



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 www.pgplanning.org/Planning_Home.htm

Mandatory Referral

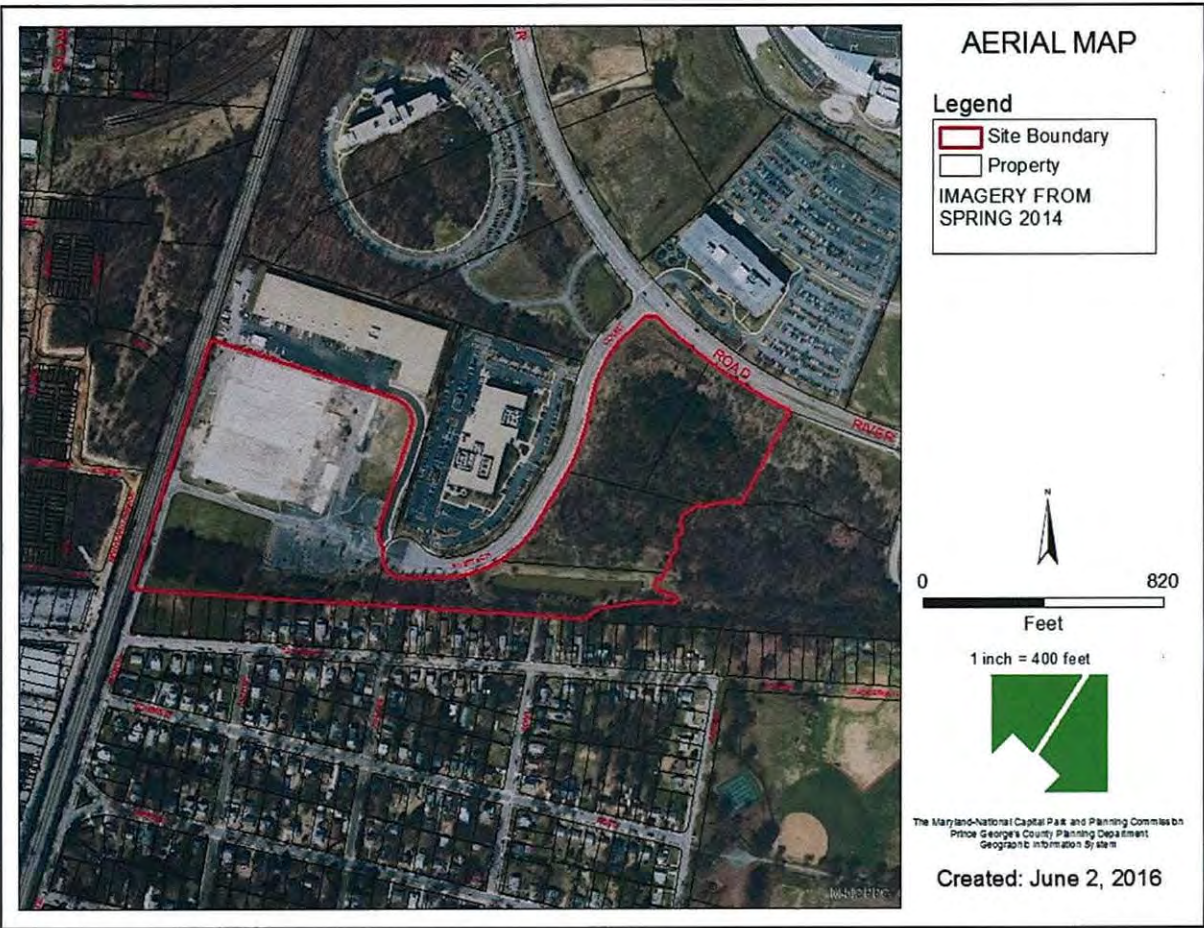
MR-1614F

Application	General Data	
Project Name: College Park Academy and Two R&D Flex Buildings Location: 5751 Rivertech Court and 6501 Lafayette Avenue Riverdale Park, MD 20737 Applicant/Address: University of Maryland 0128 Main Administration Building College Park, MD 20742	Planning Board Hearing Date:	7/28/16
	Date Accepted:	6/6/16
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	14.92
	Zone:	M-U-I
	Planning Area:	68
	General Plan Designation:	Established/Community
	Council District:	District 3
	Municipality:	Riverdale Park

Purpose of Application	Notice Date
The applicant is proposing to build the 50,107 square foot College Park Academy Charter School at 5751 Rivertech Court and two R&D Flex buildings totaling 111,240 square feet at 6501 Lafayette Avenue in Riverdale Park.	Acceptance Mailing: June 6, 2016

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Mr. Edward J. Maginnis, Assistant Vice President Real Estate University of Maryland 0128 Main Administration Building College Park, MD 20742	Theodore W. Kowaluk, Project Manager
	Phone Number: 301-952-3209
	Email: Ted.Kowaluk@ppd.mncppc.org

Map 1 – Aerial View of Project Area



MR-1614F Staff Report – College Park Academy Charter School and Two R&D Flex Buildings Project

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 proposed College Park Academy and two Research and Development (R&D) Flex Buildings project is being reviewed as part of the MR review process pursuant to the Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance.

PROJECT SUMMARY

The University of Maryland is proposing the development of the College Park Academy Charter School (CPA) at 5751 Rivertech Court and two R&D Flex Buildings at 6501 Lafayette Avenue. The CPA is a public charter school that uses a blended learning model to prepare students for the top colleges and universities in the nation. CPA is part of a direct effort by the University to improve education in the Greater College Park area and to attract faculty from across the state. CPA is closely linked to the University; many members of its board of directors are University faculty or staff deeply committed to public education, all of whom join educators, parents and community leaders who also serve on a CPA board of directors presided over by Wallace D. Loh, President of the University. CPA currently leases facilities from the former St. Mark's school at 7501 Adelphi Road under a lease that expires after the 2016-17 school year. The school site (4.55 acres) is owned by the University and is currently undeveloped. CPA will be located in a 50,107 square foot building to be designed similar to the adjacent proposed R&D Flex Buildings, but with design variations and interior finish and fit-out to cater to the educational needs of over 600 students from grades 6 to 12. CPA will operate on "school hours" with the majority of its operations taking place Monday through Friday, during the work day, but with the occasional use for evening events. The building will be designed to Leadership in Energy and Environmental Design (LEED) standards with brick on block construction.

The University also owns and proposes to develop the Flex R&D Site. This approximately 10.37 acre lot will be developed with two R&D Flex Buildings which will contain a total of 111,240 square feet. Originally the site contained 13.71 acres but the State of Maryland donated 3.34 acres for the Cafritz Property bridge landing. Like CPA, these buildings will be designed to LEED standards with brick on block construction. R&D Flex Buildings can be configured to meet hundreds of different requirements, from engineering, data analytics, earth sciences, virtual reality, cybersecurity, quantum computing, linguistics, additive manufacturing, e-commerce, robotics, aerospace, to biotechnology and similar industries. The project is being pursued by the University to address the lack of infrastructure near the University to house high-tech companies requiring space that offers a flexible mix of office, lab and product assembly space. These R&D Flex Buildings feature nine foot clear office ceiling heights and 16 foot clear heights for storage space; loading bays for easy transport of equipment; free parking directly outside each tenant's door; dedicated restrooms; and 24-hour unrestricted access to the tenant's office and customized control of gas and electricity.

PROJECT STATUS

Staff met with the applicant on May 31, 2016 and a number of outstanding issues were identified in the meeting minutes. The University agreed to provide the following by mid-June:

Staff and Applicant Follow Up

- 1) a landscaping plan (native plantings encouraged) that should include any signage details, 2) a lighting plan (full cut-off fixtures encouraged), 3) for the College Park Academy, an improved striping plan for

parking and loading at the rear of the building, 4) floor plan for the school, 5) a schedule of building materials for both the school and R&D Flex Buildings, 6) a referral of the site plan for the school to the Maryland Transportation Authority (MDTA), and 7) any additional information on how student drop off will be handled at the school.

Even with the above outstanding issues staff accepted the application based on the applicant's need to have the school ready for the 2017-2018 school year and an assurance that the above referenced items would be delivered within two weeks of the meeting. Staff did not receive the additional information (with the exception of the referral to MDTA) until July 7, 2016 and only for the College Park Academy. Since the information required for a comprehensive review of the two R&D Flex Buildings has not been received, the University will request approval of the site selection only so preliminary grading and site work can begin, and will return to the Board at a later date for a full review of the R&D Flex Buildings.

STAFF RECOMMENDATIONS

Two R&D Flex Buildings

- The site selection is approved so preliminary grading and site work can begin. The applicant will return to the Planning Board at a later date for a full review after the requested information has been submitted.

College Park Academy

- The applicant is encouraged to revise the plans to provide a gable roof over the one-story building.
- The applicant is encouraged to incorporate additional green area on the site by removing parking at the rear of the building that directly abuts the rear façade, providing foundation plantings, a sidewalk (running parallel to the face of the building), and a six foot wide planting area between the sidewalk and the drive aisle in which shade trees can be planted to provide for full pedestrian connectivity to all sides of the building and all entrances.
- The applicant is encouraged to revise the plans to provide a fenced multi-purpose court on-site that is adequately protected from vehicular parking and circulation. In addition, shade trees should be installed to provide relief from the sun.
- The applicant is encouraged to revise the plans to provide additional green area on the site for an outdoor gathering area for students at the drop-off and pick-up area of the site.
- Signage should be limited to the nine foot nine inch high by ten foot wide freestanding sign proposed for the school on Lot 2.

PROJECT LOCATION AND EXISTING CONDITIONS

The proposed CPA and two R&D Flex Buildings project is located at 5751 Rivertech Court and 6501 Lafayette Avenue in Council District 3 and both sites together encompass approximately 14.92 acres. Both sites will be accessed by Rivertech Court.

Rights-of-Way

There are no rights-of-way issues. The projects will be accessed from Rivertech Court.

Existing and Proposed Utilities

Sanitary Sewer/Storm Drain: Applicant will utilize existing infrastructure and provide necessary taps.

REVIEW AND PERMITTING AGENCIES

The proposed College Park Academy and two R&D Flex Buildings project will require applicable permits from the Maryland Department of Environment and the Maryland Department of Natural Resources.

Prince George's County Permits

The University has obtained Stormwater Management Concept Approval from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) for this project.

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed project and provided the following comments:

1. ENVIRONMENTAL ASSESSMENT

The University received Stormwater Management Concept Approval from the Prince George's County Department of Permitting, Inspections and Enforcement.

2. TRANSPORTATION ASSESSMENT

The Transportation Planning Section has reviewed the academy's proposal and determined it will not increase overall traffic in the immediate area or have a negative impact on the pedestrian and bicycle environment. The proposal does not conflict with the Maryland Department of Transportation (MDOT) or the area master plan, nor does it directly affect any Capital Improvement Projects (CIP), such as the Purple Line light rail project. Staff recommends that bicycle parking be provided on site in accordance with University policies.

3. HISTORIC PRESERVATION/ARCHEOLOGY

With regard to the now demolished Engineering Research Corporation Plant (ERCO) building, both of the stipulations outlined in the Memorandum of Agreement from the Maryland Historical Trust have been satisfied. Staff has no further comments.

4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The school is a permitted use in the MUI zone. The proposed R&D Flex Buildings are not allowed in the M-U-I zone; however, the University is exempt from the County's Zoning Ordinance.

5. CONSISTENCY WITH APPROVED PLANS

The College Park/Riverdale Park Transportation Development District Plan recommends residential development on this site in an effort to provide a mix of uses in M Square (a planned 2.5 million square foot university-related research park). However, the University has consistently opposed residential use at this location and is not bound by the County's land use plans.

The site is also part of the Innovation Corridor, a Primary Employment Area identified in *Plan Prince George's 2035 Approved General Plan*. The proposed uses are generally consistent with the goals for that corridor.

6. EXISTING PUBLIC FACILITIES

The proposed project is located in Police District I, which is headquartered at 5000 Rhode Island Avenue in Hyattsville, and is served by the Riverdale Fire Station Fire/EMS Company 807, located at 4741 Queensbury Road in Riverdale Park. The 2008 *Adopted Water and Sewer Plan* places these properties in the Water and Sewer Category 3, Community System.

7. COMMUNITY OUTREACH

Notification letters were mailed to adjoining property owners and civic associations informing them of the proposed project and Planning Board hearing date. At the time of writing the staff report, one inquiry was received from an adjoining property owner who requested a copy of the site plan for the two R&D Flex Buildings.

STAFF COMMENTS

July 21, 2016

MEMORANDUM

TO: Ted Kowaluk, Planner
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-1614F
University of Maryland College Park Academy Charter School
Lots 2

The Urban Design Section has reviewed materials provided in support of MR-1614F, University of Maryland College Park Academy Charter School. The subject property contains a total of approximately 1.5 acres in the Mixed-Use Infill (M-U-I) Zone located in the southeast east quadrant of the Rivertech Court/River Road intersection in Riverdale Park. The site, which is undeveloped, was placed in a Transit District Overlay (T-D-O Zone) by the College Park-Riverdale Park Transit District Development Plan, and is bordered on the north by vacant land and beyond, by River Road; to the south by a SWM pond and single-family dwellings; to the east by property owned by M-NCPPC, and Haig Drive beyond; and to the west, by Rivertech Court and beyond, by a three story office building of approximately 158,000 square feet. 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 one-story, 50,107 square-foot building for 600 students, in 6th to 12th grade. Parking surrounds the building and 150 spaces are proposed. The applicant has indicated an intention to achieve LEED Gold Core and Shell Certification, although no back-up materials were provided to indicate what techniques and materials are proposed. The Urban Design Section offers the following comments and recommendations regarding the proposed project:

Sector Plan conformance

1. Because the site is owned by the University of Maryland and the proposed use is a public school, conformance to the zoning ordinance is not required. It is further noted that while conformance to the sector plan transit district standards are not required, the applicant is proposing a use and design that would otherwise be prohibited and could substantially impair the sector plan. The subject property is located within the TDDPs Riverdale Park Urban Village, which is designated a mixed-use multifamily and single-family attached residential development. Nevertheless, the applicant is proposing a one-story building with a double-loaded row of parking which fronts on a

public street, behind a clearly designated pedestrian zone that includes a sidewalk. The property is within walking distance from the existing College Park Metro Station.

Architecture

2. The applicant is proposing a structure that is a flex-style building. The building is a one-story structure with a flat roofline. Its long, rectangular mass is accentuated with a repeated pattern of glass store-front windows and doors every 32 feet on-center. Some visual relief is provided by vertical masonry pillars between the windows and two horizontal soldier course bands are located above the windows and doors. The applicant is encouraged to provide a gable roof-line that is more closely aligned with the architectural standards in the sector plan to be compatible with existing and future residential development envisioned in the sector plan.

Landscaping and Green area

3. The applicant provided a Landscape Plan that indicates appropriate landscaping along the street line and 100 percent native species are proposed. The use of native plants is commendable. The landscape plan does not show any interior landscaping of the rear parking lot which should be provided in accordance with the Prince George's County Landscape Manual in order to provide shade and relief from the heat island effect of the proposed parking compound.

The overall site lacks green area and additional green area should be added to the site immediately surrounding the building, particularly the rear of the building. In this area foundation plantings, a sidewalk and a tree planting bank should be provided, so that students, teachers and visitors to the building can walk within a contiguous pedestrian zone around the entirety of the building. Further, an outdoor gathering space for students near the student drop-off and pick-up area should be provided with ample green area. Green area should also be provided around the perimeter of an outdoor multipurpose court for use by the students.

Play Area

4. No information is provided on physical education facilities for the subject site. The students would benefit from an outdoor play area, such as a multipurpose court. At a minimum, a fenced multipurpose court is encouraged to be provided that is adequately protected from vehicular parking and circulation. In addition, shade trees should be installed to provide some relief from the sun, along the perimeter of the play area.

Parking

5. The applicant is proposing 150 parking spaces for 600 students and faculty. The number of parking spaces is sufficient, as it should be noted that the project is within walking distance of the College Park Metro Station. The removal of parking spaces abutting the rear of the building to be substituted with green area and a pedestrian zone. Parking will need to be reduced in order to accommodate the recommendations above, including the addition of a multipurpose court on-site, a green area associated with a gathering space for students near the loading and unloading area and internal green area into the rear parking compound. Staff does not think this should be an issue as the property is so close to the College Park Metro Station that a reduction in parking below the normal requirements of the Zoning Ordinance would be justified.

Signage

6. The applicant has provided a sign package that would be more appropriate to an office park than a school building in a residential area. The location of one proposed freestanding sign is identified on the site plan adjacent to Rivertech Court. The sign details show a monument entry sign almost ten-feet high. It also appears that signage is proposed in panels above the building entrances as well as within the glass door area. The amount of signage on the plans appears to be excessive and is encouraged to be minimized. Building mounted signage should be limited on the school building, and the plans amended to clearly reflect the proposed signage for the subject site.

Conclusion

The Urban Design Section offers the following suggestions:

1. The applicant is encouraged to revise the plans to provide a gable roof over the one-story building.
2. The applicant is encouraged to incorporate additional green area on the site by removing all the parking at the rear of the building that directly abuts the rear façade and provide foundation plantings, a sidewalk (running parallel to the face of the building), and a six foot wide planting area between the sidewalk and the drive aisle in which shade trees can be planted to provide for full pedestrian connectivity to all sides of the building and all entrances.
3. The applicant is encouraged to revise the plans to provide a fenced multipurpose court on-site that is adequately protected from vehicular parking and circulation. In addition, shade trees should be installed to provide relief from the sun.
4. The applicant is encouraged to revise the plans to provide additional green area on the site for an outdoor gathering area for students at the drop-off and pick-up area of the site.
5. Signage should be limited to the freestanding sign proposed for the school on Lot 2.

Office of the Chairman
Prince George's County Planning Board

(301) 952-3561

Mr. Edward J. Maginnis, Assistant Vice President Real Estate
University of Maryland
0128 Main Administration Building
College Park, MD 20742

**RE: College Park Academy and Two R&D
Flex Buildings Project
(MR-1614F)**

Dear Mr. Maginnis:

The Prince George's County Planning Board had the opportunity to review the proposed College Park Academy and Two R&D Flex Buildings project during its regular meeting on July 28, 2016. A copy of the staff report is enclosed for your records. The staff recommendations are as follows:

Two R&D Flex Buildings

- The site selection is approved so preliminary grading and site work can begin. The applicant will return to the Planning Board at a later date for a full review after the requested information has been submitted.

College Park Academy

- The applicant is encouraged to revise the plans to provide a gable roof over the one-story building.
- The applicant is encouraged to incorporate additional green area on the site by removing parking at the rear of the building that directly abuts the rear facade, providing foundation plantings, a sidewalk (running parallel to the face of the building), and a six foot wide planting area between the sidewalk and the drive aisle in which shade trees can be planted to provide for full pedestrian connectivity to all sides of the building and all entrances.
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- Signage should be limited to the nine foot nine inch high by ten foot wide freestanding sign proposed for the school on Lot 2.

Should you have questions or require additional information regarding the enclosed staff report, please do not hesitate to contact Theodore W. Kowaluk, Senior Planner, at 301-952-3209 or via email at Ted.Kowaluk@ppd.mncppc.org.

Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

- c: Vice Chair Dannielle M. Glaros, Prince George's County Council
Redis C. Floyd, Clerk of the Council, Prince George's County Council
Fern Piret, Planning Director, Prince George's County Planning Department
Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Theodore W. Kowaluk, Senior Planner, Special Projects Section, Countywide Planning Division

From: Rowe, Brandon(Scott)
Sent: Tuesday, July 05, 2016 2:50 PM
To: Fenton, Cynthia
Cc: Kowaluk, Ted
Subject: MR1614F

Cynthia,

I have my comments all written up for the College Park mandatory referral, but I wanted to run them past you for consistency.

This proposal is basically the polar opposite of what is required of private sector applicants in this area. The use is prohibited, as are single-story buildings and parking lots in front of buildings. Here are the things I'd like them to consider moving forward:

1. The front of all buildings should face the street.
2. Buildings should be built to the sidewalk and no greater than 25 feet from the face of the curb.
3. Under no circumstances should all or part of a surface parking lot be located between a building and the sidewalk or street.
4. Single-story buildings are not otherwise permitted in the Riverdale Park Urban Village. Consideration should be given to multi-story construction consistent with proximity to transit and the intense nature of a Regional Transit District. Notwithstanding, placing the buildings closer to the street edge has the potential to create a street wall consistent with this type of neighborhood.
5. The TDOZ recommends a 15- to 25-foot sidewalk zone, including a street tree zone and a semi-private zone. At least six feet of pedestrian clear space should be provided.

Is this consistent with your thoughts?



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

July 20, 2016

MEMORANDUM

TO: Ted Kowaluk, Mandatory Referral Coordinator, Countywide Planning Division

FROM: Daniel Janousek, Transportation Coordinator, Countywide Planning Division

SUBJECT: MR-1614F College Park Academy

Summary

The application requests a review and approval of the College Park Academy, located on Rivertech Court on the UMD Campus. The applicant cites the need for this facility to serve youth who are preparing for college. Vehicle parking, loading areas and sidewalks are proposed. The proposal is subject to the University of Maryland's policies and practices for land use and transportation.

Analysis

The proposal does not conflict with the transportation recommendations of the *Countywide Master Plan of Transportation* (MPOT). The MPOT contains sidewalk, trail, transit, and rights-of-way recommendations.

The property and the surrounding area are the subject of the *College Park-Riverdale Park Transit District Development Plan* (area master plan). The proposal for the academy does not conflict with the recommendations of the area master plan, which recognize the importance of transit service in the UMD area and the M-Square industrial office park. The area master plan recommends adequate sidewalks and bikeway facilities for the area surrounding the proposed academy. Especially important are transportation connections on the UMD campus to the College Park-U of MD Metrorail Station, and the proposed Purple Line light rail transit system.

The UMD campus area is well served by transit, including the Metrorail system and College Park-U of MD Metrorail Station at 4931 Calvert Road. Sidewalks are present on Rivertech Court, and the applicant is proposing internal sidewalks on site that appear to be adequate for the proposed use. Sidewalks are provided throughout the UMD campus.

The Maryland Transit Administration is scheduled to begin construction of the Purple Line light rail transit system in 2016, nearby on River Road. It will be constructed on a route proposed by the MTA, which runs through the UMD campus. A transit station is planned at the intersection of Haig Drive and River Road, and it will serve the proposed academy.

Trail connections to the *Paint Branch Trail* can be easily made along local streets and wide sidewalks on Rivertech Court and on River Road. There is a separate trail connection to the surrounding neighborhood on Rivertech Court, south of the subject property, which can be easily accessed from the proposed academy. It is recommended that bicycle parking spaces be provided on site in accordance with UMD policies.

The proposal should have minimal impacts on traffic on River Road, Rivertech Court, or roads on the University of Maryland (UMD) Campus. A traffic impact statement has been provided with the application. Much of the transportation circulation activity on Campus is by foot or by bus, along road, sidewalk, and trail connections to parking garages or transit services. Previous studies indicate that a traffic signal will be warranted at the intersection of Rivertech Court and River Road. However, a traffic signal and operational gate for the proposed Purple Line light rail transit system is planned and designed, and it will be constructed at the intersection by the Maryland Transit Administration. This signal should be operational by the time that revenue service begins for the Purple Line.

The limits of disturbance (LOD) for the Purple Line project have been reviewed by staff and they do not appear to affect the proposal, which indicates the LOD on the proposed site plan. A driveway connection is shown on the proposal that could be used to access land that will be disturbed by the Purple Line project construction. This land may also contain stormwater management facilities serving the Purple Line.

Conclusion

The Transportation Planning Section has reviewed the academy proposal and determines that it will not increase overall traffic in the immediate area or have a negative impact on the pedestrian and bicycle environment. The proposal does not conflict with the MPOT or the area master plan, nor does it directly affect any capital improvement projects, such as the Purple Line light rail project.

Recommendations

Provide bicycle parking on site in accordance with UMD policies.

MANDATORY REFERRAL REVIEW

**PROPOSED COLLEGE PARK ACADEMY AND TWO
Research and Development (R&D) FLEX BUILDINGS
PROJECT**

**UNIVERSITY OF MARYLAND
(5751 RIVERTECH COURT & 6501 LAFAYETTE AVENUE)**

**for
review by**

PRINCE GEORGE'S COUNTY PLANNING BOARD

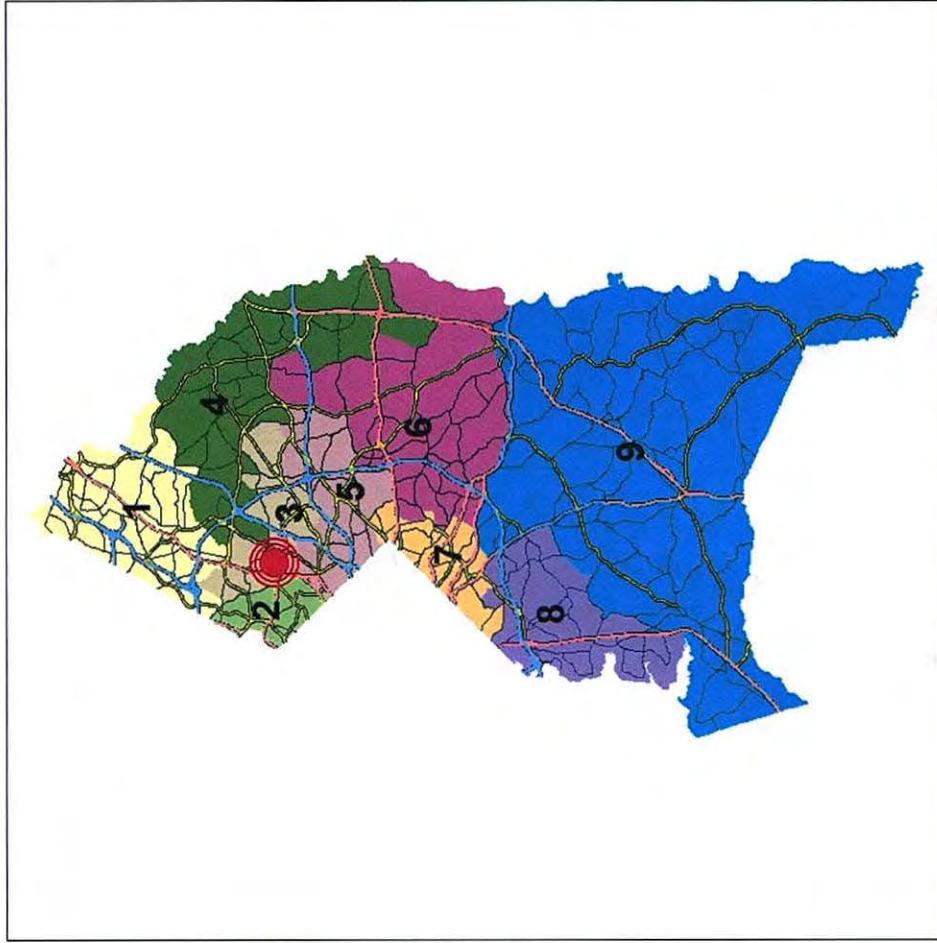
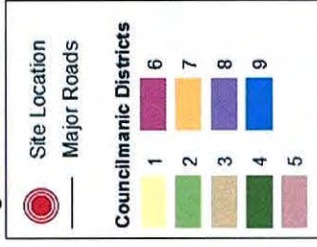
July 28, 2016

**AGENDA ITEM: # 12
APPLICATION No: MR-1614F**

GENERAL PROJECT LOCATION

GENERAL LOCATION MAP

Legend



0 60,000

Feet

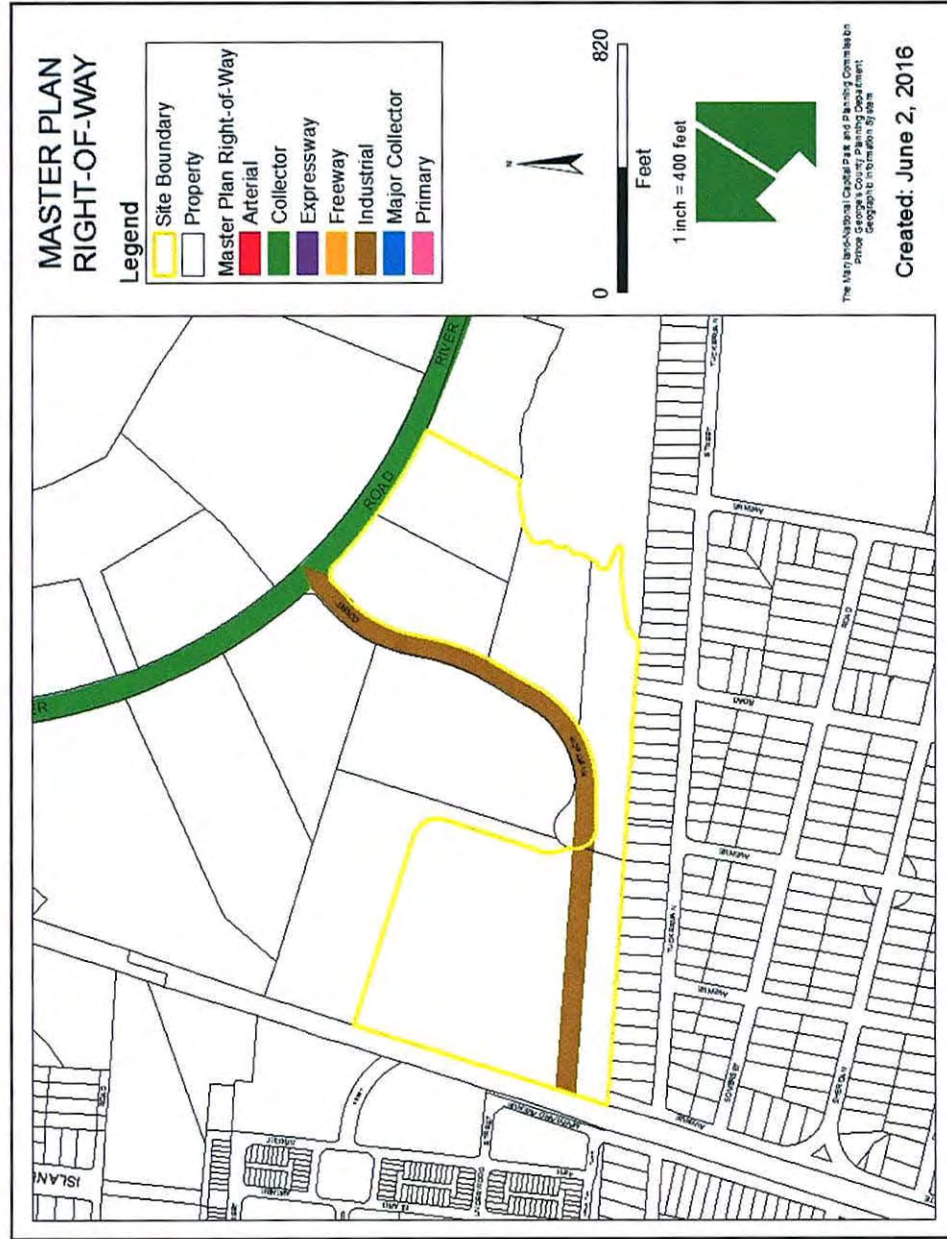
1 inch = 30,000 feet



The Maryland-National Capital Park and Planning Commission
Proudly Presents the Maryland-National Capital Park and Planning Commission
Geographic Information System

Created: June 2, 2016

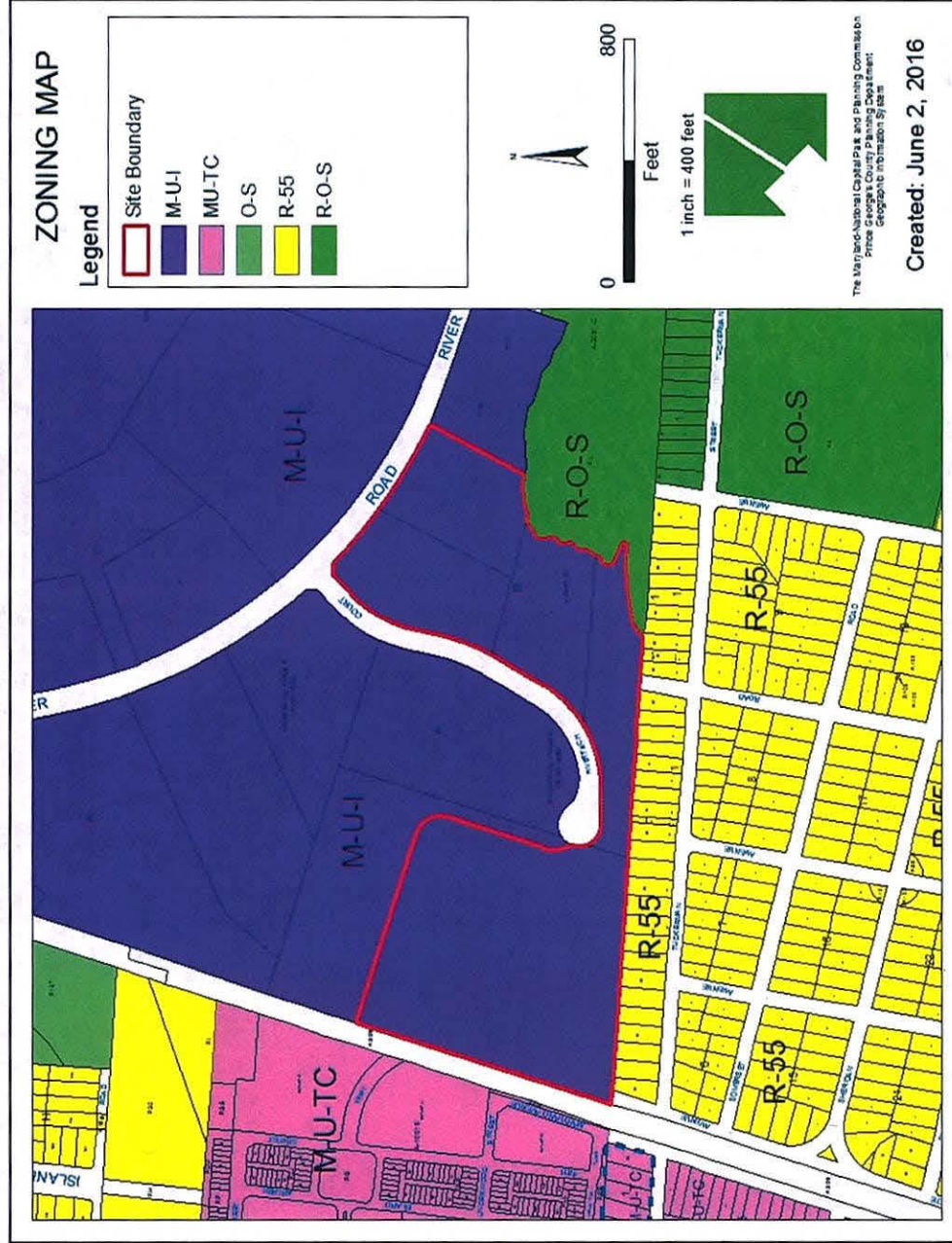
EXISTING TRANSPORTATION NETWORK



AERIAL VIEW OF PROJECT AREA



EXISTING ZONING



COLLEGE PARK ACADEMY AND TWO R&D FLEX BUILDINGS PROJECT

Background:

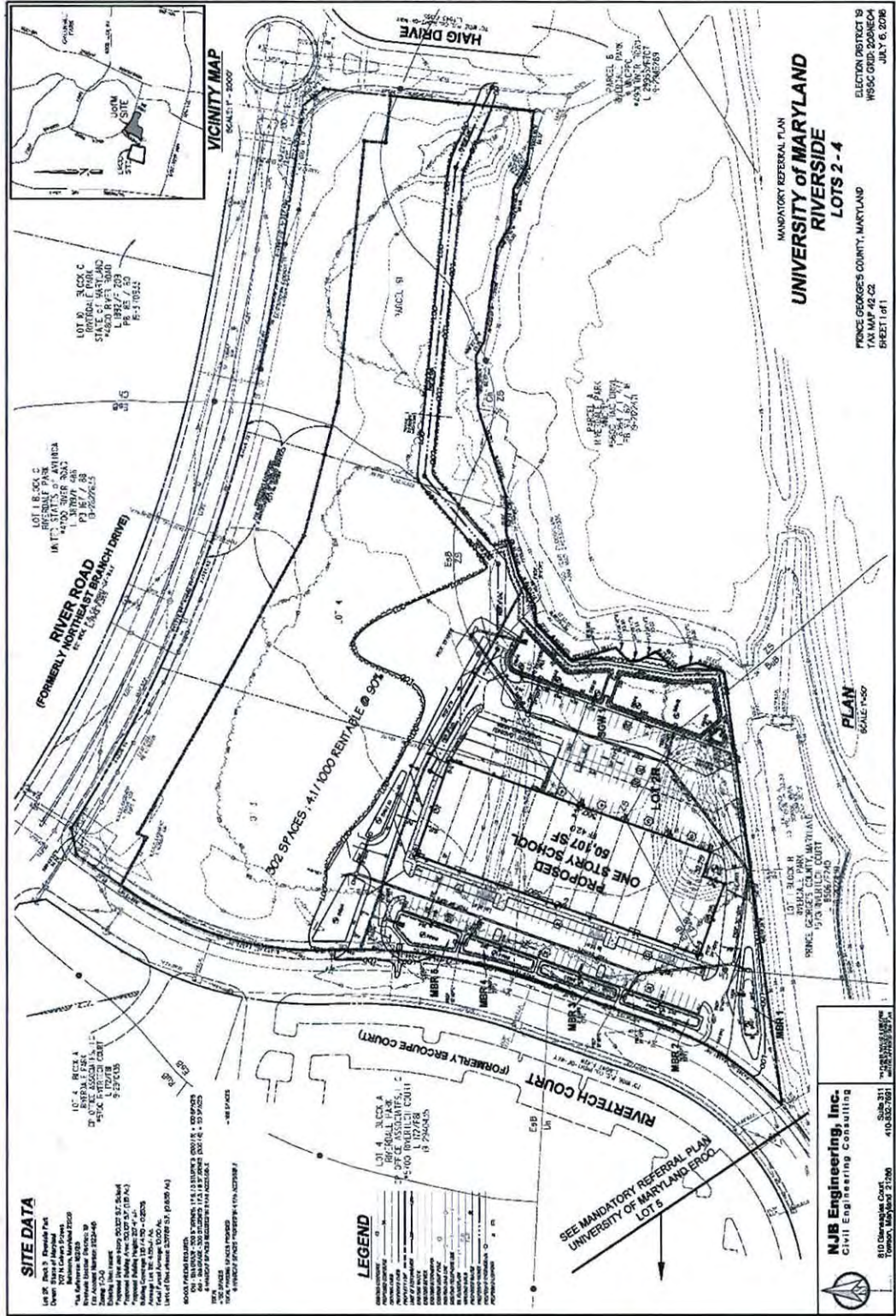
- ❖ The lease for the College Park Academy expires after the 2016-17 school year necessitating a new site. The two R&D Flex Buildings are viewed as an opportunity to house high-tech companies requiring space that offers a flexible mix of office, lab, and product assembly space. The applicant failed to submit requested information in a timely manner in order to allow time for staff review.

COLLEGE PARK ACADEMY AND TWO R&D FLEX BUILDINGS PROJECT

PROJECT OBJECTIVES:

- ❖ Provide a new state-of-the-art school for the College Park Academy.
- ❖ Meet the needs of high-tech companies requiring space that offers a flexible mix of office, lab, and product assembly space.

COLLEGE PARK ACADEMY SITE LAYOUT



PROJECT SUMMARY

- ❖ The 50,107 square foot College Park Academy will be constructed on 4.55 acres of currently undeveloped land zoned M-U-I. The two R&D Flex Buildings totaling 111,240 square feet will be built on the ERCO property consisting of 10.37 acres and also zoned M-U-I.

REVIEW/PERMITTING AGENCIES

- ❖ The applicant has obtained Stormwater Concept Approval from the Prince George's County Department of Permitting, Inspections and Enforcement.
- ❖ The applicant will need to obtain the appropriate permits from the Maryland Department of the Environment and the Maryland Department of Natural Resources.

STAFF RECOMMENDATIONS

Two R&D Flex Buildings

- ❖ The site selection is approved so preliminary grading and site work can begin. The applicant will return to the Planning Board at a later date for a full review after they have submitted the requested information.

College Park Academy

- ❖ The applicant is encouraged to revise the plans to provide a gable roof over the one-story building.

RECOMMENDATIONS CONTINUED

- ❖ The applicant is encouraged to incorporate additional green area on the site by removing parking at the rear of the building that directly abuts the rear façade, provide foundation plantings, a sidewalk (running parallel to the face of the building), and a six foot wide planting area between the sidewalk and the drive aisle in which shade trees can be planted to provide for full pedestrian connectivity to all sides of the building and all entrances.
- ❖ The applicant is encouraged to revise the plans to provide a fenced multi-purpose court on-site that is adequately protected from vehicular parking and circulation. In addition, shade trees should be installed to provide relief from the sun.
- ❖ The applicant is encouraged to revise the plans to provide additional green area on the site for an outdoor gathering area for students at the drop-off and pick-up area of the site.
- ❖ Signage should be limited to the nine foot nine inch high by ten foot wide freestanding sign proposed for the school on Lot 2.

MANDATORY REFERRAL REVIEW

PROPOSED COLLEGE PARK ACADEMY AND TWO R&D FLEX BUILDINGS PROJECT

THIS CONCLUDES the STAFF PRESENTATION QUESTIONS/CLARIFICATIONS?

**AGENDA ITEM: # 12
APPLICATION No: MR-1614F**