

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

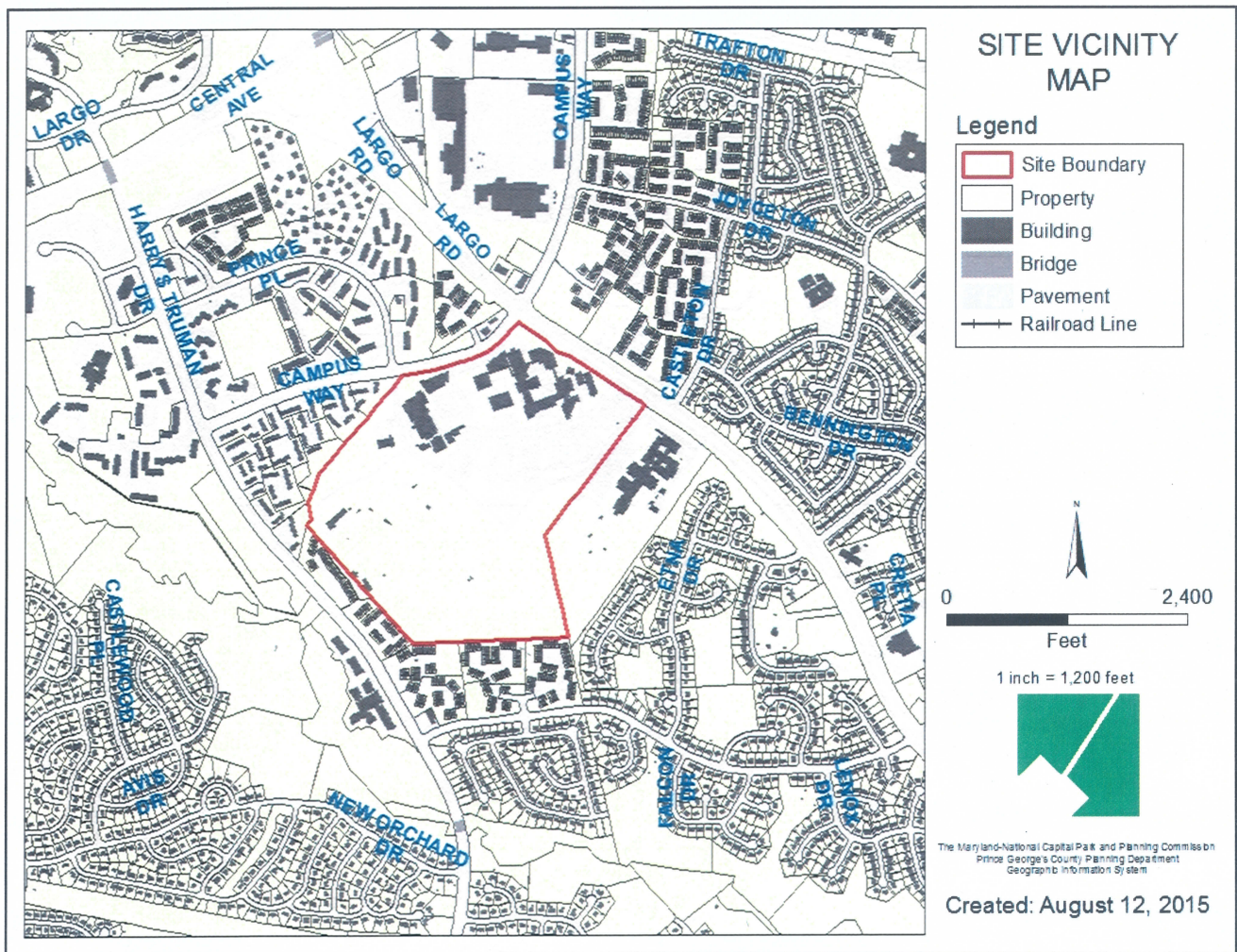
MR-1514F

Application	General Data	
Project Name: Prince George's Community College Proposed Queen Anne Academic Center Renovation/Addition Location: Community College Main Campus Applicant/Address: 301 Largo Road Upper Marlboro, MD 20774 Property Owner: Prince George's Community College Board of Trustees	Planning Board Hearing Date:	9/24/15
	Date Accepted:	8/5/15
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	4.4 acres
	Zone:	R-R
	Planning Area:	73
	General Plan Designation:	Established Communities
	Council District:	District 6
	Municipality:	N/A

Purpose of Application	Notice Date
The proposed Queen Anne Academic Center Renovation and Addition project will renovate 33,455 GSF and construct a 136,545 GSF addition providing an aggregate 170,000 GSF building. The project will correct demonstrated space and facility issues and add needed theatre, classroom, lab, office, meeting study, and tutoring and support spaces.	Acceptance Mailing: August 5, 2015

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
	Phone Number: 301-952-3313
	Email: Christine.Osei@ppd.mncppc.org

Map 1 – Project Site



MR-1514F Staff Report - Prince George's Community College Proposed Queen Anne Academic Center 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 (PGCC) is a public, open-admissions, two-year degree-granting state institution serving the residents of Prince George's County.

PROJECT SUMMARY

The Queen Anne Academic Center renovation and addition project will renovate 33,455 gross square feet (GSF) of existing building space and construct a 136,545 GSF addition to create a 170,000 GSF new building to accommodate additional faculty offices and classrooms. The new facility will be constructed on a site known as parking Lot K, thereby eliminating 70 parking spaces. The new facility will provide needed and updated labs, offices, study, tutoring, performing and communication art, flexible conference/meeting and student study and support service facilities. It will also address building electrical and technology infrastructure, heating, ventilation and air conditioning and code problems, mold growth, presence of asbestos, temperature and humidity control and conform to the requirements of the Americans with Disabilities Act (ADA). The architecture of the proposed addition is metal panels, low emission glazing, and traditional brick, creating a relationship with the architecture of the existing Queen Anne Academic Center. The project is designed with many green/sustainable features and is proposed to be built to Leadership in Energy and Environmental Design (LEED) Silver standards, though the decision has not yet been made as to whether the applicant will pursue the actual certification.

The proposed Queen Anne renovation and addition development is the second project to impact existing surface parking at the College. The proposed Culinary Arts Center project is on parking lot A, and has a projected loss of 110 parking spaces, while the Queen Anne project will also sustain a loss of 70 parking spaces.

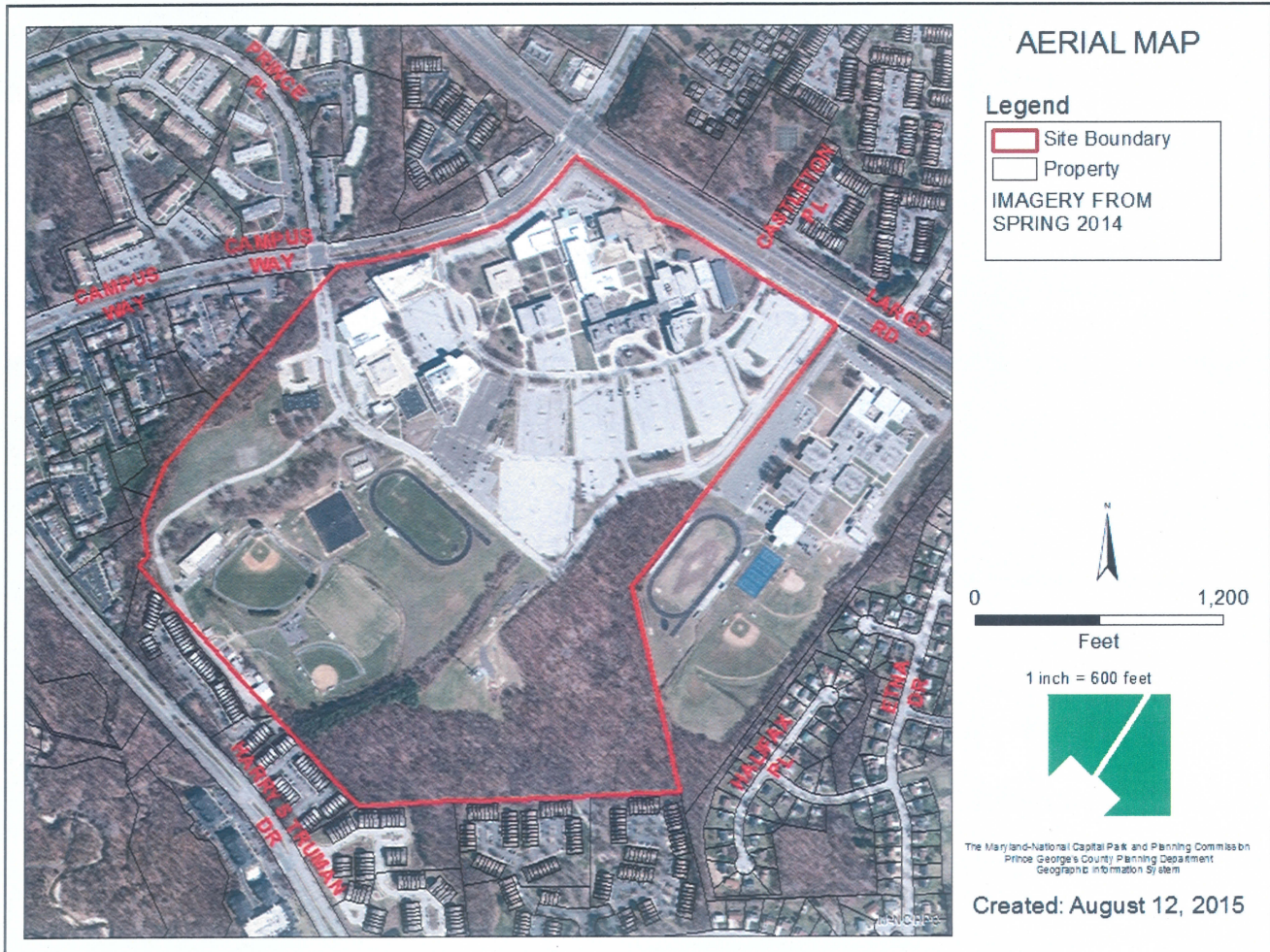
STAFF RECOMMENDATIONS

- The applicant should consider including parking structures in future plans to protect the environment, create an aesthetically pleasing view for the campus and eliminate heat island effects generated by the existing large expanses of asphalt surface parking lots.
- The proposed landscape plan should contain 100 percent native plantings instead of a mixture of native and non-native plantings.
- The applicant should provide additional landscape plantings in the area adjacent to the existing Marlboro Hall, east of the proposed Queen Anne renovation and addition project site.
- Since the applicant is not seeking LEED certification for the new building, but would adhere to LEED design standards for the building, an educational plaque should be installed proximate to the new building containing information on the LEED standards met.

PROJECT LOCATION

The proposed Academic Center is located south of MD 202 and Prince Place on the Prince George's Community College main campus in Largo. The existing facility occupies a site of approximately 4.4 acres.

Map 2 - Community College Main Campus



PROJECT DESCRIPTION, SCHEDULE AND FUNDING

The renovation and addition project will address existing building infrastructure, code problems, mold growth, asbestos and temperature and humidity control challenges that plague the existing facility. The above issues have severely hindered instruction and limit services to the community. It will also provide an updated electrical, technology infrastructure and an upgraded heating ventilation and air conditioning system. The new 800-seat Hallam Theatre building will be utilized for college-wide assembly and host a variety of community productions.

The new addition will surround and integrate the design of the original building and create connections allowing for the movement of students/faculty, costumes, and supplies and instruments back and forth. The project will provide modernized finishes and equipment, providing spaces for a new dance major in the Theatre curriculum, and expand spaces to improve and transform the curriculums of Music, Theatre, Speech, Television, Radio, and Film. Beyond standard offices and classrooms, the new Queen Anne Academic Center will feature an 800-seat (renovated) Hallam Theatre; a 292-seat proscenium theatre; a 159-seat black box studio; instructional theatre and educational technology

Test Environment Toolkit (TET) labs; flexible performance and instructional spaces; radio, television, and film broadcast and production labs; music band and rehearsal space; dance studios, theatre, dance, music, speech/communication; and television, radio, and film. The project will allow the Liberal Arts departments and programs dedicated to performing and communication arts to grow and serve student needs.

The expanded Queen Anne Academic Center will also support various workforce development, student services, and community outreach programs and needs currently lacking on campus.

Queen Anne Academic Center Renovation and Addition: Project Schedule

Design Start:	January 2014
Design Completion:	August 2015
First Department of Permitting, Inspections and Enforcement (DPIE) Submission:	July 17, 2015
DPIE Approval:	October 9, 2015
Construction Bid and Award:	November 2015-December 2015
Construction Start:	February 2016
Construction Completion:	August 2018

**[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 (PGCC) proposed Queen Anne Academic Center project and provides the following comments:

1. ENVIRONMENTAL ASSESSMENT

Several numbered exemption letters from the Woodland and Wildlife Habitat Conservation Ordinance were issued for various projects on the campus. This project also qualifies for a numbered exemption. The exemption letter will be required when requesting a permit. There are no other environmental issues associated with this proposed application.

2. TRANSPORTATION ASSESSMENT

The proposed development will have no negative impact on transportation.

3. HISTORIC PRESERVATION/ARCHEOLOGY

There are no identified historic sites or identified archeological sites on any of the Prince George's Community College campus because the property was never 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 architecture for the addition presents a pleasing aspect, modern in both its design and choice of materials, but relating back to the architecture of the original building in the use of brick in its large scale and general form and massing.

6. CONSISTENCY WITH APPROVED PLANS

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

7. EXISTING PUBLIC FACILITIES

The PGCC main campus is less than 0.1 mile 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 the Planning Board hearing date. Staff did not receive any inquiries from any adjacent property owners or area civic association.

9. STAFF RECOMMENDATIONS

- The applicant should consider including parking structures in future plans to protect the environment, create an aesthetically pleasing view for the campus and eliminate heat island effects generated by the existing large expanses of asphalt surface parking lots.
- The proposed landscape plan should contain 100 percent native plantings instead of a mixture of native and non-native plantings.
- The applicant should provide additional landscape planting in the area adjacent to the existing Marlboro Hall, east of the proposed Queen Anne renovation and addition project site.
- Since the applicant is not seeking LEED certification for the new building, but would adhere to LEED design standards for the building, an educational plaque should be installed proximate to the new building containing information on the LEED standards met.

STAFF COMMENTS



Development Review Division
Urban Design Section

August 26, 2015

MEMORANDUM

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

VIA: Susan Lareuse, Interim Planning Supervisor, Urban Design Section

FROM: Ruth Grover, Planner Coordinator, Urban Design Section

SUBJECT: Mandatory Referral MR-1514F
Queen Anne Academic Center Renovation and Addition
Largo Campus of Prince George's Community College

The Urban Design Section is in receipt of materials provided in support of Mandatory Referral MR-1514F, Prince George's Community College Queen Anne Academic Center Renovation and Addition. The proposed renovation of an existing 33,255 square foot building, with a 136,545 square foot addition, providing an aggregate 170,000 square foot building on the Largo Campus of Prince George's Community College, is located on Landover Road (MD 202) proximate to its intersection with Campus Way. The project will serve both the college and the greater community of Prince George's County as a primary facility for the performing arts and communication academic program. The subject project is being reviewed as part of the Mandatory Referral Review Process pursuant to Maryland Annotated Code, The Land Use Article §20-301 through 305 and Section 27-294 of the Prince George's County Zoning Ordinance.

The Queen Anne Academic Center Renovation and Addition is to be constructed on a portion of parking lot K (with a net loss of 70 parking spaces), and would provide needed and updated classrooms, laboratories, offices, performing and communication art space, flexible conference/meeting, student study and support service facilities. The proposal would also address building electrical and technology infrastructure and health concerns including heating, ventilation and air conditioning problems, mold growth and presence of asbestos, as well as bring the site into conformance with the Americans with Disabilities Act (ADA).

The Urban Design Section offers the following suggestions regarding the proposed project:

Architecture - The architecture for the addition is proposed to be updated utilizing metal panels and low emission glazing, also utilizing traditional brick, which relates back to the architecture of the original portion of the Queen Anne Academic Center, as does the scale and proportion of the addition. The project is designed with many green/sustainable building elements and is proposed to be built to Leadership, Energy and Environmental Design (LEED) Silver standards, though the decision has not yet been made as

to whether the applicant will pursue the actual certification. The architecture of the proposed addition presents a pleasing aspect, modern in both its design and choice of materials, but relates back to the architecture of the original building in the use of brick in its large scale and general form and massing. The applicant, as a public and educational institution, has set the bar by building to LEED silver standards. Although the applicant might not want to incur the expense of getting the building formally certified, the applicant should consider providing an educational plaque proximate to the building containing information as to how the subject building met these standards.

Landscape Plan - The landscape plan proposes to retain a number of large existing oak trees on the property. The plan only proposes landscaping within the limits of disturbance of the site, although there is green area surrounding the subject construction site that could benefit from additional plantings. In accordance with the County's Tree Canopy Coverage Ordinance (TCC), it would be appropriate to provide a comprehensive landscape plan for the campus. Alternatively, it is appropriate that a landscape plan be provided for the immediate area surrounding the Queen Anne Academic Center Renovation and Addition to provide additional tree coverage with quality plant material which will last through time and provide for a long term cooling effect on the campus, as well as other ecological services associated with tree planting such as carbon sequestration, improved air quality, energy savings, offsetting the heat island effect, reducing noise pollution, reducing soil erosion, reducing storm water runoff, improving water quality, and reducing urban glare. The Tree Canopy Coverage Ordinance states that a project of this sort would ordinarily be required to provide 15 percent of the area of the site included within the limits of disturbance in tree canopy coverage. The Urban Design Section suggests that the plan be revised to include additional planting around the periphery of the subject application, in green areas surrounding the building, taking into consideration the overall master plan for development of the campus. Any invasive species in the same area should be removed and substituted with 100 percent native plant material, in keeping with the concept that the outdoor environment of the campus can function as an outdoor classroom, serving to educate students, faculty, and visitors about native plant material in Maryland. The Urban Design Section appreciates that the applicant is providing a greater percentage of native than non-native species but would suggest that the applicant, as a public and educational institution, consider providing 100 percent native plantings.

RECOMMENDATIONS:

The plan should be amended to provide additional planting around the immediate area of the renovation so that the project could demonstrate conformance to the Tree Canopy Coverage Ordinance, by 15 percent of the area included in the limits of disturbance as the goal. Shade and ornamental trees could be planted at the periphery of the site in existing green areas to contribute to the green infrastructure on the campus. Credit for both on-site existing vegetation to remain and proposed plantings should be accounted for in the calculations. Plant material should be native plants (to the extent practicable) and invasive species around the existing building should be removed. Alternatively, providing a green roof to reduce the heat island effects on the property could substitute on a square foot basis for the TCC requirement.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

(301) 952-3680
www.mncppc.org

August 5, 2015

MEMORANDUM

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

FROM: Daniel Janousek, Planner Coordinator, Transportation Planning Section, Countywide Planning Division

SUBJECT: MR-1514F QUEEN ANNE ACADEMIC CENTER RENOVATION AND ADDITION

Traffic

The Transportation Planning Section has reviewed the subject application for the academic center renovation. A traffic impact study will not be requested for this application. In examining the proposal, it does not appear that it would add additional traffic to the area in any substantial way during the peak hour traffic periods. Many of the students, faculty or administrators who will occupy the facility will walk or bike to the facility. For that reason, it is determined that a traffic study is not needed, and that the building renovation would not increase overall traffic.

Transit Access, Sidewalks, and Crosswalks

County and Washington Metropolitan Area Transit Authority (WMATA) bus service is present on Campus Way South and Largo Road MD 202 immediately adjacent to the college. Covered bus shelters are located on Campus Way South adjacent to the proposed center.

Wide walkways and plazas are being provided. There is a significant network of sidewalks on the campus. These internal sidewalks appear to be adequate for the proposed use.

The nearest Metrorail transit station is the Largo Metro Station, which is a 1.4 mile walk from the campus via Harry S Truman Boulevard. Sidewalks are available on local roads, and these sidewalks appear to be adequate for the proposed use. The site will be accessible without the need for construction of new access and sidewalks. Sidewalks on MD 202 are intermittent and may not extend beyond the campus frontage.

Master Plan Right of Way

There is no proposed subdivision application associated with this proposal. Road frontage improvements are not proposed, and the proposal does not conflict with the 2009 Approved *Countywide Master Plan of Transportation*.

The campus is accessible to pedestrians and bicyclists. Bicycle parking spaces are generally provided on the campus. The plans are subject to approval by Department of Permitting, Inspections, and Enforcement (DPIE) who will review the plans for Americans with Disabilities Act (ADA) compliance.

Bike lanes are recommended for Largo Road MD 202 in the 2009 Approved *Countywide Master Plan of Transportation*, and they may be constructed in the future by State Highway Administration (SHA). Largo Road MD 202, and the other roads in area, are open to the public and are used for public bicycling.

Conclusion

The Transportation Planning Section has reviewed the referral, and it determines that the proposed site plan for the academic center will not increase overall traffic in the immediate area or have a negative impact on transportation. The proposal does not conflict with the approved area master plan transportation recommendations. The campus and academic center building are generally accessible to pedestrians and bicyclists.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Prince George's County Planning Department
Community Planning Division

(301) 952-3972

August 17, 2015

MEMORANDUM

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

VIA: David Green, Planning Supervisor, Community Planning Division

FROM: William Washburn, Planner Coordinator, Community Planning Division

SUBJECT: **MR-1514F - Queen Anne Academic Center Renovation and Addition**

DETERMINATIONS

The proposed renovation and addition are consistent with the 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional Map Amendment* policy that mandates a Community College (higher education use) at this site.

BACKGROUND

Location: Prince George's Community College campus, Largo Road (MD 202) and Campus Way South

Size: Existing on-campus building containing 33,455 square feet of gross floor area

Existing Uses: Educational

Proposal: Renovate existing 33,455 square foot building and construct a 136,545 square foot addition to create an expanded 170,000 GSF building

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: 2014 *Plan Prince George's 2035 Approved General Plan*

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

Planning Area/Community: 73

Land Use: Institutional/Quasi-Public

Planning Area/ Community:	73
Land Use:	Institutional/Quasi-Public
Environmental:	Refer to the Environmental Planning Section referral for conformance with the Environmental chapter of the 1990 Approved <i>Largo-Lottsford Vicinity Master Plan and Sectional Map Amendment</i> (SMA) and the 2005 Approved <i>Countywide Green Infrastructure Plan</i> .
Historic Resources:	None identified
Transportation:	Largo Road (MD 202) is an existing expressway (E-6) and Campus Way South is an existing arterial (A-29). The nearest Metrorail facility is the Largo Town Center Metro Station.
Public Facilities:	The 1990 Largo-Lottsford Master Plan mandated that a community college be located at this site.
Parks and Trails:	N/A
Aviation/ILUC:	This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. It lies within Imaginary Surface F, which established 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).
SMA/Zoning:	The 1990 Largo-Lottsford Master Plan SMA retained this property in the R-R (Rural Residential) Zone.

PLANNING ISSUES

No master plan issues were identified.

RECOMMENDED CONDITIONS

None

cc: 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**

August 12, 2015

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Maria Martin, Planning Supervisor, Special Projects Section

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section

SUBJECT: **MR-1514F – Prince George's County Community College (PGCC) Proposed Queen Anne Academic Center Renovation/Addition Project**

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 Queen Anne Academic Center renovation and addition project will renovate 33,455 gross square footage (GSF) and construct a 136,545 GSF addition providing an aggregate 170,000 GSF building. The project will correct demonstrated space and facility issues by adding needed classroom, lab, office, study, tutoring and support spaces. The Queen Anne Academic Center will also correct programmatic and technology issues caused by insufficient performing and communication art spaces, and outdated teaching spaces, flexible conference/meeting spaces, and student study and tutoring spaces.

The expanded Queen Anne Academic Center will also support various workforce development, student services, and community outreach programs and needs currently lacking on campus.

The campus is located in Councilmanic District 6 and is inside the growth boundary and is classified in the 2014 *Plan Prince George's 2035 Approved General Plan*.

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 3, Community System.