



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Chairman
Prince George's County Planning Board

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March 30, 2017

Mr. Edward J. Maginnis
Assistant Vice President Real Estate
University of Maryland
0128 Main Administration Building
College Park, MD 20742

**RE: ERCO Property Two R&D
Flex Buildings Project
(MR-1702F)**

Dear Mr. Maginnis:

The Prince George's County Planning Board had the opportunity to review the proposed ERCO Property Two R&D Flex Buildings project during its regular meeting on March 30, 2017. A copy of the staff report is enclosed for your records. The staff recommendations are as follows:

Two R&D Flex Buildings

- The University of Maryland is encouraged to revise the plans to provide more architectural interest along the roofline and southern façade of the smaller building.
- The applicant is encouraged to incorporate additional landscaping on the site by providing foundation plantings and shade trees along walkways, as space allows.
- With a stated desire to attract high tech companies, additional amenities like outdoor gathering areas for employees and bicycle parking in accordance with the University's policies should be provided by each building.

Should you have questions or require additional information regarding the enclosed staff report, please do not hesitate to contact Theodore W. Kowaluk, Senior Planner, at 301-952-3209 or via email at Ted.Kowaluk@ppd.mncppc.org.

Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

c: Vice Chair Dannielle M. Glaros, Prince George's County Council
Redis C. Floyd, Clerk of the Council, Prince George's County Council
Andree Green Checkley, Planning Director, Prince George's County Planning Department
Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Theodore W. Kowaluk, Senior Planner, Special Projects Section, Countywide Planning Division



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.pgplannng.org/Planning_Home.htm

Mandatory Referral

MR-1702F

Application	General Data	
Project Name: ERCO Property Two R&D Flex Buildings Location: Lafayette Avenue Riverdale Park, MD 20737 Applicant/Address: University of Maryland 0128 Main Administration Building College Park, MD 20742	Planning Board Hearing Date:	3/30/17
	Date Accepted:	2/27/17
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	10.37
	Zone:	M-U-I
	Planning Area:	68
	General Plan Designation:	Established/Community
	Council District:	District 3
	Municipality:	Riverdale Park

Purpose of Application	Notice Date
The applicant is proposing to build two R&D Flex buildings totaling 111,240 square feet at 6501 Lafayette Avenue in Riverdale Park.	Acceptance Mailing: February 23, 2017

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Mr. Edward J. Maginnis, Assistant Vice President Real Estate University of Maryland 0128 Main Administration Building College Park, MD 20742	Theodore W. Kowaluk, Project Manager
	Phone Number: 301-952-3209
	Email: Ted.Kowaluk@ppd.mncppc.org

STAFF COMMENTS

March 6, 2017

MEMORANDUM

TO: Ted Kowaluk, Planner
Special Projects Section, Countywide Planning

VIA: Susan Lareuse, Master Planner, Urban Design Section

FROM: Jill Kosack, Planner Coordinator, Urban Design Section

SUBJECT: Mandatory Referral MR-1702F
University of Maryland - Two R&D Flex Buildings

The Urban Design Section has reviewed new materials provided in support of MR-1702F, University of Maryland - Two R&D (Research and Development) Flex Buildings. The related MR-1614F was originally reviewed by the Planning Board at their July 28, 2016 hearing for a public charter school and the flex buildings. At that time, multiple recommendations were made regarding the charter school, but insufficient information had been submitted regarding the flex buildings. Therefore, it was determined that the applicant would return to the Planning Board at a later date once the requested information was submitted.

The subject property for the R&D flex buildings is known as Lot 7, ERCO Subdivision, and contains a total of 10.37 acres in the Mixed-Use Infill (M-U-I) Zone located in the northwest quadrant of the terminus of Rivertech Court in Riverdale Park. The site, which contains only remnants of the previously demolished buildings, was placed in a Transit District Overlay (T-D-O Zone) by the College Park-Riverdale Park Transit District Development Plan (TDDP), and is bordered on the north and east by commercially-developed lands in the M-U-I/T-D-O Zones land; to the south by Parcel A to be used for public right-of-way; and to the west, by the CSX railroad tracks and beyond, by the mixed-use Cafritz development. The project is being reviewed pursuant to the Land Use Article §20-301 through 305 of the Maryland Annotated Code that 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 applicant proposes to construct two, one-story, approximately 18-foot-high, industrial flex buildings for R&D in the center of the lot. The rectangular buildings are arranged in an east-west fashion with the larger 57,120 square-foot located at the north end of the lot and the smaller 52,680-square foot located at the southern end. Parking surrounds the buildings to the north and south, with the interior space between the buildings devoted to loading area. The Urban Design Section offers the following comments and recommendations regarding the proposed project:

Sector Plan Conformance

1. Because the site is owned by the University of Maryland and the proposed use is flex industrial buildings, conformance to the zoning ordinance is not required. The proposed flex buildings would allow for multiple possible uses, such as a medical clinic, laboratory, or contractor's office, many of which are permitted in the table of uses in the TDDP. However, while conformance to

the applicable Transit District Development Standards is not required, the applicant is proposing a site design that would otherwise require multiple standard amendments, such as for the building height, building orientation and build-to-lines, that could substantially impair the sector plan. The subject property is located within the TDDPs Riverdale Park Urban Village, which is designated a mixed-use multifamily and single-family attached residential development. Nevertheless, the applicant is proposing two, one-story buildings with double-loaded rows of parking in front, in a typical industrial park layout. The property is within walking distance from the existing College Park Metro Station.

Architecture

2. The applicant is proposing both structures to be flex-style buildings with similar design. The buildings are both one-story structures with flat rooflines. Their long, rectangular mass, finished in a red field brick, is accentuated with a repeated pattern of glass store-front windows and doors with aluminum frames and tenant signage. Some visual relief is provided by vertical masonry pillars between the windows and two horizontal soldier course bands with a tan brick are located above the windows and doors. The applicant is encouraged to provide more architectural interest along the roofline and southern facade of the smaller building, which will be more visible from the future public right-of-way on Parcel A and the existing residential development to the south.

Landscaping

3. The applicant provided a Landscape Plan that indicates appropriate landscaping along the street line and a large percentage of native species are proposed. The landscape plan also shows interior landscaping of both parking lots in accordance with the Prince George's County Landscape Manual. Overall the site lacks vegetation, particularly surrounding the building. In this area, foundation plantings of trees and/or shrubs should be provided for beautification of the building and comfort of the sites users. Furthermore, an outdoor gathering space for employees near each building should be provided for breaks with ample vegetation for comfort.

Lighting

4. The applicant provided a lighting and photometric plan for the proposed development. This indicates the use of cut-off freestanding and building-mounted fixtures around both buildings resulting in what appears to be a sufficient distribution of light with minimal spill-over.

Parking

5. The applicant is proposing 290 parking spaces for 109,800 square feet of flex office space. The number of parking spaces is sufficient, as it should be noted that the project is within walking distance of the College Park Metro Station. This number is also below the maximum parking ratio for non-residential uses of 2.75 spaces per 1,000 square feet recommended in the TDDP.

Signage

6. The applicant has provided a sign package that is typical for an office park. The location of one proposed freestanding sign is identified on the site plan adjacent to the entrance off of the proposed right-of-way on Parcel A to the south. The sign details show quality materials of brick and metal for all freestanding and building-mounted signs. Building-mounted signage appears to be proposed in three areas, general building-mounted signs, panels above the building entrances,

and within the glass doors. However, some restrictions on size, content and location are noted in order to ensure the final signage is appropriate to the size of the buildings.

Conclusion

The Urban Design Section offers the following suggestions:

1. The applicant is encouraged to revise the plans to provide more architectural interest along the roofline and southern facade of the smaller building.
2. The applicant is encouraged to incorporate additional landscaping on the site by providing foundations plantings and shade trees along walkways, as space allows.
3. The applicant is encouraged to revise the plans to provide an outdoor gathering area for employees by each building.