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Specific Design Plan

SDP-9211/01

Application	General Data	
Project Name: Collington Center, Washington Research Library Consortium Addition	Date Accepted:	01/21/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	3.35
Location: 860 feet northwest of the intersection of Commerce Drive and Prince George's Boulevard	Zone:	E-I-A
	Dwelling Units:	N/A
	Gross Floor Area:	11,900
Applicant/Address: Washington Research Library Consortium 901 Commerce Drive Upper Marlboro, MD 20774	Planning Area:	74A
	Tier:	Developing
	Council District:	04
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	202SE14

Purpose of Application	Notice Dates	
11,900 square-foot addition to an existing warehouse used as a book storage facility	Informational Mailing:	10/31/08
	Acceptance Mailing:	01/07/09
	Sign Posting Deadline	02/24/09

Staff Recommendation		Staff Reviewer: Jeanette Silor	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-9211/01
Collington Center, Washington Research Library Consortium Addition

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 as described in the recommendation section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the E-I-A Zone.
- b. The requirements of Amended Basic Plans A-6965-C and A-9397-C.
- c. The requirements of Comprehensive Design Plans CDP-9006 and CDP-9006/02.
- d. The requirements of Specific Design Plan SDP-9211.
- e. The requirements of the Zoning Ordinance in Section 27-528 setting forth the required findings for approval of a specific design plan.
- f. The requirements of the *Prince George's County Landscape Manual*.
- g. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- h. Referral comments.

FINDINGS

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

1. **Request:** This application includes a request for approval of an 11,900 square-foot addition to an existing warehouse building used as a book storage facility for the Washington Research Library Consortium.

Development Data Summary

	EXISTING	PROPOSED
Zone	E-I-A	E-I-A
Use(s)	Warehouse	Warehouse
Acreage (in the subject SDP)	3.35	3.35
Lot	1	1
Square Footage	32,042	43,942

Other Development Data

	REQUIRED	PROVIDED (Existing)
Total parking spaces	32	32
Handicap Spaces	2	2
Loading Spaces	2	2

2. **Location:** The subject site is located in the Collington Center, a 708-acre employment park in the E-I-A Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center and Collington South. More specifically, the subject property is located on the west side of Commerce Drive, approximately 860 feet northwest of the intersection with Prince George's Boulevard, in Planning Area 74A, Council District 4, and is in the Developing Tier.
3. **Surrounding Uses:** The site is bounded to the north and east by Commerce Drive; to the south by a vacant parcel owned by Prince George's County in the E-I-A Zone; and to the west by Popes Creek Drive, an unimproved right-of-way.
4. **Previous Approvals:** On October 28, 1975, the District Council adopted the 1991 *Bowie-Collington-Mitchellville and Vicinity Master Plan*, rezoned approximately 875 acres to the E-I-A Zone through Basic Plan A-6965-C. On November 23, 1981, the District Council approved Basic Plan A-9397-C for rezoning of approximately 8.16 additional acres of land to the E-I-A Zone. The approximate total size of the Collington Center project is 1,289.85 acres. The District Council approved Basic Plan Amendments A-6965 and A-9397 on May 21, 1990, for Collington Center. The Planning Board approved Comprehensive Design Plan CDP-8712 (PGCPB Resolution No. 88-224) on May 19, 1988, for the Collington Center.

On November 8, 1990, the Planning Board approved Comprehensive Design Plan CDP-9006 (PGCPB Resolution No. 90-455), which revised CDP-8712, subject to 16 conditions. On May 17, 2001, the Planning Board approved CDP-9006/01 (PGCPB Resolution No. 01-95) to eliminate the requirements for the provision of recreational facilities in CDP-9006, Collington Center. 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 comprehensive design plan.

On June 16, 1988, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-88074 (PGCPB Resolution No. 88-287) for 65 lots and 3 parcels on 936.61 acres within Collington Center. Plat of Correction VJ 157-99 was recorded on April 11, 1991, for Collington Center Lot 4, Block D to correct curve data shown on the original plat, which was

recorded at NLP 157-22. On February 25, 1993, the Prince George's County Planning Board approved Specific Design Plan SDP-9211 to construct a warehouse for use by the Washington Research Library Consortium on Lot 4, Block D of Collington Center. The subject SDP has an approved Stormwater Management Concept Plan No. 25298-2008-00, which is valid through October 2, 2011. The subject site has an approved Type II Tree Conservation Plan TCP11/067/96-02.

5. **Design Features:** The subject site is developed with the Washington Research Library Consortium book storage facility and associated parking. The subject site is accessed from one entrance located on the east property line via Commerce Drive. The subject site has 32 existing parking spaces including handicap spaces. No additional parking or loading spaces are proposed with this application.

The applicant proposes to construct an 11,900 square-foot, two-story addition on the west side of the existing warehouse building. The proposed building addition will be clad in cream and red-colored concrete masonry units (CMU) to match the existing building. The base of the building features alternating red and cream bands, above which cream-colored CMU is shown. The central portion of the west elevation features red CMU. Both the north and south elevations incorporate several projecting CMU piers to break up the monotony of the façade. No additional signage is proposed with this application.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the E-I-A Zone (Employment and Industrial Area) and the site plan design guidelines of the Zoning Ordinance. The subject application is in conformance with the requirements of Section 27-515, which governs permitted uses in the E-I-A Zone. The applicant does not propose to change the use of the building. The existing warehouse is a permitted use in the E-I-A Zone. The subject application is in conformance with the requirements of Section 27-501, Regulations in the E-I-A Zone.

Section 27-528 sets forth the following required findings for approval of a specific design plan:

- (a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**
- (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 Zones, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulation set forth in Section 27-480(d) and (e);**

Comment: The proposed specific design plan is in conformance with the comprehensive design plan as discussed in Finding 8 below. The proposed plan is in compliance with the requirements of the *Prince George's County Landscape*

Manual as discussed in Finding 11 below.

- (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 or provided as part of the private development;**

Comment: According to the Transportation Planning Section, the subject SDP will be served by adequate transportation facilities within a reasonable period of time pursuant to the submission of a table in accordance with Condition 7 of CDP-9006/02 demonstrating that development within the central portion of Collington Center has not exceeded 5.2 million square feet. The applicant has provided a table which indicates that the total development approved and/or constructed within the central portion of Collington Center has not exceeded 5.2 million square feet. This table should be added to the plans prior to signature approval.

According to the Special Projects Section, the existing engine and ladder truck services at Bowie Fire Station, Company 43 have a service travel time of 4.50 minutes which is beyond the respective 3.25- and 4.25-minute travel time guidelines. In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system should be provided in all new buildings proposed unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate. A condition has been incorporated in the Recommendation Section to address this issue.

The Approved Capital Improvement Program Fiscal Year 2009-2014 contains funding to construct a new fire station an estimated 2 ½ miles from the subject property. This station, Beech Tree Fire/EMS Station, project item LK510423 will be located on Leeland Road. This new two-bay full-service station is estimated for completion in 2013.

This specific design plan is located in District II, Bowie. Police facilities have been determined to be adequate. This is a commercial development and it has no impact on public schools.

- (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; and**

Comment: The site has an approved Stormwater Management Concept Plan 25298-2008-00, which is valid through October 2, 2011. In a memorandum dated February 25, 2008, the Department of Public Works and Transportation (DPW&T) indicated that the specific design plan is consistent with the approved stormwater management concept plan, which shows the transfer of on-site stormwater to the existing off-site facility to the south. Therefore, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

(4) The plan is in conformance with an approved Tree Conservation Plan.

Comment: Type II Tree Conservation Plan TCPII/067/96-02 was approved for the subject site concurrently with SDP-9211. According to the Environmental Planning Section, the subject SDP is in conformance with the previously approved TCPII.

7. **Amended Basic Plans A-6965-C and A-9397-C:** On May 21, 1990, the District Council approved Basic Plans A-6965-C and A-9397-C for Collington Center, subject to four conditions and thirteen considerations, of which the following are applicable to the review of this SDP and warrant discussion as follows:

Considerations:

1. The development of each building lot shall not exceed .32 FAR.

Comment: The total gross floor area of the warehouse building after the construction of the proposed addition will be 43,942 square feet. The total site area is 145,952.14 square feet. The FAR after construction of the proposed addition will be .30 and is in conformance with this consideration.

3. Prior to Specific Design Plan submission, the applicant shall submit a conceptual stormwater management plan for approval by the Department of Environmental Resources.

Comment: The subject site has an approved Stormwater Management Concept Approval 25298-2008-00, which is valid through October 2, 2011.

7. Prior to Specific Design Plan approval, the following security measures shall be placed and incorporated into the design of building, parking lots and landscaping:

e. Border planting inside the parking areas shall be low growing types of shrubbery.

f. Trees in the parking area shall be trimmed approximately six to seven feet from the ground.

Comment: These conditions have been carried over as recommended conditions of this specific design plan.

8. **Comprehensive Design Plan:**

CDP-9006: On October 18, 1990, the Planning Board approved Comprehensive Design Plan CDP-9006 (PGCPB Resolution No. 90-455) with 16 conditions, of which the following are applicable to the subject SDP and warrant discussion as follows:

4. Amend Section 4 of the Comprehensive Design Plan text, design standards for parking lots to conform to the current Landscape Manual standards.

Comment: If approved subject to the proposed conditions of approval, the landscape plan will be

in conformance with the Landscape Manual.

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

Comment: The minimum required open space for the subject site is .67 acres, and the plans propose 1.84 acres or 54.9 percent of green space, which greatly exceeds the minimum requirement.

CDP-9006/02: On March 31, 2005, the Planning Board approved Comprehensive Design Plan CDP-9006/02 with six conditions and one consideration, of which the following are applicable to the subject SDP and warrant discussion as follows:

1. **Prior to submittal of a Specific Design Plan, the applicant shall provide evidence of an approved Stormwater Management Concept Plan.**

Comment: The subject site has an approved Stormwater Management Concept Approval 25298-2008-00, which is valid through October 2, 2011.

6. **Prior to development exceeding 5,200,000 square feet within the central portion of Collington Center, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with DPW&T; or be otherwise constructed by others and open to traffic:**

- a. **A southward extension of Prince George's Boulevard across Parcel 30 to Leeland Road.**

The quantity of development to be allowed without the connection may be amended by future comprehensive design plans or specific design plans with the submittal and subsequent Planning Board approval of a traffic study indicating that greater development can be served adequately by the US 301/Trade Zone Avenue intersection. Such a traffic study shall include US 301/Trade Zone Avenue, US 301/Leeland Road, and Trade Zone Avenue/Prince George's Boulevard as critical intersections, and shall include analyses of existing, background, and total future traffic in accordance with the guidelines.

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).**

Comment: As indicated in Finding 6 above, the applicant has provided a table in accordance with the above conditions, which indicates that the total development approved and/or constructed within the central portion of Collington Center has not exceeded 5.2 million square feet. A recommended condition of approval will insure that this table is added to the plans prior to signature approval.

9. **Preliminary Plan of Subdivision 4-88074:** On June 16, 1988, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-88074 (PGCPB Resolution No. 88-287) subject to nine conditions, none of which is applicable to the subject SDP. As indicated

by the Subdivision Section, the subject SDP is in conformance with 4-88074.

10. **Specific Design Plan SDP-9211:** On February 25, 1993, the Prince George's County Planning Board approved SDP-9211 (PGCPB Resolution No. 93-48) subject to four conditions, of which the following is applicable to the subject SDP and warrants discussion as follows:

3. **At the time of building permits for the Phase II expansion, the remaining portion of the 10-foot commercial landscape strip along Popes Creek Drive shall be installed.**

Comment: The intent of this condition is to insure that the site fully conforms to the requirements of Section 4.2 of the Prince George's County Landscape Manual at the time of the Phase II expansion (the currently proposed addition). Although the plans do not propose to provide a ten-foot landscaped strip along the remainder of Pope's Creek Drive, a minimum 25-foot-wide strip of existing woodland is proposed to be retained in this area. Pursuant to Section 4.2, Option 3, the requirement for a Commercial and Industrial Landscaped Strip may be fulfilled through the provision of a minimum 25-foot-wide strip of existing woodland between a proposed building and the property line. Therefore, the plans meet the intent of the above condition. Although the strip of woodland is shown on the plans to be retained, a landscaping schedule should be provided indicating that a portion of the Section 4.2 landscaping requirement along Pope's Creek Drive is proposed to be met through the retention of existing woodland. Any portion of the required landscaped strip that cannot be met through the retention of existing woodland should be augmented with additional plantings in accordance with requirements of the Landscape Manual. A condition below would ensure that the plans are brought into conformance with this requirement prior to signature approval.

11. **Prince George's County Landscape Manual:** The proposed development is subject to Section 4.2, Commercial and Industrial Landscape Strip Requirements, Section 4.3, Parking Lot Requirements, and Section 4.4, Screening Requirements, of the Landscape Manual. Although landscaping in accordance with Sections 4.2, 4.3(b) and 4.3(c) of the Landscape Manual was required with the original specific design plan, the plans currently under review do not demonstrate conformance with these sections. In addition, the landscaping schedules provided on the plans have numerous errors. The schedules should be revised to accurately reflect the number of linear feet of each landscaped strip, the square footage of provided internal planting areas and the quantity and type of provided plant material. Areas where existing plant material is insufficient in meeting the requirements of the Landscape Manual should be augmented with additional plantings. A condition of approval has been incorporated in the recommendation section of this report, which would require the revision of the plans to demonstrate conformance with the requirements of the Landscape Manual prior to signature approval.
12. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there is a previously approved tree conservation plan. Type II Tree Conservation Plan TCPII/067/96-02 was approved for the subject site concurrently with SDP-9211. The subject SDP is in conformance with the previously approved TCPII.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Transportation: In a memorandum dated January 23, 2009, the Transportation Planning Section provided the following analysis of the subject site:

The development of this site must be in accordance with CDP-9006 and A-6965 as amended. There is an underlying Preliminary Plan of Subdivision, 4-88074. The only transportation-related condition on the preliminary plan involves rights-of-way, all of which have been dedicated.

New analyses were done as a part of CDP-9006/02. New Condition 6 caps the amount of development allowed within the central section of the Collington Center to 5.2 million square feet, after which a southern vehicular connection to Leeland Road (offering a vehicular alternative to the US 301/Trade Zone Avenue intersection) must be constructed. New Condition 7 requires that every specific design plan within the central section of the Collington Center must include a tabulation showing the gross square footage approved and the status (i.e., built, under construction, approved, pending). This tabulation is necessary to ensure clear enforcement of Condition 6. While there is an expectation that the 5.2 million square-foot cap has not been exceeded and that there is considerable square footage that can be approved before the cap becomes an issue, Condition 7 is nonetheless applicable to this plan. No table has been provided. The last plan reviewed in this area, Specific Design Plan SDP-8509/02, provided an acceptable table that was reviewed in 2005. This table should be updated and provided. Note that a comment made at that time was that the sum of the approved gross floor area (GFA) and the built GFA is the important number, and should be included on future versions of this table.

The submitted plan is acceptable from the standpoint of access and circulation within the site. Aside from a driveway to serve the additional warehouse space, no changes to the existing access and circulation are proposed.

A specific design plan requires a finding that “the development will be adequately served within a reasonable period of time...” by the needed transportation facilities. It is noted that the site was subjected to a test of transportation adequacy in 1979, and since that time a number of transportation improvements that were needed have been constructed. Furthermore, the subject plan proposes no additional development. In consideration of these facts, from the standpoint of transportation, the Transportation Planning Section finds that the subject specific design plan will be served by adequate transportation facilities within a reasonable period of time as required by Subtitle 27. This finding is conditional upon the preparation and review of the table required by Condition 7 of CDP-9006/02.

Comment: As indicated above, the applicant has provided a table, which indicates that the total development approved and/or constructed within the central portion of Collington Center has not exceeded 5.2 million square feet. A recommended condition of approval will insure that this table is added to the plans prior to signature approval.

Subdivision: In comments dated February 10, 2009, the Subdivision Section indicated that subject specific design plan is in general conformance with Final Plat VJ 157-99 and Preliminary Plan of Subdivision 4-88074. The subdivision planner noted that although the adequacy of transportation facilities was determined with the underlying preliminary plan, the subject specific design plan should be reviewed by the Transportation Planning Section for consistency. As discussed above, the plans were referred to the Transportation Planning Section for review. A condition of approval has been incorporated in the recommendation section of this report to insure the adequacy of transportation facilities.

Permits: In a memorandum dated February 10, 2009, the Permit Section offered several comments, which have either been addressed through revisions to the plans or have been incorporated into the Recommendation Section of this report as conditions of approval.

Public Facilities: The findings made in the Special Project Section's memorandum dated March 9, 2009 are discussed in detail in Finding 6 above.

Environmental Planning: In comments dated January 27, 2009, the Environmental Planning Section indicated that the site is subject to TCPII/067/96-02 and that the specific design plan is in conformance with the previously approved TCPII.

Department of Public Works & Transportation (DPW&T): In a memorandum dated February 25, 2009, DPW&T provided standard comments and indicated that the subject specific design plan is consistent with the approved stormwater management concept plan.

Washington Suburban Sanitary Commission (WSSC): In comments dated February 20, 2009, WSSC indicated that it did not wish to comment at this time.

Collington Center Association, Inc.: In a letter dated March 10, 2008, Mr. William E. Turley, Chairman of the Collington Center Architectural Review Committee, indicated that the committee has reviewed and approved the plans for the Washington Research Library Consortium.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-9211/01 for Collington Center, Washington Research Library Consortium with the following condition:

1. Prior to certificate approval of this specific design plan, the applicant shall:
 - a. Label and dimension the two existing loading spaces on the plans.
 - b. Indicate the width of the proposed driveway along the rear of the proposed addition.
 - c. Provide appropriate landscaping schedules in accordance with Section 4.2, 4.3(b) and 4.3(c) of the Prince George's County Landscape Manual. Any areas where existing plant material is insufficient in fulfilling the requirements of the Landscape Manual shall be augmented with additional plantings.
 - d. Provide notes on the landscape plan indicating that border planting inside the parking areas shall be low-growing types of shrubbery and trees in the parking area shall be trimmed approximately six to seven feet from the ground.
 - e. Add the table provided in accordance with Condition 7 of CDP-9006/02 demonstrating that development within the central portion of Collington Center has not exceeded 5.2 million square feet to the plans.
2. An automatic fire suppression system shall be provided in all new buildings proposed unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.