TCP2-042-2019-02 DEWEY PROPERTY removed the whole north side of Toledo Rd equaling 21.47 Acres

2.87 AC Removed with DSP-01002-04. See TCP2-050-2023 (Not Part of this TCP2)

2.42 ACRES BEING REMOVED FROM TCP II-015-01 WITH DSP-21006

*Note: There was an error in a prior phase relative to deducting acreage for Subregion 2. Moving forward, the changes have been corrected and the worksheet reflects the corrected totals.

No.	REVISION	DATE	BY
1	ADD'N TO METRO I CHILLER PLANT	10/3/01	JCF
2	REVISE +9,400 SF ADDITION TO METRO I CHILLER PLANT PER REVISED PLOT PLAN	12/19/01	JCF
3	REVISED FOR CERTIFICATE APPROVAL	2/19/01	JCF
4	REVISED for Loading Conversion	4/16/01	
5	APP TRAFFIC GATED PARKING LOTS	4/16/01	

GREENHORNE & O'MARA, INC.
9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800

ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING
ANNAPOLIS,MD-ATLANTA,GA-BALTIMORE,MD-DENVER,CO-FAIRFAX,VA-WEST PALM BEACH,FL
GERMANTOWN,MD-RALEIGH,NC-FREDERICKSBURG,VA-MECHANICSBURG,PA-ST. PETERSBURG,FL

CERTIFICATE OF APPROVAL
THE BOULEVARD AT PRINCE GEORGE'S METRO CENTE
SP-00052

The resolution for the Detailed Site Plan was approved on January 4, 2001 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George County Code. The official decision of this case is contained in Prin George's County Planning Board Resolution No. 01-04, which con the conditions listed below:

1. Prior to certification, the architectural elevations shall be revised as specify that building materials, color and windo are to match those of the existing building.
2. Prior to certification of the Detailed Site Plan, the plan shall be revised to provide for at least 12 secure bicycle parking positions within the show or deemed appropriate by the Trans portation Planning Section and Development Review Divi sion staff.
3. Prior to certification, the Detailed Site Plan shall be revised:
   a. To clearly define the boundaries of the Conceptu Site Plan, included subareas, and Parcels C and D
   b. To clearly label features which are existing and those that are proposed on both the site sketch an the architecture;
   c. To show the number of trash cans and their loca tions on Parcels C & D, subject to approval by the Urban Design Review Section;
   d. To show the 65 dBA(Ldn) noise contour, as deter mined at time of Conceptual Site Plan approval.
4. Prior to Detailed Site Plan certification, a TCPII for Subarea 3 shall be approved by the Planning Board or designee, which is in conformance with TCP 105500.
5. Prior to approval of the Type II Tree Conservation Plan, the location of all off-site woodland conservation shall be identified. If off-site mitigation locations outside of the Anacostia watershed are proposed, the applicant shall demonstrate to the satisfaction of the Environmental Planning Section that adequate effort has been made to secure a location within the watershed, and that efforts have been unsuccessful.
6. Prior to the issuance of any permits:
   a. The applicant shall record easements for off-site woodland conservation areas in the Land Record of Prince George's County and liber and folio shall be provided to the Environmental Planning Section; and
   b. A Type II Tree Conservation Plan shall be prepared or revised and approved for all off-site woodland conservation receiving areas; and

This approval includes:

1. Site Development Plan/Landscape Plan/TCP II
2. Architectural Elevation Plans

Any departure from this plan shall be reauthorized by the Planning Board for approval.

This Detailed Site Plan is valid for 3 years, until January 04, 2004, or as provided for in Sec. 27-287.

By: Sherrie M. Stewart
Chairman
Prince George's County Planning Board

CERTIFICATE OF APPROVAL
BOULEVARD AT PRINCE GEORGE'S METRO CENTER
DSP-00052/01

This revision is for the purpose of adding security gates to the existing parking lots.

The Planning Director's approval of this Detailed Site Plan conforms with the required findings in Section 27-285(b) of the Prince George's County Zoning Ordinance. Conditions of the approval shall remain in full force and effect.

This approval includes:

3 Site, Landscape and TCPII Plans

APPROVED BY AUTHORITY OF: Fern V. Piret, Planning Director

By: Steven D. Adams
Urban Design Supervisor, Development Review Division

CERTIFICATE OF APPROVAL
BOULEVARD AT P.G. METRO CENTER
DSP-00052/02

This revision as a Detailed Site Plan was approved on May 20, 2004, by the Development Review Division as deputy of the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code.

This revision includes the relocation of trailer, the access ramp, and the footings for the retaining wall on the west side of the Boulevard.

Conditions of the original approval shall remain in full force and effect unless specifically excluded. Any further revision to this plan, shall require approval by the Prince George's County Planning Board (refer to the footnote of any permits.

This approval includes:

1. Site Development Plan
2. Detail Sheet
3. Architectural Interior Layouts
4. Elevation Sheet

By: Steven D. Adams
Urban Design Supervisor
Development Review Division

A SEE DETAIL OF TRAFFIC CONTROL GATES SHEET 2

VICINITY MAP

ADELPHI

LEGEND
- Bike Rack
- Trash Can
- Boundaries for Parcels
- 65 dBA Contour
- Proposed Additions

CERTIFICATION OF APPROVAL
SP-87076
Greenwood School

This detailed site plan was APPROVED by the Prince George's County Planning Board on June 25, 1987, in accordance with Section 27-478.2, and Part 3 Division 9 of Subtitle 27 Zoning of the Prince George's County Code.

Any departure from this plan will require resubmission to the Planning Board for approval.

This approval is valid for three years.

Signed: Joan M. Sheedy Chairman
Prince George's County
Planning Board

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 015-01

	Approved by	Date	DRD #	Reason for Revision
00	Kim Finch	1/04/2001	DSP-00052	N/A
01	Katina Shoulars	11/18/2013	DSP-05084-02	District Council Final Decision
02	Marc Juba	4/22/2022	N/A	To remove the area of DSP-21006 from the TCP2
03	Marc Juba	6/2/2025	N/A	To remove the area of DSP-01002-04 from the TCP2
04				
05				

PRINCE GEORGE CENTER
PROJECT

DESIGN NETWORK
1001 SPRING STREET, 203, SILVER SPRING, MD 20910 PH 301-565-0777

BOHLER //
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

M.N.C.P.P.C. APPROVALS
PROJECT NAME: The Boulevard at Prince George's
PROJECT NUMBER: 4458-2006-00

Approval or Revision, or Both	Approval Date	Reviewer's Signature	Certification Date
DSP-00052	4-10-01	[illegible]	4-16-01

REVISIONS AFTER DECEMBER 11, 2000 ARE BY GREENHORNE & O'MARA, INC.

THIS REVISION IS FOR PARCELS C AND D OF PRINCE GEORGE'S METRO CENTER

THIS PLAN IS TO ADD A CHILLER PLANT ON THE SOUTH SIDE OF THE EXISTING METRO III BUILDING AND TO ADD APPROXIMATELY 14,400 SQUARE FEET OF BUILDING AREA TO THE EXISTING METRO I BUILDING. ALL OTHER FEATURES SHOWN ON THIS SITE PLAN ARE EXISTING.

AREA TABULATIONS
PARCEL C: 391,229 S.F. OR 4.4819 ACRES
PARCEL D: 498,344 S.F. OR 9.3720 ACRES
TOTAL AREA: 13.8539 ACRES

RECORDING REFERENCE
PARCEL C: P.B. VJ 163 P. NO. 19
PARCEL D: P.B. VJ 163 P. NO. 19

ZONING
MXT – PRINCE GEORGE'S PLAZA TRANSIT DISTRICT OVERLAY ZONE

TREE CONSERVATION REQUIREMENTS
10% OF THE 13.85 ACRES NET TRACT AREA (1.39 ACRES) IS REQUIRED FOR THIS DETAILED SITE PLAN FOR PARCELS C AND D. APPLICANT PREFERS TO PROVIDE ALL 2.42 ACRES REQUIRED FOR SUBAREA 3 WITH THIS FIRST APPLICATION AS A TREE CONSERVATION EASEMENT AT MANCHESTER ESTATES TCPII/120/99.

EXISTING/LOADING SPACE SCHEDULE:

METRO I	Federal Building	379,748 S.F. =	3 spaces (at 1/100,000)
METRO II	Center Building	388,811 S.F. =	4 spaces (at 1/100,000)
METRO III	Presidential Building	369,850 S.F. =	4 spaces (at 1/100,000)
	TOTAL SPACES FOR SITE =		11 spaces (11+2=5?)

BUILDING DIMENSIONS:

			HEIGHT	LENGTH X WIDTH
METRO I	Federal Building	9 Stories	104'-0"	360' x 160'
METRO II	Center Building	11Stories	138'-0"	360' x 160'
METRO III	Presidential Building	12 Storey	141'-0"	360' x 160'

Site formerly The Christian Heurich Estate

* RESOLUTION NO. 105-1988 - Waiver of parking spaces in excess of 250. FEDERAL BUILDING II
** RESOLUTION NO. 600-1990 - Waiver of parking spaces in excess of 250. FEDERAL BUILDING III
*** RESOLUTION WCSP#2197V - Waiver from 27-568 specifically parking within 100' and not more than 20% or 100 spaces be provided off site. FEDERAL BUILDING III

Parking Calculations

	Existing Buildings	Metro I Expansion	Spaces Breakdown: Regular	C	HC	Total Provided
Existing Surface Spaces						3,591
Changes to Surface Spaces		-92				-92
Total Existing Surface Spaces						3,499
Parking Required						
Office 4.5 SP/1000 GSF	1,227,000 SF = 1,000 spaces Min.	14,400 SF = 50 spaces Min.				3,528
Retail 4.0 SP/1000 GSF						
Restaurant 16.0 SP/1 Table 1.33 SP/3+ Sides						
Total Parking Required						3,528
Surface Parking Provided						3,499
Site Ratio	2.5	2.5				2.5

Development Levels

Development Levels	Cur Proposed	Metro I SF-00052	Total to Date
Metro I-518,000 SF			
Metro II-437,000 SF			
Metro 3-454,500 SF			
Existing Office:	1,227,000 SF = 0.73 FAR		1,227,000 SF = 0.73 FAR
Proposed Development: Residential			
Office		14,400 SF =	14,400 SF =
Retail			
Proposed Dev Total	1,351,300 SF = 1.53 FAR		1,371,4000
Conceptual Dev Level Total	3,184,500 SF = 1.69 FAR		1,413,100 SF = 0.85 FAR
Bonus Incentives:			
Open Arcade @ 3 GSF/1GSF	TBD		TBD
Indirect Ped. Space @ 4 GSF/1 GSF	TBD Sr 0.13 FAR		TBD
Theater @ 4 GSF/1 GSF	240,000 +/ SF= 0.13 FAR;		TBD
Residential @ 1 FAR/250DU	800 +/- DU = 1.00 FAR		TBD
Amenity Activities @ 1 GSF/1 GSF	TBD		TBD
Outdoor Plaza @ 8 GSF/1GSF	24,000 +/- SF = 0.14 FAR		TBD
Bonus Earned	1.42 FAR		TBD
Total Allowed	2.14 FAR		N/A

Based on 38.62 acre M-X-T Zone or 1,682,287.2 SF

Standard Woodland Conservation Worksheet for Prince George's County

SECTION 1 Establishing Site Information (Enter acres for each corresponding column)

	Column A (NET TRACT)	Column B (Woodland in the Floodplain)	Column C (Off-Site Impacts)
Gross Tract	14.43		
Floodplain	0.58		
Previously Dedicated Land	0.00		
Net Tract (TOTAL)	13.85	0.00	0.00

TCP Number: TCP2-042-2019 | Revision #: 2
Property Description or Subdivision Name: Prince George Center
Is the site subject to the 1991 Ordinance: N
Is the site subject to the 1991 Ordinance and in PFA (Priority Funding Area): N
Is this one (1) single family lot? (Y or N): N
Are there prior TCP approvals which include a woodland conservation area? (Y or N): N
Is any portion of the property in a WC Band? (Y or N): N
Woodland Conservation Required: 1.39 acres
Woodland Conservation Provided: 2.42 acres
Woodland Conservation Balance: 1.03 acres

SECTION 2 Determining Requirements (Enter acres for each corresponding column)

	Column A (NET TRACT)	Column B Net Tract	Column C Floodplain (1.1)	Column D Off-Site Impacts (1.1)
Existing Woodland		12.42	0.00	0.00
Woodland Conservation Threshold (WCT) =	15.00%	2.08		
Woodland below WCT		2.08		
Woodland above WCT		10.34	0.00	0.00
Woodland cleared		10.34	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		10.34		
Clearing above WCT (0.25 - 1) replacement requirement		10.34		
Clearing below WCT (2)		0.00		
Clearing below WCT (2.1 replacement requirement)		0.00		
Afforestation Required	15.00%	2.08		
Credit for Landscaping Shown on this property		0.00		
Woodland Conservation Required		12.42 acres		

SECTION 3 Meeting the Requirements (Enter acres for each corresponding column)

	Column A	Column B	Column C	Column D
Woodland Preservation		0.00		
Reforestation/Afforestation		0.00	Fee-in-lieu amount	$ -
Natural Regeneration		0.00		
Landscape Credits		0.00		
Specimen/Historic Tree Credit: (CRZ area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * .25)	0.00	0.00		
Fee-in-lieu (Area * 10 or 10-year canopy coverage)		0.00	Fee amount	$0.00
Area approved for fee-in-lieu		0.00		
Off-site Woodland Conservation Credits Required		0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Off-site WCA (reforestation) being provided on this property		0.00		
Woodland Conservation Provided		2.42 acres		

(1) Area of woodland not cleared: 0.00 acres
(2) Area of woodland cleared below WCT but not part of requirements: 0.00 acres
Off-site woodland conservation provided: 0.00 acres
Off-site woodland conservation alternatives provided: 0.00
Off-site woodland retained not credited: 0.00 acres

Signature: Date: 4/14/25

Development Review Division, M-NCPPC

TENANT

BLDG	PROJ. NO.	LEVEL

SHEET TITLE: SITE PLAN: TCPII

PARCELS C AND D PRINCE GEORGE'S METRO CENTER

DATE	ISSUE	BY
052495	M.N.C.P.P.C. REVISIONS	CH
070197	FOR URBAN DESIGN REVIEW	RH

M.N.C.P.P.C. APPROVED 11-25-97 #6689-97-C Interior Work for University Ref. # 7484-97-C

north
SCALE 1"=80'

sheet no. 1 of 31

C. M. RIZZI
No. 23006
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
4/14/25
PROFESSIONAL CERTIFICATION
I, CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23006, EXPIRATION DATE: 10/18/2026
MARYLAND LICENSE No. 23006 10/23/2020