

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Countywide Planning Division
301-952-3650



Note: Staff reports can be accessed at http://www.pgplanning.org/Planning_Home.htm

Mandatory Referral

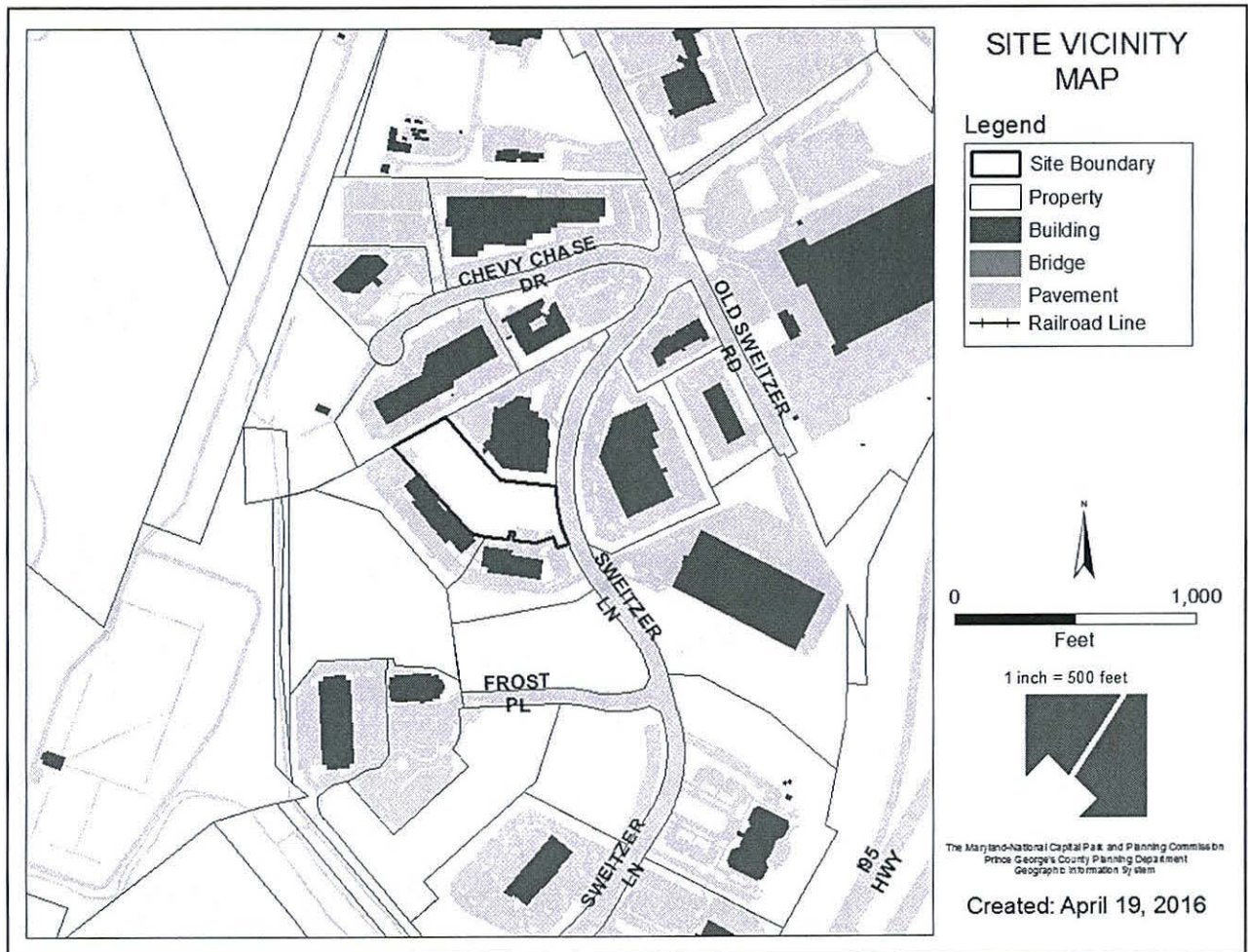
MR-1609F

Application	General Data	
Project Name: Chesapeake Lighthouse Foundation – Proposed Public Charter High School Location: 14750-B Sweitzer Lane, Laurel, MD 20707 Applicant/Address: Chesapeake Lighthouse Foundation 6151 Chevy Chase Drive, Laurel, MD 20785 Property Owner: Chesapeake Educational Services, LLC	Planning Board Hearing Date:	07/7/16
	Date Accepted:	05/17/16
	Mandatory Action Timeframe:	Beyond 60-Day Review
	Acreage:	3.97 acres
	Zone:	I-3
	Planning Area:	66
	General Plan Tier:	Established Communities
	Council District:	District 1
	Adjacent Municipality:	City of Laurel

Purpose of Application	Notice Date
Construct a three-story (78,210 square foot) public charter high school facility in the Maryland 95 Corporate Park. The new school will house approximately 500 students (9 th through 12 th) grades starting in 2017.	Acceptance Mailing: May 26, 2016

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Mr. Hakki Karaman, General Manager Chesapeake Educational Services, LLC 6151 Chevy Chase Drive, Laurel, MD 20707	Christine A. Osei, Project Manager
	Phone Number: 301-952-3313
	Email: Christine.Osei@ppd.mncppc.org

Map 1 - Project Site



MR-1609F Staff Report – Chesapeake Educational Services, LLC

Proposed Public Charter High School- CMIT North

PROJECT BACKGROUND

The Land Use Article §20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral (MR) review process. The charter school application is being reviewed as part of the MR review process pursuant to Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance. Though the proposed charter school property is not owned by the Board of Education (BOE), the use of the educational facility as a public charter school must be approved by BOE, and the public body may not authorize its use as a charter school unless it is referred to and approved by The Maryland-National Capital Park and Planning Commission.

PROJECT SUMMARY

Pursuant to Title 9, Maryland Public Charter School Program, Sections 9-101-112 of the Education Article of the Maryland Annotated Code, the applicant Chesapeake Lighthouse Foundation (CLF) has entered into an agreement with the Prince George's County Board of Education to construct a public charter high school– Chesapeake Math and Information Technology North Campus (CMIT) for the 2017-2018 school year. At full capacity the total student population will be 500 students as mandated by the charter agreement with the Prince George's County Board of Education. The operation costs will be fully funded by the Prince George's County Board of Education; however, the construction and land acquisition costs are covered by CLF.

The project site is within the Maryland 95 Corporate Park in the I-3 Zone located at 14750-B Sweitzer Lane, Laurel, MD.

The proposed three-story 78,210 square-foot building is to initially house existing high school students who are currently attending CMIT North Middle/High School at 6100 Frost Place, Laurel, MD. Approximately 234 students in grades 9th through 11th will be relocated to the new school. The existing school will be fully dedicated to middle school students. The new high school building will have a maximum capacity of 500 students and will contain approximately 40 classrooms with several specifically dedicated to sciences, art, music and robotics. An 8,400-square-foot gymnasium is also proposed. Enrollment will include approximately 125 students per grade. A total of 74 parking spaces will be provided on-site with an additional 93 spaces available for special events at the adjacent middle school. The applicant has provided a Leadership in Energy and Environmental Design (LEED) scoring checklist and although they are not intending to pursue certification at this time, the new building will incorporate materials and techniques that are, at a minimum, commensurate with LEED Silver certification.

STAFF RECOMMENDATIONS:

After a careful review of the proposed project, staff makes the following recommendations:

- The play area should be fenced and adequately protected from vehicular parking and circulation.
- Shade trees should be installed along the southeast perimeter of the outdoor play area to provide some relief from the sun. Seating should be provided for students and guests along the perimeter of the play area.
- A sidewalk connection from the school to the play area should be provided to ensure safe access.
- The loading space and trash enclosure should be screened from public view.

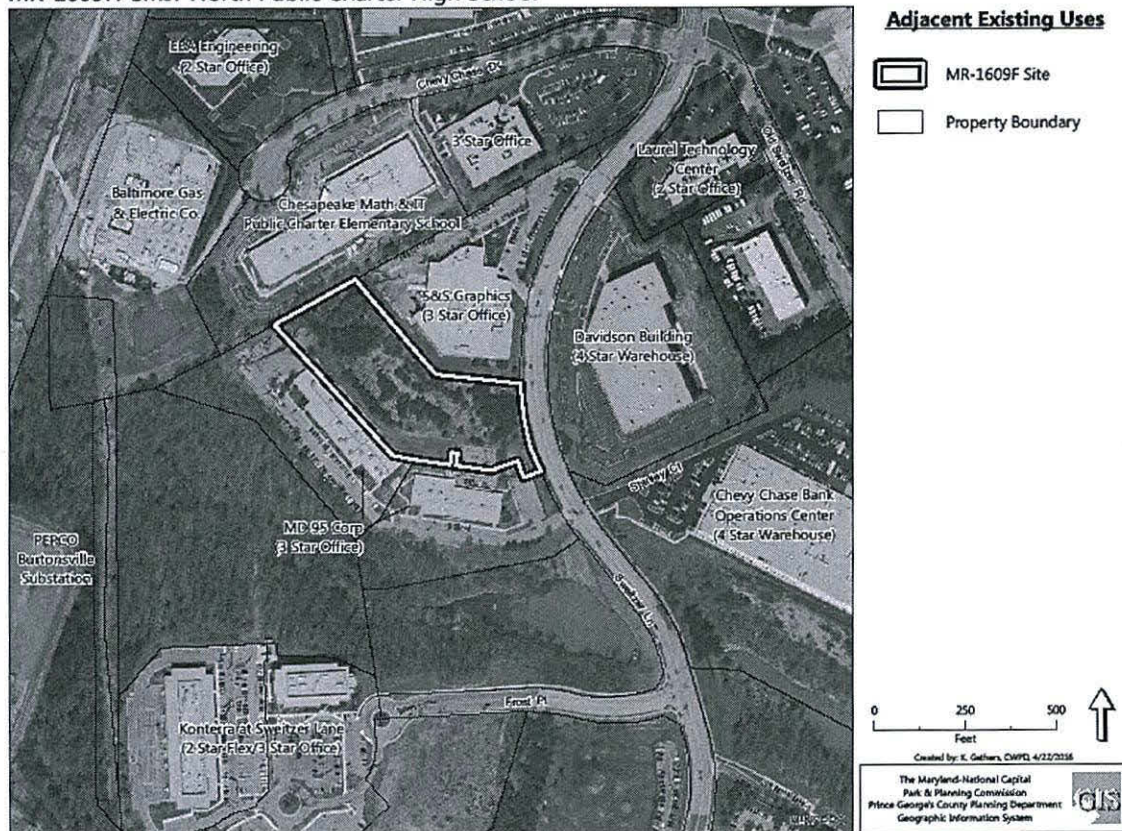
- The loading space should not be utilized during peak A.M. and P.M. school hours to avoid conflicts with passenger vehicles.
- The applicant should consider providing an indoor or outdoor educational exhibit relating to the green building techniques utilized in the construction of the building.
- Chesapeake Lighthouse Foundation should also request Mandatory Referral review of the design and construction of the proposed 14,375 square foot outdoor play area shown on the site plan.
- Prior to the issuance of any grading permits, a revision to the approved NRI will be required to include PT Lot 15.
- A Type 2 Tree Conservation Plan approved by the Environmental Planning Section will be required prior to the issuance of any grading permits. The plan submitted proposes to preserve woodlands along the western boundary of PT Lot 15; however, a detailed review of the TCP2 with the NRI is needed. These woodlands are adjacent to existing protected woodlands.
- It should be noted that due to the presence of Christiana soils, the Department of Permitting, Inspections and Enforcement (DPIE) may require a geotechnical report at time of permit review.

PROJECT LOCATION

The project site is within the Maryland 95 Corporate Park in the I-3 Zone located at 14750-B Sweitzer Lane, Laurel, MD, on a vacant 3.97-acre tract within the Maryland 95 Corporate Park, less than a mile from an existing Laurel Elementary Public Charter School (450 students– kindergarten through 5th grade). The site is surrounded by various other uses, such as a Dry-cleaning Laundry Institute, American Institute of Ultrasound Medicine, and various warehouse buildings. The subject property is located east of Sweitzer Lane, south of Chevy Chase Drive, north of Konterra Drive and west of Old Gunpowder Road, with frontage on Sweitzer Lane. Access to the site is via Sweitzer Lane, which has a right-of-way width of 80 feet. See map 1 below.

Map 1 – Proposed Laurel Elementary Public Charter School – Maryland 95 Corporate Park

MR-1609F: CMIT North Public Charter High School



PROJECT DESCRIPTION AND LOGISTICS

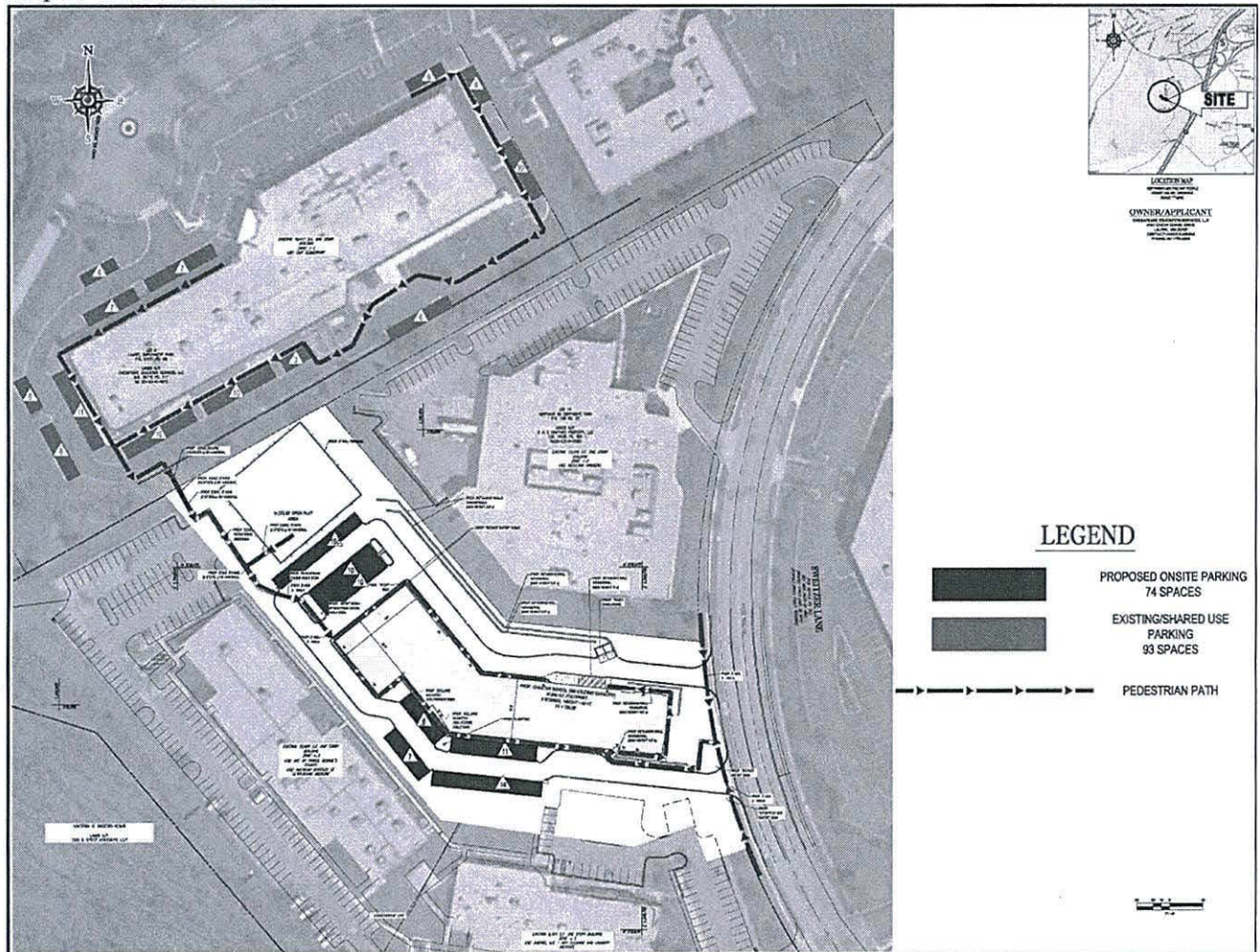
The proposed public charter high school is to relocate 234 students from an existing middle/high school at 6100 Frost Place and attract an additional 266 students to meet the 500 student population agreed by the applicant and the Prince George's County Board of Education by 2017.

1. **Building Entrance & Security:** The main entrance for the school is located on the south elevation of the building immediately adjacent to accessible parking spaces. It will be the entry point for all teachers and administrative staff as well as any visitors. During normal school hours, the main entry door will be controlled with a door buzzer.

Students will enter and exit the building near the cafeteria at the drop-off/pick-up point to allow for adequate circulation for cars. See circulation site plan. Outdoor cameras will be installed on the exterior perimeter walls of the building positioned to provide maximum coverage of the entire building exterior.

Additional exterior cameras may be located in the parking lot and in landscaping areas to provide additional coverage of the school grounds as required.

Map 2: Circulation Plan



2. **General Building Guidelines/Permitting:** The entire project shall be accessible to all individuals with disabilities including sight, hearing, and mobility impairment. Applicant will secure building and stormwater management permits from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

3. **Building Construction:** The three-story building will be constructed utilizing a conventional steel frame structure with concrete slab on grade for the first floor and concrete on metal deck for the second and third floors. The building structure shall be designed to meet Risk Category III for lateral loads and seismic design.

4. The exterior walls of the building will be masonry veneer on predominately cold formed metal framing with both continuous and batt insulation. A minimum of R-13 cavity insulation will be provided along with R-9.5 continuous insulation at the air space. The roof will be a fully adhered system installed over rigid insulation of a minimum R-Value of 30. The roof shall have sufficient pitch and drains to assure that rainwater will not accumulate. Internal roof drains connected to the stormwater management system along with overflow roof drains that discharge visually at the exterior of the building will be provided. All Remote Terminal Units (RTU) shall be screened from view. Screens shall be metal panel mounted to a structural frame work supported on posts coming from the roof framing below.

The main building entrance doors will incorporate glass with sidelights and transoms to create an inviting entry. Other exterior doors that are for egress or service only will be painted insulated metal doors. Vision panels will be provided in egress doors as appropriate to allow for natural daylight into corridors or other student areas. The perimeter of the building will incorporate windows to allow natural daylight into all instructional areas.

Blinds or shades will be incorporated to allow for dimming control by the instructor. Clerestory windows with metal mesh guards will be provided on exterior walls of the gymnasium. All building windows (unless noted otherwise) will be similar to standard aluminum storefront; thermally broken with a minimum of 1" insulated glazing with a Low-E coating. A metal overhang/canopy will be provided at both the main building/visitor entrance as well as the student entry.

5. Exterior lighting: Lighting will be provided to serve as a security measure: lighting at building entrances and at all parking lots. Building mounted decorative light-emitting diode (LED) wall sconces rated for exterior use will be provided at the building entrances at the lobby and cafeteria. Building mounted LED exterior security lighting fixtures will be provided around the perimeter of the building and at exterior doors as needed with design intent of I-3 Zone footcandles in these areas. Emergency battery packs will be integrated into exterior lighting fixtures to provide emergency egress at exterior door locations. All exterior lighting fixtures will be full cut-off lighting fixtures and dark sky compliant.

LED site lighting fixtures will be provided at the parking lot and will be pole mounted. These fixtures will also be full cut-off and dark sky compliant. Parking lot lighting will be provided at a minimum of one footcandle. Site lighting fixtures shall be mounted on pole bases that sit 24-inches above grade.

6. LEED/Green Construction Components: Chesapeake Lighthouse Foundation does not intend to pursue LEED certification for this project but will attempt to incorporate environmentally conscious materials and techniques into the overall project. For example Low Volatile Organic Compound (VOC) materials will be used for flooring and wall as well as the installation of low-flow plumbing fixtures in all of the new restrooms. In addition, an example LEED 2009 BD+C for Schools Scorecard has been prepared. Current calculations have a total of 43 credits anticipated by the current design thresholds, and an additional 19 credits that will be considered as the project moves forward in design and construction. If the project were submitted to the United States Green Building Council (USGBC), a minimum of LEED Silver Certification would be anticipated.

SCHEDULE AND FUNDING

As noted above, the projected enrollment for the proposed public charter school is expected to be 500 students. The proposed public charter school is expected to be open and operational by July 2017. Under the Charter School Agreement between the Prince George's County Board of Education (BOE) and the applicant, the new public school operational cost will be fully funded by the BOE. The applicant is responsible for land acquisition and construction of the proposed three-story (78,210 square-foot) building. The schedule for the project is as follows:

Land Acquisition	January 2016
Rough Grading/Foundation Permitting	May 2016 – August 2016
Start of Site Survey & Rough Grading Construction	September 2016

Utility/Stormwater Plans
Building Design/Site Plans
Permits & Construction Permit:
Start of Fine Grading/Building Construction
Inspection/Use and Occupancy Certification
Building Opening

June 2016 – January 2017
March 2016 – January 2017
October 2016
November 2016
July 2017
August 2017

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed Chesapeake Lighthouse Foundation Public Charter High School (CMIT North) and has provided the following comments:

1. ENVIRONMENTAL ASSESSMENT

According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program, there are no areas of rare, threatened, or endangered species located on-site. This site is not located within a Stronghold Watershed. According to PGAtlas.com, this project contains a designated network gap, and regulated areas of the *Approved Countywide Green Infrastructure Plan* June 2005 along the site's western boundary.

2. TRANSPORTATION ASSESSMENT

The proposed charter school will be adequately served by roads, sidewalks, bicycles, and mass transit. Sidewalks are constructed on Sweitzer Lane, and master-planned bicycle facilities will be constructed by transportation local agencies in the future.

3. HISTORIC PRESERVATION/ARCHEOLOGY

The above referenced project, Chesapeake Lighthouse Foundation Charter School, will not impact any known Prince George's County designated historic sites, historic resources, or archeological resources. The proposed project site is greater than one mile from the nearest Prince George's County-designated historic sites or historic resources.

4. ECONOMIC ASSESSMENT

Based on limited information provided by the applicant, staff cannot comment specifically on economic impacts of the proposed project in the immediate area.

5. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The subject property contains approximately 3.80 acres in the I-3 (Planned Industrial/Employment Park) Zone and is located on the west side of Sweitzer Lane, south of Chevy Chase Drive and north of Frost Place in the Laurel Employment Park. The site is bordered on the north by graphics use in the I-3 Zone; to the south by an office building in the I-3 Zone; to the east by Sweitzer Lane and beyond, by a warehouse; and, to the west, by a public charter elementary school in the Employment and Institutional Area (E-I-A) Zone.

6. CONSISTENCY WITH APPROVED PLANS

The application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* policies for established communities and conforms to the land use recommendations of the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* as a permitted use in the I-3 Zone.

7. EXISTING PUBLIC FACILITIES

The proposed charter school will be served by the Prince George's County Police Department, District VI, located at 431 Sellman Road, Beltsville, Maryland. Fire protection services will be provided by the existing Laurel Fire, Emergency Services Company 10. The station is equipped with three engines, one tower and one

ambulance. The 2008 *Approved Water and Sewer Plan* placed this property in the Water and Sewer Category 3, Community System.

8. COMMUNITY OUTREACH

Notification letters were mailed to adjoining property owners and civic associations informing them of the project and Planning Board hearing date. Staff did not receive any inquiries from any stakeholder group notified on the proposed development.



Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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301-952-3972

May 25, 2016

MEMORANDUM

TO: Christine A. Osei, Planner Coordinator/Mandatory Referral Project Manager,
Countywide Planning Division

VIA: Frederick Stachura, Acting Planning Supervisor, Central Section, Community Planning
Division

FROM: Valecia Wilson, Senior Planner, Central Section, Community Planning Division

SUBJECT: **MR-1609F Chesapeake Lighthouse Foundation**

DETERMINATIONS

The subject application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* policies for established communities and conforms to the institutional land use recommendation for the subject property in the 2010 *Subregion 1 Master Plan and Sectional Map Amendment*

BACKGROUND

Location: Located on Sweitzer Lane, between Chevy Chase Drive and Frost Place

Size: 3.8 acres

Existing Uses: None

Proposal: Charter High School

GENERAL PLAN, MASTER PLAN, AND SMA

This application requires no conformance with the applicable General or Master Plan.

General Plan: 2014 *Plan Prince George's 2035 Approved General Plan*. The approved general plan defers to the Sector Plan for specific land use recommendations at this location.

Master/Sector Plan: 2010 *Subregion 1 Master Plan and Sectional Map Amendment*

Land Use: Commercial (office)

Environmental: Refer to the Environmental Planning Section referral for comments.

Historic Resources: There are none located within the area of impact.

Transportation: The site is located along a collector roadway.

Public Facilities: N/A

Parks and Trails: There are no trails or parks on or near the subject site.

Aviation/MIOZ: The site is not located in any aviation policy area, nor is it within the Joint Base Andrews (JBA) Interim and Use Control (ILUC) area.

SMA/Zoning: I-3 (Planned Industrial/Employment Park)

PLANNING ISSUES

The proposed charter high school is appropriate for the surrounding office, flex and educational uses and compatible with plan recommendations that protect the land use and jobs in office parks across Subregion 1. Additionally, based on a discussion with the applicant, the development should not have a substantial adverse effect on vehicular traffic along Sweitzer Lane, for which there is no planned expansion, according to the Subregion 1 Master Plan. Although students will not be bussed to the school, and will instead be dropped off by car, the applicant proposes considerable space and programming for on-site queuing, which will reduce the number of cars lined up along Sweitzer Lane.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Environmental Planning Section

May 26, 2016

TO: Christine Osei, Planner Coordinator, Special Projects Section
VIA: Katina Shoulars, Supervisor, Environmental Planning Section
FROM: Marc Juba, Senior Planner, Environmental Planning Section
SUBJECT: MR-1609F Chesapeake Lighthouse Foundation CMIT North

The Environmental Planning Section has reviewed the application for a Mandatory Referral Review for the Chesapeake Lighthouse Foundation Chesapeake Math and IT (CMIT) North. A site visit was not conducted. The following comments, based on a review of the submitted application and other available information, are provided for your consideration.

Background

The Environmental Planning Section has not reviewed any previous development applications for the subject site.

Proposed Activity or Action

The purpose of this application is to construct a new chartered high school. Additional site improvements are also proposed onsite including fencing, sidewalks, parking and circulation, landscaping, and storm-water management improvements.

Site Description

The Chesapeake Lighthouse Foundation CMIT North project is located at 14750-B Sweitzer Lane, Laurel, Maryland. It is approximately 1,050 feet to the southwest of the intersection of Sweitzer Lane and Chevy Chase Drive on PT Lot 15 and Lot 14. A review of the available information indicates that PT Lot 15 is developed with two existing buildings and a shared parking lot. A small amount of woodlands is found on the western boundary of PT Lot 15. Lot 14 is undeveloped and consists of two forest stands. The predominant soils found to occur onsite according to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey are Aquasco-Urban land complex (AuB), 0-5 percent slopes, Beltsville-Urban land complex (BuD), 5-15 percent slopes; Galestown-Urban land complex (GbB), 0-5 percent slopes, Christiana-Downer complex (CcE), 15-25 percent slopes; Woodstown sandy loam (WoB), 2-5 percent slopes. According to PGAtlas.com, Prince George's County GIS Database, Marlboro clay does not occur on or in the vicinity of this site; however, Christiana complexes are present onsite.

According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program, there are no areas of rare, threatened, or endangered species located on-site. This site is not located within a Stronghold Watershed.

According to PGAtlas.com, this project contains designated network gap, and regulated areas of the Approved Countywide Green Infrastructure Plan along the site's western boundary. Sweitzer Lane is designated as a master planned collector road, which is not regulated for road noise. The property is located in an Environmental Strategy Area 2 as designated by 2014 *Plan Prince George's 2035 Approved General Plan*.

Environmental Review

Existing Conditions/Natural Resources Inventory

A Natural Resources Inventory (NRI-046-2016) was approved on March 15, 2016 for Lot 14 and is valid until March 15, 2021; however, it does not include PT Lot 15, which is part of this Mandatory Referral application. Prior to the issuance of any grading permits, a revision to the approved NRI will be required to include PT Lot 15.

No additional information with regard to existing conditions is required at this time.

Forest Conservation

A Type 2 Tree Conservation Plan was submitted with this application; however, it was not approved and no application for a Type 2 Tree Conservation Plan had been submitted to the Environmental Planning Section at the time of this review. A Type 2 Tree Conservation Plan approved by the Environmental Planning Section will be required prior to the issuance of any grading permits. The plan submitted proposes to preserve woodlands along the western boundary of PT Lot 15; however, a detailed review of the TCP2 with the NRI is needed. These woodlands are adjacent to existing protected woodlands.

Submit a Type 2 Tree Conservation Plan to the Environmental Planning Section.

Preservation and/or Restoration of Regulated Environmental Features

The site does not appear to contain regulated environmental features that are required to be preserved and/or restored to the fullest extent possible. Confirmation of the regulated environmental features will be determined with the NRI review.

No additional information with regard to impacts to regulated environmental features is required at this time.

Soils

According to the U.S. Department of Agriculture Web Soil Survey, the site is composed of five soils. These soils include: Aquasco-Urban land complex (AuB), 0-5 percent slopes, Beltsville-Urban land complex (BuD), 5-15 percent slopes; Galestown-Urban land complex (GbB), 0-5 percent slopes, Christiana-Downer complex (CcE), 15-25 percent slopes; Woodstown sandy loam (WoB), 2-5 percent slopes. No Marlboro soils are present onsite; however, Christiana complexes are present onsite. Potential construction impacts will include demolition and excavation, resulting in short-term redirecting of runoff and small drainage patterns; soil erosion and instability; dust hazards and vibrations from the excavation process. Due to the presence of Christiana Soils, the Department of Permitting Inspections and Enforcement (DPIE) may require a geotechnical report at time of permit review.

No additional information with regard to soils is required at this time.

Noise

The site has frontage along Sweitzer Lane. Sweitzer Lane is designated as a master planned collector road, which is not considered a significant road noise generator. The proposed use is non-residential and is not regulated for road noise. This site is not surrounded by any residential uses; however, noise impacts from the site onto surrounding local businesses may occur at the time of construction with the use of heavy equipment, but these potential noise impacts are considered temporary. It is recommended that consideration be given to surrounding local businesses who occupy adjacent buildings when scheduling construction activities for this site. The daily operations of the proposed school are not considered to be a noise generator.

No additional information regarding noise is required.

Stormwater Management

No approved Stormwater Management Concept Plan was submitted with this application. All construction is required to be conducted in accordance with erosion control and stormwater regulations.

No additional information with regard to stormwater management is required at this time.

Lighting

A lighting plan regarding proposed lighting was provided with this application. The proposed site lighting will have downward facing cut-off LED optics, reducing spillover of lighting onto adjoining properties.

No additional information with regard to lighting is required at this time.

Conclusion

Thank you for the opportunity to comment on the Chesapeake Lighthouse Foundation Chartered High School Project. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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May 19, 2016

MEMORANDUM

TO: Christine Osei, Mandatory Referral Project Manager
Special Projects Section, Countywide Planning

VIA: Susan Lareuse, Master Planner, Urban Design Section

FROM: Cynthia Fenton, Planner Coordinator, Urban Design Section

SUBJECT: Mandatory Referral MR-1609F
Chesapeake Lighthouse Foundation CMIT North Public Charter High School

The Urban Design Section has reviewed materials provided in support of MR-1609F, Chesapeake Lighthouse Foundation CMIT North Public Charter High School, proposed to be located at 14750-B Sweitzer Lane, Laurel, Maryland. The subject property contains approximately 3.80 acres in the I-3 (Planned Industrial/Employment Park) Zone and is located on the west side of Sweitzer Lane, south of Chevy Chase Drive and north of Frost Place in the Laurel Employment Park. The site is bordered on the north by a graphics use in the I-3 Zone; to the south by an office building in the I-3 Zone; to the east by Sweitzer Lane and beyond, by a warehouse; and, to the west, by a public charter elementary school in the Employment and Institutional Area (E-I-A) Zone. The project is being reviewed pursuant to the Land Use Article §20-301 through 305 of the Maryland Annotated Code that requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral review process.

The applicant proposes to construct a three-story, 78,210 square-foot building to house its existing high school students who are currently attending CMIT North Middle/High School. Approximately 234 students in grades 9th through 11th will be relocated to the new school. The existing school will be fully dedicated to middle school students. The new high school building will have a maximum capacity of 500 students and will contain approximately 40 classrooms with several specifically dedicated to the sciences, art, music and robotics. An 8,400-square-foot gymnasium is also proposed. Enrollment will include approximately 125 students per grade. Total provided parking on-site is 74 spaces with an additional 93 spaces available for special events at the adjacent middle school. The applicant has provided a Leadership in Energy and Environmental Design (LEED) scoring checklist and although they are not intending to pursue certification at this time, the new building will incorporate materials and techniques that are, at a minimum, commensurate with LEED Silver certification.

The Urban Design Section offers the following recommendations regarding the proposed project:

Play Area

1. The subject site proposes a 14,375 square foot grass outdoor play area.

No structured playing fields are proposed. Although a gymnasium with a soccer/basketball court is proposed, the students will benefit from the outdoor play area. At a minimum, the play area should be fenced and adequately protected from vehicular parking and circulation. In addition, shade trees should be installed to provide some relief from the sun.

The proposed five-foot wide sidewalk connecting the proposed school to the existing middle school should include a connection to the play area to ensure safe access from the high school. Benches should be provided at the perimeter of the play area.

2. A proposed loading space and trash enclosure location are shown on the north side of the building in proximity to the site entrance. The Urban Design Section would suggest the applicant design a way to screen these facilities from site users. The loading space should not be utilized during peak AM and PM school hours to avoid conflicts with passenger vehicles.

Other

3. The applicant indicated that they do not intend to pursue Leadership in Energy and Environmental Design (LEED) certification, but that the building construction will incorporate materials and fixtures that are environmentally-friendly.
4. The plans indicate that the building footprint is 31,890 square feet. The total square-footage for the three-story building should be added to the General Notes and the plans.
5. The subject site is within the boundaries of Preliminary Plan 4-85172 approved October 1, 1985 and Detailed Site Plan SP-89048 approved August 3, 1989. As a public entity, the State of Maryland, which will lease the school site to the applicant, is not subject to prior plan approvals or Zoning Ordinance requirements. However, it is noted that the proposed development could have implications regarding the approved Detailed Site Plan (and its revisions) and its conformance to Zoning Ordinance requirements.

Conclusion

The Urban Design Section offers the following suggestions:

1. The play area should be fenced and adequately protected from vehicular parking and circulation.
2. Shade trees should be installed along the southeast perimeter of the outdoor play area to provide some relief from the sun. Seating should be provided for students and guests along the perimeter of the play area.
3. A sidewalk connection from the school to the play area should be provided to ensure safe access.
4. The loading space and trash enclosure should be screened from public view.
5. The loading space should not be utilized during peak AM and PM school hours to avoid conflicts with passenger vehicles.
6. The applicant should consider providing an indoor or outdoor educational exhibit relating to the green building techniques utilized in the construction of the building.

7. The total square footage for the three-story building should be added to the General Notes and the plans.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

May 25, 2016

MEMORANDUM

TO: Christine Osei, Special Projects Section, Countywide Planning Division
FROM: Dan Janousek, Transportation Planning Section, Countywide Planning Division
SUBJECT: MR-1609F, Chesapeake Lighthouse Foundation

The Transportation Planning Section has reviewed the referral noted above. The referral involves a project to construct a charter school.

Review Comments

The project involves the construction of a 500 student charter school at 14750-B Sweitzer Lane, Laurel. No traffic impact study has been provided with the application. The project will involve the construction of additional parking, and drive aisles for transportation circulation needs. Access to the subject property is via Sweitzer Lane. Most of the proposed building occupants are expected to arrive and be dropped off by automobiles or by public and private buses. The total parking provided on site will be 74 spaces, and an additional 93 spaces will be provide at the adjacent Chesapeake Math and IT (CMIT) Middle School.

It is determined that a traffic study is not required to examine the proposal. In examining the proposal, it does not appear that the project would negatively affect local circulation in any substantial way. The site was originally planned for office use with most individuals arriving in separate automobiles. Many students will be bussed to the site, or be dropped off by private automobile. Consideration should be given to have road crossing guards on duty to channel traffic to appropriate places in the a.m. and p.m. peak arrival and exit times.

There are no proposed road construction plans. It is noted that the building's location is convenient to walkway and bikeway networks within the development and the general areas surrounding the site. The proposal shows no change to these existing and planned networks.

Public transit (bus) is available on Sweitzer Lane. The Metrobus operates the Z9 and Z29 Laurel-Burtonsville Express Line routes, which serve the South Laurel Park & Ride lot; Laurel Centre Mall; Laurel Regional Hospital; Maryland 95 Corporate Park; Laurel Employment Park; Burtonsville Crossing Park & Ride lot; Blackburn Road (Z29); Old Columbia Pike (Z9); and the Paul S. Sarbanes Transit Center (Silver Spring station).

Conclusion

The Transportation Planning Section has reviewed the referral and determines that the proposed charter school will be adequately served by roads, sidewalks, bicycles, and mass transit. Sidewalks are constructed on Sweitzer Lane, and master-planned bicycle facilities will be constructed by transportation local agencies in the future.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
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April 21, 2016

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Countywide Planning Division
VIA: Maria Martin, Supervisor, Countywide Planning Division
FROM: Jay Mangalvedhe, Senior Planner, Countywide Planning Division
SUBJECT: **MR-1609F Chesapeake Lighthouse Foundation-Proposed New Charter High School**

Project Description

The proposed project property is located at 14750-B Sweitzer Lane, Laurel, Maryland. The purpose of this project is to construct a three-story building utilizing a convention steel frame structure with concrete slab on grade for the first floor and concrete on metal deck for the second and third floors.

The entire project is accessible to all individuals with disabilities including sight, hearing and mobility impaired.

The project is located in Councilmanic District 1 and is inside the Growth Boundary as classified in the 2014 *Plan Prince George's 2035 Approved Master Plan*.

Evaluation of Existing Public Facilities

Police Facilities

The police services are provided by the Prince George's County Police Department, District VI located at 431 Sellman Road, Beltsville, Maryland.

Fire and Emergency Medical Services Facilities

The proposed project is served by Laurel Fire/EMS Co. 810, a first due response station (a maximum of seven (7) minutes travel time), is located at 7710 Croom Road. The station is equipped with three engines, one ambulance, and one tower.

The 2008 *Approved Water and Sewer Plan*, places this property in Water and Sewer Category 3, Community System.