

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Acting Urban Design Supervisor

FROM: Elizabeth Whitmore, Planner

SUBJECT: Ammendale Business Campus South
Historic Site, Lot 9 and Outlot A
Specific Design Plan, SDP-9909

The Urban Design Section has reviewed the Specific Design Plan for the Ammendale South, Historic Site, Lot 9 and Outlot A, and provides the following report. Lot 9 is proposed as a day care center. The staff recommends APPROVAL with conditions as stated in the Recommendation section of this report.

EVALUATION

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Basic Plan (A-9587-C).
- b. Conformance to the Comprehensive Design Plan (CDP-9009).
- c. Conformance to Preliminary Plat (4-99055).
- d. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- e. Conformance to the *Landscape Manual*.
- f. Referrals.

FINDINGS

1. The Basic Plan for Ammendale Business Campus South was approved by the District Council on May 14, 1990, and rezoned 186 acres of land from the R-R to the E-I-A Zone.
2. The Comprehensive Design Plan (CDP) for Ammendale Business Campus South, CDP-9009, was approved by the Planning Board on April, 28, 1994, with conditions. On May 17, 1994, CDP-9009 was reviewed and approved by the District Council. A to-

tal development program of 2,580,700 square feet of gross floor area was approved in the CDP.

3. The Preliminary Plan for Ammendale South Historic Site 4-99055 was approved by the Planning Board on January 6, 2000.
4. Containing 23.95 acres of E-I-A-zoned land, Lot 9 and Outlot A are located northwest of the intersection of Ammendale Road and US 1, behind the IBM facility. The main access to the subject property is off the existing Ammendale Road (currently under improvement).
5. The proposed use of Lot 9 is a day care center. Outlot "A" was delineated at the time of the Preliminary Plan to be an outlot. The purpose of the outlot is to allow the Christian Brothers' continued use of the cemetery. Cross easements are to be recorded at the time of transfer of ownership. The Specific Design Plan includes the site development plan, landscape plan and architectural elevations. A Tree Conservation Plan (TCPII/17/94) is also included for review and approval.
6. The existing structures on Lot 9, LaSalle Hall and the gymnasium, are being proposed for the day care facility. The architectural elevations indicate that both of the above-referenced buildings are being renovated along with the existing swimming pool to accommodate a day care center with an enrollment of 400. A stair tower is being proposed on the east side of LaSalle Hall, building "A."

7. Development data is as follows:
Ammendale Business Campus South
SDP-9909
Lot 9 and Outlot "A"

Zone	E-I-A Zone
Gross Lot Area	23.95 acres
Lot 9 Total Area	20.05 acres
Floodplain Area	1.05 acres
Net Lot Area	18.99 acres

Outlot "A" Total Area	3.90 acres
Floodplain Area	1.44 acres
Net Lot Area	2.46 acres

Net Tract Area (Lot 9 and Outlot "A") 21.45 acres

Proposed Use: Day care facility	
Enrollment proposed	400 children
Play Area Required	15,000 square feet
Play Area Proposed	2.30 acres
Play Area #1 (fenced within the 2.30 acres)	2,600 square feet
Play Area #2 (fenced within the 2.30 acres)	4,400 square feet

Existing Building Area (total)	29,263 sq. ft.
LaSalle Hall (building A)	18,100 sq. ft.
Gymnasium (building B)	11,163 sq. ft.

Number of Parking Spaces Required	50 spaces
Number of Parking Spaces Provided	56 spaces
Number of Loading Spaces Required	1 spaces
Number of Loading Spaces Provided (12 x 33)	1 spaces
Green Area Required 20%	3.80 acres
Green Area Provided 53%	11.41 acres
Interior Green Required 5%	1,234sq. ft.
Interior Green Provided 6.2%	1,550sq. ft.
Lot Coverage Allowed (per CDP) (Based on gross tract area)	45 %
Lot Coverage Proposed (Based on net lot area)	5.23%

8. The proposed development on Lot 9 and Outlot A is in conformance with the approved Basic Plan, Comprehensive Design Plan and the Preliminary Plat of Subdivision.
9. The Specific Design Plan has been reviewed for conformance to the Basic Plan conditions and the staff provides the following analysis. In regard to land use and quantities the Specific Design Plan is in conformance. The following conditions warrant discussion:

No new buildings in Stage I shall be occupied until the following road improvements have been 100 percent funded or completed, and no building shall be occupied in Stage II until the following road improvements have been completed:

(a) Powder Mill Road/Old Gunpowder Road Intersection:

Restripe the east approach to provide one through land and one optional through/right-turn lane.

Construct new right-turn lane on east approach.

Construct a double left-turn from southbound Old Gunpowder Road to eastbound Powder Mill Road.

(b) Powder Mill Road/US Route I Intersection

Construct new right-turn lane on south approach.

Comment: The subject application proposes an addition, a stair tower 16 feet square, to LaSalle Hall (building A). The road improvements referenced in the Basic Plan have been completed.

The applicant shall seek permission from the State Highway Administration to change the traffic signal at US 1 and Powder Mill Road to a two phase signal.

Comment: In review of the CDP, the Transportation Planning Section stated the modification required by this condition was fulfilled.

The following Basic Plan conditions related to the CDP review, but conformance of the SDP must also be demonstrated.

The Comprehensive Design Plan shall consider the following:

- b. **Pedestrian systems linking employment areas to retail uses.**

Comment: The applicant should revise the subject application to include a trail connection along the subject property's portion of the road from US 1 to the historic site. A bikeway/trail connection should then be provided from the historic site to Ammendale Road. The Urban Design Section has determined that the bikeway/trail connection to be provided from the historic site to Ammendale Road is not necessary.

- c. **All development, including grading, shall be prohibited from the 100-year floodplain, except for an approved trail system or other public benefit features specifically approved by the District Council.**

Comment: The subject application proposes no intrusion into the 100-year floodplain. Therefore, this condition has been met.

- i. **Buildings shall be equipped with sprinkler systems in accordance with Prince George's County Code requirements.**

Comment: This condition is recommended to be carried over to the approval of this Specific Design Plan.

10. A number of conditions of the Comprehensive Design Plan apply to the review of the Specific Design Plan and warrant discussion:

2. **The Specific Design Plans shall demonstrate a minimum of 20 percent of the net lot area to be open space to be improved by landscaping and design amenities in accordance with Section 27-501(a)(2).**

Comment: The development data chart (Finding 7) demonstrates that 53 percent of the net lot area is green area.

3. **Prior to submittal of a Specific Design Plan (except SDP-9308), a 100-year floodplain study shall be approved by the Department of Environmental Resources (DER). The Specific Design Plans shall include delineation of the 100-year floodplain.**

Comment: The Indian Creek 100-year floodplain study was approved by the Department of Environmental Resources on August 5, 1997, and again on December 1, 1997. This study confirmed the 1993 Anacostia River Watershed Study. The 100-year floodplain is shown on the Specific Design Plan.

5. **At the time of Preliminary Plat of Subdivision of the subject property, the improvement of Ammendale and Virginia Manor Roads to an arterial roadway from I-95 to US 1 (CIP No. FD666151, Ammendale & Virginia Manor Roads) shall be in place, bonded for construction or programmed with 100 percent construction funding in the next five years in the current Prince George's Capital Improvement Program.**

Comment: This condition requires that the Ammendale/Virginia Manor Road project be fully funded prior to subdivision approval. That condition was met, and the project continues to have 100 percent funding as discussed above.

6. **Prior to the development of Stage 1 (Parcels 1-6 and Parcels 16-20 in the submitted CDP) or Stage 2 (Parcels 7-15 in the submitted CDP), or the following improvements shall be in place, bonded for construction or programmed with 100 percent construction funding in the next five years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program:**
 - a. **Completion of a six-lane section along US 1 between Ammendale Road and Quimby Avenue which includes two through lanes northbound and southbound, a continuous northbound left-turn lane, and a continuous southbound right-turn lanes as required by the State Highway Administration.**
 - b. **Provision of a traffic signal at the intersection of US 1 and the Ammendale South Spine Road, subject to the satisfaction of signal warrants and approval by SHA.**

Comment: This condition requires improvements to US 1, including a signal warrant study at the site entrance, prior to any development on the site. The scope of improvements has been reviewed by the State Highway Administration and the needed improvements have been installed.

7. **Prior the development of Stage 1 (Parcels 1-6 and Parcels 16-20 in the submitted CDP) or Stage 3 (Parcels 21-32 in the submitted CDP), a traffic signal at the intersection of US 1 and Ammendale Road shall be in place, bonded for construction or programmed with 100 percent construction funding in the next five years in the current Maryland Department of Transportation Consolidated Transportation Program of the Prince George's County Capital Improvement Program, subject to the satisfaction of signal warrants and approval by SHA.**

Comment: This condition requires a signal warrant study at US 1/Ammendale Road prior to development of Stages 1 and 3 of the site. No new studies have been received pursuant to the above-referenced condition. The applicant should be required to provide a signal warrant study to the Transportation Section for review prior to signature approval.

8. **Prior to the development of Stage 3 (Parcels 21-32 in the submitted CDP), a traffic signal at the intersection of Ammendale Road and Virginia Manor**

Road shall be in place, bonded for construction or programmed with 100 percent construction funding in the next five years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program, subject to the satisfaction of signal warrants and approval by DPW&T.

Comment: This condition requires a signal warrant study at Ammendale Road/Virginia Manor Road prior to the development of Stage 3 of the project. The subject site is not within Stage 3.

- 9. Prior to the development of Stage 2 (Parcels 7-15 in the submitted CDP), the construction of the full connection of the Ammendale South Spine Road between US 1 and Virginia Manor Road, as shown on the submitted CDP, within a 70-foot right-of-way shall be in place, bonded for construction or programmed with 100 percent construction funding in the next five years in the current Prince George's County Capital Improvement Program.**

Comment: The subject site is in Stage 1; therefore, this condition does not apply to this submission.

- 10. The applicant, his heirs, successors and/or assigns, shall have the opportunity, prior to Preliminary Plat approval, to provide a revised traffic study which may alter the timing and scope of conditions 5 and 9 above.**

Comment: The subject site is not in Stage 2; therefore, this condition does not apply.

- 18. Access to Ammendale Road from Lots 21 and 31 as shown on the comprehensive Design Plan shall be prohibited unless the front facade of the building on these lots is oriented toward Ammendale Road to create the most pleasing appearance. Only one curb cut shall be allowed for each of these lots onto Ammendale Road.**

Comment: This condition prohibits access from specific lots to Ammendale Road. The subject property is not one of the specified lots.

- 11. The Specific Design Plan was reviewed for conformance to the Preliminary Plat of Subdivision and found to be in conformance in regard to layout. The following conditions of the Preliminary Plat of Subdivision warrant discussion:**

- 1. At the time of final plat approval, the applicant his heirs, successors and/or assigns shall dedicate right-of-way along Ammendale Road as shown on the submitted preliminary plan. Improvements within the dedicated right-of-way shall be as determined by DPW&T.**

Comment: The subject application shows adequate provision of right-of-way to fulfill this condition.

- 1. Prior to the approval of the Specific Design Plan for the subject property, the applicant, his heirs, successors and/or assigns shall submit an acceptable traffic signal warrant study to the Prince George's County Department of Public Works and Transportation**

(DPW&T) and/or the State Highway Administration (SHA) for the following intersections:

- a. US 1 and Ammendale Road**
- b. Ammendale Road and Virginia Manor Road**

The applicant shall utilize new 12-hour counts and analyze signal warrants under total future traffic as well existing traffic at each location. If the appropriate agency deems a signal or other physical improvements to be warranted at any or all of the above locations, the applicant, his heirs, successors and/or assigns shall bond such signals or improvements prior to the release of the initial building permit, and install them at a time when directed by the appropriate agency.

In the event that another party has recently conducted a similar warrant study or bonded signals or other improvements at a location, the operating agency may waive the requirement for the subject application to submit further studies. Evidence of such a waiver must be presented to M-NCPPC at the time of Specific Design Plan review by the applicant.

Comment: No new studies have been received pursuant to this condition, nor does the Transportation Planning Section have any indication that the study requirement was waived by an operating agency or that compensating improvements have been bonded. Therefore, the applicant should provide the necessary documentation to prior to signature approval to fulfill this requirement.

1. **Total development within the subject property shall be limited to 117,000 square feet of general office space, a 450-student day care facility and renovation of the existing church with the addition of 6,000 square feet of associated office space, or equivalent development which is permitted within the EIA Zone which generates no more than 337 AM and 371 PM peak hour vehicle trips. Upon review and approval by the Planning Board or its designee, the applicant may transfer trips among properties with approved preliminary plats within Ammendale South Business Campus. Documents noting this transference shall specifically identify the transfer and clearly note that trips transferred from a lot are lost to that lot. In no case shall the total trips generated in Ammendale South exceed total trips approved through the preliminary plat process. Any development other than that identified herein above shall require a new preliminary plat of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: Sixty-five percent of the day care trips are already on the adjacent roadway. A 463-student day care facility would generate 131 AM and 135 PM peak-hour vehicle trips. This application is for a day care with an enrollment of 400 students. Therefore, this application conforms to the trip cap.

4. **Prior to approval of an Historic Area Work Permit for any portion of Lot 9, the applicant, his heirs, successors and/or assigns shall submit, for review by the Planning Board or its designee, a detailed plan that describes the proposed restoration, rehabilitation and/or adaptive**

reuse of the significant features of the Ammendale Normal Institute Historic Site to include the Novitiate Building, the brick barn, St. Joseph's Chapel and related landscape features. The elements of this plan may include phasing of the implementation of said plans to restore, rehabilitate or reuse the historic site.

Comment: The applicant has submitted an Historic Area Work Permit (#2-00) to the Community Planning Division for review. The subject application is for the readaptive use of a portion of Lot 9, approximately 5 acres.

5. Prior to approval of Specific Design Plans for Lot 9 the applicant, his heirs, successors and or assigns shall:

- a. **Install fire, smoke and burglary alarm systems connected to police and fire stations, in the brick barn and St. Joseph's Chapel, and secure these buildings from the elements in order to preclude deterioration. The security systems and the physical condition of both buildings shall be monitored on a quarterly basis by the applicant and status reports filed with the Historic Preservation Commission until the buildings are restored or adaptively re-used.**
- b. **Install or improve existing security fencing surrounding the Novitiate Building to preclude unauthorized access.**

Comment: The applicant has applied for an Historic Area Work Permit (HAWP #2-00) and is awaiting approval from the Community Planning Division. Upon approval of the HAWP the applicant should be able meet the above-referenced conditions. Prior to signature approval the applicant should provide documentation to the Community Planning Division and to the Urban Design Section that the above-referenced conditions have been fulfilled.

7. During review of the Specific Design Plan for Lot 9, the applicant shall submit a Phase I Environmental Study for approval at the SDP stage. If deemed necessary by the Environmental Planning Section or the Health Department, a Phase II Study may be required prior to approval of the record plat.

Comment: The applicant has submitted an Environmental Study for Lot 9. The applicant shall forward said study to the Prince George's County Health Department for approval. Should it be determined that a Phase II Study is required, the applicant shall submit one to the Prince George's County Health Department prior to signature approval.

9. Development of this property shall be in conformance with all conditions and considerations of Zoning Map Amendment A-9587-C and Comprehensive Design Plan CDP-9009.

Comment: The submitted application is in general conformance with Zoning Map Amendment A-9587-C and Comprehensive Design Plan CDP-9009 with the qualifications noted in the previous findings.

9. Development of this property shall be in conformance with the approved stormwater concept plan, Concept #008002320.

Comment: The submitted application is in conformance with the approved stormwater concept plan.

9. Development of this property shall be in conformance with the approved Type II Tree Conservation Plan, TCP II/17/94, or as modified by future approvals.

Comment: The subject application is in conformance with the approved TCP II/17/94.

12. The Specific Design Plan includes provisions for draining surface water to prevent adverse effects on the subject property or any adjacent property. A stormwater management concept plan for the entire campus development was approved (#978006710) by the Department of Environmental Resources (DER) on May 16, 1997. The concept approval indicates that all stormwater management was addressed in the July 1982 agreement between WSSC and Ammendale Normal Institute. The SDP is in conformance with Section 27-528(a)(3) of the Zoning Ordinance which states that "Adequate provision has been made for draining surface water so that there are no adverse effects on either subject property or adjacent properties."
13. The Natural Resources Division finds the proposed revision to TCP II/17/94 is in conformance with the Woodland Conservation Manual and recommends reapproval of the TCP .
14. This project is subject to Sections 4.3, Parking Lot Requirements, and 4.4, Screening Requirements, of the *Landscape Manual*. The plan fulfills Section 4.c., Interior Planting requirements. The plan is also subject to Section 4.4, Screening Requirements, because the dumpster is visible from the entrance drive and the proposed play areas. The applicant has proposed a substantial dumpster enclosure with associated landscaping to fulfill this requirement.

The Zoning Ordinance does not stipulate design criteria for day care facilities in the E-I-A Zone. Commercial, Residential and Industrial Zones have specific design criteria for play areas for day care facilities as follows:

Section 27-445.02 Day care center for children.

(1) Requirements

(A) Ample outdoor play area or activity area shall be provided, in accordance with the following:

- (i)** All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;

- (ii) All outdoor play areas shall be located on the same lot as the center at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;
- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;
- (iv) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;
- (v) Sufficient lighting shall be provided on the play area if it is to used before or after daylight hours to insure safe operations of the area; and
- (vi) Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M..

Comment: The subject application far exceeds the normal requirements for a day care center in conventional zones. The applicant is providing an overall play area of 2.3 acres. Within this acreage the applicant is providing two smaller enclosed compounds that are between 2,600 and 4,400 square feet. The existing swimming pool is being renovated and a multipurpose field has been proposed. Ample shade is being provided for the children by existing and proposed landscaping and from the building's shadows. It should be noted that the notes on the cover sheet indicating the areas of the proposed compounds are incorrect and should be revised. The subject application does not show play equipment being installed at this time. Should play equipment be installed at a later date, the applicant should follow the guidelines set forth in the Consumer Product Safety Commission's Handbook for Public Playground Safety (pub. No. 325).

15. The Transportation Planning Section has reviewed Specific Design Plan SDP--9903 for Lot 9 (Masog to Whitmore, February 11, 2000). Access and on-site circulation are acceptable. This use (as well as the entire lot) will receive primary access from Ammendale Road. During review of Preliminary Plat of Subdivision 4-99055, the transportation staff determined that the location of the proposed access was acceptable, and that there would be sufficient and nonconflicting offset from the proposed Federal laboratory being planned for the opposite side of Ammendale Road.

The transportation staff's primary interest in this site involves the adequacy finding for the site. Ammendale Road is currently being realigned and upgraded under Subtitle 23 requirements. The adjacent portion of Ammendale Road connects to existing Ammendale and Virginia Manor Roads, which are proposed to be improved under a project in the Capital Improvement Program (CIP), Ammendale & Virginia Manor Roads, #FD666151. The transportation staff is very concerned about the status of this project, as much of the traffic entering and leaving Lot 9 will utilize the existing roadways. The FY2000 CIP, as approved, shows that the Ammendale/Virginia Manor project would be completed in 06/2003 - completion date that suggests the project is remaining on track for completion at the time that was contemplated at the time the subdivision was originally approved. The design plans have gone to a public forum and a public hearing, and will likely be

completed and advertised for construction soon. The transportation staff believes that ongoing efforts suggest that the development planned on Lot 9 will be adequately served by transportation facilities within a reasonable period of time.

The subject property is required to make roadway improvements in the area pursuant to a finding of adequate public facilities made in 1999 for Preliminary Plat of Subdivision 4-99055 and supported by traffic studies submitted in 1999. Insofar as the basis for that finding is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed or which will be provided as a part of the development. This statement is contingent, however, upon meeting Condition 2 of Preliminary Plat 4-99055 being satisfied. The required studies must be submitted, or their requirement must be waived by the responsible operating agency, prior to the subject application being approved.

16. The Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities and concluded the following:
 - a. The existing fire engine service at Beltsville Fire Station, Company 31, located at 4911 Prince George's Avenue, has a service response time of 3.96 minutes, which is beyond the 3.25-minute response time guideline.

The FY 2000-2004 Capital Improvement Program contains a proposal for a new Beltsville Fire Station, located at Old Gunpowder and Ammendale Road. The response time for the fire engine from the new proposed fire station was calculated at 1.78 minutes, which is within the 3.25-minute response time guideline for commercial use.
 - b. The existing ambulance service at Beltsville Fire Station, Company 31, located at 4911 Prince George's Avenue, has a service response time of 3.96 minutes, which is beyond the 4.25-minute response time guideline.
 - c. The existing paramedic service at Laurel Rescue Squad, Company 49, located 14910 Bowie Road, has a service response time of 8.37 minutes, which is beyond the 7.25-minute response time guideline.

The existing paramedic service located at Laurel Rescue Squad, Company 49, is beyond the recommended response time guidelines. The nearest fire station, Beltsville, Company 31, is located at 4911 Prince George's Road, which is 3.96 minutes from the development. The facility would be within the recommended response time for paramedic service.
 - d. The existing ladder truck service at Laurel Fire Station, Company 10, located at 7411 Cherry Lane, has a service response time of 8.86 minutes for Lots 4-7, which is beyond the 4.25-minute response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate response times as discussed above, the Fire Department recommends that all commercial structures be fully sprinkled in accordance with national Fire Protection Association Standard 13 and all applicable Prince George's County Laws.

17. The Historic Preservation Section provided in a memorandum dated February 23, 2000 (Berger to Whitmore), the following comments:

"Findings

- "1. Recent visits to the subject property have revealed that security measures focused on the Novitiate Building, St. Joseph's Chapel and the brick barn, approved through HAWP #24-94, are inadequate. The security fence surrounding the Novitiate Building is easily breached as are the measures taken to secure the doors and windows of the brick barn.
- "2. Since the existing security measures taken by the Christian Brothers and their representatives have been inadequate, it is important to have the security requirements reinforced through the applications required for the development of the property.

"In its review of Preliminary Plan 4-99055, Ammendale South Lot 9 and Outlot A, the Historic Preservation Commission provided the Planning Board with several recommended conditions concerning the historic preservation issues affecting the property. As contained within the Planning Board's Resolution (PGCPB No. 990245), these conditions are:

"(4) Prior to the approval of an Historic Area Work Permit for any portion of Lot 9, the applicant, his heirs, successors and/or assigns shall submit, for review by the Planning Board or its designee, a detailed plan that describes the proposed restoration, rehabilitation and/or adaptive reuse of the significant features of the Ammendale Normal Institute Historic Site to include the Novitiate Building, the brick barn, St. Joseph's Chapel and related landscape features. The elements of this plan may include phasing of the implementation of said plans to restore, rehabilitate, or reuse the historic area.

"(5) Prior to the approval of Specific Design Plans for Lot 9 the applicant, his heirs, successors and or assigns shall:

- "a. Install fire, smoke and burglary alarm systems connected to police & fire stations, in the brick barn and St. Joseph's Chapel, and secure these buildings from the elements in order to preclude deterioration. The security systems and the physical condition of both buildings shall be monitored on a quarterly basis by the applicant and status reports filed with the Historic Preservation Commission until the buildings are restored or adaptively re-used.*
- "b. Install or improve existing security fencing surrounding the Novitiate Building to preclude unauthorized access.*

“3. The applicant has submitted an Historic Area Work Permit (#2-00) and a conceptual restoration, rehabilitation and/or adaptive reuse plan (Rivera and Gantt to Berger, 2/11/00) in partial compliance with Planning Board Resolution No. 990245, Conditions 4 and 5. The restoration plan required by Condition 4 is organized into three phases as follows:

“*Phase I* - includes the work carried out through the Historic Area Work Permit process in compliance with Planning Board Condition 5. The plan indicates that this phase will be completed prior to the issuance of a Use and Occupancy certificate for the daycare center.

“*Phase II* - includes the scope of work detailed in SDP 9909 which addresses the rehabilitation of LaSalle Hall and the gymnasium for use as a daycare center as well as the construction of fencing and a parking related to this use. To facilitate the rehabilitation of the gymnasium, the architectural features and artifacts removed from the novitiate building will be removed and securely stored at another location.

“*Phase III* - includes the remaining significant buildings within the Ammendale Normal Institute Environmental Setting: St. Joseph’s Chapel; the adjacent mid-twentieth-century office building; the novitiate building and the brick barn. This phase of the project may include sub-phases related to uses for these structures which have yet to be identified. For each use proposal separate Specific Design Plans and Historic Area Work Permit applications will be filed.

“Conclusions

- “1. Prior to the approval of a Specific Design Plan for Lot 9 and Outlot A, the applicant, his heirs, successors and/or assigns must meet conditions 4 and 5 of the Planning Board’s Resolution of Approval for Preliminary Plan #4-99055.
- “2. Any proposed changes within the Ammendale Normal Institute’s 27-acre Environmental Setting such those included in SDP 9909 which affect the gymnasium and the LaSalle Hall dormitory building, must be reviewed and approved by the Historic Preservation Commission through the Historic Area Work Permit process.
- “3. The applicant has submitted a restoration, rehabilitation and/or adaptive reuse “plan” for the significant features of the Ammendale Historic Site that should be considered *conceptual*. As submitted, the plan includes timing mechanisms for only those elements related to SDP 9909. Phases I and II of the plan address the submittal requirements of Planning Board Conditions 4 and 5 but not the intended result of restoration, rehabilitation or adaptive reuse. Phase I of the restoration plan was initially proposed to be completed prior to the issuance of a Use and Occupancy Certificate for the daycare center.

“The applicant subsequently agreed to complete the installation of electronic security systems for St. Joseph’s Chapel and the brick barn *prior to the issuance of the building permit for daycare center construction*. The remaining item in Phase I, the installation of a new security fence or the repair or improvement of

the existing fence surrounding the novitiate building, during the construction phase of the adjacent daycare center and prior to the issuance of a Use and Occupancy Certificate for any portion of the daycare facility.

“Staff is in agreement with proposed timing for the work affecting St. Joseph’s Chapel and the brick barn but suggests that in order to preclude unauthorized and potential vandalism, the security fencing surrounding the novitiate should simultaneously constructed or repaired and not be postponed until work begins on the adjacent daycare center project.

- “4. One of the requirements of HAWP # 7-94 was the secure storage in the gymnasium of the architectural elements removed from the novitiate building prior to its stabilization. Prior to the approval of an HAWP for any portion of the daycare center project, a plan to relocate and safely remove these architectural elements must be approved by the Historic Preservation Commission.
- “5. Phase III of the proposed restoration plan will directly affect the historically and architecturally significant features of the Ammendale Historic Site. As presented, Phase III, contains no plans, architectural drawings or technical details, because no potential uses for these buildings are identified at this time. Should uses be identified as the basis for future Specific Design Plans and Historic Area Work Permit applications, it is anticipated that these plans will contain appropriately detailed proposals and drawings that will restore, rehabilitate and/or adaptively reuse the site’s buildings in a manner compatible with the historic and architectural significance of the property.

“Recommendations

The Historic Preservation Commission recommends that the Planning Board approve SDP 9909 as in compliance with Conditions 4 and 5 of Planning Board Resolution No. 990245 with conditions as stated in the Recommendation Section of this report, conditions 2a, 2b and 3.

RECOMMENDATION

Based upon the foregoing evaluation of this report, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE SDP-9903 and TCPII/17/94 with the following conditions:

- 1. Prior to signature approval the following revisions shall be made and/or information supplied:
 - a. The plan shall be revised to incorporate an eight-foot-wide asphalt trail connection along the subject property’s portion of the road from US 1 to the historic site.
 - b. The applicant shall submit an acceptable traffic signal warrant study to the County Department of Public Works and Transportation (DPW&T) and/or the State Highway Administration (SHA) for the following intersections:
 - 1. US 1 and Ammendale Road

2. Ammendale Road and Virginia Manor Road

The warrant study should be prepared in accordance with the requirements of Condition 2 of 4-99055. Any warranted modifications must be bonded prior to the release of the initial building permit.

b. The notes for the proposed play areas shall be revised to reflect the correct square footage required and provided.

b. The applicant shall provide documentation that the Phase I Environmental Study is acceptable to the Prince George's County Health Department. Should it be deemed necessary by the Health Department, a Phase II Study shall be submitted and approved prior to record plat.

2. Prior to issuance of a building permit for any portion of the day care construction, the applicant shall provide the following information:

a.. The work outlined in Phase I of the applicant's conceptual restoration, rehabilitation and/or adaptive reuse plan (in compliance with Planning Board Resolution No. 99-245) shall be completed prior to the issuance of a building permit for any portion of the day care construction project outlined in SDP 9909. The work of Phase I shall be approved by the Historic Preservation Commission through the Historic Area Work Permit process.

b. Prior to the issuance of a building permit for the construction of a day care center on Lot 9, Ammendale South, the applicant shall provide the Historic Preservation Commission with a detailed plan concerning the safe removal and storage of architectural elements (currently stored in the gymnasium) from the novitiate building.

2. As part of continued compliance with Planning Board Resolution No. 99-245 and SDP 9909, the applicant agrees to address the spirit and intent of the Planning Board's conditions with regard to any potential changes within the Ammendale Normal Institute Historic Site's Environmental Setting by completing a detailed restoration plan for the remaining significant features of the Historic Site. Any potential changes within the Historic Site's Environmental Setting shall be addressed through the Specific Design Plan and Historic Area Work Permit processes.

4. All buildings shall be equipped with sprinkler systems in accordance with Prince George's County Code requirements.