

January 17, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plan SDP-8820/09
Branch Electric, Collington Center

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, A-9284 and A-9397
- b. Comprehensive Design Plans CDP-8712 and CDP-9006
- c. Preliminary Plat 4-88074
- d. Specific Design Plan SDP-8820
- e. The requirements of:
 - Section 27-500, Uses for the 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
- f. The requirements of the *Landscape Manual*
- g. The Woodland Conservation and Tree Preservation Ordinance
- h. Referral responses from concerned agencies and divisions
- i. 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 23, Block B, includes site/grading, landscape and architectural plans for the proposed warehouse addition on Lot 23.
2. The subject property is located on the north side of the intersection of Prince George's Boulevard and Commerce Drive. The proposed development is bounded to the north by a developed property, the Prince George's International Commerce Center, and to the west by vacant undeveloped properties, all zoned E-I-A; to the east by the Prince George's Boulevard right-of-way; and to the south by the Commerce Drive right-of-way. The subject site is in Collington Center, a 708-acre employment park in the E-I-A Zone which is a part of a larger 1,289 acre employment park comprised of Collington Corporate Center and Collington South. The subject lot consists of 19.68 acres. The subject property is accessible from both Prince George's Boulevard and Commerce Drive.
3. The subject Specific Design Plan proposes a single-story, 95,640-square-foot addition to the existing warehouse building and additional parking. The proposed architecture for the addition will be compatible with the architecture of the existing building. The site is presently developed with 147,118 square feet of distribution/warehouse space. SDP-8820/06 was previously approved for a 38,560-square-foot warehouse addition on July 13, 2000 by the Planning Board (PGCPB No.00-118). The subject addition includes the 38,560 square feet addition previously approved by the Planning Board.
4. The development for the subject property is as follows:

Zone	E-I-A Zone
Gross Lot Area	19.68 acres
Proposed Use:	Warehouse/Office
Proposed Building Area	242,758 square feet
Number of Parking Spaces Required	169
Number of Parking Spaces Provided	210
Number of Loading Spaces Required	7
Number of Loading Spaces Provided	7
Green Area Required (20%)	4.28 acres
Green Area Provided (39%)	7.7 acres
Interior Landscaping Required (5%)	6,881 sq. ft.
Interior Landscaping Provided (15%)	10,963 sq. ft.

Conformance with Basic Plan

5. The proposed Specific Design Plan will be in general conformance with the 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

6. CDP-8712 designates the subject lot for manufacturing/warehouse uses. The proposed use is within the proposed building with no outside storage of materials. Warehouse and wholesaling 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.
7. 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 proposed building is a single building on an individual parcel.

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 design and materials of the proposed addition will be compatible with the design and materials of the existing building. 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 and along Commerce Drive is more than 70 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 building is approximately 36 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. A condition has been added to require the applicant to provide information on any proposed signage.

The site and parking lot design must comply with the requirements of the Landscape Manual. The proposal must include a minimum of 20% 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 39% green space on the site as a whole.

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

The proposed loading spaces will not be visible from the adjacent streets because they will be screened 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, the intersections of Prince George's Boulevard and Commerce Drive. 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. Conditions 7 and 10 are directly applicable to the proposed project and the proposal complies with the conditions 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.

Condition 10

Prior to submission of Final Plats, the applicant, his successors and/or assigns, shall record and execute a formal agreement with the M-NCPPC to provide a combination of public and private recreational facilities. This Recreation Facilities Agreement shall be reviewed by the Department of Parks and Recreation (DPR) prior to execution. To ensure the satisfactory construction of the recreational facilities, a performance bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office of the M-NCPPC) shall be posted. The bond for the public recreational facilities shall be submitted to DPR. The bond for private recreational facilities shall be submitted to the Development Review Division. All bonds shall be posted within two weeks of applying for building permits. The facilities to be constructed on public park lands shall include the following:

- a. two (2) lighted tennis courts.**
- b. parking facility with a minimum of 40 spaces.**
- c. a minimum 8-foot wide asphalt hiker-biker trail along Collington Branch.**
- d. a secondary pathway system to link the recreational facilities within the park.**

A number of Specific Design Plans have been filed after the Comprehensive Design Plan was approved. The Planning Board has found previously that it will be appropriate for the subject condition to be addressed by the County at a later date.

- 8. 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:

REQUIRED PARKING SPACES		PROPOSED
FOR THE PROPOSED BUILDING		
Three (3) for the first 1,500 square feet of gross floor area; 1 for the additional 1,500 square feet of gross floor area up to 100,000 square feet 0.20 for the additional 1,000 square feet of gross floor area above the first 100,000 square feet.	161	210
LOADING SPACES		
1 per 1,500 to 10,000 square feet of gross floor area. 1 per 10,000 to 100,000 square feet of gross floor area. 1 for additional 40,000 square feet of gross floor area above 100,000 square feet.	7	7

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

9. *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*.

10. *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 Preliminary Plat. The Transportation Planning Section has confirmed (see Finding 15 below) 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 Georges 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.

11. *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 proposal is consistent with the approved stormwater management concept plan #8005030-2000-01. Therefore,

adequate provision has been made for draining surface water and ensuring that there are no adverse effects.

12. *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.

Referral Responses

13. The Subdivision Section (Chellis to Srinivas, November 27, 2000) has stated that the subject lot is recorded in Plat Book NLP 145@65 in 1989. The parcel to the north of this property, Parcel 66 (future Lot 24) is also shown on the drawings. A subdivision plat is required for development of Parcel 66 (future Lot 24). Grading is shown on this property. No grading or development is allowed on the property prior to approval of a Preliminary Plat for this property. This issue was addressed in the previous Specific Design Plan for this property, SDP-8820/06. In that case, the grading shown on Parcel 66 was removed and relocated to the subject property. Therefore, references to Parcel 66 (future Lot 24) should be removed from the SDP plan or that parcel should be labelled ■Not included in SDP.● Also, no grading or development should be shown on Parcel 66. If grading or development is shown on this property, a Preliminary Plat must be filed prior to certificate approval of the subject Specific Design Plan. A condition of approval has been added to ensure this requirement.
14. The Washington Suburban Sanitary Commission (Maholtz to Srinivas, November 9, 2000) has stated that there are no impacts to existing WSSC facilities.
15. The Environmental Planning Section (Markovich to Srinivas, November 17, 2000) has stated that the woodland conservation requirements are being satisfied by the preservation of priority woodlands on the open space and undeveloped parcels. The proposal is consistent with the approved Tree Conservation Plan (TCPII/67/96).
16. The Transportation Planning Section (Masog to Srinivas, November 20, 2000) 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 which are existing, programmed, or which will be provided as a part of the development if the development is approved.
17. The Growth Policy and Public Facilities Planning Section (Izzo to Srinivas, November 15, 2000) has recommended that all commercial structures be fully sprinklered in accordance with the National Fire Protection Association Standard 13 and all applicable Prince Georges 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.

18. The Permit Review Section (Gallagher to Srinivas, November 9, 2000) has requested minor changes to the site/grading and landscape plans. A condition of approval has been added to require the same.
19. The Community Planning Division (D'Ambrosi to Srinivas, November 17, 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.
20. The Department of Environmental Resources (De Guzman to Srinivas, June 22, 2000) has stated that the proposal is consistent with the approved stormwater management concept plan #8005030-2000-01.
21. The Department of Public Works and Transportation (Hizazi to Srinivas, December 6, 2000) has stated that all improvements along Prince George's Boulevard and Commerce Drive must comply with the requirements of the Prince George's County Road Ordinance.

The Collington Center Architectural Review Committee

22. The Collington Center Architectural Review Committee (Errico to Warntz, March 31, 2000) has stated that the Committee reviewed the proposal on March 29, 2000 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-8820/09 with the following conditions:

1. Prior to certification of the Specific Design Plan, the applicant shall revise the site/grading and landscape plans to show the following:
 - a. The location, design and details of the proposed signs.
 - b. The height of the proposed building
 - c. the height of the security fence
 - d. a note stating that all outdoor storage shall be screened from the streets
 - e. a handicapped accessible route to the street if it is determined that public transportation services this property
2. Prior to certification of the Specific Design Plan, one of the following shall occur:
 - a. if grading or development is to be retained on Parcel 66 (future Lot 24), a Preliminary Plat application shall be approved for Parcel 66

OR

- b. all grading, utilities and development shall be removed from Parcel 66 and it shall be labelled ■Not included in SDP.●
- 3. 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.