

MR file



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director  
Prince George's County Planning Department

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January 20, 2016

Mr. Bradley V. Wells  
Designer  
Site Resources, Inc.  
14315 Jarrettsville Pike  
Phoenix, Maryland 21131-0249

**RE: University of Maryland, College Park  
Cole Field House (MR-1524A)**

Dear Mr. Wells:

The Prince George's County Planning Department appreciates the opportunity to comment on the renovation of the existing Cole Field House on the University of Maryland, College Park campus. The project will include the demolition of the north structure in its entirety and the auxiliary gymnasium; the north façade of the existing structure will be removed. This will allow the existing structural form to be elongated approximately 90 feet to accommodate the dimensions of a football field. The interior demolition includes the complete removal of the existing cast in place of concrete slab on a grade bleacher system and the seating. Upon completion of this demolition, the interior bowl will be excavated and structurally reinforced to create a width to accommodate the dimensions of a football field. This application is being reviewed according to the Mandatory Referral review process defined in the Land Use Article § 20-301 through 305 of the Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance.

Staff has evaluated the project and is prepared to submit the following comments:

- This application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* policies for an Established Community. This application also conforms to the land use recommendations of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*.
- Prior to issuance of any demolition or grading permit the applicant and the applicant's heirs, successors and/or assignees shall submit a Maryland Inventory of Historic Property (MIHP) form for Cole Field House to be reviewed and approved by the Historic Preservation Section. The building shall be documented by a 36 CFR qualified architectural historian and shall include floor plans and representative interior and exterior photos of the buildings.

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- Staff recommends that the applicant use green building practices during the first demolition phase by recycling and conserving resources, where possible. This may be part of the requirement to obtain a minimum Leadership in Energy and Environmental Design (LEED) silver certification that is required by the University of Maryland for the final building project.
- During the proposed demolition staff suggests the applicant utilize measures to mitigate potential noise and dust impacts on the users, workers and student residents in surrounding areas of the campus, such as by limiting the construction times and types of equipment used.
- From a transportation perspective the proposal will not increase overall traffic in the immediate area or have a negative impact on the pedestrian and bicycle environment. The proposal does not conflict with the Countywide Master Plan of Transportation, nor does it directly affect any capital improvements projects, such as the Purple Line light rail project.

Thank you again for allowing us the opportunity to comment on this project. If you should have any questions or need additional information, please contact Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division, at 301-952-3472 or via email at [Maria.Martin@ppd.mncppc.org](mailto:Maria.Martin@ppd.mncppc.org).

Sincerely,



Fern V. Piret  
Planning Director

- c: Greg Bedworth, Assistant Vice President for Real Estate, University of Maryland, College Park  
Derick Berlage, Chief, Countywide Planning Division  
Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division  
Daniel Janousek, Planner Coordinator, Transportation Planning Section, Countywide Planning Division  
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Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide Planning Division  
Jennifer Stabler, Planner Coordinator, Historic Preservation Section, Countywide Planning Division  
Jill Kosack, Senior Planner, Urban Design Section, Development Review Division  
Redis C. Floyd, Clerk of the Council, Prince George's County Council