONCLUDES STAFF PRESENTATION

QUESTIONS?

AGENDA ITEM: #__9__
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