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## SPECIFIC DESIGN PLAN

**SDP-8509/01**

Application	General Data
Project Name  COLLINGTON CENTER, LOT 3, BLOCK A  Location  ON PRINCE GEORGE'S BOULEVARD, 1,000 FEET NORTHWEST FROM ITS INTERSECTION WITH TRADE ZONE AVENUE  Applicant/Address  NATIONAL ASSOCIATION OF HOME BUILDERS 400 PRINCE GEORGE'S BOULEVARD UPPER MARLBORO, MARYLAND 20772	Date Accepted 02/01/2002
	Planning Board Action Limit NA
	ZHE Hearing Date N/A
	Plan Acreage 25
	Zone E-I-A
	Dwelling Units NONE
	Square Footage 58,277
	Planning Area 74A
	Council District 04
	Municipality NA
	200-Scale Base Map 201SE14

Purpose of Application	Notice Dates
ADDITION OF A CONFERENCE CENTER AND A TESTING FACILITY	Adjoining Property Owners 01/31/02 (CB-15-1998)
	Previous Parties of Record 04/26/02 (CB-13-1997)
	Sign(s) Posted on Site 04/24/02
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: LAXMI SRINIVAS
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION

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May 1, 2002

# MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plan SDP-8509/01  
National Association of Home Builders  
Lot 3 - Block A

The Urban Design Review staff has completed its review of the subject application and of agency referral comments concerning the plan and recommends APPROVAL with conditions as stated in the recommendation section of this report.

## EVALUATION CRITERIA

- a. Approved Basic Plans A-6965 and A-9284
- b. Comprehensive Design Plans CDP-8712, CDP-9006 and CDP-9006/01
- c. The requirements of:
  - Subdivision 3, E-I-A Zone (Employment and Institutional Area) of the Zoning Ordinance governing development in the E-I-A Zone
  - Section 27-568 regarding minimum parking requirements
  - Section 27-582 regarding minimum loading requirements
- d. The requirements of the *Landscape Manual*
- e. The Woodland Conservation and Tree Preservation Ordinance
- f. Referral responses from concerned agencies and divisions
- g. Recommendations of the Collington Center Architectural Review Committee

## FINDINGS

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

1. The proposed Specific Design Plan for Lot 3, Block A, includes site/grading, landscape and architectural plans for the proposed conference center and testing facility.

2. The subject site is located on the east side of Prince George's Boulevard and on the west side of US 301 at 400 Prince George's Boulevard. The subject site is in Collington Center, a 708-acre employment park in the E-I-A Zone, which is part of a larger 1,289-acre employment park comprised of Collington Corporate Center and Collington South. The subject lot consists of 25 acres. The adjacent properties to the north are vacant and the adjacent property to the south is developed with an office use.
3. The subject Specific Design Plan proposes a 10,043-square-foot conference center and a 8,383-square-foot testing facility. The property is already developed with a 39,850-square-foot office building and associated parking for the National Association of Home Builders. A Specific Design Plan SDP-8509 was approved by the Planning Board on July 16, 1985. The 25.5-foot-high conference center is proposed on the northwest side of the existing building and the 30-foot-high testing facility is proposed on the northeast side of the existing building. Parking is proposed on the west side of the new conference center and the north side of the new testing facility. Entrances to the new parking areas are also from Prince George's Boulevard.

#### Site Data

Zone:	E-I-A
Gross Lot Area (Lot 3)	25 acres
Existing Building Area	39,850 sq. ft.
Proposed Building Area	18,427 sq.ft.
FAR Permitted	0.45
FAR Provided	0.058
Green Space required	20%
Green Space provided	86%
Building Height Permitted	3 stories for warehouse uses (✓36 feet) 10 stories for office uses (110 feet)
Building Height Proposed	30 ✓ feet
Parking spaces required	150
Parking spaces provided	150
Loading spaces required	3
Loading spaces proposed	1
(see Finding 7 below regarding loading spaces)	

#### Conformance with Basic Plan

4. The proposed Specific Design Plan will be in general conformance with Basic Plans A-6965 and A-9284. 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 Amendment Nos. A-6965, A-9284 and A-9397. The 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 remain in the original Collington Center.

#### Conformance with Comprehensive Design Plans

5. CDP-8712 designates the subject lot for manufacturing/warehouse/office uses. The proposed use is within the proposed building with no outside storage of materials.
6. The proposal complies with the following Design Guidelines established by CDP-8712 and revised by CDP-9006:

*Buildings constructed within Collington Center will be one of the three basic types: single buildings on individual parcels, two or more buildings arranged to create external open space, two or more buildings arranged to create internal courtyards.*

The arrangement of the proposed buildings in relation to the existing building will create external open spaces and internal courtyards.

*The proposed buildings will follow the following guidelines to create a harmonious appearance:*

*Materials will be harmonious with the surroundings, graphics identifying the company will be coordinated with the building design, lighting will enhance the design of the building and not cause excessive glare, planting will be provided along the foundations to enhance the visual quality of the building, views will be preserved where physically possible, buildings will be oriented in such a way as to create internal open space and landscaping, combining of plant materials and earth mounding will embellish the overall appearance of the site.*

The proposed conference center building will have painted metal panels, metal canopies, columns, louvers and glazed windows and doors. The metal canopies and panels are proposed to enhance the appearance of the building. The testing facility building will have painted metal panels and glazed windows and doors. The proposed architecture will be compatible with the industrial/office type architecture of the existing building and other adjacent buildings in Collington Center. The siting, height and orientation of the building facilitate the creation of adequate landscape buffers around the building. Lighting for the parking lot will be provided by 32-foot-high light posts. The proposed architecture has been approved by the Collington Center Architectural Review Committee.

*A minimum building setback of 80 feet is required along the 102-foot right-of-way for Prince George's Boulevard. A minimum building setback of 50 feet is required along the 70-foot right-of-way along the other major streets. A minimum setback of 25 feet is required along Branch Court and Queen's Court.*

The proposed building setback along Prince George's Boulevard is more than 80 feet (approximately 150+ feet).

*The building will not be more than three stories high for office/industrial uses and a maximum height limit of 10 stories is allowed for office uses.*

The maximum height of the proposed buildings is approximately 30 feet, which is approximately three stories high.

*Ground-mounted signs identifying industries will be oriented towards roadways and will not exceed a height of ten feet. Plant materials and earth mounding will be used to enhance the appearance.*

The applicant has not provided any information on the proposed signage (if any is proposed). Since the property is already developed with an existing building, the existing signage may be adequate. A condition has been added to require the applicant to provide information on any proposed signage or add a note that the existing signage will be adequate to identify the proposed buildings.

*The site and parking lot design must comply with the requirements of the Landscape Manual. The proposal must include a minimum of 20 percent of green space.*

The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip), Section 4.4 (Screening Requirements) and Section 4.3 (Parking Lot Requirements) of the *Landscape Manual*. The proposed landscaping complies with the requirements of the *Landscape Manual*. The applicant has provided 86 percent of green space.

*Loading areas visible from public streets will be screened with evergreen planting materials.*

The proposed loading spaces will not be visible from Prince George's Boulevard because they will be screened from the adjacent properties by extensive landscaping.

*Prince George's Boulevard (102 feet RW) will have street trees planted in the median in a natural setting with trees and shrubs in attractive groupings. Light fixtures will be on the sides at established intervals. Low growing shrubs and flowering material will be placed in islands where acceleration/deceleration lanes are provided.*

*Corners of intersections will be planted with low-growing, broad-leafed shrubs in combination with flowering annual beds. Sight distance will not be obstructed by these plant materials.*

The applicant has not shown any trees in the median along Prince George's Boulevard. Collington Center is a developed center where street landscaping has been addressed as a part of the overall development of the center and as a part of the previous approvals. Therefore, compliance with the above requirements is not required at this time.

CDP-9006 was approved with 16 conditions of approval. Condition 7 is directly applicable to the proposed project and the proposal complies with the condition as follows:

### **Condition 7**

**All commercial (and/or industrial) structures shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable county laws.**

This condition is being retained as a condition of this Specific Design Plan approval.

7. The proposed parking is consistent with the following requirements of Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance:

<b>Parking Spaces</b>	<b>Required</b>	<b>Proposed</b>
<b><i>For the Existing Building</i></b>		
One for the first 250 sq.ft of the first 2,000 sq.ft. of GFA; one for 400 sq.ft. above the first 2,000 sq.ft. of GFA; For 39,850 sq.ft	103	103
<b><i>For The Proposed Buildings</i></b>		
Laboratory●one space for 500 sq.ft. of GFA; For 8,384 sq.ft.	17	17
Conference Center●one parking space for 4 seats; for 117 seats	30	30
<b>Total</b>	150	150
<b><i>Loading Spaces</i></b>		
One per 10,000 to 100,000 square feet of gross floor area of office area or auditorium One for 2,000 to 25,000 square feet of manufacturing or industrial One for 39,850 sq.ft.●office One for the10,043 sq.ft.●conference center One for the 8,384 sq.ft.●esting facility	3	1

A condition of approval has been added to require two additional loading spaces.

Conformance of the Proposed Specific Design Plan with the findings for approval of a Specific Design Plan (Section 27-528, Planning Board Action)

8. *The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.*

As stated in Findings 5 and 6, the proposed Specific Design Plan conforms to the approved Comprehensive Design Plan and the applicable standards of the *Landscape Manual*.

9. *The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.*

Findings for adequate public facilities were made in conjunction with the original Specific Design Plan and Preliminary Plans for the subject property. The Transportation Planning Section (see Finding 14 below) has confirmed that the proposal is consistent with the previous transportation adequacy findings. The Countywide Planning Section has recommended that all commercial structures be fully sprinklered in accordance with the National Fire Protection Association Standard 13 and all applicable Prince George's County laws. Condition #7 of CDP-9006 requires the same. This condition is being retained as a condition of this Specific Design Plan approval. The Section has also stated that the existing county police facilities will be adequate to serve the proposed Collington Center development.

10. *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 Department of Environmental Resources has stated that the subject property has an approved stormwater management concept plan #35859-2001.

11. *The Plan is in conformance with an approved Tree Conservation Plan.*

The plan is in conformance with an approved Tree Conservation Plan (TCPII/67/96) for the entire Collington Center site. The subject Specific Design Plan will not impact any of the tree save areas identified on those plans nor will the woodland clearing require a change to the overall requirement. A conditions of approval have been added for minor revisions to the approved Tree Conservation Plan.

#### Referral Responses

12. The Subdivision Section (Chellis to Srinivas, March 4, 2002) has stated that the site is the subject of Final Plat NLP 124@28. Plat Note 3 requires approval of a soils report by the Department of Environmental Resources prior to building permits. The Section has requested that the plat notes be reflected on the site plan. A condition of approval has been added to require the same.
13. The Environmental Planning Section (Markovich to Srinivas, February 12, 2002) has stated that wetlands may be present on the subject property. No 100-year floodplains are identified on the subject property. Adelphia fine sandy loam and Westphalia fine sandy loam are found to occur on the subject property. Marlboro Clay is also found on the subject property. There are no rare, threatened or endangered species on the property. There are no scenic or historic roads adjacent to the property and no noise impacts have been identified. The property is located in the Western Branch subwatershed of the Patuxent River. The site was previously reviewed by the Environmental Planning Section in conjunction with the review

and approval of the Tree Conservation Plan TCPII/67/96. A condition of approval has been added to revise the Tree Conservation Plan to reflect the new clearing limits as shown on the subject Specific Design Plan. With the proposed condition, the proposal is consistent with the approved Tree Conservation Plan (TCPII/67/96).

14. The Transportation Planning Section (Masog to Srinivas, February 27, 2002) has stated that the proposal is in conformance with past approved plans and that the subject property will be adequately served within a reasonable period of time with transportation facilities that are existing, programmed, or which will be provided as a part of the development if the development is approved.

The Section has also stated that the access and circulation plan for the site is acceptable. Although the recommendations for the Bowie, Collington, Mitchellville and Vicinity Master Plan for the widening of US 301 have no impacts on the development proposed by the subject application, they should be considered for future proposals for this site.

15. The Growth Policy and Public Facilities Planning Section (Williams to Srinivas, April 25, 2002) has recommended that all commercial structures be fully sprinklered in accordance with the National Fire Protection Association Standard 13 and all applicable Prince George's County laws. Condition #7 of SDP-9006 requires the same. This condition is being retained as a condition of this Specific Design Plan approval. The Section has also stated that the existing county police facilities will be adequate to serve the proposed Collington Center development.

The memorandum from the Growth Policy and Public Facilities Planning Section states as follows:

■The Growth Policy and Public Facilities Planning Section has reviewed the specific design plans for adequacy of public facilities and concluded the following.

**■Fire Service**

■The existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive has a service response time of 3.82 minutes to the conference center and 3.80 minutes to the testing facility, which is beyond the 3.25-minute response time guideline.

■The existing ambulance service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive has a service response time of 3.82 minutes to the conference center and 3.80 minutes to the testing facility, which is within the 4.25-minute response time guideline.

■The existing paramedic service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive has a service response time of 3.82 minutes to the conference center and 3.80 minutes to the testing facility, which is within the 7.25-minute response time guideline.

■The existing ladder truck service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road has a service response time of 13.61 minutes to the conference center and

13.59 minutes to the testing facility, which is beyond the 4.25-minute response time guideline.

■These findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities*.

■In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

#### ■Police Service

■The proposed development is within the service area of the District II- Bowie. The staff of the Growth Policy and Public Facilities Section have concluded that existing police facilities will be adequate to serve the conference center and testing facility.●

16. The Permit Review Section (Gallagher to Srinivas, February 28, 2002) has requested minor changes to the site/grading and landscape plans. The Urban Design Review Section has also requested minor changes to the site plan. A condition of approval has been added to require the same.
17. The Community Planning Division (D'Ambrosi to Srinivas, June 7, 2000) has stated that a sufficient number of trees should be preserved along Prince George's Boulevard as recommended in the master plan. Due to the extensive grading on site, the preservation of all the trees may not be possible. The applicant has, however, provided adequate landscape buffers along the property lines.
18. The Department of Environmental Resources (De Guzman to Srinivas, February 13, 2002) has stated that the site plans do not show the stormdrains as shown on the approved stormwater management concept plan #35859-2001.

#### The Collington Center Architectural Review Committee

19. The Collington Center Architectural Review Committee (Holtz to Brownfield, December 26, 2001) has stated that the Committee reviewed the proposal on December 12, 2001, and approved the plans.

#### RECOMMENDATION

The Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-8509/01 and TCPII/67/96 with the following conditions:

1. Prior to certification of the Specific Design Plan,
  - a. The applicant shall revise the site/grading and landscape plans to show the following:

- (1) Final Plat Note 3 regarding approval of a soils report by the Department of Environmental Resources prior to building permits
    - (2) the location, design and details of any proposed signs.
    - (3) the location of the existing signs
    - (4) the permitted and proposed FAR
    - (5) existing and proposed parking areas clearly distinguished
    - (6) adequate access to the loading spaces
    - (7) a total of three loading spaces; one for the existing building; one for the conference center; one for the testing facility
    - (8) revised loading schedules
  - b. the applicant shall revise the Tree Conservation Plan to reflect the new clearing limits as shown on the Specific Design Plan.
2. All commercial (and/or industrial) structures shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable county laws.