

Mandatory Referral Review

Staff Recommendation: Approve Staff Recommendations

Robert Frost K-8 School
Prince George's County Board of Education
Prince George's County Public School

review by:

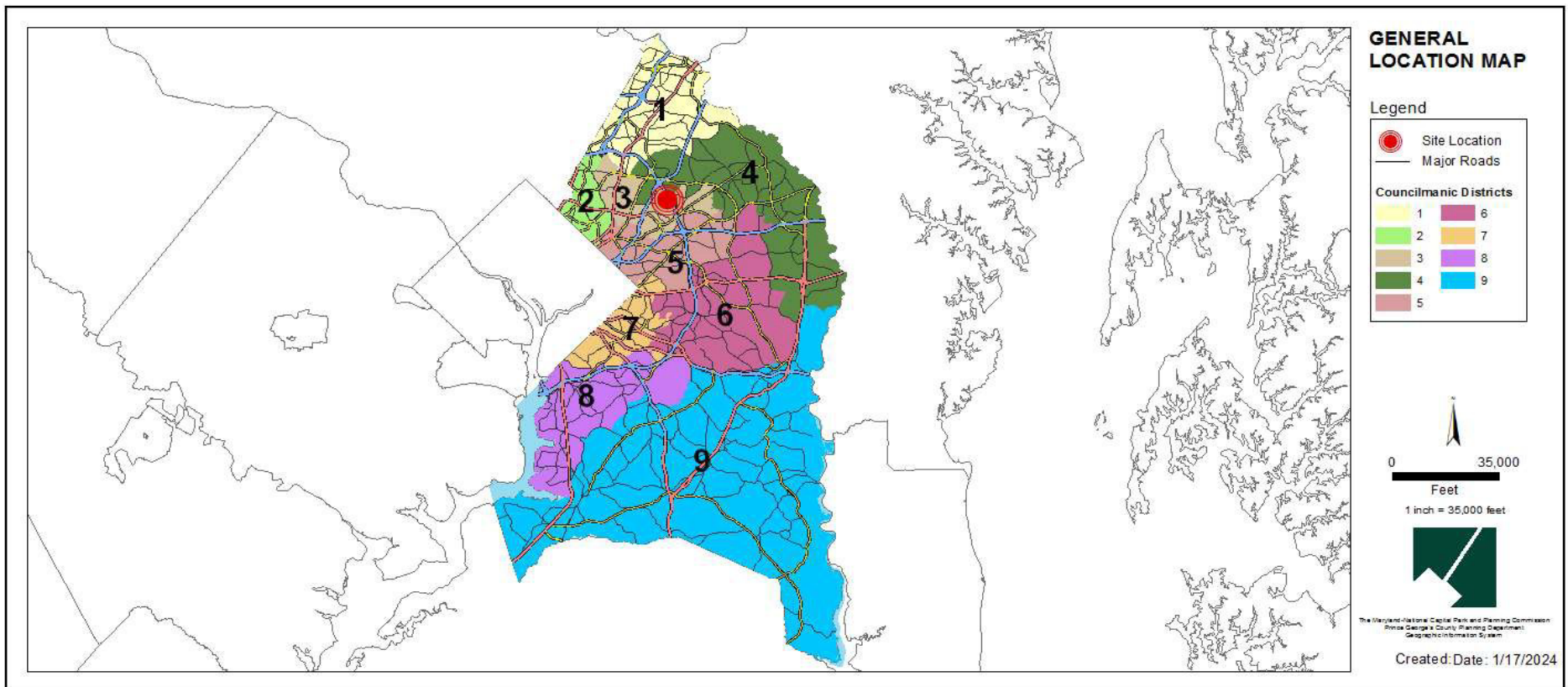
Prince George's County Planning Board

June 13, 2024

GENERAL LOCATION MAP

Council District: 3

Planning Area: 69



SITE VICINITY MAP

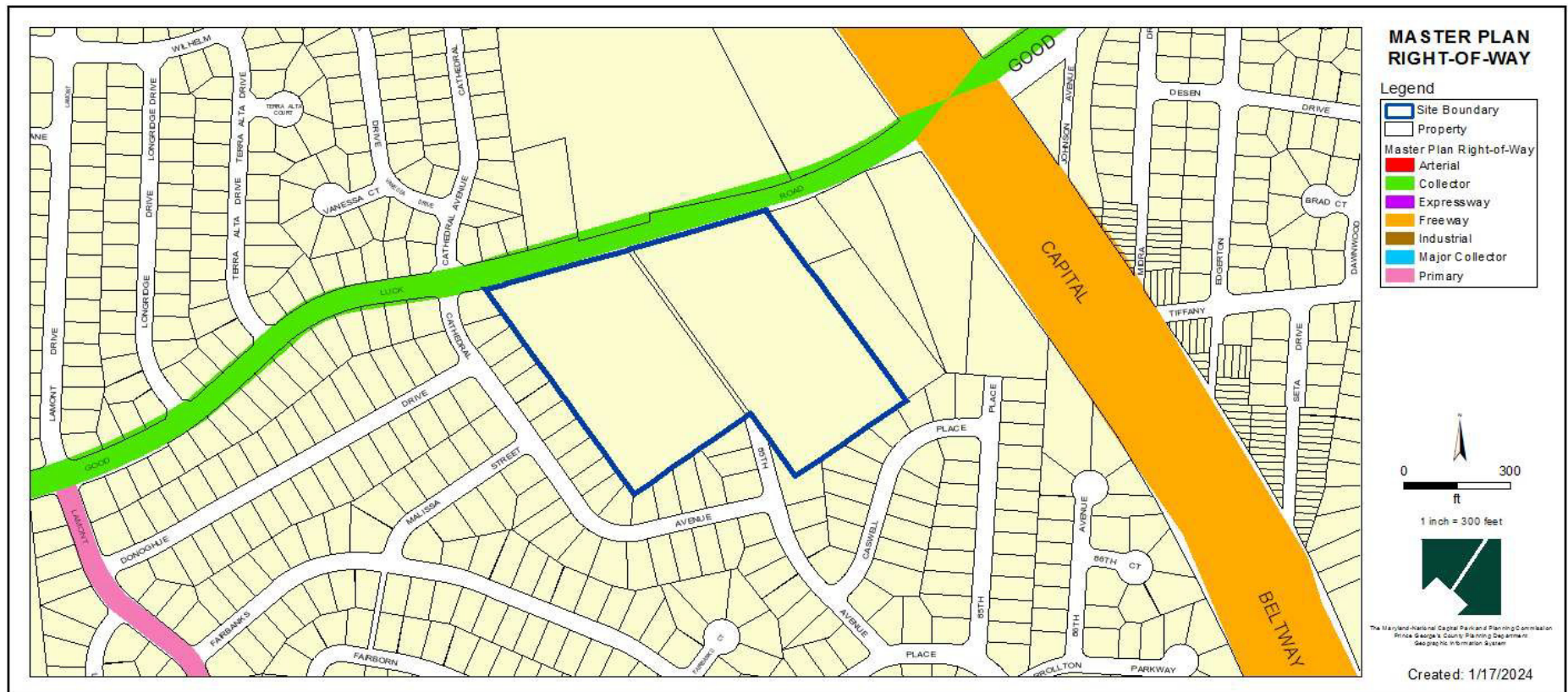


ZONING MAP

Property Zone: RSF-65



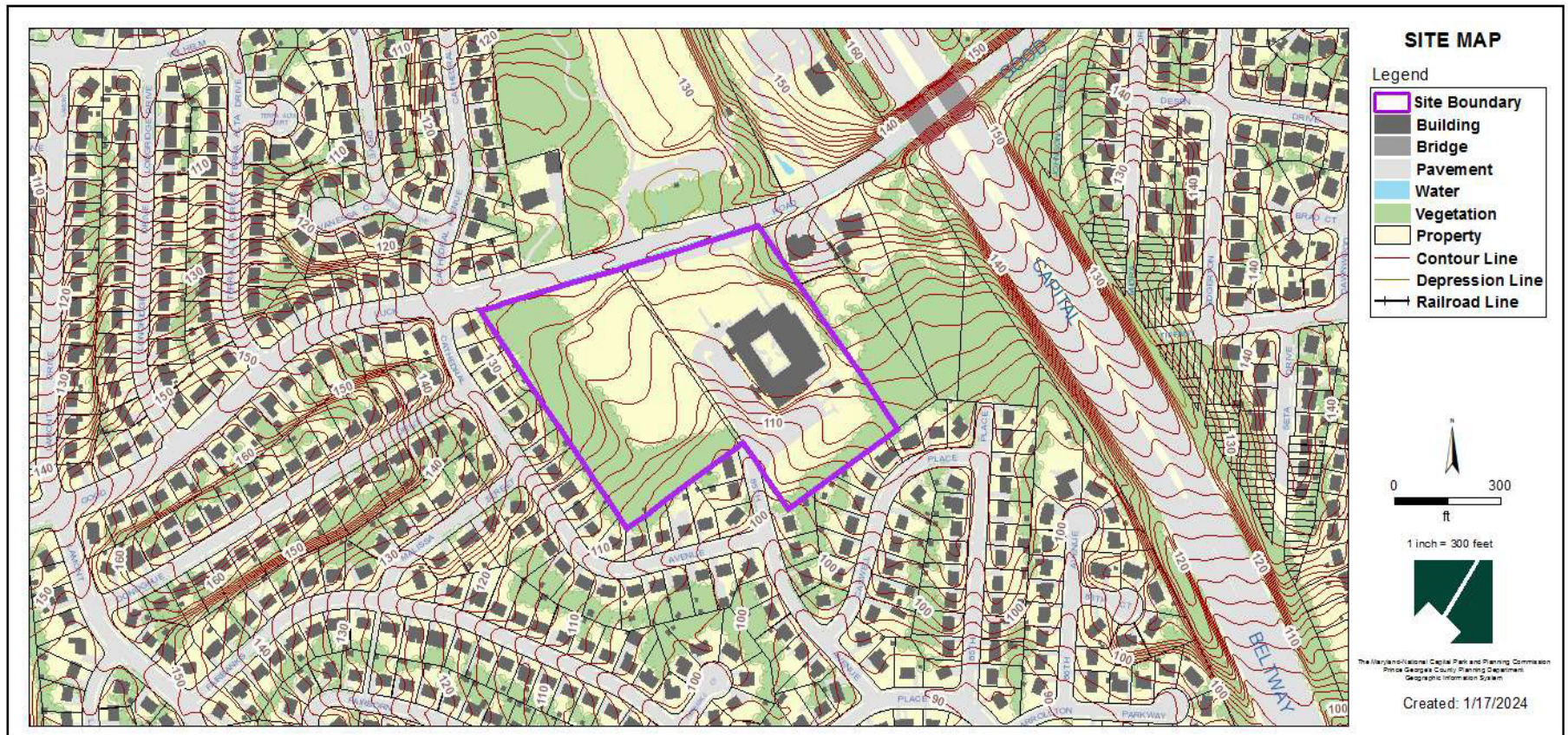
MASTER PLAN RIGHT-OF-WAY



AERIAL VIEW



ENVIRONMENTAL SITE FEATURES



EXISTING SITE CONDITIONS



EXISTING SITE CONDITIONS



SITE PLAN



CIRCULATION PLAN



PLAYGROUND BY GRADES

Pre-K Playground



Primary Playground



LANDSCAPE PLAN



LANDSCAPE: NATIVE PLANTINGS

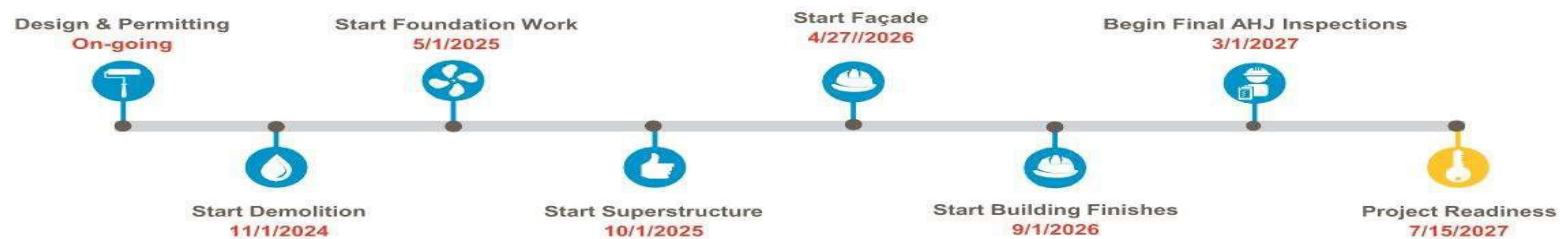


SAMPLE OUTDOOR CLASSROOMS



PROJECT SCHEDULE

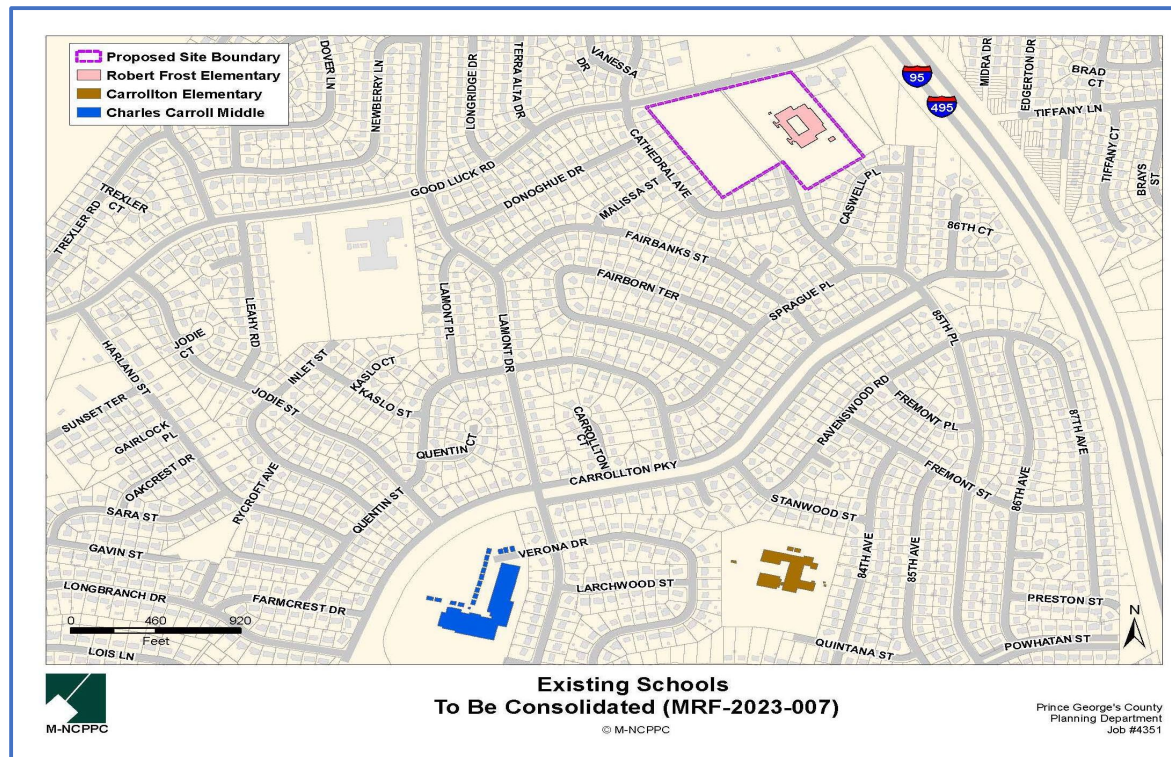
Schedule Overview



Robert Frost K-8

CONSOLIDATION OF TWO SCHOOLS: NEW K-8 SCHOOL

The current Robert Frost School has approximately 266 students; the new replacement school is projected to house approximately 2,000 students consolidating two other existing schools: Charles Carroll Middle School and Carrollton Elementary Schools.



ROBERT FROST K-8 SITE FEATURES

Replacement of the (approximately 42,268 square feet) 1968 school with a new school building of approximately 89,371 square feet facility resulting in the consolidation of two other existing schools featuring:

- New Robert Frost K-8 School of approximately 2,000 students combining two other schools*
- Access Bus Loop entry & exist at Goodluck Road
- Outdoor areas for educational activities
- Hardtop surfaces for recreational activities
- Dedicated multipurpose sports field
- Two parking lots containing approximately 223 surface parking spaces
- Nine ADA spaces and eleven electric vehicle charging (EV)
- Row of inverted U-style bicycle stand

*** Three consolidated Schools:**

Existing Robert Frost Elementary School(266 students); Charles Carroll Middle School (906 students) and Carrollton Elementary School (587 students).

FRONT VIEW OF BUILDING



SECTIONAL VIEW OF THE NEW BUILDING



INTERIOR RENDERINGS



SUSTAINABILITY FEATURES: LEED SILVER MINIMUM DESIGNATION

PGCPS Climate Change Action Plan (CCAP) Priority Sustainability Recommendations:

- Support environmental justice through climate curriculum, training & partnerships
- Reduce carbon footprint from PGCPS buildings
- Commit to renewable energy sources for a net zero emissions future
- Commit to low-carbon school transportation
- Reduce food waste and grow climate-friendly food
- Commit to sustainable materials management and procurement
- Commit to climate-resilient land management

TRAFFIC CONCERNS: GOOD LUCK ROAD/OTHER

- **Good Luck Road and Bus Loop Access:** The report documented excessive queues and delays on the south leg of the bus loop. The bus loop measures under 650 feet and is not sufficient to accommodate entering vehicles during the AM peak period, likely causing the excessive approach delay. Mitigation is required to address the queues and delays.
- **Good Luck Road and School Car Access:** The report documented excessive queues and delays on the south leg of the intersection. It should be noted that this intersection does not have a traffic signal. Mitigation is required to address the queues and delays.
- **Good Luck Road and Cathedral Avenue:** The reports documented excessive queues and delays on the north and south legs of the intersection. Mitigation is required to address the delay on both the north and south legs of the intersection. There is enough pavement width on the south leg to mitigate the excessive Northbound (NB) delays by adding a lane. This can be achieved by restriping the pavement with markings. The applicant should be conditioned to restripe the south leg with pavement markings thereby adding lane NB lane.

RECOMMENDATIONS

- 1) During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution and noise.
- 2) The applicant should provide signage that complies with Section 27-61500 *et seq.* of the Prince George's Zoning Ordinance to ensure compatibility with the surrounding neighborhood.
- 3) The applicant should provide a tree canopy coverage schedule showing 15 percent tree canopy coverage in conformance with the Tree Canopy Coverage Ordinance.
- 4) The applicant should expand the width of the proposed sidewalk along the frontage of the property, Good Luck Road, from 4 feet wide to 10 feet wide; and accommodate a shared-use side path from Cathedral Avenue to the east side of the site.
- 5) The applicant should restripe Good Luck Road, along the frontage of the property, to accommodate two 5-foot-wide bicycle lanes built to appropriate standards by the Prince George's County Department of Public Works & Transportation (DPW&T).

RECOMMENDATIONS CONTINUE

- 6) The applicant should provide three additional thermoplastic ladder crosswalk markings for the site in the following locations: one at the bus drop-off entrance driveway along Good Luck Road, one at the entrance for the main parking lot and vehicular drop-off along Good Luck Road, and one across the entrance to the south side parking lot along the east side of 85th Avenue.
- 7) The applicant should identify and provide additional locations for inverted U-style bicycle racks on the site to accommodate the expected increase in bicycle and pedestrian travel to the site. Example locations include a) near the south side parking lot and the main parking lot; b) between the vehicular drop-off area; and c) the school playground.
- 8) The applicant should consult with the Prince George's County Fire Department to ensure that the width and treatment of the drive aisle leading to the maintenance building for fire and other emergency vehicles is appropriate.
- 9) The applicant should prepare a Transportation Management Plan to address queues and delays at the intersection of Good Luck Road and Cathedral Avenue, the car point, and the bus loop access point.

RECOMMENDATIONS CONTINUE

- 10) The applicant is encouraged to work with the Department of Permitting, Inspection and Enforcement (DPIE) regarding mitigation, to address the queue lengths and delays to avoid speeding and traffic in neighboring residential communities. The M-NCPPC staff are available to coordinate a meeting to discuss options.
- 11) The applicant is encouraged to work with the Department of Public Works & Transportation (DPW&T) regarding their recommendation for a traffic signal analysis at Good Luck / Cathedral Avenue and Good Luck and Car Access. If a signal is not warranted at Good Luck / Cathedral Avenue, install a controlled pedestrian crossing, such as a Regular Rapid Flashing Beacon (RRFB).
- 12) The applicant is encouraged to work with DPW&T regarding their recommendation that PGCPs evaluate staggering dismissal and arrival times for students. The staggered times should be vetted by the school board so that staggered arrivals and dismissals can be implemented.