



The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530

# Detailed Site Plan

## Bishop McNamara High School

**DSP-00013-06**

REQUEST	STAFF RECOMMENDATION
Construction of a 20,655-square-foot addition to the existing school and an increase in student enrollment from 796 to 834.	APPROVAL with conditions

<b>Location:</b> On the north side of Marlboro Pike, approximately 830 feet west of its intersection with Whitney Place.	
Gross Acreage:	14.53
Zone:	R-55, C-S-C, M-I-O
Dwelling Units:	N/A
Gross Floor Area:	126,775 sq. ft.
Planning Area:	75A
Council District:	06
Election District:	06
Municipality:	N/A
200-Scale Base Map:	204SE06
<b>Applicant/Address:</b> Roman Catholic Archdiocese of Washington P.O. Box 29260 Washington, DC 20117	
<b>Staff Reviewer:</b> Jonathan Bush <b>Phone Number:</b> 301-780-2458 <b>Email:</b> Jonathan.Bush@ppd.mncppc.org	



Planning Board Date:	12/05/19
Planning Board Action Limit:	12/06/19
Staff Report Date:	11/19/19
Date Accepted:	09/27/19
Informational Mailing:	12/06/18
Acceptance Mailing:	09/13/19
Sign Posting Deadline:	11/05/19

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-00013-06  
Type II Tree Conservation Plan TCPH-094-00-03  
Bishop McNamara High School

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

**EVALUATION CRITERIA**

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the One-Family Detached Residential, Commercial Shopping Center, and Military Installation Overlay Zones, and the site design guidelines;
- b. The requirements of Detailed Site Plan DSP-00013, and its amendments;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland Conservation Ordinance and Tree Preservation Policy;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

**FINDINGS**

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application proposes construction of a 20,655-square-foot science/classroom addition to the existing school building and an increase in student enrollment from 796 to 834.

**2. Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-55/C-S-C/M-I-O	R-55/C-S-C/M-I-O
Use	Private School	Private School
Total Acreage	14.53	14.53
R-55 Zone	14.22	14.22
C-S-C Zone	0.31	0.31
Gross Floor Area (square feet)	106,120	126,775

<b>PARKING REQUIREMENTS</b>		
Private School	Number of Spaces Required	Number of Spaces Provided
Below 10th grade (1 space/6 students) 234 students	39	169
10th grade and above (1 space/3 students) 600 students	200	
Subtotal	239 (of which 7 are handicap-accessible)	169 (of which 8 are handicap-accessible)
Offsite Parking	0	70*
Total Parking	239	239

<b>LOADING REQUIREMENTS</b>		
Private School	Number of Spaces Required	Number of Spaces Provided
	2	2

**Note:** \*The applicant has a legal arrangement with Mount Calvary, the adjacent property owner, which provides 70 off-site parking spaces within 500 feet of the subject property, which assures permanent availability of the parking lot demonstrating conformance to Section 27-573 of the Zoning Ordinance.

3. **Location:** The subject property is known as Tax Map 81, Grid D3, located on the north side of Marlboro Pike, approximately 830 feet west of its intersection with Whitney Place, in Planning Area 75A and Council District 6.
4. **Surrounding Uses:** The subject property is bounded to the north by single-family dwellings in the One-Family Detached Residential (R-55) Zone, to the west by a church and private school in the R-55 Zone, to the east by single-family dwellings in the R-55 Zone and Commercial Shopping Center (C-S-C) Zone, and to the south by Marlboro Pike with condominiums in the Multifamily Medium Density Residential-Condominium Zone beyond.
5. **Previous Approvals:** The subject property has several regulatory approvals and entitlements, as follows:

Detailed Site Plan DSP-00013 was approved by the Prince George's County Planning Board (PGCPB Resolution No. 01-44) on March 8, 2001 for the addition of a fine arts and athletic center, subject to one condition. Alternative Compliance AC-00047 was approved concurrently with the DSP for relief from Section 4.7, Buffering Incompatible Uses, of the 1990 *Prince George's County Landscape Manual* (Landscape Manual), along the eastern property line.

Departure from Design Standards DDS-519 was approved on April 13, 2001 for a departure from Section 27-579(b) regarding the 50-foot setback of loading spaces from residentially zoned land.

DSP-00013-01, and Type II Tree Conservation Plan, TCPII-94-00-01, was approved by the Planning Director on March 19, 2008 for the addition of an awning at the chapel and main entrance, and the addition of a library, bookstore, and guidance counseling center.

AC-13011 was approved by the Planning Director on August 23, 2013 for relief from Section 4.7 of the Landscape Manual, along the southeastern property line.

DSP-00013-02 was approved by the Planning Director on August 30, 2013 for the addition of a temporary classroom building, and for modifying and adding signage and a scoreboard.

DSP-00013-03 and TCPII-94-00-02 was approved by the Planning Director on March 2, 2017 for a 3,740-square-foot addition to the cafeteria, an increase in student enrollment to 796 students, and to add 0.32 acre to the DSP. AC-13011-01 was approved by the Planning Director concurrently for relief from Section 4.7 of the Landscape Manual, along the eastern property line.

DSP-00013-05 was approved by the Planning Director on October 20, 2017, for the addition of an exterior stairwell on the southeast corner of the existing school building for emergency egress.

Stormwater Management (SWM) Concept Plan 37844-2018 was approved on March 6, 2019 by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

6. **Design Features:** The subject DSP proposes construction of a 20,655-square-foot science/classroom building known as the La Reine Science and Innovation Center. The application also includes an increase in student enrollment from 796 to 834, as well as associated site improvements, including landscaping and four SWM facilities. The subject property is irregular in shape and constrained by Marlboro Pike on its southern boundary and Whitney Place on its eastern boundary. Standard sidewalks are proposed and provide connectivity on-site and to Marlboro Pike. An existing one-way access driveway runs along the western portion of the site connecting to Marlboro Pike. The site is also accessible via a driveway at the intersection of Whitney Avenue and Whitney Place.

The subject application proposes an outdoor courtyard situated between the existing school building and the proposed La Reine Science and Innovation Center science/classroom building. Multipurpose in function, the plan aptly names it the Legacy Courtyard, and pays tribute to the Bernardine Sisters and the Brothers of Holy Cross. It will feature a fountain,

reflecting pool, contemplative garden, and outdoor commons for experiential student learning. Decorative walls and fencing enclose the space for student safety. The courtyard is proposed to replace the existing 22-foot-wide circular driveway in front of the school.

### **Architecture**

The applicant introduces a high-quality building typology in varied materials displaying weight, light, and gravity. The applicant has chosen to use materials more subtle in manner along the northern elevation, which faces the existing school.

At a building height of approximately 18 feet, the northern elevation features tan-colored, high-density masonry units, and a glass curtainwall system at the north entrance, allowing natural light to permeate the space. The north entrance is inset from the building line and punctuates this elevation with the top of the roof coping at approximately 25 feet in height.

The southern elevation faces Marlboro Pike and features flush seam metal panels in a vertical articulation suspended slightly above grade. Metal letters are situated above the structure featuring the school's name, and an 8-foot-high ornamental metal fence extends from the building and connects in an L-shaped pattern to the existing school building. Spandrel glass windows vary in size, permitting southern light exposure and enhancing learning. High-density masonry units can also be found along this elevation, physically grounding the structure and uniting the mix of materials.

The eastern elevation of the proposed La Reine Science and Innovation Center science/classroom building is interior to the site and faces the western elevation of the existing school building. As this elevation is concealed from public views, the applicant chose to use flush seam panels in a vertical fashion, and the high-density masonry provides harmony with the existing architecture.

The western elevation, which faces the adjacent church and school property, is visually striking in appearance. The structure is set back from the one-way private driveway with the entrance inset and comprised of a vertical curtainwall system flanked by a circular structure, which includes horizontal corrugated metal panels with vertical beams and a fiberglass spire on top. This typology visually relays interest to the applicant's proposal of an innovative science/classroom building. This entrance serves as the western entrance to the proposed building for students who rely on a vehicular mode of transportation. The northernmost portion of this elevation also uses high-density masonry units, again uniting the architecture.

Adjacent to the western elevation is a 22-foot-wide semicircular driveway, consisting of stamped pigmented concrete pavers, that also provides six parallel parking spaces. The courtyard's main entrance is situated along the western side of the property north of the proposed science/classroom building and south of the existing school building. The main entrance to the outdoor courtyard is proposed in the center of the courtyard. Staff recommends approval of the architecture as proposed.

### **Signage**

The site features building-mounted signs that do not demonstrate conformance with Section 27-617 of the Zoning Ordinance. Section 27-617(a)(4)(5) regulates the type and quantity of signs allowed for an institutional use in the R-55 and C-S-C Zones. Staff notes that the application provides illustrative detail relative to sign location and proposes

building-mounted signs on the northern, southern, and western elevations. Should the applicant wish to retain the signs as proposed, a departure from sign design standards would be required. Staff also notes that the application is deficient in providing sign details and a data table, therefore a condition has been included in the Recommendation section of this report to include sign details demonstrating conformance to the Zoning Ordinance.

### **Lighting**

This DSP proposes durable die-cast aluminum, pole-mounted lighting throughout the site to illuminate the driveways, parking areas, and open spaces on the site. A photometric plan was submitted with this application and reflects adequate lighting throughout the site and demonstrates that the proposed lighting will not spillover onto adjacent neighboring properties. The submitted photometric plan shows that there is adequate lighting for users on-site and staff recommends approval of the lighting, as proposed.

## **COMPLIANCE WITH EVALUATION CRITERIA**

**7. Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-55 and C-S-C Zones and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-441 of the Zoning Ordinance, which governs uses in the R-55 Zone. The existing private school is a permitted use in the R-55 Zone.
- b. Regulations in Section 27-442 of the Zoning Ordinance for the R-55 Zone concerning density, building height, net lot area, lot coverage and green area, lot width, frontage, yards, site access, and other requirements are reflected on the site plan.
- c. Regulations in Section 27-443 of the Zoning Ordinance, concerning additional requirements for specific uses of private schools specifically regarding acreage size, frontage, vehicular access, and outdoor playground/activity areas are reflected on the site plan.

The applicant is proposing to increase student enrollment from 796 students to 834 students. The total number of students proposed through this amendment are within the maximum enrollment permitted on this site, which totals to 14.53 acres. In addition, sufficient outdoor playground or activity area is provided to meet the 100 square feet of usable space per student requirement. Staff approves the increase in enrollment, as proposed.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, pedestrian access is provided into the site from the right-of-way, and the subject application employs a variety of architectural features and designs such as roofline, window treatments, projections, colors, and materials that is in keeping with the character and purpose of the existing institutional use.

- e. The subject property is located within the Military Installation Overlay (M-I-O) Zone, Conical Surface E (7:1) Left Runway, Area Label: E. The maximum height for structures in this area is more than 150 feet and the proposed building only reaches 25 feet in height. Therefore, the DSP is in conformance with the M-I-O Zone requirements.
8. **Detailed Site Plan DSP-00013, and its amendments:** DSP-00013, for the addition of a fine arts and athletic center to the existing private school, was approved by the Planning Board (PGCPB Resolution No. 01-44) on March 8, 2001, subject to one condition. None of the conditions are specifically applicable to the review of this DSP. All of the subsequent amendments were reviewed at the Planning Director level and contain no conditions.
9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules, although staff would note that the landscape plan was deficient in demonstrating conformance to Section 4.2 and Section 4.9, specifically with reflecting the correct linear feet, number of plants required, and number of trees provided. Therefore, a condition has been included in the Recommendation section of this report to revise the landscape schedules.
10. **1991 Prince George's County Woodland Conservation Ordinance (WCO) and Tree Preservation Policy:** This site is subject to the provisions of the WCO because the site has a TCPII first approved in 2001.
- The site has an overall woodland conservation threshold of 19.88 percent, or 2.76 acres, but because there was only 1.0 acre of woodland on-site in 2001 when the original TCPII was approved, the woodland conservation requirement for the site was reduced to 1.00 acre, the amount of existing woodlands. The revised TCPII proposes to meet the woodland conservation requirement for the site through 0.56 acre of on-site preservation and 0.44 acre of on-site afforestation/reforestation.
- With approval of TCPII-094-00-02, which was associated with DSP-00013-05, the TCPII was revised to relocate 0.04 acre of afforestation/reforestation to Parcel 150. Prior to certification of the current application, and approval of the revised TCPII, a certification for the afforestation area located on Parcel 150 shall be prepared by a qualified professional and submitted to the Environmental Planning Section to determine if bonding at time of permitting is necessary to ensure implementation. Minor TCPII revisions are required prior to certification, therefore, conditions have been included in the Recommendation section of this report.
11. **Prince eorge's County Tree Canopy Coverage Ordinance :** The site is subject to the Tree Canopy Coverage Ordinance, which specifies that 15 percent of the R-55-zoned and 10 percent of the C-S-C-zoned property is to be covered in tree canopy. The overall site area measures 14.53 acres, requiring 2.16 acres, or 94,264 square feet, of the site to be covered in tree canopy. The appropriate schedule has been provided on the plan demonstrating conformance to these requirements with existing woodlands, trees, and proposed trees.



**12. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

- a. **Community Planning**—In a memorandum dated November 4, 2019 (Tariq to Bush), incorporated herein by reference, the Community Planning Division concluded that, pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application. The 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* recommends institutional land uses on the subject property. Staff also noted that the subject site is located in the Established Communities growth policy area. The vision for the Established Communities area is most appropriate for context-sensitive infill and low- to medium-density development.
- b. **Transportation Planning**—In a memorandum dated November 1, 2019 (Thompson to Bush), incorporated herein by reference, the Transportation Planning Section evaluated the application and determined that access and circulation are deemed acceptable. Staff noted that Marlboro Pike is a master plan collector facility with a proposed right-of-way of 80 to 100 feet and two to four lanes. Right-of-way has been previously dedicated, and no additional dedication is required. Staff concluded that, from the standpoint of transportation, the plan is acceptable and meets all applicable regulations.
- c. **Subdivision Review**—In a memorandum dated November 4, 2019 (Turnquest to Bush), incorporated herein by reference, the Subdivision Review Section noted that pursuant to Section 24-111(c)(4) of the Subdivision Regulations, the development of the parcel recorded in Plat Book 47-66 is exempt from the requirement of filing a preliminary plan of subdivision (PPS) if more than 10 percent of the site was developed pursuant to building permits issued prior to 1992. Based on prior reviews of the subject site, and as contained in the findings of PGCPB Resolution No. 01-44 for DSP-00013, the subject parcel recorded in Plat Book 47-66 meets this exemption and, therefore, is not required to be resubdivided.

Staff also noted that Parcel 150 was acquired by the applicant in 2015 and added to the DSP in 2017. Although expansion is not proposed onto this parcel as part of this application, the total gross floor area on Parcel 150 shall not exceed 5,000 square feet, or a new PPS will be required, in accordance with Section 24-107 of the Subdivision Regulations.
- d. **Trails**—In a memorandum dated November 5, 2019 (Smith to Bush), incorporated herein by reference, the Transportation Planning Section evaluated the application for conformance with the 2009 *Approved Marlboro Pike Master Plan and adopted sectional map amendment* (area master plan) to provide the appropriate pedestrian and bicycle transportation recommendations. Staff noted the site is identified within a boulevard section along the Marlboro Pike corridor. The existing sidewalk, and landscaped pedestrian buffers along the frontage of Marlboro Pike fulfill the intent of the policy. As the subject application will increase the student enrollment and trips on the site, bicycle parking is recommended to accommodate non-motorized access to the proposed science building. A crosswalk is located at the site's entrance along Marlboro Pike. The site is served by Prince George's County and the Washington Metropolitan Area Transit Authority (WMATA) bus routes, which

feature various stops along Marlboro Pike, in vicinity of the subject property. Staff recommends the crosswalk be re-striped at the site's entrance, unless modified by the operating and permitting agencies, to enhance connectivity to nearby facilities and properties. Trails-related conditions are included in the Recommendation section of this report.

- e. **Environmental Planning**—In a memorandum dated November 4, 2019 (Finch to Bush), incorporated herein by reference, the Environmental Planning Section evaluated all previous approvals and concluded that Natural Resources Inventory NRI-134-12-01, submitted with this application, was deficient in reflecting the appropriate acreage of 14.53 acres, but was properly noted on the DSP and TCPII. Therefore, a condition has been included in the Recommendation Section of this report requesting a revised natural resources inventory-equivalency letter. Staff also noted that the site has an approved SWM Concept Letter 37844-2018-0 and associated plan that is in conformance with the current code and valid until March 6, 2022.

#### **Preservation of Regulated Environmental Features/Primary Management Area (PMA)**

Staff also evaluated the preservation of regulated environmental features and PMA impacts and determined that there are no regulated environmental features or PMA located on the site.

#### **Soils**

According to available information, no Marlboro clay or soils containing Christiana complexes are mapped on this property. DPIE may require additional testing to address development on this previously developed and disturbed site.

Staff recommends approval of the DSP and TCPII, subject to technical conditions, which have been included in the Recommendation section of this report.

- f. **Permit Review**—In a memorandum dated October 18, 2019 (Bartlett to Bush), incorporated herein by reference, the Permit Review Section requested revision to the plan relative to building dimensions and height, detail worksheets, and revisions to the Landscape Schedules, specifically Sections 4.2 and Section 4.9. In addition, staff noted that the parking agreement between the applicant and Mount Calvary did not include the recording instrument to demonstrate its legality. Therefore, a condition has been provided in the Recommendation section of this report.
- g. **Prince George's County Fire/EMS Department**—At the time of this writing, staff did not receive comments regarding the subject project from the Fire/EMS Department.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 18, 2019 (Giles to Bush), incorporated herein by reference, DPIE offered that the proposed development is consistent with Site Development Concept Plan 37844-2018 dated March 6, 2019 and valid until March 6, 2022. DPIE had no objection to the subject application and provided additional comments to the applicant that will be addressed through their separate permitting processes.

- i. **Prince George's County Police Department**—At the time of this writing, staff did not receive comments regarding the subject project from the Police Department.
  - j. **Prince George's County Health Department**—In a memorandum dated October 15, 2019 (Adepoju to Bush), incorporated herein by reference, the Health Department offered that during the construction process, no dust should be allowed to spillover onto adjacent properties and the applicant will be required to demonstrate conformance to the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. Staff acknowledges that a note regarding this issue has been placed on the plan.
  - k. **Maryland State Highway Administration (SHA)**—At the time of this writing, staff did not receive comments regarding the subject project from SHA.
  - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of this writing, staff did not receive comments regarding the subject project from WSSC.
  - m. **Verizon**—At the time of this writing, staff did not receive comments regarding the subject project from Verizon.
  - n. **Potomac Electric Power Company (PEPCO)**—At the time of this writing, staff did not receive comments regarding the subject project from PEPCO.
  - o. **Washington Metropolitan Area Transit Authority (WMATA)**—At the time of this writing, staff did not receive comments regarding the subject project from WMATA.
13. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
  14. As required by Section 27-285(b)(4), for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations, as this property does not contain any regulated environmental features.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-00013-06 and Type II Tree Conservation Plan TCPH-094-00-03 for Bishop McNamara High School, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan or provide the specified documentation, as follows:

- a. Revise the plan to include a sign detail and data table demonstrating conformance to the Zoning Ordinance.
  - b. Provide building dimensions and building height on the site plan (sheet 4 of 11). Draw in the outline of the various sections and label the different heights.
  - c. Correctly label all fences, gates, walls, stairs, signs, and other site improvements on sheet 4 of 11, and properly identify where their detail can be found.
  - d. Correctly illustrate the height of the fence at the east egress.
  - e. Revise Section 4.2 and Section 4.9 landscape schedules to reflect the correct linear feet, number of plants required, and number of trees provided.
  - f. Provide a bicycle rack accommodating a minimum of ten bicycles at a location convenient to the building entrance.
  - g. Provide the parking agreement between the applicant and Mount Calvary and include the recording instrument to demonstrate its legality.
2. Prior to certification, the Type II tree conservation plan (TCPII) shall be revised or provide the specified documentation, as follows:
- a. Type in all prior approvals on the approval block.
  - b. Add a signed Owner's Awareness Certificate to the cover sheet.
  - c. Have the revised TCPII signed and dated by the qualified professional who prepared it.
  - d. Submit an approved, revised natural resources inventory-equivalency letter with the corrected area for the application.
  - e. Submit a reforestation certification prepared by a qualified professional to document the status of the 0.04 acre of afforestation/reforestation shown on Parcel 150. This information shall be used to determine woodland conservation bonding requirements at time of permitting.
3. Prior to issuance of a building permit, the applicant and the applicant's heirs, successors and/or assignees shall re-stripe the crosswalk across Marlboro Pike at the site's entrance, unless modified with written documentation by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.