



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  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)

(301) 952-3561

June 13, 2019

Ms. Tracey E. Skinner  
Associate General Counsel  
Office of General Counsel  
University of Maryland College Park  
2117 Seneca Building, 4716 Pontiac Street  
College Park, MD 20742

**RE: New Residence Halls and Dining  
Facility Project (MR-1904F)**

Dear Ms. Skinner:

The Prince George's County Planning Board had the opportunity to review the proposed University of Maryland College Park, New Residence Halls and Dining Facility project during its regular meeting on June 13, 2019. A copy of the staff report is enclosed for your records. The staff recommendations are as follows:

- During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution and noise.
- The applicant should provide details for any proposed building-mounted or free-standing signage for the residence halls.
- The applicant should enhance the visual interest of the proposed building elevations for the residence halls using colorful cementitious panels, glass, metal finishes, architectural fenestration, and/or brick accents, to be consistent with the surrounding buildings.

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

Sincerely,

Elizabeth M. Hewlett  
Chairman

Enclosure

c: The Honorable Danielle Glaros, Prince George's County Council, District 3  
Redis C. Floyd, Clerk of the Council, Prince George's County Council  
Andree Green Checkley, Planning Director, Prince George's County Planning Department  
Katina Shoulars, Acting Chief, Countywide Planning Division  
Crystal Hancock, Acting Planning Supervisor, Special Projects Section, Countywide Planning Division  
Theodore Kowaluk, Planner Coordinator, Special Projects Section, Countywide Planning Division



## Mandatory Referral

MR-1904F

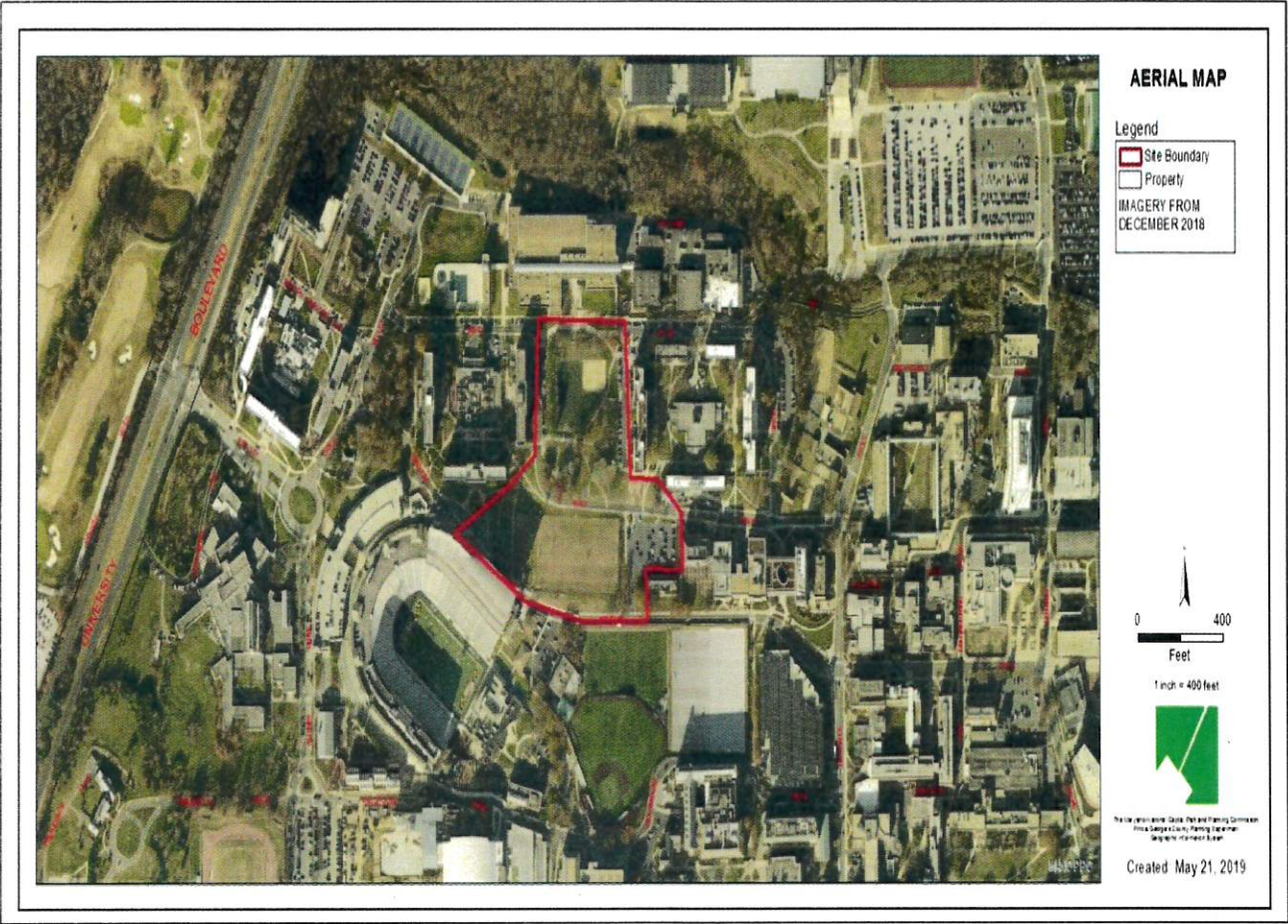
Application	General Data	
<b>Project Name:</b> University of Maryland College Park New Residence Halls and Dining Facility  <b>Location:</b> Stadium Drive College Park, MD 20742  <b>Applicant/Address:</b> University of Maryland 2117 Seneca Building 4716 Pontiac Street College Park, MD 20742	<b>Planning Board Hearing Date:</b>	6/13/19
	<b>Date Accepted:</b>	4/24/19
	<b>Mandatory Action Timeframe:</b>	60-Day Review
	<b>Acreage:</b>	8.97
	<b>Zone:</b>	R-R
	<b>Planning Area:</b>	66
	<b>General Plan Designation:</b>	Established Community
	<b>Council District:</b>	District 3
	<b>Municipality:</b>	College Park

Purpose of Application	Notice Date
The applicant is proposing to build two residence halls containing 268,770 square feet and an associated dining facility containing 68,183 square feet.	<b>Acceptance Mailing:</b> April 26, 2019

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Ms. Tracey E. Skinner, Office of General Counsel University of Maryland 2117 Seneca Building 4716 Pontiac Street College Park, MD 20742	Theodore W. Kowaluk, Project Manager
	<b>Phone Number:</b> 301-952-3209
	<b>Email :</b> Ted.Kowaluk@ppd.mncppc.org



Map 1 – Aerial View of Project Area



# **MR-1904F Staff Report – New Residence Halls and Dining Facility**

## **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 (MR) review process. The proposed University of Maryland College Park New Residence Halls and Dining Facility project is being reviewed as part of the MR review process pursuant to the Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance.

## **PROJECT SUMMARY**

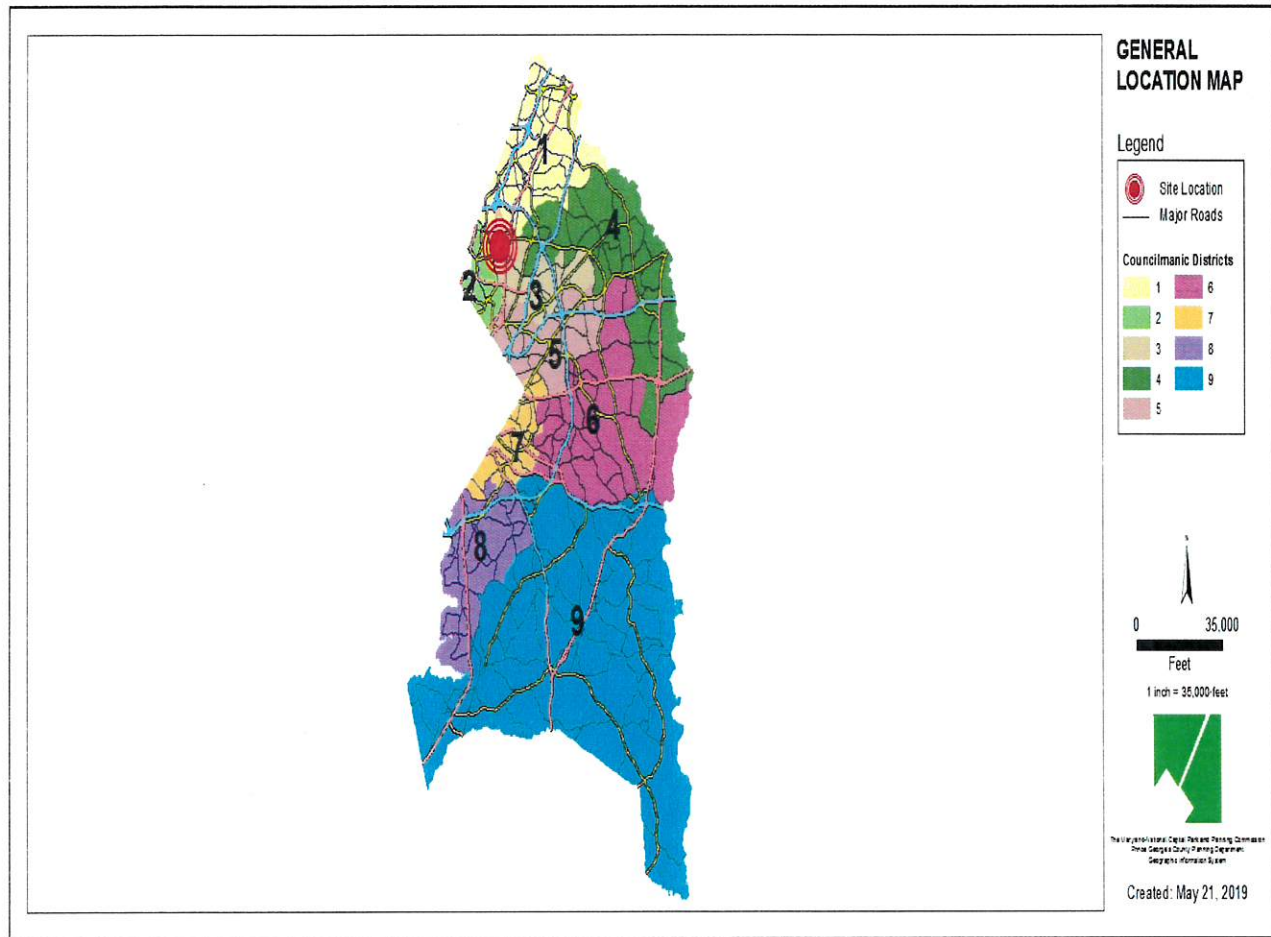
The University of Maryland is proposing to construct two new residence halls and an associated dining facility. The residence halls will contain 268,770 square feet and a total of 903 beds. The North Residence Hall will be located at 4122 Stadium Drive and the South Residence Hall at 4118 Stadium Drive. The dining facility will consist of 68,183 square feet and will be located at 4136 Stadium Drive. The dining facility will accommodate up to 1,100 students and over 300 staff. The dining facility will also house the University Honors program spaces, consisting of four dedicated offices with additional student common and learning spaces to accommodate 150 students. Both residence halls and the dining facility will achieve a Silver rating or better under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) ratings system.

## **STAFF RECOMMENDATIONS**

The New Residence Halls and Dining Facility project was carefully reviewed by Planning Department staff, resulting in the following recommendations:

- During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution and noise.
- The applicant should provide details for any proposed building-mounted or free-standing signage for the residence halls.
- The applicant should enhance the visual interest of the proposed building elevations for the residence halls using colorful cementitious panels, glass, metal finishes, architectural fenestration, and/or brick accents, to be consistent with the surrounding buildings.

Map 2 – General Location Map



## **PROJECT LOCATION AND EXISTING CONDITIONS**

The proposed New Residence Halls and Dining Facility is located on the University of Maryland College Park Campus, a single parcel owned by the State of Maryland, known as Parcel 140, which contains 1,011.13 acres and is zoned R-R. The site containing the existing varsity practice field, a parking lot and some surrounding vacant space contains approximately 8.97 acres. The site is located north of Stadium Drive where Farm Drive splits the site into northern/southern portions.

### **Rights-of-Way**

There are no rights-of-way issues. The projects will be accessed from Stadium Drive.

### **Existing and Proposed Utilities**

**Sanitary Sewer/Storm Drain:** The applicant will utilize existing infrastructure and provide necessary taps.

## **REVIEW AND PERMITTING AGENCIES**

It should be noted that the Mandatory Referral review process does not exempt any project from the need to meet the requirements of any other entitlement process.

# ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed project and provided the following comments:

## 1. ENVIRONMENTAL ASSESSMENT

The Environmental Planning Section has determined that the site is not subject to the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), since it is owned by the University of Maryland. The Maryland Department of Natural Resources (DNR) has reviewed the site and found it in conformance with the Maryland Forest Conservation Act. The project will also be subject to state-level review by the Maryland Forest Services under the requirements of the Clean Water Act, if found applicable. The Environmental Planning Section had no additional comments.

## 2. TRANSPORTATION ASSESSMENT

The Transportation Planning Section has reviewed the proposal and determined that access and circulation of the plan is acceptable.

## 3. HISTORIC PRESERVATION/ARCHEOLOGY

The Historic Preservation Section has determined that the project will have no impact on historic sites, resources, or archaeological sites.

## 4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The University is exempt from the County's Zoning Ordinance.

## 5. CONSISTENCY WITH APPROVED PLANS

The project is consistent with the *Plan Prince George's 2035 Approved General Plan* (2014). The application conforms to the *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* (1989) for public/quasi-public land use.

## 6. EXISTING PUBLIC FACILITIES

The proposed project is located in Police District I, which is headquartered at 5000 Rhode Island Avenue in Hyattsville, and is served by the College Park Volunteer Fire Department Company 812, located at 8115 Baltimore Avenue in College Park. The 2008 *Adopted Water and Sewer Plan* places these properties in the Water and Sewer Category 3, Community System.

## 7. COMMUNITY OUTREACH

Notification letters were mailed to adjoining property owners, civic associations, and the municipalities of College Park and Hyattsville informing them of the proposed project and the Planning Board hearing date. At the time of writing the staff report, staff has not received any inquiries.