

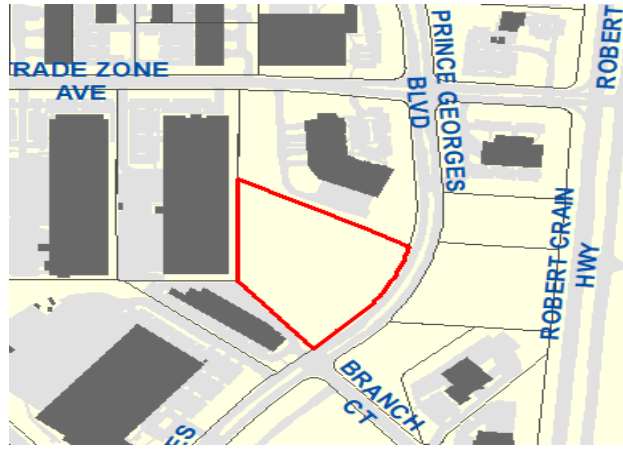


The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

## Specific Design Plan 801 Prince George's Boulevard

## SDP-2001

REQUEST		STAFF RECOMMENDATION	
Construction of an office/warehouse.		APPROVAL with conditions	
<b>Location:</b> At the northwest corner of the intersection of Prince George's Boulevard and Branch Court.			
Gross Acreage:	7.44		
Zone:	E-I-A		
Dwelling Units:	0		
Gross Floor Area:	102,455 sq. ft.		
Planning Area:	74A		
Council District:	04		
Election District:	07		
Municipality:	N/A		
200-Scale Base Map:	202SE14		
<b>Applicant/Address:</b> Collington Center, LLC Lot 14B 16155 Trade Zone Avenue Upper Marlboro, MD 20774		Planning Board Date: 04/29/2021	
<b>Staff Reviewer:</b> Adam Bossi <b>Phone Number:</b> 301-780-8116 <b>Email:</b> Adam.Bossi@ppd.mncppc.org		Planning Board Action Limit: 04/29/2021	
		Staff Report Date: 04/13/2021	
		Date Accepted: 02/18/2021	
		Informational Mailing: 10/27/2020	
		Acceptance Mailing: 02/16/2021	
		Sign Posting Deadline: 03/30/2021	

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
  
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT:       Specific Design Plan SDP-2001  
                  Type 2 Tree Conservation Plan TCP2-067-96-08  
                  801 Prince George's Boulevard

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

**EVALUATION**

This specific design plan was reviewed and evaluated for conformance with the following criteria:

- a.       The requirements of Zoning Map Amendments (Basic Plans) A-6965-C, A-9397-C and A-9284-C;
- b.       The requirements of the Prince George's County Zoning Ordinance in the Employment and Institutional Area (E-I-A) Zone;
- c.       The requirements of Comprehensive Design Plans CDP-7802, CDP-8712, and CDP-9006 and its amendments;
- d.       The requirements of the 2010 *Prince George's County Landscape Manual*;
- e.       The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- f.       The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g.       Referral comments.

**FINDINGS**

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1.       **Request:** The application is for approval of a 102,455-square-foot warehouse with office space in the Employment and Institutional (E-I-A) Zone.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	E-I-A	E-I-A
Use	Vacant	Warehouse/Office
Acreage	7.44	7.44
Parcels/Lots	1	1
Gross Floor Area (square feet)	0	102,455

**OTHER DEVELOPMENT DATA:**

**PARKING and LOADING**

	<b>Required</b>	<b>Provided</b>
<b>Office (13,350 sq. ft.)</b> 1 space per 250 sq. ft. up to 2,000 sq. ft. of GFA 1 addition space per every additional 400 sq. ft. of GFA	37	104
<b>Warehouse (89,105 sq. ft.)</b> 3 space for the first 1,500 sq. ft. of GFA 1 additional space each additional 1,500 sq. ft. GFA up to 100,000 sq. ft.	62	
Handicap Accessible Spaces	4*	6*
<b>Total</b>	<b>99</b>	<b>104</b>

**\*Note:** The number of required and provided handicap accessible parking spaces are included in the total figures. Of the six accessible spaces provided, four will be van accessible.

3. **Location:** The subject property is located at the northwest corner of the intersection of Prince George's Boulevard and Branch Court. The property is also in Planning Area 74A and Council District 4.
4. **Surrounding Uses:** The site is bounded to the north, west and south by existing industrial warehouse developments in the E-I-A Zone and to the east by the right-of-way of Prince George's Boulevard. The site and general surrounding area are part of the larger development known as Collington Center.
5. **Previous Approvals:** The subject property is part of a larger development known as Collington Center, which is a 1,200+ acre employment park. The initial phase of Collington Center consisted of 898.14 acres of land that was rezoned to the E-I-A Zone, pursuant to the adoption of the Bowie-Collington Sectional Map Amendment (SMA) on October 28, 1975. The property was included within Zoning Map Amendment (Basic Plan) A-6965, which was approved by the Bowie-Collington SMA. Later, additional land was placed in the E-I-A Zone through the adoption of Basic Plans A-9397-C and A-9284-C, which increased the overall area zoned E-I-A to 1,289 acres. On March 28, 1989, these basic plans were amended via

Zoning Ordinance No. 25-1989, into two basic plans. Collington Corporate Center was established through A-9284-C for the northern 414 acres, and the remaining 875 acres consisted of the land included in A-6569-C and A-9397-C. On May 21, 1990, A-6965-C and A-9397-C were amended for the southern 167 acres, which was amended again via Zoning Ordinance No. 22-1997, and referred to as Collington South. Of the total 1,289-acre site, 708 acres, including the subject property, remain in the original Collington Center. The basic plans included a list of permitted uses within six major land use categories, with a provision that other uses not listed must be approved by the Prince George's County Planning Board or its designee. A memorandum from John W. Rhoads, Chairman to the Prince George's County Planning Board, outlined the list of permitted uses and designated the Planning Director to approve additional uses at Collington Center. Warehouse establishments are listed as permitted uses in the memorandum and the basic plans designate the subject property for manufacturing/warehouse uses.

On November 30, 1978, the Planning Board approved Comprehensive Design Plan CDP-7802. This decision was modified and superseded with the May 19, 1988 Planning Board approval of CDP-8712 (PGCPB Resolution No. 88-224). On November 8, 1990, the Planning Board approved CDP-9006 (PGCPB Resolution No. 90-455) and amendments. CDP-9006 revised CDP-8712, subject to 16 conditions, but did not adopt new CDP text. Therefore, the CDP text of CDP-8712 remains applicable, as modified by the conditions of CDP-9006. On May 17, 2001, the Planning Board approved CDP-09006-01 (PGCPB Resolution No. 01-95) to eliminate the requirements for the provision of recreational facilities in CDP-9006, thereby eliminating 5 of the 16 original conditions. On March 31, 2005, the Planning Board approved CDP-9006-02 (PGCPB Resolution No. 05-83(C)), to add residual acreage from the vacation of Willowbrook Parkway to the CDP area. Of these CDPs, there are five conditions associated with CDP-9006 that remain applicable to the review of the subject SDP.

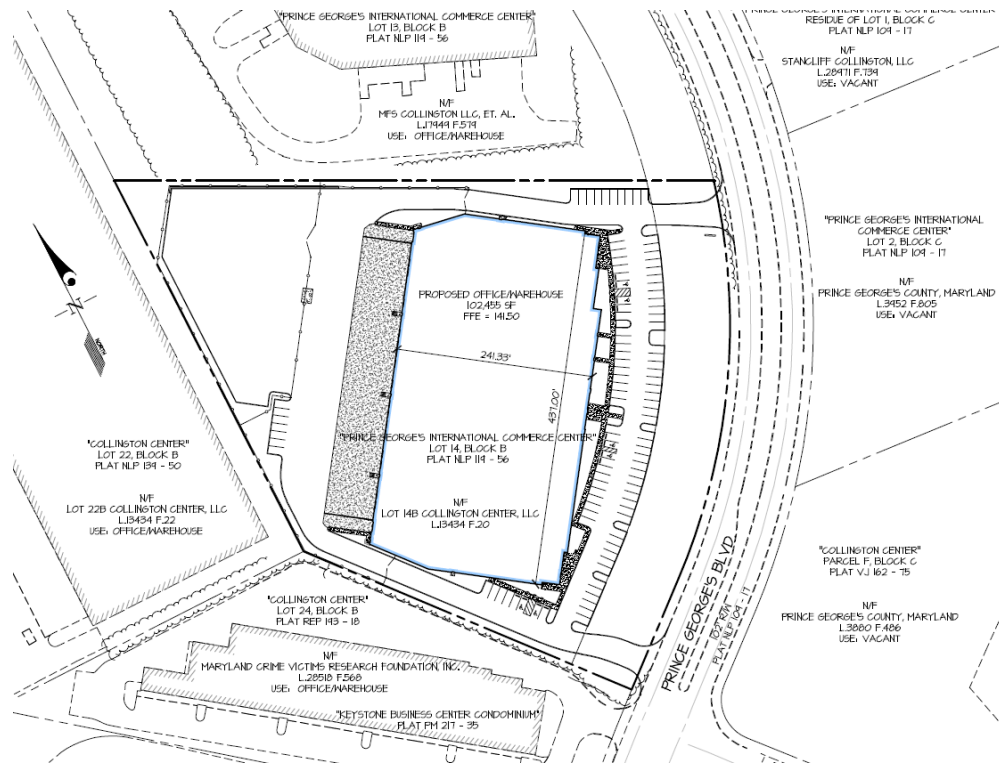
In July 1979, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-79091, for which the resolution is no longer available. Evidence was found that shows the PPS was approved subject to one condition, which is not applicable to the review of the subject application. However, PPS 4-79091 is applicable to the review of this SDP.

In 1988, the Planning Board approved PPS 4-88074, which included the subject property. The subject site was never re-platted, in accordance with this PPS, which expired in 1994, and it is no longer applicable to the site.

The site also has a valid Stormwater Management (SWM) Concept Approval Letter, 8011050-1999-01, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPiE) on September 7, 2020 and expires on September 7, 2023.

6. **Design Features:** The SDP proposes the development of a 102,455-square-foot warehouse with associated office space on a 7.44-acre undeveloped, cleared property within the Collington Center employment park. The subject site is described as Lot 14, Block B, on a plat of subdivision entitled "Prince George's International Commerce Center", recorded among the Land Records of Prince George's County at Plat Book NLP 119, Plat No. 56.

The proposed warehouse building is centrally located on the subject site. Access is provided through two driveway connections to Prince George's Boulevard at the site's northeast and southeast corners. Both driveways provide access to the front and rear of the building. A wide landscape area and the majority of parking spaces are provided between the building and Prince George's Boulevard on the east side of the site. On the west side of the building are a outdoor storage area, and truck loading spaces. The western portion of the property, to the rear of the building, will be fenced and gated. No outdoor trash enclosure is provided.



**Figure 1: Illustrative Site Plan**

The proposed building is a single-story structure, 42 feet in height, and roughly rectangular in shape. It will have a gross floor area of 102,455 square feet, inclusive of 89,105 square feet of warehouse space, and office space(s) totaling 13,350 square feet. The east side of the building is oriented toward Prince George's Boulevard, with two main entrances at its northeast and southeast corners for potentially two tenants. These areas are defined by additional height and high levels of fenestration. Loading docks for the warehouse are on the western façade. The entire exterior of the building will be colored in multiple tones of gray. Architectural plans do not specify cladding materials. Staff has recommended conditions for this and other technical corrections to the architectural elevations.



**Figure 2: Illustrative Building Image – Southeast Corner Entrance**

A photometric plan provided with the SDP demonstrates that adequate exterior lighting of the site will be provided. A condition has been recommended to ensure full cut-off optics are utilized. Proposed signage is limited, with no building mounted signs proposed. Only a single free standing monument sign at the northeast entrance to the site is provided. Signage area is shown for two potential tenants. The sign monument and platform are proposed to be 8 feet tall and 12 feet in length. This conforms with the applicable design guidelines established by CDP-8712, which requires all signs to be ground mounted and not exceed 10 feet in height. The general design and colors of the sign coordinate with the façade design of the building, however, calculations were not provided to demonstrate sign area. While staff estimates the sign area is within acceptable limits, a condition has been recommended for the sign area figures to be provided.

7. **Zoning Map Amendments (Basic Plan) A-6965-C, A-9284-C, and A-9397-C:** The Collington Center site was originally comprised of 1,289 acres (first known as the Prince George's County Employment Park) in the E-I-A Zone and included Zoning Map Amendments A-6965, A-9284, and A-9397. The Prince George's County District Council approved two amended basic plans, Collington Corporate Center (via Zoning Ordinance No. 25-1989), for the northern 414 acres, and Collington South (via Zoning Ordinance No. 36-1990), for the southern 167 acres. Of the total 1,289-acre site, 708 acres, including the subject property, remain in the original Collington Center. The basic plans designate the subject lot for manufacturing/warehouse uses. Warehouse establishments are also listed as permitted uses in the memorandum dated April 27, 1992, from John Rhoads, Chairman, to the Prince George's County Planning Board, based on CDZ Amendment 4, County Employment Park, from Prince George's County Council Resolution CR-108-1975.
8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Prince George's County Zoning Ordinance in the E-I-A Zone, as follows:

- a. This SDP is in general conformance with the requirements of Section 27-515 of the Zoning Ordinance, which governs uses in comprehensive design zones. The proposed warehouse and accessory office are permitted uses in the E-I-A Zone, in accordance with Section 27-515(b).
- b. The SDP is consistent with those regulations in the E-I-A Zone, including the following sections of the Zoning Ordinance: Section 27-499 regarding purposes; Section 27-500, regarding uses; and Section 27-501, regarding regulations.
- c. Section 27-528(a) of the Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The SDP is in conformance with the approved CDP-9006, as discussed in Finding 9 below, the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in Finding 12 below, and townhouse uses are not proposed with this application.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The SDP does not contain property designated as a regional urban community.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

Section 24-122.01(b)(1) of the Prince George's County Subdivision Regulations states "the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval." The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, Community System.



The subject property is served by the Police District II, Bowie, 601 SW Crain Highway, in Bowie. Per Section 24-122.01(c)(1)(A) of the Subdivision Regulations, the Planning Board's current test for police adequacy is based on a standard for square footage in police stations relative to the population. The national standard is 141 square feet per officer. There is 267,660 square feet of space in all the facilities used by the Prince George's County Police Department and the July 1, 2017 (U.S. Census Bureau) county population estimate is 912,756. Using the national standard of 141 square feet per 1,000 residents, it calculates to 128,698 square feet of space for police. The current amount of space, 267,660 square feet, is within the guideline. Per Section 24-122.01(e)(1)(A) of the Subdivision Regulations, the Police Department is required to have 1,420 officers, or 100 percent of the authorized strength of 1,420 on and after December 31, 2006. There are 1,489 sworn officers as of February 17, 2021, which is within the guideline.

The subject property is served by the Bowie-Pointer Ridge Fire/EMS Co. 843 located at 16408 Pointer Ridge Drive in Bowie. A five-minute total response time is recognized as the national standard for Fire/EMS response times. The five-minute total response time arises from the 2016 Edition of the National Fire Protection Association 1710 Standards for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. This standard is being applied to the review of nonresidential subdivision applications.

Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of March 1, 2021 the subject SDP passes the four-minute travel test from the closest Prince George's County Fire/EMS Station when applying the national standard, an associated total response time under five-minutes from the closest Fire/EMS Station, Pointer Ridge Fire/EMS Co. 843.

**(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The application included an approved SWM Concept Approval Letter, 8011050-1999-01, to which the subject SDP must conform. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

**(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

Type 2 Tree Conservation Plan TCP2-067-96-08 was reviewed with this SDP and conditional approval is recommended.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

There are no regulated environmental features on the subject site.

9. **Comprehensive Design Plan CDP-9006 and amendments:** On November 8, 1990, CDP-9006 (PGCPB Resolution No. 90-455), which revised CDP-8712, was approved subject to 16 conditions. On May 17, 2001, CDP-9006-01 (PGCPB Resolution No. 01-95) was approved to eliminate the requirements for the provision of required recreational facilities. On March 31, 2005, CDP-9006-02 (PGCPB Resolution No. 05-83(C)) was approved to add residual acreage from the vacation of Willowbrook Parkway. The following requirements of CDP-9006 apply to this application:

1. **No parking lot or building setbacks shall be reduced from the design standards established in the original CDP text except that the parking lot setbacks along Queen's Court and Branch Court may be reduced from 50 to 25 feet.**

The subject site fronts on Prince George's Boulevard only. The design standards established in the original CDP text require an 80-foot building setback, and the same setback for parking lots on sites along Prince George's Boulevard. At their closest points, the proposed parking lot is setback 80 feet, and the proposed building is setback 131 feet from the roadway, in conformance with the CDP requirement.

3. **Amend Section 4 of the Comprehensive Design Plan text, design standards for signage as follows:**

- a. **Delete (or amend) number 3, page 4-1 only allowing ground mounted signs.**
- b. **Delete (or amend) number 8, page 4-2 requiring graphics relating to buildings to be oriented toward roadways on ground position signs.**
- c. **Amend number 2 under "Signs," page 4-7 to read:**

**"2. Ground-mounted signs identifying industrial businesses will be oriented toward roadways and will not exceed a height of ten feet. Plant materials and earth-mounding will be used to enhance their appearance See landscaping, guidelines."**

The SDP includes a single ground-mounted monument sign with a maximum height of eight feet and associated landscape treatment, in conformance with these requirements.

d. **Amend number 3 under “Signs”, page 4-7 to include:**

- “3. Wall-mounted signs shall be allowed only on multiple-tenant buildings, except those located on Lots 3, 4, 5, 13 and 24 in Block B of Collington Center. No signage shall be permitted at any location other than where specifically shown on the drawings approved by the Architecture Review Committee.**
- a. **Signage shall be limited to one sign per tenant per building. No signage will be allowed on the upper portions of the buildings.**
  - b. **Company or trade names only will be permitted. No logo, slogan, mottos or catch phrases shall be allowed.**
  - c. **All exterior signage shall be composed of custom fabricated aluminum letters individually-mounted or shop-mounded on painted metal.**
  - d. **All letters shall be “modula Bold” upper case type-face and shape be eight (8) inches high, and one-half (1/2) inch deep (plus or minus one-eighth (1/8) inch.**
  - e. **Only one single row of lettering shall be permitted.**
  - f. **Signage shall not be lighted.”**

There are no building-mounted tenant identity signs proposed with this application.

5. **Add a condition to Section 4 of the of the Comprehensive Design Plan text: All lots shall be required to provide 20 percent green space.**

The submitted SDP demonstrates conformance with this requirement by providing 45 percent green space.

16. **Prior to submission of any Specific Design Plans, the additional lotting area will require the submission of a new Preliminary Plat for those staged units of development.**

Additional lotting is not proposed with this application.

In addition to these conditions of CDP-9006, one condition of CDP-09006-02 is applicable to the review of this SDP, as follows:

7. **All future specific design plans within the central portion of Collington Center shall include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e. built, under construction, approved, or pending approval).**

Staff has recommended a condition for the required tabulation to be provided as a general note on the SDP.

10. **2010 Prince George's County Landscape Manual:** This SDP is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The submitted plans provide schedules and demonstrate conformance with the applicable requirements.
11. **1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance (WCO):** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved tree conservation plans, TCPI-059-95 and TCP2-067-96-07. An -08 revision to TCP2-067-96-07 was submitted with this application.

The overall Collington Center development consisted of a gross tract area of 867.00-acres, with 21.56 -acres of wooded floodplain, resulting in a net tract area of 809.61-acres containing 214.04 acres of upland woodlands. TCP2-067-96 was first approved by staff on July 3, 1996 and consisted of an overall sheet which identified lots and parcels in three categories: "Areas of On-site Woodland Preservation"; "Record Plat Lots as of 1990 with Woodland Conservation Requirements"; and "New Records Lots (after 1990) and Future Lots with Woodland Conservation Requirements."

The current application was evaluated for conformance with the woodland conservation requirement established for this lot by TCP2-067-96, and subsequent revisions. It has been determined that Lot 14, Block B has no on-site woodland conservation requirements. Minor technical revisions to TCP2-067-96-08 are required, as recommended herein.

12. **Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned E-I-A are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 7.44 acres and the required 0.74 acre of TCC is provided, satisfying the requirement. A minor correction is needed to the project name noted in the TCC schedule.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
  - a. **Community Planning**—In a memorandum dated March 24, 2021 (McCray to Bossi), staff noted that the applicable master plan recommended industrial land uses on the subject site. It was further noted that master plan conformance is not required for this application.
  - b. **Transportation Planning**—In a memorandum dated March 29, 2021 (Hancock to Bossi), Transportation staff noted that the overall traffic study for Collington Center is included in the case files for CDP-8712, CDP-8904, and CDP-9006. That study was based on 13,803,000 square feet on 1,281 acres, with an average PM trip generation rate of 0.927 per 1,000 square feet, allowing for a presumed PM trip cap of

12,795 PM peak-hour trips for all of Collington Center. There appears to have been no separate traffic study done for this SDP, and the original CDP did include the area of Karington, which is currently moving forward under its own entitlement. A check of tax records within Collington Center shows the development of 4,670,571 square feet on 781 acres. Most of this space is in light industrial and warehouse uses, with some office and other uses included in the mix. Even if all existing development were to be evaluated at the office rate of 1.85 trips per 1,000 square feet, the entitlements are more than sufficient to accommodate this proposal. By itself, this proposed warehouse with associated office space development would generate 63 AM peak-hour trips and 61 PM peak-hour trips. Site access and circulation are acceptable from the standpoint of transportation.

- c. **Subdivision**—In a memorandum dated March 29, 2021 (Diaz-Campbell to Bossi), Subdivision staff provided an analysis of the Collington Center entitlement history. The subject property is known as Lot 14, Block B, of the Prince George's International Commerce Center and is subject to PPS 4-79091, which was approved by the Planning Board in July 1979. The resolution for this PPS is no longer available, but records indicate it was approved subject to one condition not related to this SDP. PPS 4-79091 did not include a specific development entitlement, but the subject site is included in a long sequence of zoning approvals associated with the development of Collington Center. Based on analysis of all prior approvals, staff has estimated that approximately nine million square feet of the Center's development entitlement remains, thus the SDP will be within the remaining entitlement. No new PPS and no new final plat are required.
- d. **Pedestrian and Bicycle Planning**—In a memorandum dated March 29, 2021 (Jackson to Bossi), staff noted that the proposed development does not include any pedestrian facilities along the frontage of the subject site on Prince George's Boulevard, nor any pedestrian facilities from the right-of-way to the entrance of the proposed building.

The submitted plans include four inverted-u style bicycle parking racks near the front entrance of the building. In addition, the applicant indicated in written correspondence (Johnston to Bossi, March 19, 2021) that while no bicycle lockers are proposed, employees who may choose to bike to work may bring their bicycles inside the warehouse. Bicycling is another viable transportation mode that will reduce vehicle miles traveled, and while indoor storage may not have the same security benefits as a bike locker, staff supports an indoor storage area for long-term bicycle parking.

Staff recommend an Americans with Disabilities Act accessible sidewalk and connecting crosswalk be provided parallel to the subject site's driveway entrances, providing a pedestrian route between the roadway and the entrance of the building. In addition, staff recommends a detail exhibit, or revision to the plan to indicate the indoor bicycle storage area. Staff finds that while the surrounding built environment of the subject site lacks sidewalks, providing safe pedestrian accommodations along the subject site frontage is appropriate and would contribute toward an eventual complete street. However, DPIE's final referral indicated they will not require sidewalks along the frontage. Therefore, staff does not recommend that sidewalks be required along the frontage of the subject site.

Based on the findings presented above, staff concludes that the multimodal transportation site access and circulation of this plan is acceptable, consistent with Section 27-528, for a SDP for pedestrian and bicycle purposes, if conditioned herein.

- e. **Permits**—In a memorandum dated March 5, 2021 (Jacobs to Bossi), the Permits Section noted technical corrections to the SDP, which have been recommended as conditions herein, as appropriate.
- f. **Environmental Planning**—In a memorandum dated March 26, 2021 (Rea to Bossi), the Environmental Planning Section noted there are no regulated environmental features or specimen trees located on the subject site. The site has an approved Natural Resources Inventory-Equivalency Letter, NRI-150-2020. Prior zoning approvals associated with Collington Center did not include specific environmental conditions related to the subject site. The United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey indicates the predominate soils on-site are the Urban land-Marr-Dodon land complex, and Marr-Dodon complex. Marlboro clay and Christiana complexes are not found on or near this property. A soils report may be required by DPIE at time of permit.
- g. **Special Projects**—In a memorandum dated March 8, 2021 (Thompson to Bossi), the Special Projects Section provided an analysis of the required adequacy findings relative to this SDP and determined that adequate public services are available.
- h. **Historic**—In a memorandum dated March 10, 2021 (Stabler and Smith to Bossi), it was noted that the subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
- i. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 24, 2021 (Giles to Bossi), DPIE provided a series of technical comments. In addition, DPIE specified safety concern with the southern driveway, noted trees are required along the County-maintained roadway, and further noted that the provision of sidewalks along Prince George's Boulevard is not required for the proposed development. Should DPIE require the removal of the southern entrance after further technical review, an amendment to the SDP will be required to show this change.
- j. **Prince George's County Police Department**—At the time of writing of this staff report, the Police Department did not provide comments.
- k. **Prince George's County Health Department**—In a memorandum dated March 25, 2021 (Adepoju to Bossi), the Health Department provided recommendations regarding dust and noise control during construction. Additional comments emphasized the benefits of pedestrian connectivity, as well as recommended water conservation measures.

- l. **Prince George's County Fire/EMS Department**—At the time of writing of this staff report, the Fire/EMS Department did not provide comments.
- m. **Washington Suburban Sanitary Commission (WSSC)**—In plan comments dated March, 1, 2021 and February 26, 2021, WSSC provided standard water and sewer design comments, which will be enforced by WSSC at the time of permit issuance.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2001 and Type 2 Tree Conservation Plan TCP2-067-96-08 for 801 Prince George's Boulevard, subject to the following conditions:

- 1. Prior to certificate approval of the specific design plan (SDP), the applicant shall:
  - a. Update architectural elevations to provide exact building dimensions and to identify façade materials and colors.
  - b. Add setbacks for the proposed monument sign.
  - c. Update General Note 17 to state "An outdoor trash enclosure is not provided. Should this feature be needed in the future, a minor amendment to this SDP is required."
  - d. Add the following note to the SDP: "All lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over."
  - e. Provide signage area calculations.
  - f. Add a note stating that the structure shall be fully equipped with sprinkler systems, in accordance with current National Fire Protection Association standards and all applicable County laws.
  - g. Provide a minimum six-foot-wide sidewalk for Detail 8 on Sheet 6 of the site plan.
  - h. Provide a minimum five-foot-wide sidewalk parallel to each driveway, providing an Americans with Disabilities Act accessible connection between the roadway and the entrance to the proposed building.
  - i. Provide continental style crosswalks wherever pedestrian access routes cross driveways or drive aisles and a detail of the continental crosswalk on Sheet 6.
  - j. Provide a detail exhibit or location of the proposed indoor bicycle storage on Sheet 6.
- 2. Prior to certification of the specific design plan, the Type 2 tree conservation plan shall be revised, as follows:
  - a. Add a 08-approval line to the approval block.

- b. All information about prior approvals and revisions shall be completed in typeface.
  - c. The Owner's Awareness Certificate shall be signed by the appropriate party.
3. Provide a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e. built, under construction, approved, or pending approval), in accordance with Condition 7 of Comprehensive Design Plan CDP-09006-02.