

BUILDING THE FUTURE OF OUR COMMUNITIES

Largo HQ

Join us to learn more

Tuesday, March 1, 2022 *or*
Wednesday, March 2, 2022
6:00 p.m.

REGISTER AT: <https://largoHQ.eventbrite.com>



The Maryland-National Capital Park and Planning Commission (M-NCPPC) is constructing a new headquarters building in Downtown Largo. The building will serve as the primary administrative offices for the Prince George's County Planning Board, the Prince George's County Department of Planning, and the Prince George's County Department of Parks and Recreation. This new state-of-the-art building will provide the necessary space needed as we relocate from Upper Marlboro, Riverdale, and Walker Drive; support the implementation of the General Plan by incentivizing development of Downtown Largo; and provide a new exciting community amenity.

We are committed to providing universal access to all of our events. **Contact Brittney Drakeford, by phone at 240-283-5236 or by email at LargoHQ@ppd.mncppc.org** to



request disability accommodation or translation services. Advance notice is necessary to arrange for some accessibility needs.

A transit-oriented development project that supports more than 800 employees in a state-of-the-art facility.

- **345,000 Square Feet**
- **Retail Space** on the ground floor
- **Indoor Public Meeting Spaces** including a 250-seat auditorium
- **Outdoor Amphitheater** for community events
- **LEED & Fitwel Certified**
- **One-Stop Shop** for key community services provided by M-NCPPC

Project team:

- Maryland Economic Development Corporation, Project Developer
- Grimm + Parker Architects (WBE), Architect
- Century Engineering, Inc. (WBE), Civil Engineer
- James Posey Associates, Inc., Mechanical, Electrical and Plumbing Engineer
- Gilbane, Primary General Contractor
- Warren Builds (MBE), Secondary General Contractor
- Mahan Rykiel Associates, Inc. (MBE/WBE), Landscape Architects
- HDC, Inc., Project Manager

Largo HQ

Frequently Asked Questions

Why is M-NCPPC constructing a new Headquarters Building in Prince George's County?

The Prince George's County Planning Board and Planning Department were asked to relocate from the County Administration Building in Upper Marlboro. Given that the Commission currently operates multiple administrative offices that are dispersed throughout Prince George's County, the decision to create a new headquarters building meant that the agency could bring the vast majority of Prince George's County planning, parks, and recreation administration functions under "one roof" to create new opportunities for collaboration and greater efficiencies in providing services to County residents. The transition of the County Executive and County Council offices to Downtown Largo makes the relocation of M-NCPPC offices to Downtown Largo an ideal fit.

What is the economic impact of Largo HQ?

With approximately 800 Commission employees relocating to the new building, this project will further assist Largo's evolution as an economic hub for Prince George's County. Commission employees will patronize local businesses and County residents will have more convenient access to government services. The project will generate new jobs for County residents both during construction and after opening, as new businesses are anticipated to be located nearby to meet the needs and demands of the new workforce. Recent estimates indicate that the construction of the Largo HQ will lead to the creation of 1,000 additional jobs in Downtown Largo and add approximately \$305 million dollars to the local economy annually.

Why is the new headquarters building being proposed for Downtown Largo?

Downtown Largo is a central location for both County residents and employees needing to do business in Prince George's County. The project site is conveniently located within steps of Largo Metro Station, which has several bus routes and transit lines, and is situated along three major roadways (Interstate 495, MD Route 202, MD Route 214). These multi-modal transportation options will help to reduce traffic and add more pedestrian and street activity to Downtown Largo, while also making the key government services accessible to all Prince Georgians. Moreover, moving the headquarters of the six-time national Gold Medal winner for excellence in parks and recreation management meant that the agency could help activate the redeveloping area with much-needed public spaces for visitors to gather and enjoy programming throughout the year. Finally, locating the new headquarters building in Downtown Largo allows Prince George's County to further its collective community vision established in Plan Prince George's 2035.

How does Largo HQ conform with Plan Prince George's 2035?

The Largo HQ project aligns perfectly with the urban design goals envisioned in Plan Prince George's 2035, the guiding land-use document for Prince George's County. Plan Prince George's 2035 designates Largo as a core "downtown" intended to be an amenity-rich location that catalyzes economic growth and has an urban feel. The plan recommends that the lands immediately around the Largo Metro station feature multi-story offices and housing, mixed-use retail center, and civic center that is fully integrated with multi-modal transportation options. The Largo HQ site is designed as a multi-story, mixed-use building, with retail space. The site incorporates energy-efficient and renewable energy components to further the Commission's and County's goal to develop sustainable communities. Largo HQ uses low-impact development best practices including green infrastructure and native plantings to manage stormwater onsite. Most importantly, Largo HQ integrates a modern urban plaza and defined streetscapes that enhance the aesthetic quality of Downtown Largo and establishes an inviting public realm that is accessible for all.

How is the Largo HQ site being reviewed for development approvals?

The Largo HQ project is being reviewed under the Mandatory Referral process, which is consistent with the development review process that all government entities in the state of Maryland are required to undergo. Mandatory Referral is a review process through which all public sector development projects (from federal, state, and local governments) and public and private utilities are referred to the Planning Board for review. The Commission also is hosting two community meetings on the Largo HQ project to present the project to County residents and stakeholders. Permit approvals will be reviewed by the Department of Permitting Inspections and Enforcement, as is the process for all development projects in Prince George's County.

How do I learn more about Largo HQ?

For additional questions about the Largo HQ project, contact Mr. Michael Stirwalt at LargoHQinfo@medco-corp.com. Questions can also be directed to LargoHQ@ppd.mncppc.org and project materials can be found on the web at LargoHQ.com.

Project Schedule

| Deliverable | Timeframe |
|-----------------------------------|------------------------|
| Community Outreach and Engagement | Ongoing |
| Submit Site Permits | February/March 2022 |
| Finalize design | November/December 2022 |
| Submit for Building Permits | Late 2022/early 2023 |
| Start Construction | Spring 2023 |
| Project Opening | Fall 2025 |