

# Suitland Federal Center Perimeter Improvements

4600 Silver Hill Road, Suitland, Maryland

Approval of Preliminary and Final Site Development Plans

United States General Services Administration

# Project Summary



**Commission Meeting Date:** November 2, 2023

**NCPC Review Authority:** Federal Projects in the District 40 U.S.C. § 8722(b)(1)

**Applicant Request:** Approval of Preliminary and Final Site Development Plans

**Session:** Delegated Action

**NCPC Review Officer:** Michael Weil

**NCPC File Number:** 8493

## Project Summary:

The United States General Services Administration (GSA) has submitted a proposal for a new linear, 30-foot-wide, perpetual easement (54,000-square-foot total); a new linear, 40-foot-wide landscape easement (72,000-square-foot total); and multiple site improvements along the Suitland Road frontage of the Suitland Federal Center in Suitland, Maryland. The proposed site development would allow the Prince George's County Redevelopment Authority and Maryland State Highway Administration (MD SHA) to improve a 0.4-mile section of the roadway into a more attractive, multi-modal, boulevard, which would complement the new mixed-use Towne Square at Suitland Federal Center Development on the north-side of Suitland Road, directly across from the Suitland Federal Center. This project is being funded through a Congressional earmark in the amount of \$2.5 million that is dedicated to the roadway improvements to include:

- Replacing and relocating a 1,200-foot section of the Federal Center's perimeter security fence approximately 30-feet to the south of its current alignment (further back from Suitland Road) with a similar style (black steel decorative) fence. The new fence would tie into the existing perimeter fencing on both sides;
- A new 8-foot-wide concrete sidewalk (replacing the existing 5-foot-wide sidewalk) would parallel Suitland Road;
- New landscaping along both sides of the new sidewalk, with new Oak trees aligned immediately adjacent to both sides of the pathway, and a new continuous 12-15-foot planting bed located immediately adjacent to the newly realigned perimeter fence. New trees (+146 total) would consist of both native deciduous and coniferous trees, as well as proposed new shrubs and grasses;

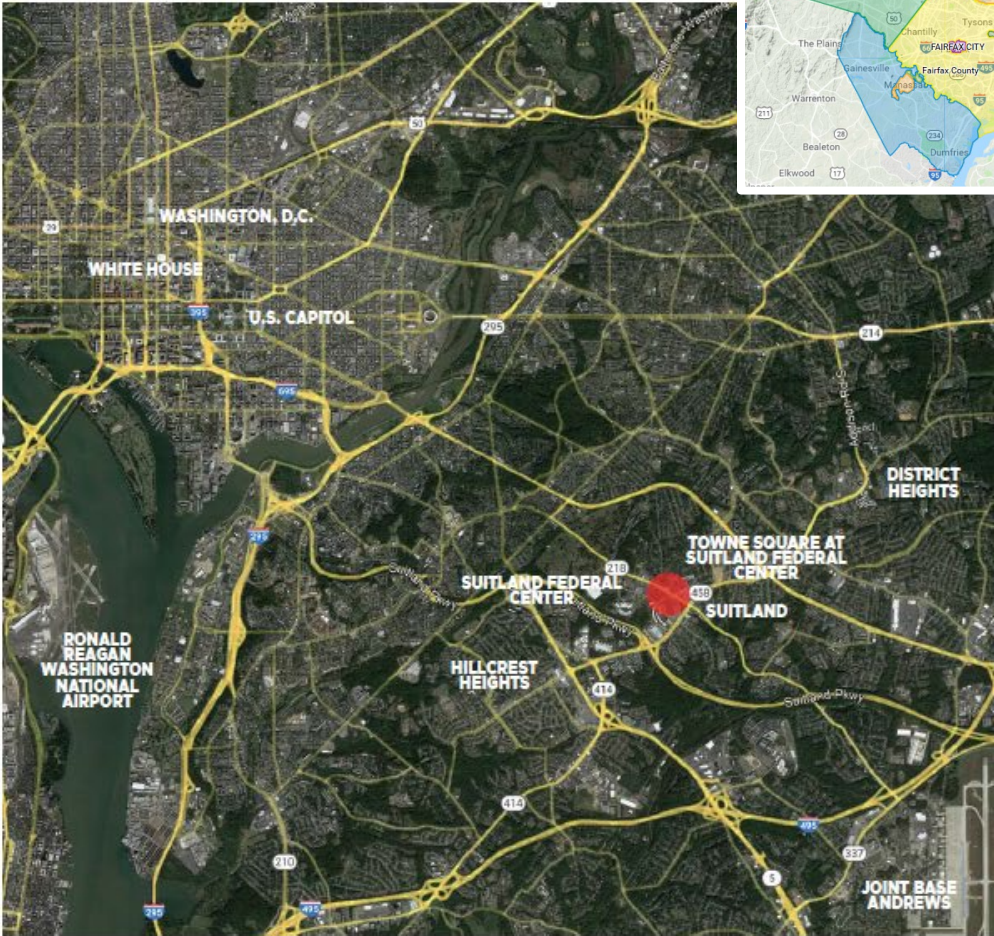
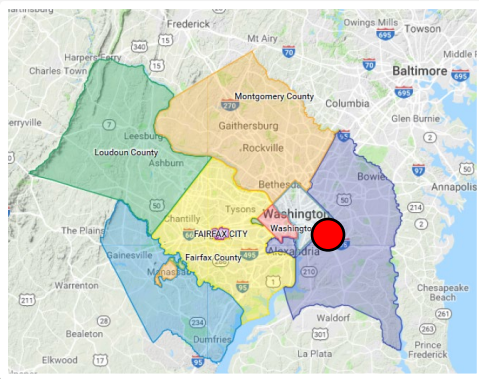
# Project Summary (*continued*)

- Two existing access/egress drives would be removed, and GSA would construct a new 32-wide access road (with 2 inbound and 2 out-bound lanes) directly across from the new development (Rose Park Drive) to establish a new 4-way, signalized intersection; and
- The existing guard house (adjacent to one of the existing access/egress roads) would be removed, and GSA would construct a new guard house along the west-side of the new access/egress road.

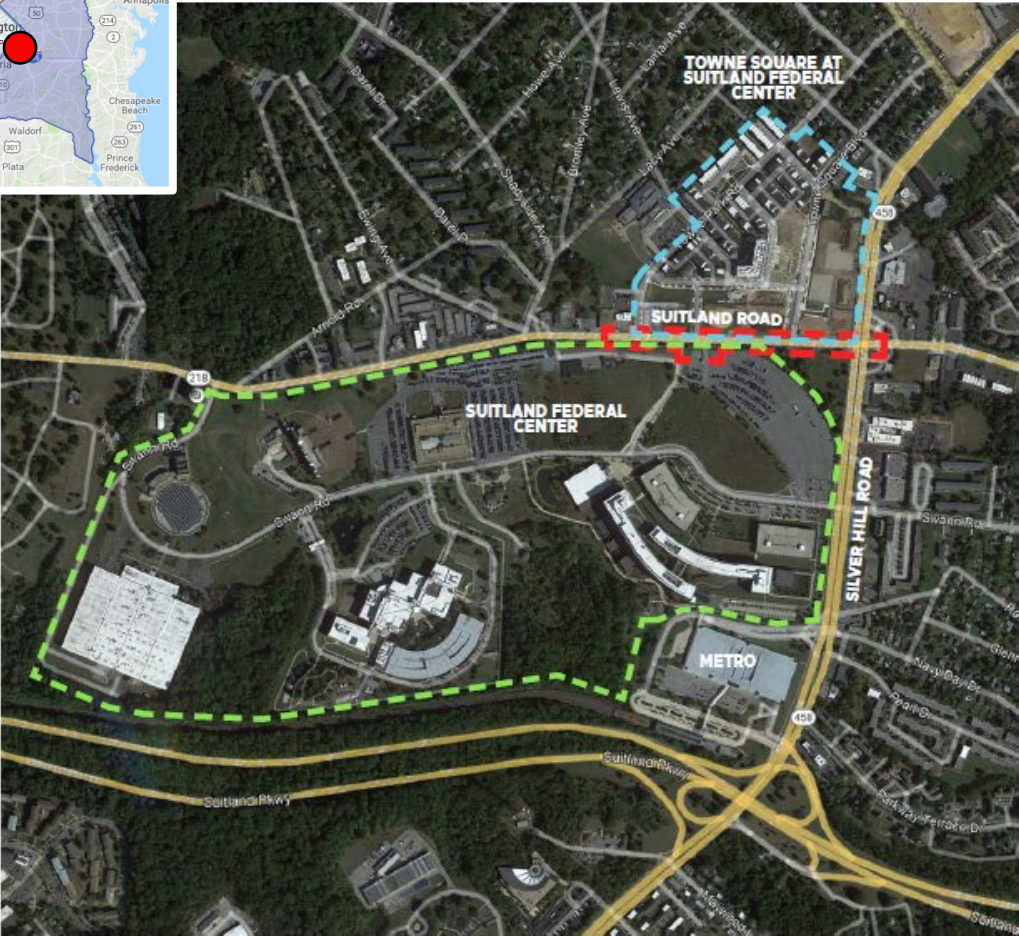
In addition to the new site improvements on GSA property (on Suitland Federal Center property within a 40-foot-wide landscape easement), the project would also install new LED streetlights, new storm drains, and a new waterline within the widened (from 50- to 80-feet) Suitland Road Right-of-Way (with the additional 30-feet under a perpetual easement). GSA and the County redevelopment authority are currently developing a Memorandum of Agreement (MOA) to enable the new improvements and easements on Suitland Federal Center property. The new wider Suitland Road cross-section would include a new 5-foot-wide bike lane; new 8-foot-wide buffer; two travel lanes (one lane in each direction, for vehicular traffic); and a widened planted (12'-4") center median.



# Site Location

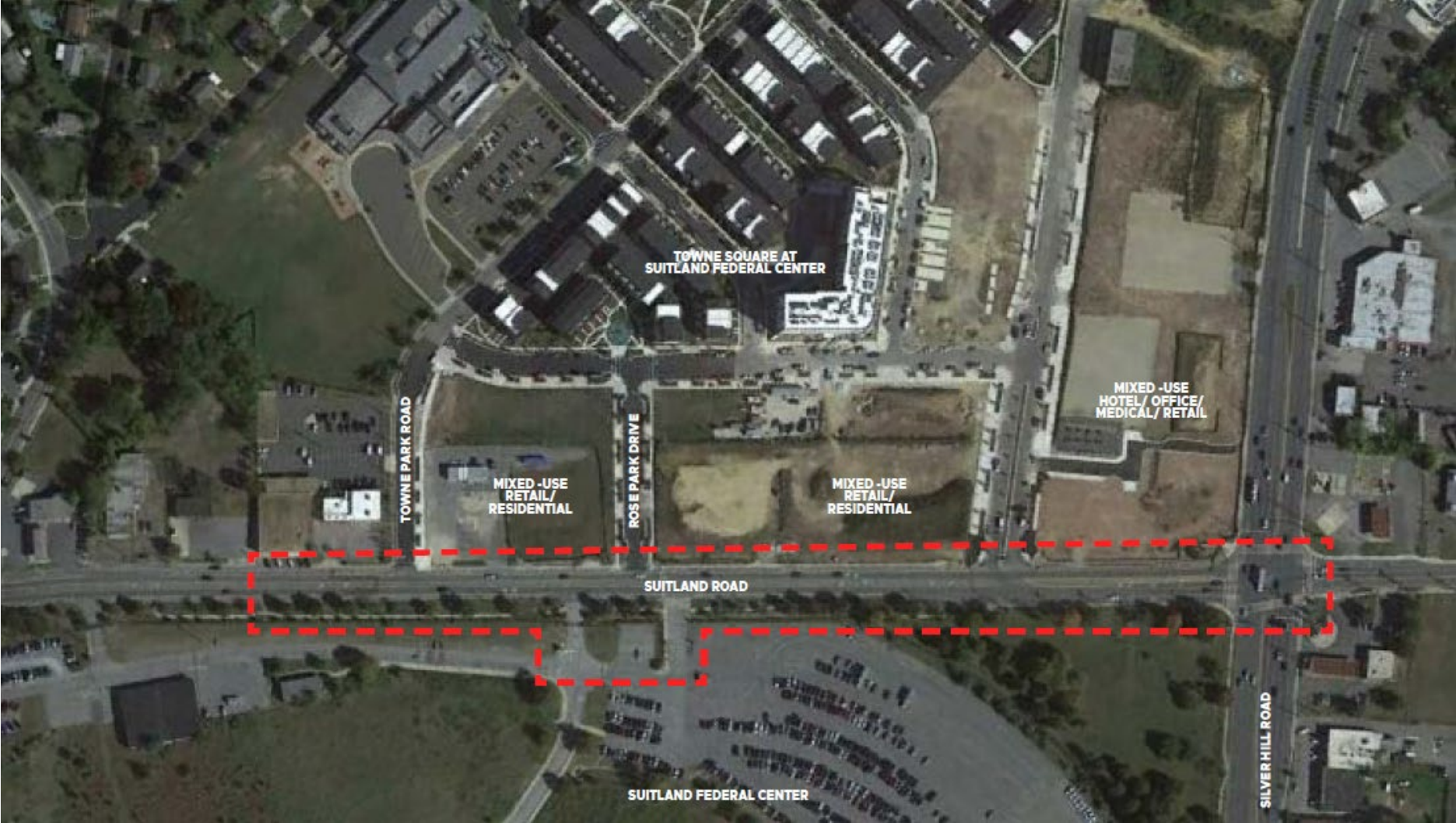


SITE LOCATION  
SOURCE: GOOGLE EARTH



SITE CONTEXT  
SOURCE: GOOGLE EARTH

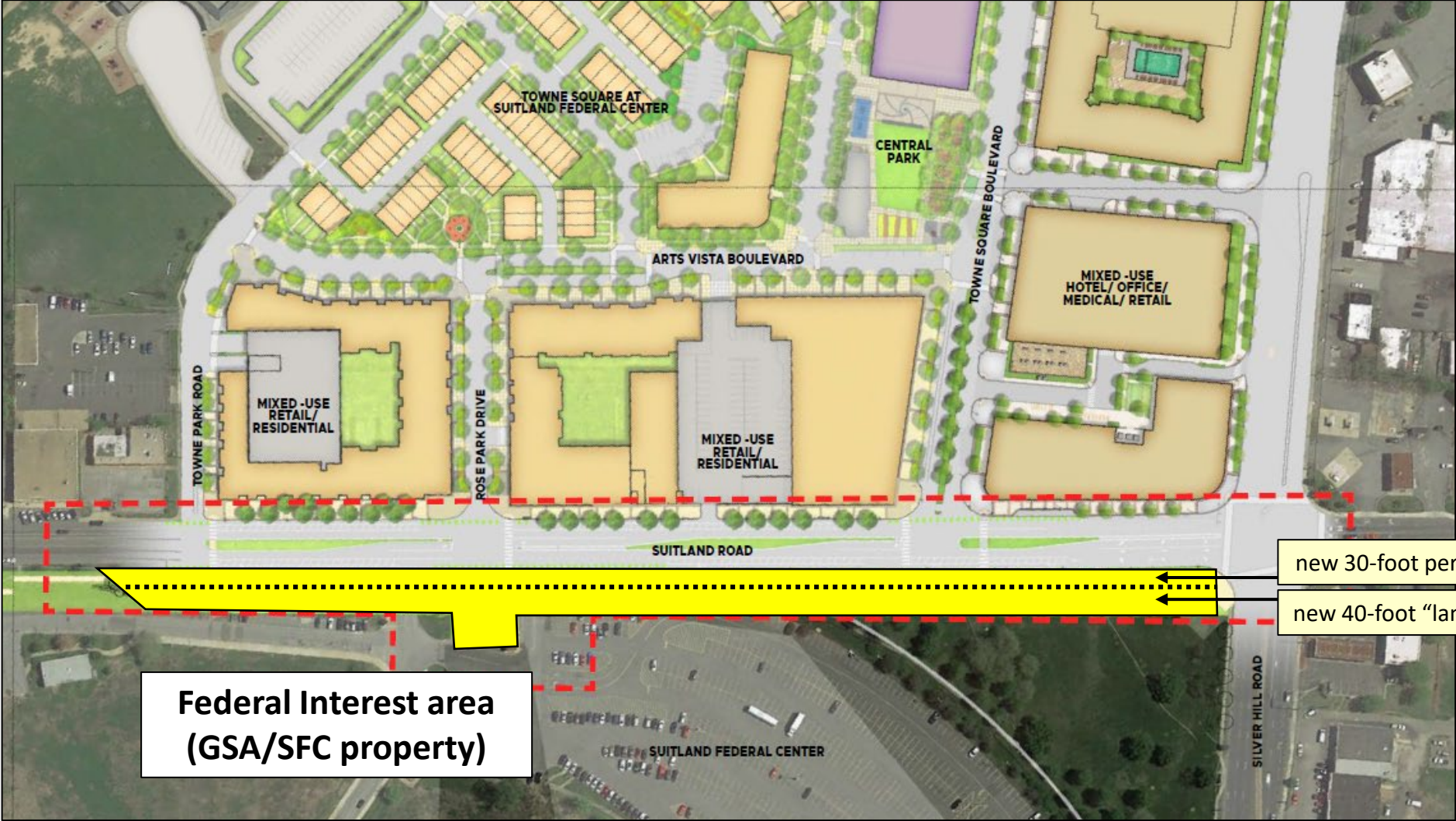
# Project Area



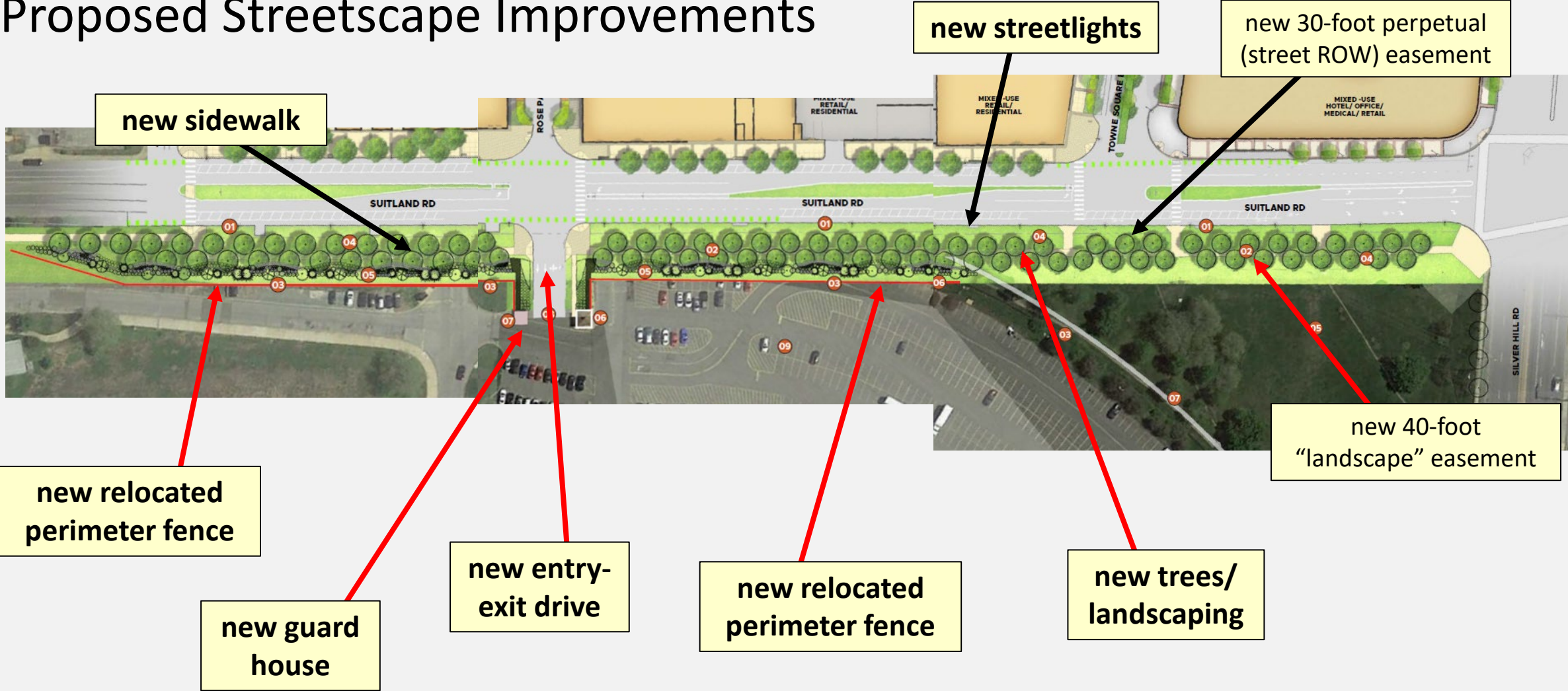
# Proposed Streetscape Improvements



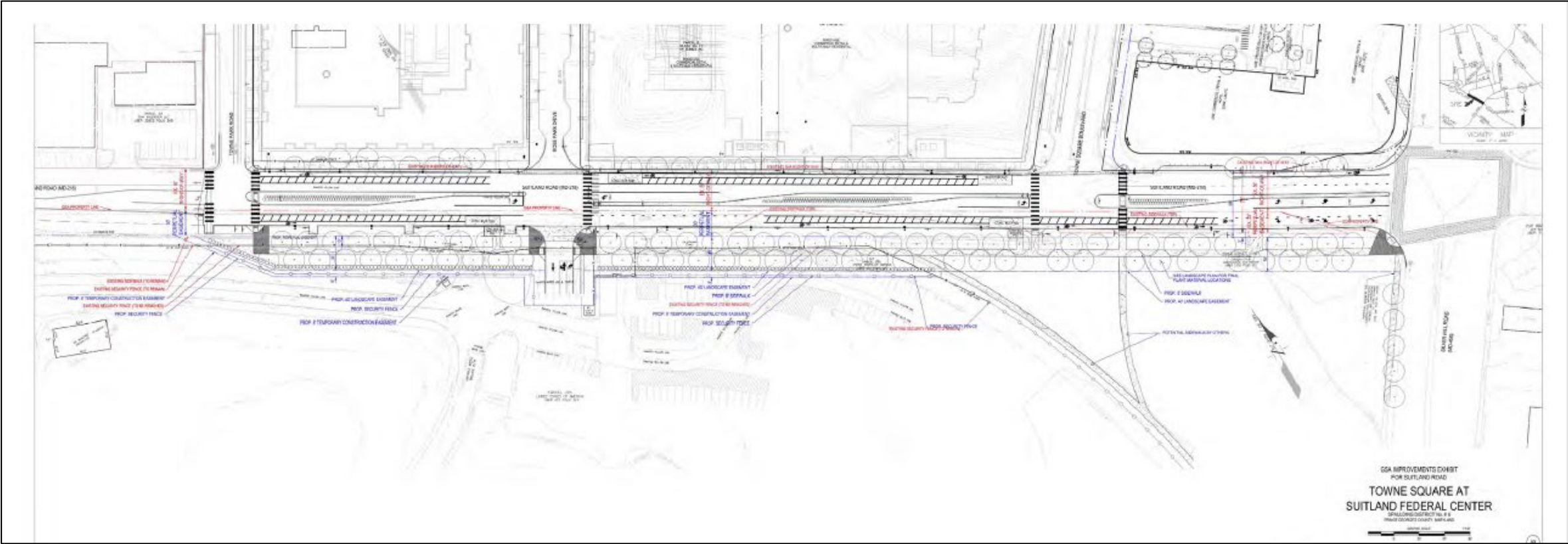
# Proposed Streetscape Improvements – *Federal Interest*



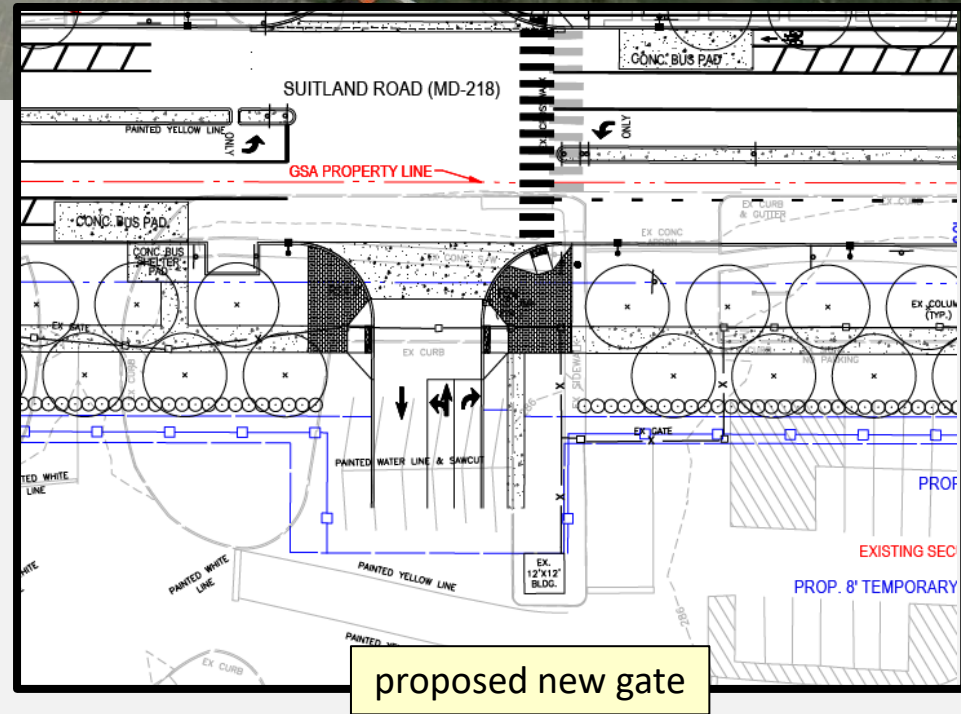
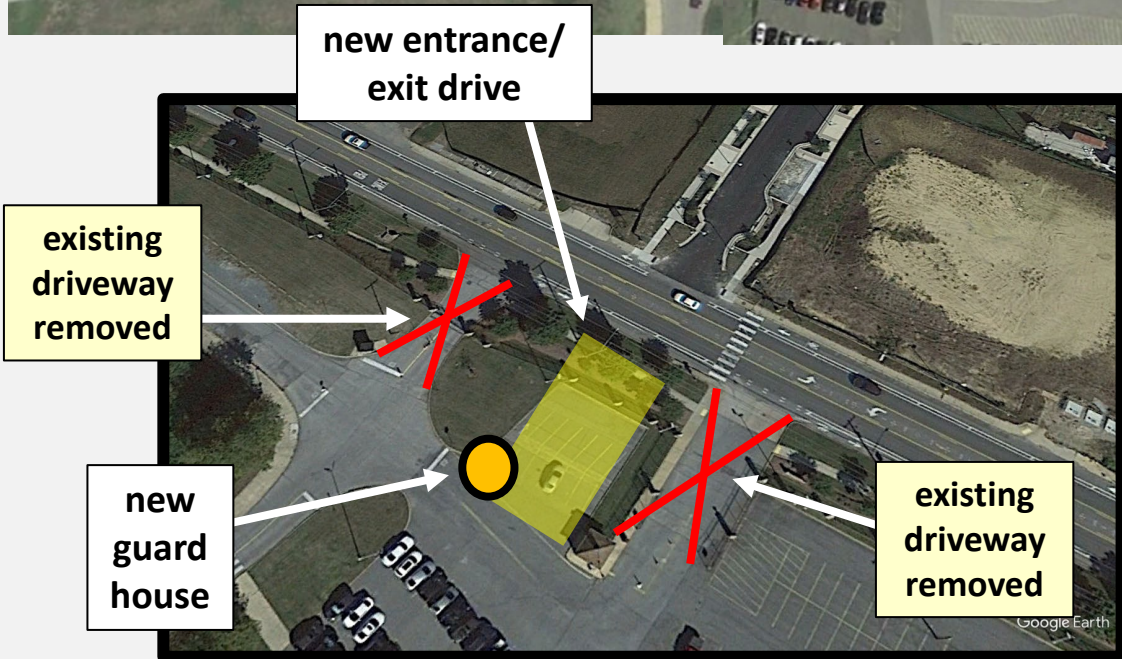
# Proposed Streetscape Improvements



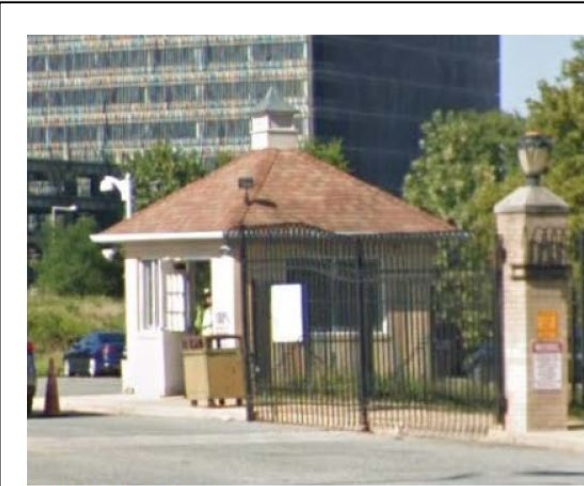
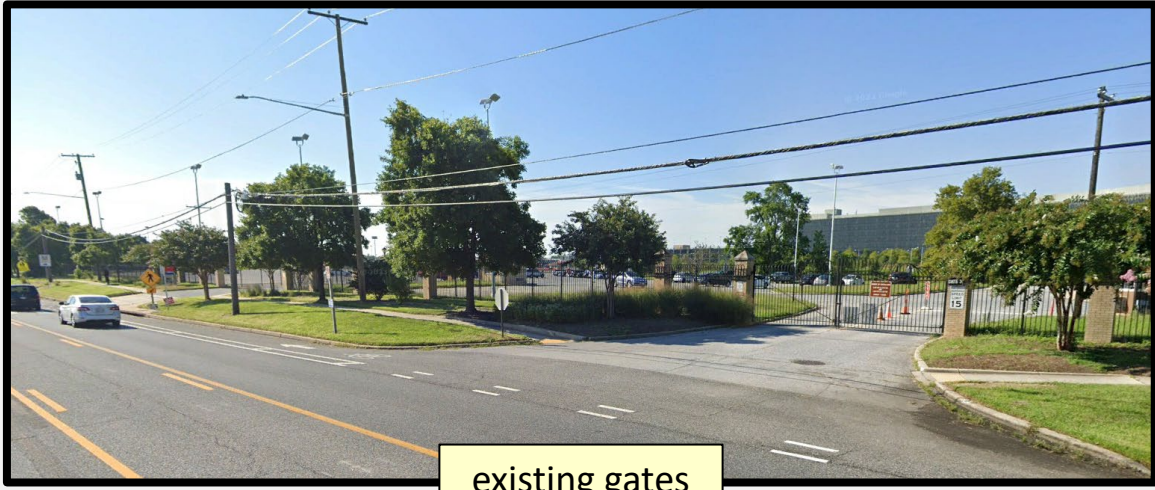
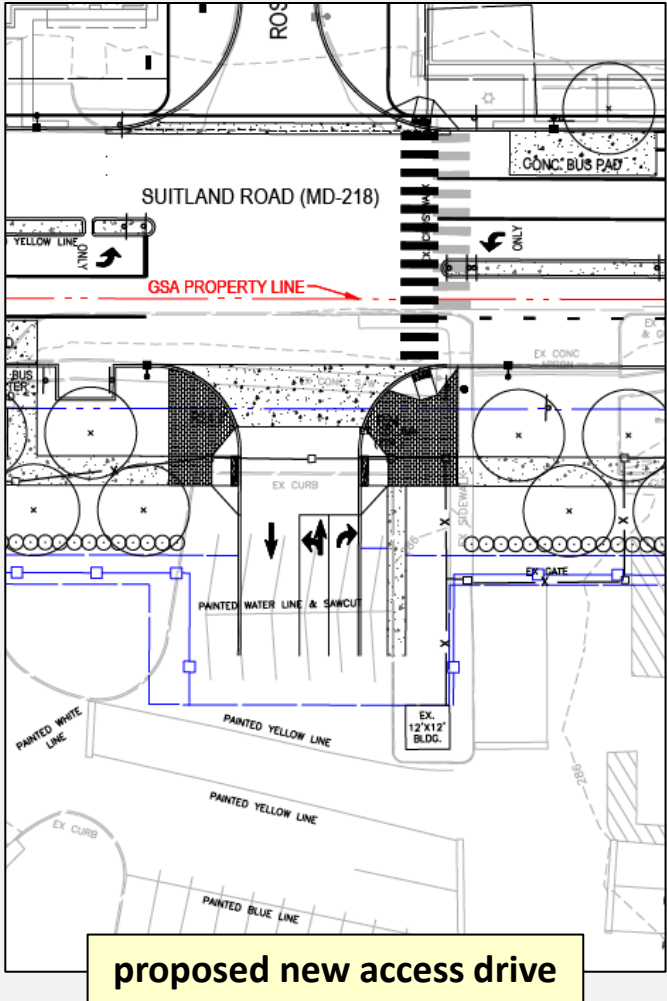
# Proposed Streetscape Improvements



# Proposed Streetscape Improvements – *new entry/exit drive and guard house*



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EXISTING GUARD BOOTH



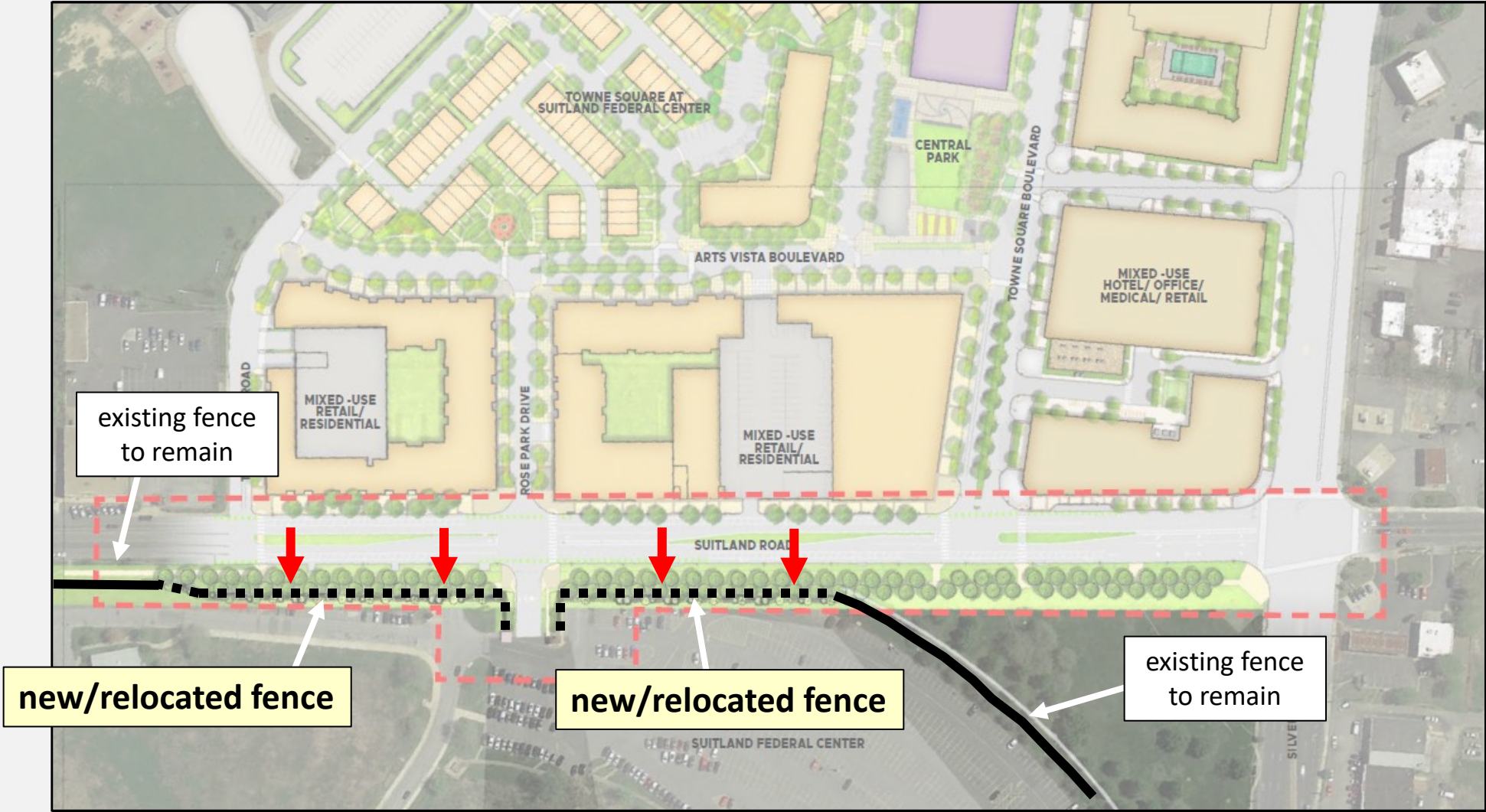
PROPOSED GUARD BOOTH

# Proposed Streetscape Improvements – *new entry/exit drive and guard house*

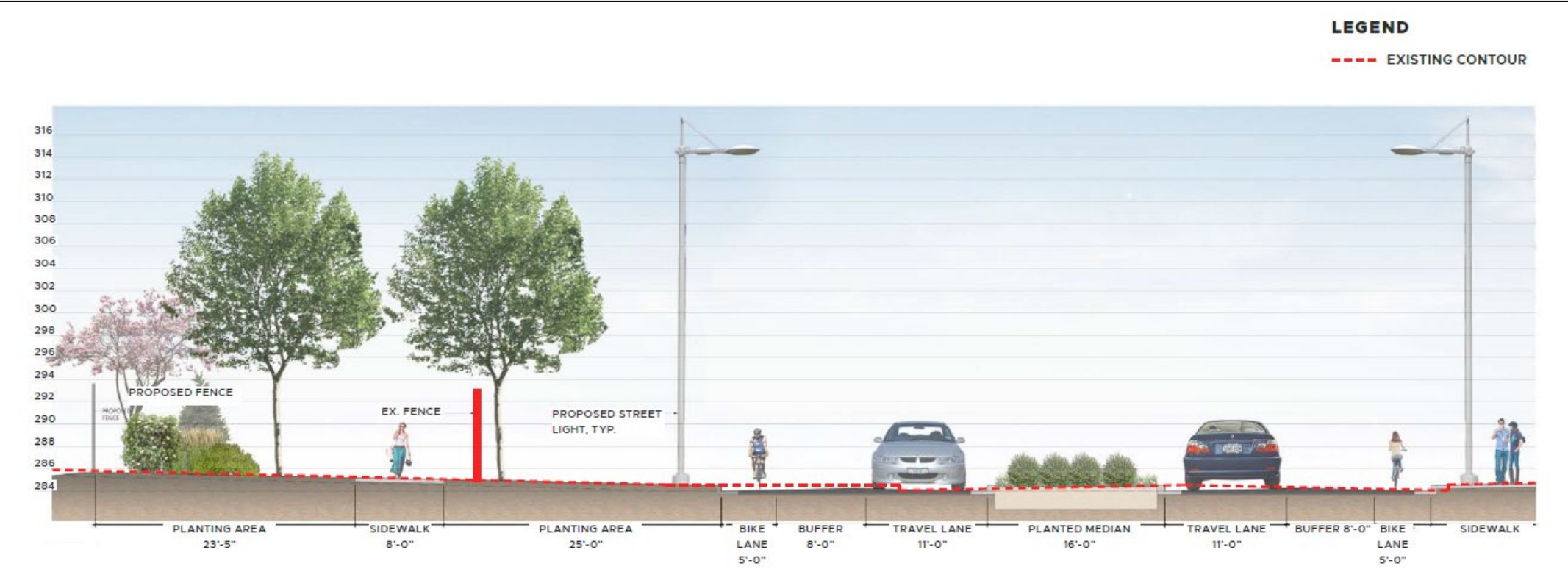
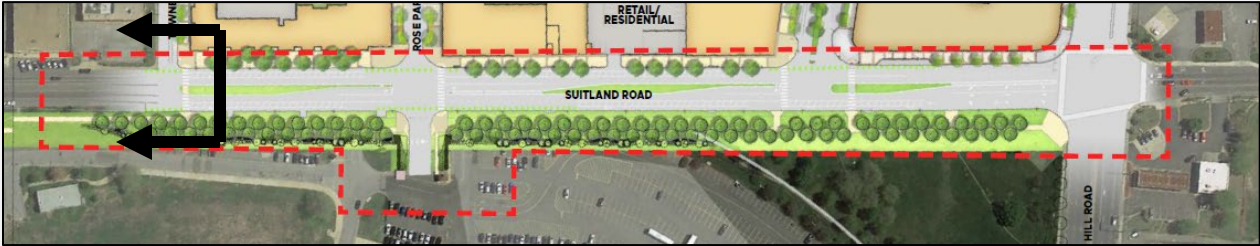


new access drive rendering

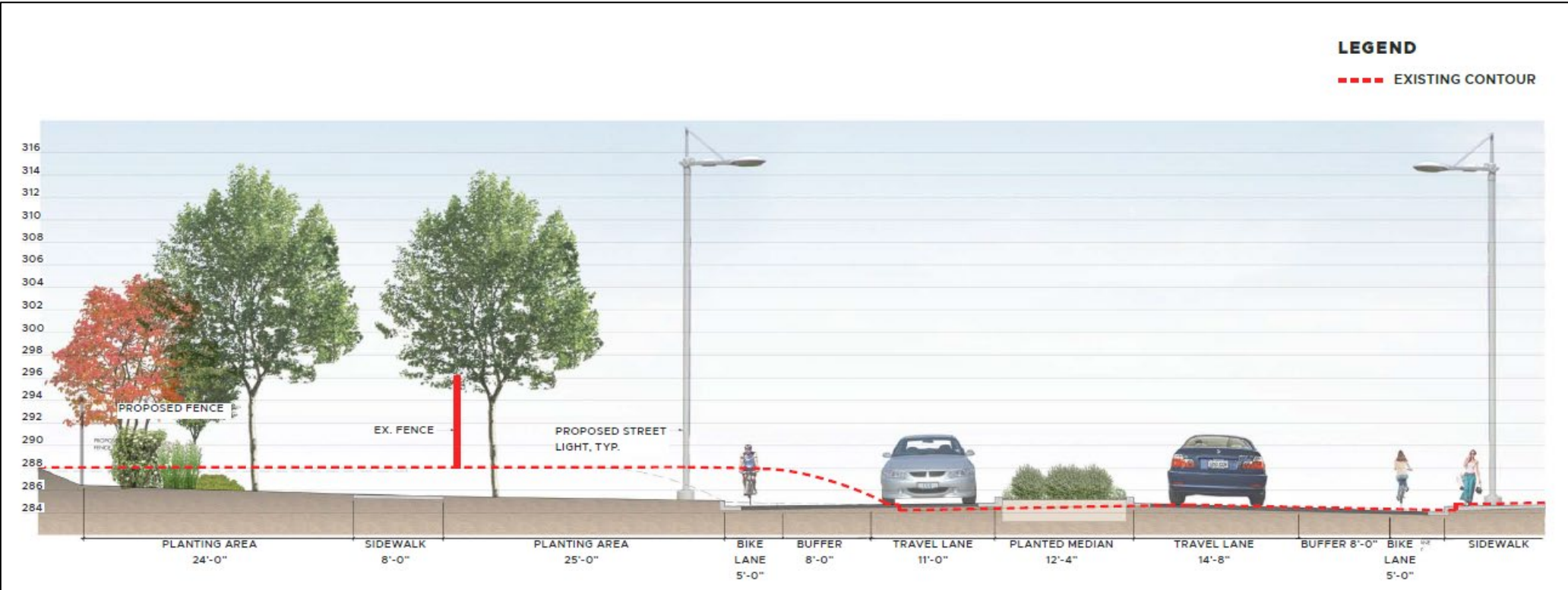
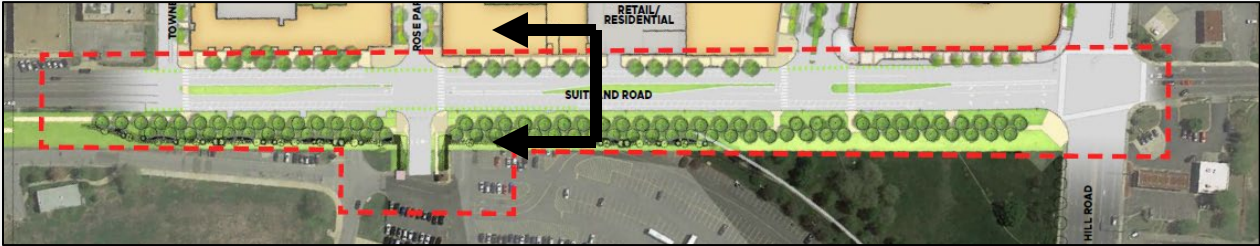
# Proposed Improvements – *New/Relocated Perimeter Fence*



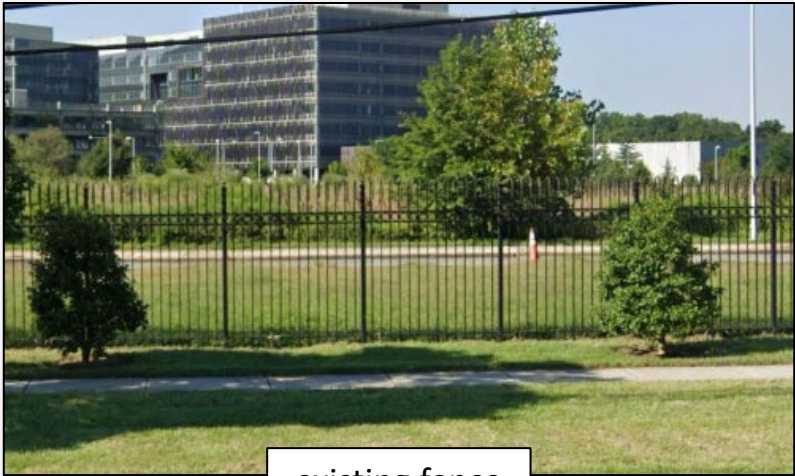
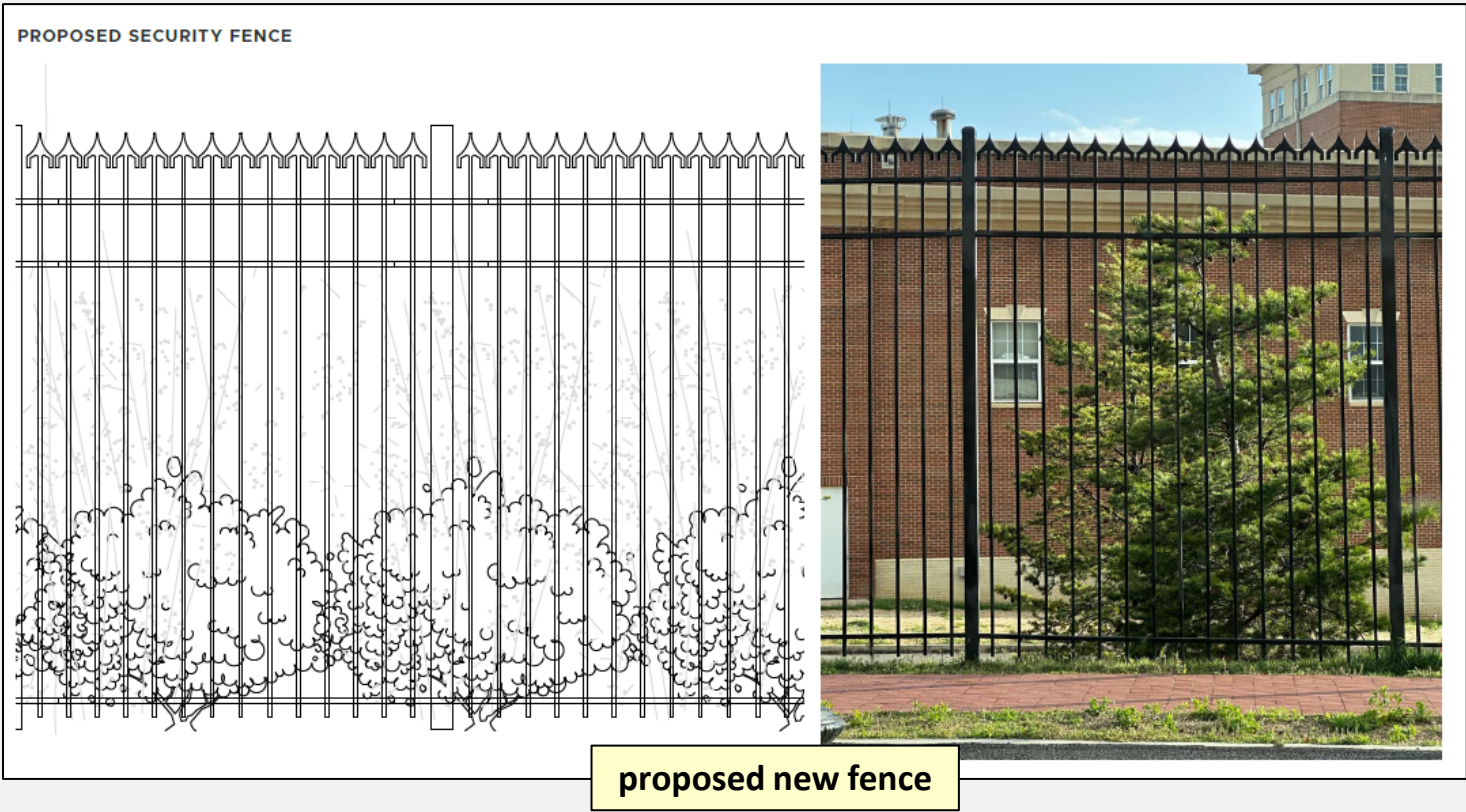
# Proposed Improvements – *New/Relocated Perimeter Fence*



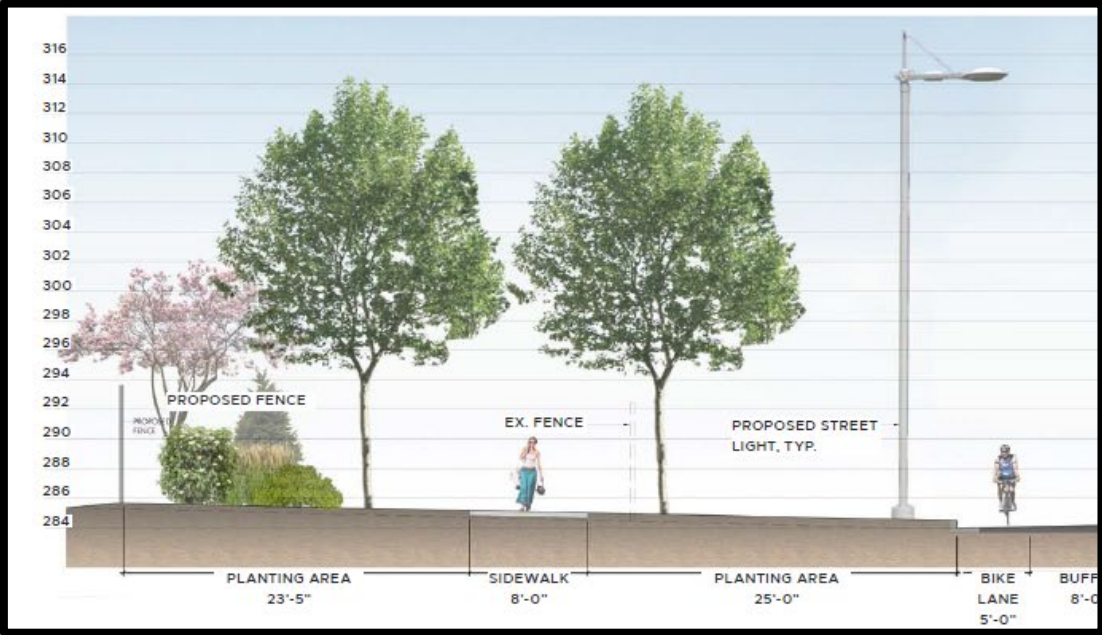
# Proposed Improvements – *New/Relocated Perimeter Fence*



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# Proposed Improvements – *New Landscaping / Sidewalk*



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<p><b>Jefferson Elm (Summer)</b>          Ulmus americana Jefferson          Mature size: 50' tall, 50' wide</p>	<p><b>Redbud (Summer)</b>          Cercis Canadensis          Mature size: 220-30' tall, 25-35' wide</p>	<p><b>Schumard Oak (Summer)</b></p>	<p><b>Nuttall Oak (Summer)</b></p>
			
<p><b>Jefferson Elm (Winter)</b>          Ulmus americana Jefferson</p>	<p><b>Fringe tree</b>          Chionanthus Virginicus          Mature size: 15 - 20' tall</p>	<p><b>Schumard Oak (Fall)</b></p>	<p><b>Nuttall Oak (Fall)</b></p>
			
 <p><b>TOWNE SQUARE</b>          BY SUITLAND FEDERAL CENTER          Suitland, Maryland</p>	<p><b>NCPC APPLICATION</b>          PLANTING PRECEDENTS</p>		  <p><b>ParkerRodriguez</b>          AUGUST 23, 2023 L-15</p>

# Proposed Improvements – *New Landscaping / Sidewalk*

<p><b>Common Name :</b> Pinus Taeda <b>Botanical name :</b> Loblolly Pine</p> 	<p><b>Common Name :</b> Pinus Taeda <b>Botanical name :</b> Loblolly Pine</p> 	<p><b>Common Name :</b> Emerald Sentinel Redcedar <b>Botanical name :</b> Juniperus virginiana 'Emerald Sentinel' <b>Mature size:</b> 15' tall, 7' wide</p> 	<p><b>Sweetbay magnolia (Summer)</b> <b>Magnolia virginiana</b> <b>Mature size:</b> 10-20' tall, 10-20' wide</p> 	
 <p><b>TOWNE SQUARE</b> AN AFFORDABLE HOUSING COMMUNITY Suitland, Maryland</p>	<p><b>NCPC APPLICATION</b> PLANTING PRECEDENTS</p>			<p><b>ParkerRodriguez</b></p>
		<p>AUGUST 23, 2023</p>		<p>L-16</p>

# Proposed Improvements – *New Landscaping / Sidewalk*

**Legend:**

Plant Name	Season
MAGNOLIA	FALL
FRINGE TREE / SWEETBAY MAGNOLIA	LATE SUMMER
EASTERN REDBUD	APRIL/MAY
LOBLOLLY PINE	MID SPRING TO EARLY SUMMER
EASTERN RED CEDAR	MAY/ JUNE
DWARF BAYBERRY / LOW SCAPE ARONIA	FALL
DOGWOOD	LATE SUMMER
SWITCHGRASS	APRIL/MAY
VIBURNUMS	MID SPRING TO EARLY SUMMER
AMSONIA	MAY/ JUNE
CAMASSIA	FALL

**STREET TREES:** JEFFERSON ELM, NUTTAL OAK, SHUMARD OAK

**Scale: NTS**

**Logos:** Towne Square at Suitland Federal Center, CJRD (City of Suitland Development Authority), ParkerRodriguez

**Text:** NCPA APPLICATION, PLANTING PALETTE CONCEPT, AUGUST 23, 2023, L-20

# Proposed Improvements – *New Landscaping / Sidewalk*

**Plant Massing Precedent**



**Yellow Twig and Red Twig Dogwood**  
 Cornus sericea  
 Mature size: 4-5' tall, 2-2.5' wide



**Aronia Low Scape Mound (Fall)**  
 Co Aronia melanocarpa 'UCONNAM165'  
 Mature size: 1-2' tall, 3-4' wide



**Northwind Switch Grass (Fall)**  
 Panicum virgatum 'Northwind'  
 Mature size: 4-5' tall, 2-2.5' wide



**Northwind Switch Grass (Summer)**  
 Panicum virgatum 'Northwind'  
 Mature size: 4-5' tall, 2-2.5' wide



**Aronia Low-Scape Mound (Summer)**





**TOWNE SQUARE**  
BY SUITLAND FEDERAL CENTER  
 Suitland, Maryland

**NCPC APPLICATION**  
 PLANTING PRECEDENTS






**ParkerRodriguez**

AUGUST 23, 2023
L-18

# Proposed Improvements – *New Landscaping / Sidewalk*

<p><b>Common Name :</b> Camassia          Camassia leichtlinii Caerulea          Mature size: 24"-30" tall, Bulbs</p>	<p><b>Common Name :</b> blue star          Botanical name : Amsonia hubrichtii          Mature size: 2-3' tall and wide</p>	<p><b>Common Name :</b> Summersweet          Botanical name : Clethraceae          Mature size: 3-5' tall, 3-6' wide</p>
		
<p><b>Instant Hedge for privacy</b></p>	<p><b>Common Name :</b> New Jersey Tea          Botanical name : Ceanothus americanus          Mature size: 2-3' tall and wide</p>	<p><b>Common Name :</b> Southern Wax Myrtle          Botanical name : Myrica Cerifera          Mature size: 8 - 10' tall and 4- 6' high</p>
		
 <p><b>TOWNE SQUARE</b>          AT SUITLAND EMBASSY CENTER          Suitland, Maryland</p>	<p><b>NPC APPLICATION</b>          PLANTING PRECEDENTS</p>	  <p><b>ParkerRodriguez</b>          AUGUST 23, 2023 L-19</p>

# Proposed Improvements – *New Landscaping / Sidewalk*

<p><b>Winterthur Viburnum (Summer)</b>          Viburnum nudum 'Winterthur'          Mature size: 6-8' tall, 4-5' wide</p>	<p><b>Winterthur Viburnum (Fall)</b>          Viburnum nudum 'Winterthur'          Mature size: 6-8' tall, 4-5' wide</p>	<p><b>Winterthur Viburnum (Berry)</b>          Viburnum nudum 'Winterthur'          Mature size: 6-8' tall, 4-5' wide</p>	<p><b>Brandywine Viburnum</b>          Viburnum nudum 'Bull'          Mature size: 6' tall, 4-5' wide</p>
			



**TOWNE SQUARE**  
AT SUITLAND FEDERAL CENTER  
 Suitland, Maryland

**NCPC APPLICATION**  
 PLANTING PRECEDENTS

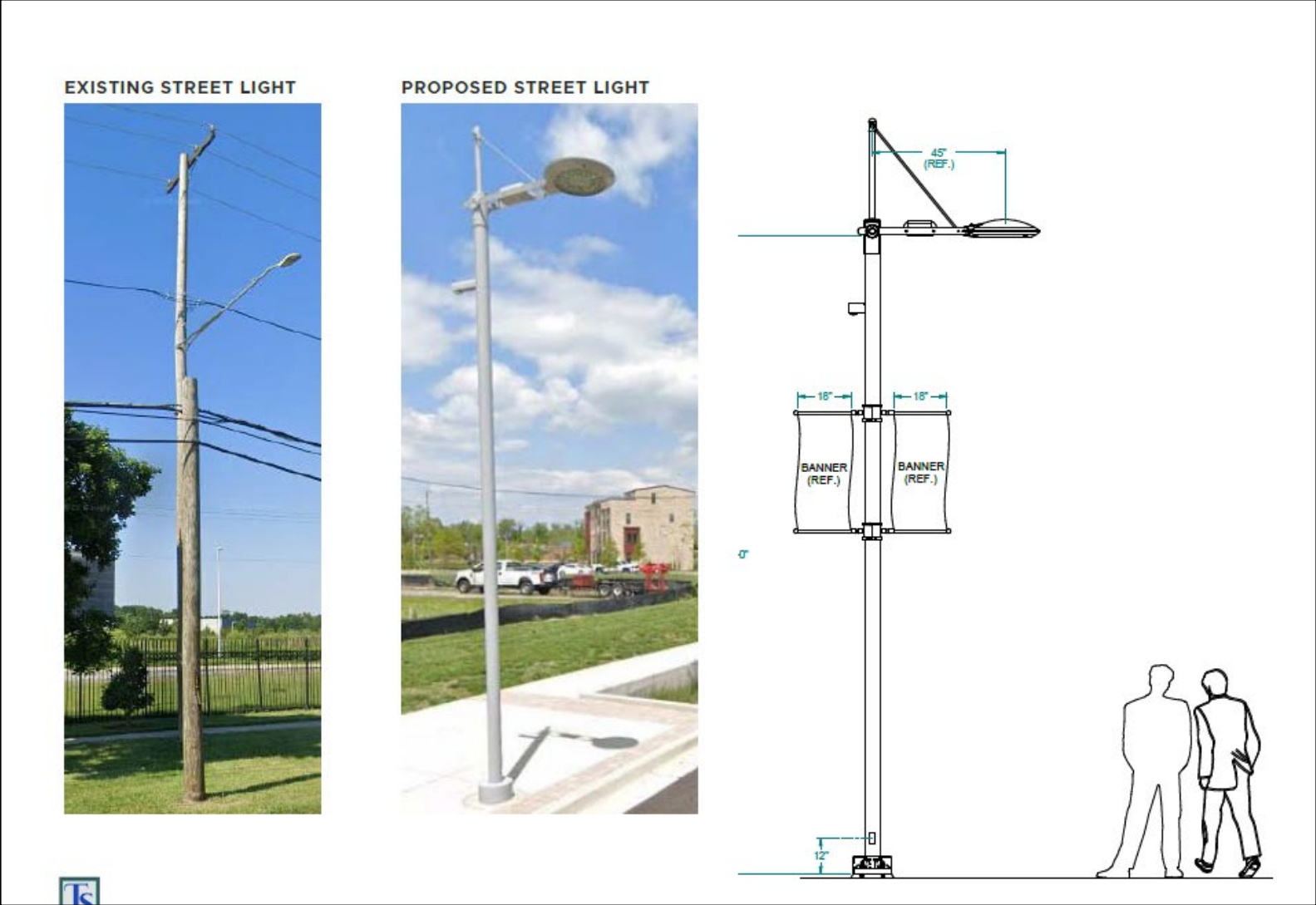



**ParkerRodriguez**

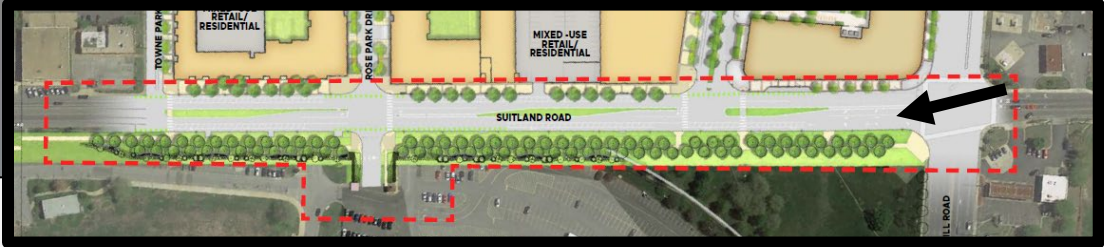
AUGUST 23, 2023

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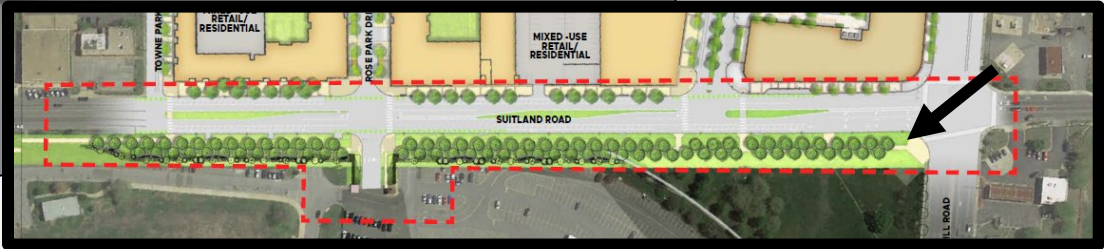
# Proposed Improvements – *New Street Lights*



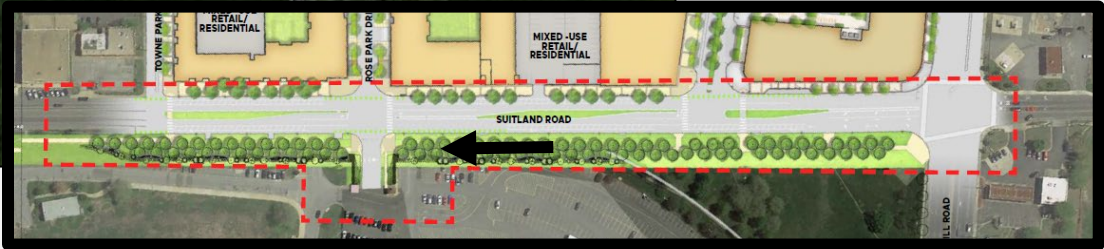
# Project Renderings



# Project Renderings



# Project Renderings



# Project Renderings



# Equity Emphasis Areas

