

(301) 952-3595

September 12, 2013

Jeffrey L. Johnson, MBA, FACHE
Vice President of Corporate Planning
University of Maryland Medical System
8th Floor, Room 8-129
110 S. Paca Street
Baltimore, Maryland 21201

Dear Mr. Johnson:

You have requested zoning information about the site proposed for a new Regional Medical Center (RMC) in Largo, Maryland.

This letter assumes a site area of approximately 26 acres that would be assembled from two properties:

- An 8.49 acre property known as "the Powell Property," owned by Parcel D2, LLC and identified in SDAT records as tax account 1415298; and
- An approximately 17.5-acre portion of property known as "the Boulevard at Capital Centre," owned by Prince George's County Revenue Authority and identified in SDAT records as tax account 3438892.

The entire site area is inside the Priority Funding Area.

Zoning of the site area is expected to change upon District Council approval of the May 2013 Preliminary Largo Town Center Sector Plan and Proposed Sectional Map Amendment (hereinafter "Preliminary Largo Plan/SMA"):

<i>Property</i>	<i>Current Zoning</i>	<i>Proposed Zoning</i>
Powell	M-A-C subject to DDOZ overlay	M-X-T subject to DDOZ overlay
Boulevard at Capital Centre	R-R subject to DDOZ overlay	M-X-T subject to DDOZ overlay

Hospitals are allowed as a special exception use in the R-R zone. Hospitals are not currently permitted in the M-A-C or M-X-T zones. However, to facilitate development of the RMC, we are drafting legislation for the District Council's consideration that amends the zoning ordinance to make the RMC a permitted use in the M-X-T zone at this location.

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The Preliminary Largo Plan/SMA mandates building heights of no more than 14 stories and no less than 8 stories for the site area. Since the RMC anticipates heights of less than 8 stories for some of its elements, we will recommend to the Planning Board that the Preliminary Largo Plan/SMA be amended to provide flexibility. The current schedule for the Largo Sector Plan/SMA is as follows:

Preliminary Largo Plan/SMA Adoption & Approval Schedule

Planning Board Worksession	September 19, 2013
Planning Board Adoption of Preliminary Sector Plan	October 3, 2013
PB Transmittal of Adopted Plan to District Council	October 8, 2013
District Council Worksession	October 22, 2013
District Council Approval of Adopted Plan	November 12, 2013

It is our understanding that you contemplate two permanent helicopter landing pads on the hospital building, and one landing spot in a parking lot that may be used occasionally. The Preliminary Largo Plan/SMA permits helistops that are "accessory to a public institutional use," which would include a facility such as the RMC. Helistops are also a permitted use in the M-X-T zone. Helistops are defined in §27-107.01(a)(116) of the Zoning Ordinance; they may be used for touchdown and liftoff of helicopters, picking up and discharging passengers or cargo, and may include one tie-down space.

Subdivision in accordance with Subtitle 24 of the Prince George's County Code will be required to create new parcel boundaries for the affected land.

The RMC is eligible for treatment as an Expedited Transit-Oriented Development Project under §27-107.01(a)(242.2) and §27-290.01. The conceptual site plan requirement is waived, and the project may proceed directly to detailed site plan. Planning Board and District Council review are subject to strict time limits. Final action must be taken within 125 days of acceptance of a completed application.

If you have additional questions, please contact me or Derick Berlage, Chief of Countywide Planning, at 301-952-4711 or derick.berlage@ppd.mnccppc.org

Sincerely,



Fern V. Piret
Planning Director

cc: Bradford L. Seamon, Chief Administrative Officer, Office of the County Executive
Derick Berlage, Chief, Countywide Planning Division
Vanessa Akins Mosley, Chief, Strategy and Implementation, Planning Director's Office
Alan Hirsch, Chief, Development Review Division