

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Chairman  
Prince George's County Planning Board

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Upper Marlboro, Maryland 20772  
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November 13, 2014

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 Lanham  
Hall Renovation/Addition (MR-1410F)**

Dear Dr. Dukes:

The Prince George's County Planning Board had the opportunity to review the proposed Lanham Hall renovation/addition project during its regular meeting on November 6, 2014. A copy of the staff report is enclosed for your information. Because the Community College has taken into consideration many of the recommendations made during the review of the College's Facilities Master Plan, there are no new recommendations except to emphasize the implementation of past recommendations as outlined below.

**STAFF RECOMMENDATIONS:**

The proposed Lanham Hall renovation/addition project is the first of six future renovation/addition projects to be reviewed under the Mandatory Referral review process. The Community College has been very responsive to previous staff recommendations made in the 2013 Facilities Master Plan. The previous recommendations incorporated into this project are as follows:

1. 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.
2. Seek Leadership in Energy and Environmental Design (LEED) certification for new construction and renovations.
3. Include native and low-maintenance plant choices in the landscape that could assist in managing on-site stormwater.



Dr. Charlene Dukes, President

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November 13, 2014

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.

Sincerely,



Elizabeth M. Hewlett  
Chairman

Enclosure

- c: Fern Piret, Planning Director, Prince George's County Planning Department
- Derick Berlage, Chief, Countywide Planning Division
- Henry L. Dickson, Director of Facilities Planning, Design and Construction
- Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
- Christine A. Osei, Mandatory Referral Project Manager, Special Projects Section, Countywide Planning Division
- Redis C. Floyd, Clerk of the Council, Prince George's County Council

*Charlene,*

*Amazing enhancements on the horizon!  
Prince George's Community College continues it's  
incredible trajectory — Congratulations, Madam President!  
B.*



**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)*



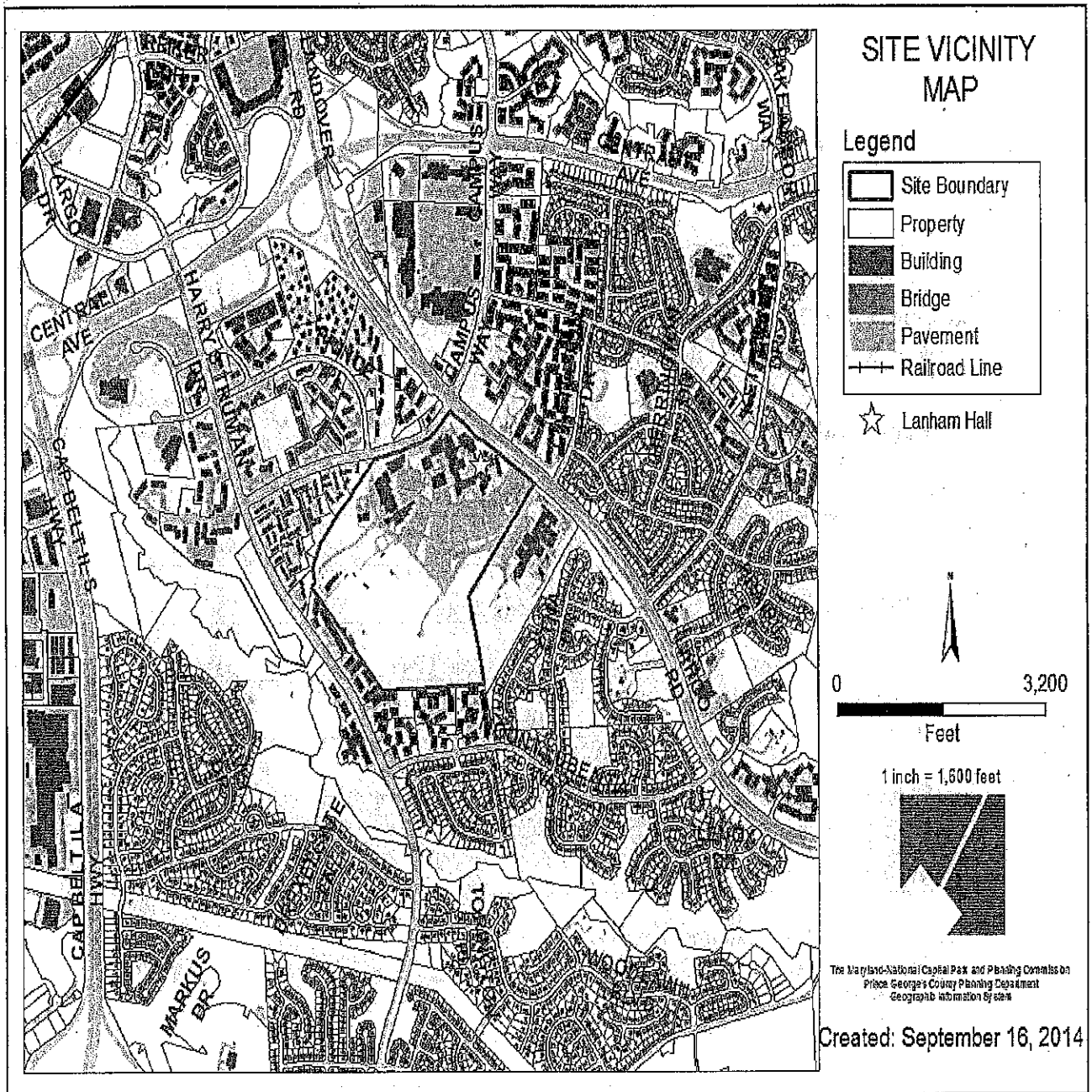
## Mandatory Referral

**MR-1410F**

Application	General Data	
<b>Project Name:</b> Prince George's Community College Lanham Hall Proposed Renovation/Addition  <b>Location:</b> 301 Largo Road, Upper Marlboro, MD 20774  <b>Applicant/Address:</b> 301 Largo Road, Upper Marlboro, MD 20774  <b>Property Owner:</b> Prince George's Community College Board of Trustees	<b>Planning Board Hearing Date:</b>	11/6/14
	<b>Date Accepted:</b>	07/25/14
	<b>Mandatory Action Timeframe:</b>	Beyond 60-Day Review with Waiver Letter
	<b>Acreage:</b>	150 acres
	<b>Zone:</b>	R-R
	<b>Planning Area:</b>	73
	<b>General Plan Tier:</b>	Established Communities
	<b>Council District:</b>	District 6
	<b>Municipality:</b>	N/A

Purpose of Application	Notice Date
Applicant proposes to renovate the existing three-story 73,455 GSF building with an addition of 19,200 GSF to hold additional classroom space for Workforce Development, the Middle School College High School and student support programs.	<b>Acceptance Mailing:</b> October 15, 2014
Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Dr. Charlene Dukes President Prince George's Community College 301 Largo Road Upper Marlboro, MD 20774	Christine A. Osei, Project Manager
	<b>Phone Number:</b> 301-952-3313
	<b>Email:</b> Christine.Osei@ppd.mncppc.org

Map 1 – PRINCE GEORGE'S COMMUNITY COLLEGE MAIN CAMPUS



# **MR-1410F Staff Report - Prince George's Community College Lanham Hall Renovation/Addition**

## **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 is a public, open-admissions, two-year degree-granting state institution serving the residents of Prince George's County.

## **PROJECT SUMMARY**

The subject project will renovate the existing 73,455 square foot building and construct a 19,200 square foot addition for a net aggregate of 92,655 square feet in a three-story building. The renovation and addition project includes the relocation of three existing temporary structures and paved areas to accommodate new sidewalks, an access drive, a two-story addition, an elliptical-shaped lecture hall, an outdoor plaza, and a pedestrian connector to Marlboro Hall. The new building will include a number of sustainable features: solar reflective white roof/green roof, low-flow plumbing fixtures, heat recovery mechanical units, and several energy-conservation and low-impact stormwater management features. The renovated Lanham Hall will provide a central location for the college's support services, Workforce Development, and Continuing Education programs. The Administrative Services area (print shop, supply room, and mail room) will be relocated from the Largo Student Center. The Middle College High School partnership with the Prince George's County Public School System will be expanded. The property is zoned R-R (Rural Residential). Approximately 1.37 acres will be disturbed. Building materials for the new three-story building (predominately metal panels with brick) are consistent with a number of recently constructed buildings to present a continuing and unified theme throughout the campus.

## **STAFF RECOMMENDATIONS:**

In 2013, the Planning Department reviewed and made recommendations to the college's 2013 Facilities Master Plan (MR-1323F) with specific recommendations for future building renovations/additions. The proposed Lanham Hall renovation/addition project is the first of six renovation/addition projects to be reviewed under the Mandatory Referral review process. The college has incorporated previous staff recommendations made in the 2013 Facilities Master Plan. The previous recommendations are as follows:

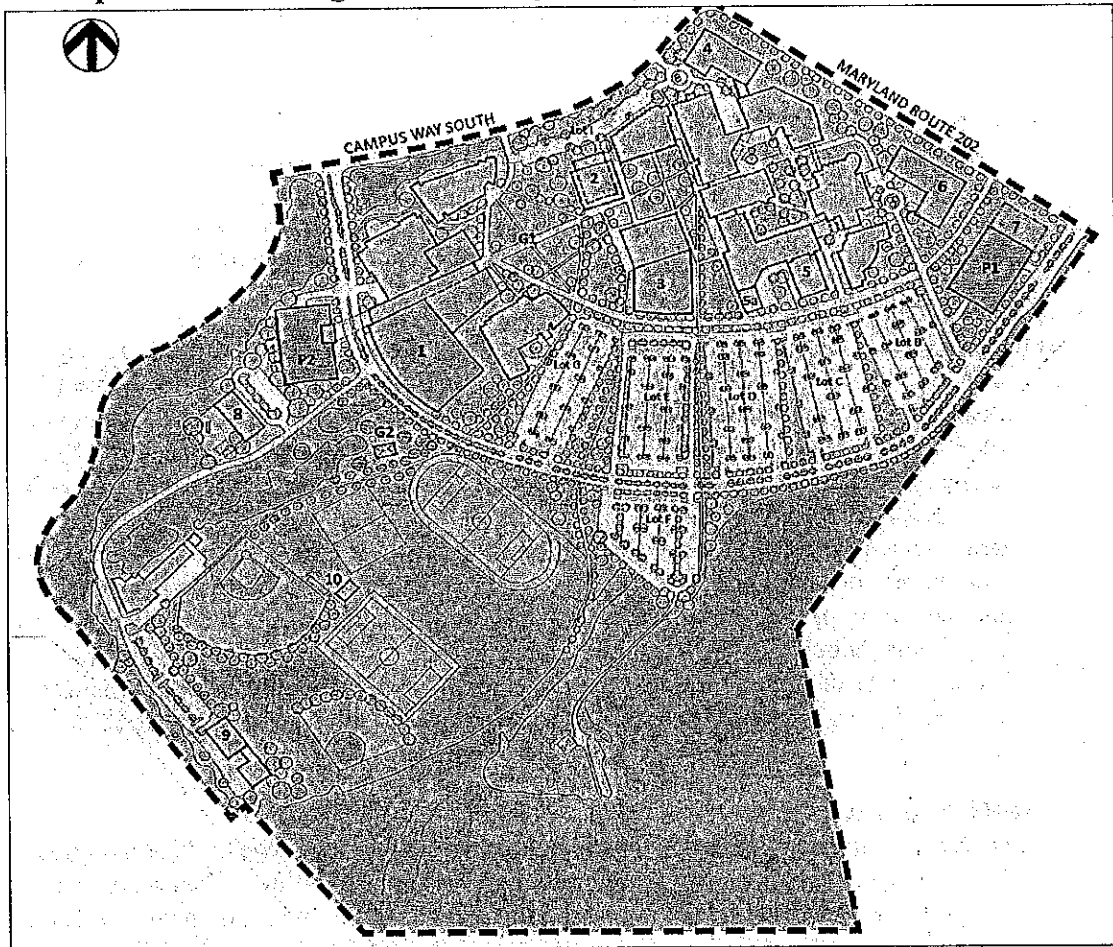
- The use of passive solar and creative ventilation design should be considered to reduce dependency on traditional heating and cooling methods for the buildings. Consider a geothermal system to entirely eliminate dependency on traditional heating and cooling methods for the buildings.
- The applicant should include native and low-maintenance plant choices in the landscape that could assist in managing on-site stormwater.

Through this mandatory referral review staff recommends that the applicant should seek Leadership in Environmental Design (LEED) certification for the proposed Lanham Hall renovation/addition.

## **PROJECT LOCATION**

Lanham Hall is located at the Prince George's Community College main campus in Largo, Maryland. The main campus is situated on 150 acres and is located approximately eight miles east of Washington, D.C. Founded in 1958, the college has an enrollment of more than 40,000 students each year. 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 – Prince George’s Community College Main Campus/Future Projects**



### **FUTURE DEVELOPMENT PROJECTS**

Prince George’s Community College has six development projects as outlined below and shown on the Map 2 above.

- Health and Wellness Center Renovation and Addition: July 2017 (1)
- Kent Hall Renovation and Addition: July 2019 (2)
- Queen Anne Academic Center Renovation and Addition: January 2015 (3)
- Marlboro Hall Renovation and Addition: July 2016 (4)
- Largo Student Center Renovation and Addition: July 2018 (5)
- (New) Culinary Arts Center: January 2015 (7)

Items 6, 8, 9 and 10 on the map are projects that are beyond the college’s six-year Capital Improvement program (CIP).



## EXISTING CONDITIONS

The project site contains the existing 73,455 gross square foot Lanham Hall building, three modular units used for temporary classrooms, and a nine space surface parking lot. Lanham Hall (constructed in 1969) currently houses the International Education Center, and the Academy of Health Sciences. The building's mechanical systems are outdated and incapable of sustaining any modern academic setting. With the growing student population, there is a need for a modern and innovative academic building. The new three-story building will house other academic programs, including Vocational Support Services, Tutoring and Writing Center Honor Program, Hillman Entrepreneurs, Diverse Male Student Initiatives, Upward Bound, Owl's Success Track, print supply and a mail room.

## PROJECT DESCRIPTION, SCHEDULE AND FUNDING

The college is proposing to renovate the existing Lanham Hall and add 19,200 square feet of classroom space to accommodate educational programs such as Workforce Development, student support programs, and the Middle College High School program. The new building will address current building facility infrastructure problems such as the mechanical, electrical, and plumbing systems. During construction nine parking spaces will be unavailable and after building construction begins, eighty-three parking spaces will be created.

The renovation will remove existing asbestos identified in building materials, such as floorings, insulation, and internal mechanical systems. The asbestos abatement process will be conducted by a professional company to protect the safety of everyone on campus. The existing three temporary classrooms and surface parking lot adjacent to the building will be removed to allow for the proposed building renovation/addition. The proposed renovation of Lanham Hall will centralize most offices of the Workforce Development and Continuing Education programs that are currently spread across the Largo Campus, University Town Center, and the Laurel College Center. The newly renovated building will house the Academy of Health Sciences, which was established in 2007 through a partnership between the Prince George's County Public Schools and Prince George's Community College to create the first Middle College High School in the State of Maryland. In an effort to meet the growing printing and supply demands of the institution, the renovation will include expanded space for the college's print shop and supply room. This space will include all of the printing equipment and space needed to ensure the institution's printing services are cost effective and efficient.

Lanham Hall will be completely vacated before construction begins and will remain unoccupied throughout the entire course of construction. Also, three existing temporary modular buildings will be removed from the site. All current occupants of Lanham Hall will be relocated to other buildings on the main campus from 2015 through 2016.

The project will take approximately eighteen months from start to completion: July 2015 through December 2016.

<i>Design Began:</i>	<i>June 2013</i>
<i>Design Completion:</i>	<i>February 2015</i>
<i>Estimated Permit Submission:</i>	<i>December 2014</i>
<i>Estimated Permit Receipt:</i>	<i>May 2015</i>
<i>Construction Bidding:</i>	<i>March 2015</i>
<i>Construction Starts:</i>	<i>July 2015</i>
<i>Asbestos Abatement:</i>	<i>July 2015</i>
<i>Plaza Concrete Removal:</i>	<i>August 2015</i>
<i>Removal of Modular Buildings:</i>	<i>August 2015</i>
<i>Construction Completed:</i>	<i>December 2016</i>

The proposed \$34,330,968 Lanham Hall renovation/addition project is funded by both the State of Maryland and Prince George's County government. The State of Maryland is funding 58.2 percent of the project while Prince George's County government takes on the remaining 41.8 percent.

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

The Maryland-National Capital Park and Planning Commission staff comments on the above project description. The project is a proposed development of a new park area in the District of Columbia. The project is located in the area of the old Naval Yard, which is a large area of land that has been abandoned for many years. The project is a proposed development of a new park area in the District of Columbia. The project is located in the area of the old Naval Yard, which is a large area of land that has been abandoned for many years. The project is a proposed development of a new park area in the District of Columbia. The project is located in the area of the old Naval Yard, which is a large area of land that has been abandoned for many years.

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## ANALYSIS OF POTENTIAL 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 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 within the wooded area on the southern portion of the site and the other 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 project qualifies for, and was issued, a numbered exemption from the Woodland and Wildlife Habitat Conservation Ordinance (E-076-07-12) because the application proposes the clearing of less than 5,000 square feet of woodland for renovations and additions to the existing Lanham Hall building. The project qualifies for, and was issued, a Natural Resource Inventory Equivalency Letter (NRI-161-13-02) because the application qualifies for a numbered exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and because no on-site regulated environmental features will be impacted. The proposed renovation/addition is in conformance with the master plan for the college.

### 2. TRANSPORTATION ASSESSMENT

The existing Lanham Hall 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. Traffic flow off MD Route 202 to both the inner loop road and the outer loop road are not expected to be affected because both entrances will remain open during construction.

### 3. HISTORIC PRESERVATION/ARCHEOLOGY

There are no identified historic sites or identified archeological sites on the Prince George's Community College campus. 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 building materials for the proposed Lanham Hall renovation/addition (predominately metal panels with brick) are consistent with more recently constructed buildings to present a continuing and unified theme throughout the campus. The new plaza and circular seating area will be well-landscaped and include amenities such as bike racks and a bicycle storage area, tables and outdoor seating (benches and seatwalls), and trash and recycling receptacles. A number of sustainable features are proposed, including green roofs on the new lecture hall and building addition and several energy-conservation and low-impact stormwater management features. The applicant is anticipating, at the least, a Leadership in Energy and Environmental Design (LEED) silver certification, although they are attempting to achieve gold. Their effort toward this goal is commendable. Also, plant materials proposed in the landscape plan are a mix of native and non-native species. The Urban Design Section encourages the applicant, as a public and educational institution, to provide either 100 percent native plantings, or at least a greater ratio of native plant species (e.g., replacing the proposed non-native cherry laurel with the native *Prunus caroliniana*), and replace potentially invasive species *Liriope* and *Pennisetum* with non-invasive native grasses.

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

The application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* policies for institutional uses and conforms to the land use recommendations of the 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional Map Amendment* for institutional uses at this site. The 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional Map Amendment* classified the property in the R-R (Rural Residential) zone.

## **7. EXISTING PUBLIC FACILITIES**

The project site 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 site as well as most of the main 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 routine written inquiries from a number of adjacent property owners inquiring about impacts on their properties.

## **9. STAFF RECOMMENDATIONS**

In 2013, the Planning Department reviewed and made recommendations on the college's 2013 Facilities Master Plan (MR-1323F) with specific recommendations for future building renovations/additions. The proposed Lanham Hall renovation/addition project is the first of six renovation/addition projects to be reviewed under the Mandatory Referral review process. The college has incorporated previous staff recommendations made in the 2013 Facilities Master Plan. The previous recommendations are as follows:

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