

MEMORANDUM

**Re: University Baptist Church
3515 and 3617 Campus Drive**

VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
301.916.4100
vika.com

11.8.2021

To: Andrew Y. Cheng
Kerns Group Architects, P.C.
105 N. Maple Avenue
Suite 200
Falls Church, VA 22046

Via: acheng@kernsgroup.com

This memorandum provides a summary existing conditions analysis and research on Site /Civil activities related to the potential expansion of the current use. We have prepared this summary of findings based on our understanding that the University Baptist Church would like to know the feasibility of whether a building adequate to the needs of the church could be built on a future tract of land create from the current Church properties. This future tract comprises approximately 1.3 acers and would include the eastern parking lot (aka side parking lot) and the parsonage property.

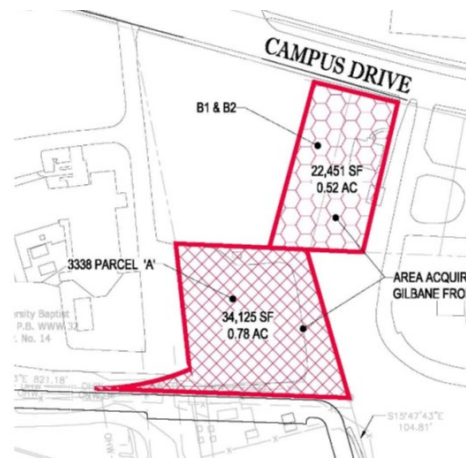


Figure 1: Potential future Church site

Sources of information for this feasibility investigation include information provided by you, Prince George's County Maryland-National Capitol Park and Planning Commission (M-NCPPC) Geographic Information System (GIS) Data website known as PGAtlas, Maryland State Department of Assessments and Taxation (SDAT), Maryland State Archives and Maryland Judiciary Land Records website (MDLANDREC), Washington Suburban Sanitary Commission (WSSC) GIS, and information obtained from public record requests.

Property Description and Existing Conditions

Location and Land Records

The subject properties are located within Prince George's County on the southside of Campus Drive between Mowatt Lane and Adelphi Road. The properties comprise Parcel 'A', as shown on record plat entitled "Second Regular Baptist Church Property" and recorded among the Land Records at Plat Book 32 Page 14, and Parcels B-1 and B-2, as shown on record plat entitled "Frank E. Pywell Estate" and recorded among the Land Records at Plat Book BB 8 Page 35.

Parcel 'A' (3515 Campus Drive) currently measures +/- 3.9 acres according to SDAT. This parcel was originally +/- 4.8 acres per the record plat, however, there have been recent takings/dedications for the construction of the MTA Purple Line along the frontage of the property.

Parcels B-1/B-2 (3617 Campus Drive) currently measure +/- 0.5 acres according to SDAT. SDAT records were not found indicating dedications/takings for the construction of the MTA Purple Line along the frontage of the property.



Figure 2: Subject properties

Existing Conditions

General

3515 Campus Drive is developed with a church building complex and supporting parking. There are two (2) cell phone towers located on the south side of the building. There are two vehicular access points connecting Campus Drive to the parking areas. Based on the latest 2020 aerial imagery from PGAtlas, the eastern most entry is currently closed due to construction of the purple line. It appears that the western entry serves as the sole site access while the Purple Line is under construction however we suspect this could as construction progresses.

3617 Campus Drive is developed with a two-story brick structure and driveway access to Campus Drive which serves as the parsonage for the Church.

The ongoing construction of the Purple Line affects the frontage of both Properties with improvements including road widening, road realignment, installation of sidewalks along the frontages within the right-of-way. The improvements in front of 3515 also include the relocation of the eastern entrance to align with the realignment of Presidential Drive on the University of Maryland Property north of Campus Drive.

Storm Drain and Stormwater Management

There is evidence of a 25' wide Storm Drain easement that runs along the southern property line adjacent to the 'side parking lot'. Available information indicates that the easement runs along and is centered on the southern property line and that +/- 12.5' of easement is located on Parcel 'A'. It is unknown who benefits by the easement, but it appears to be for the purpose of allowing drainage from Adelphi Road to the natural water courses located south and east of Parcel 'A'. See figure 3 below.

There is evidence of a storm drain line(s), within an easement, extending across the property in a north to south alignment from a point near the existing eastern entrance to a point almost directly south. See figure 3 below.

Based on the information above it is assumed that this site could connect to the existing storm drain system, but it is unclear at this time if the existing infrastructure is sufficient so additional studies and dialogue with Prince George's County Department of Permits, inspections, and Enforcement (DPIE) would be needed to make such a determination. There is no evidence of existing stormwater management (SWM) service the existing church or the existing parsonage property. It is assumed that the subdivision and future development will require SWM to meet County and State requirements. A SWM concept can be prepared in conjunction with site planning to ensure compliance with the regulations.

There are no restrictions that we are aware of that would prevent placement of a parking or paving over a storm drain easement. There are requirements for minimum cover over these



pipes and this will need to be assessed during the design portion of the project.

Water and Sewer

There is a 10" sanitary line and a 60" water transmission line within a 40' WSSC easement which extends from Campus Drive almost due south across Parcel 'A'. There is a 16" water line in Campus Drive along the frontage of parsonage property. The materials and depth of these pipes are not currently known, and additional research would need to be completed. See figure 3 below.

A water connection for development would be restricted to the smaller line in Campus Drive. There appear to be adequate water and sewer facilities to support a future church use however WSSC reviews development applications and will confirm capacity and connection points at that time.

There are no restrictions that we are aware of that would prevent placement of a parking lot over the WSSC easement. WSSC will have concerns about the amount of grading and earthwork over the two utilities and the amount of cut or fill might be limited. WSSC may also require additional information about proposed structural foundation design for the building(s) so as to verify that the building will not put additional weight load on the utilities.

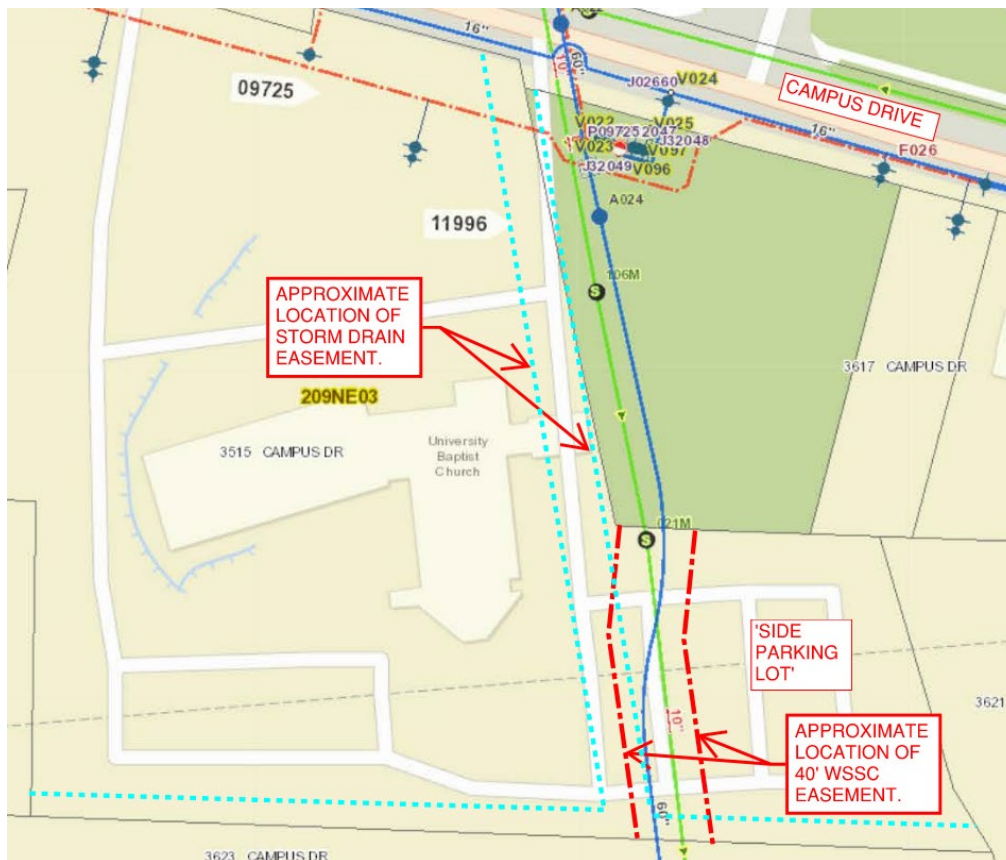


Figure 3: WSSC GIS: WATER AND SEWER LINES AND WSSC AND STORM DRAIN EASEMENTS

Purple Line

Improvements related to the Purple Line are currently on going along the frontage of both parcels. As previously mentions, all dedications and/or takings have already occurred, and it is assumed that the Church is knowledgeable and aware of those events. We do not have any reason to believe the Purple Line proposal will change that will affect the property more than is already likely common knowledge.

Zoning, Land Use, Subdivision, and Entitlement

Existing Zoning

The properties are currently zoned R-55. This zone primarily allows 1 family detached residential uses but allows limited permitted and special exception commercial and institutional uses including churches. The zoning ordinance is in process of being updated and replaced. It is expected that the new zoning will take effect as early as 2021 so this information is offered for comparison reference only. In addition to the standards in the Zoning Ordinance, there are additional requirements/standards within the landscape manual that might affect buffer yard widths, building setbacks, etc. As the project is contemplating non-residential use the standards below do not address residential uses.

In general, the development standards for this zone include/require:

- Minimum lot size - 6,500 square feet
- Parking generated at a rate of 1 space per 4 seats in main auditorium and 1 space for 4 seats in other rooms occupied at same time as main auditorium. Up to 1/3 can be compact spaces. Departures from the number of spaces provided may be approved by M-NCPPC. Design standards can be found within the zoning ordinance.

Proposed Zoning

The proposed and forthcoming zoning for these properties is RSF-65 (Residential, Single-Family - 65). This zone primarily allows 1 family detached residential uses but also allows limited permitted and special exception commercial and institutional uses.

The development standards are very similar to the current zoning, but in general, the base development standards for this zone include/require:

- Minimum lot size - 6,500 square feet
- Minimum Lot width: 45'
- Minimum Lot frontage at Street: 36'
- Maximum lot coverage: 60%
- Front Yard Depth: 25'
- Minimum Side Yard: 8'
- Minimum Rear Yard Depth: 20'
- Maximum Principal Structure height: 40'
- Maximum Accessory Structure Height: 15'



- Parking generated at a rate of 1 space per 4 seats. Additional uses concurrent with church use may require additional parking. For example, children's day care requires 1 space per 10 children.

In addition to the standards in the Zoning Ordinance, there are additional requirements/standards within the landscape manual that might affect buffer yard widths, building setbacks, etc. As the project is contemplating non-residential use the standards below do not address residential uses.

Land Use

Churches are within the Community Service Principal Use Category and the specific type is "Place of Worship". A Special Exception (SE) is only needed if the tract size is less than 1 acre. A church or "Place of Worship" on a tract larger than 1 acre is a **permitted** use according to Table 27-5101(c) in Part 5 of the new zoning ordinance. Although permitted, there are some additional more restrictive zoning requirements specific toward places of worship that include:

- All buildings to be setback at least 25' from each lot line.
- No parking spaces or loading area shall be located in the front yard.
- Places of worship on lots between 1 and 2 acres require approval of a Detailed Site Plan.
- The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

Subdivision

Like the Zoning Ordinance, the Subdivision Regulations are also being updated and adoption is expected as early as 2021 so this feasibility summary assumes that this project would move forward under the new regulations.

It is our understanding of the forthcoming Subdivision Regulations that this property would be subject to subdivision requirements and not be exempt from the process. The official definition of subdivision in the new subdivision regulations is "The technical process and configuration of land by which one or more lots, tracts, or parcels of land are divided, consolidated, or established as one or more lots or parcels, or other divisions of land. Subdivision also occurs when land is converted from residential to nonresidential uses or nonresidential to residential uses, or from residential or nonresidential uses to mixed-use development, and one or more lots, tracts, or parcels of land are divided, consolidated, or established."

There are two types of subdivision procedures: minor and major. The Planning Director has discretion to approve a minor subdivision if the application results in the creation of 25,000 GSF or less of nonresidential use. These applications are reviewed by MNCPPC staff and approved by the Planning Director.

Subdivision applications ensure compliance with zoning standards, environmental protection via a Tree Conservation Plan Type 1, protection of historic resources, protection



of cemeteries, compliance with transportation standards, public safety standards, adequacy of public facilities, and adequacy of land/facilities for recreational use.

Entitlements

Existing

There is no information on PGATLAS indicating prior entitlement or development applications for either Parcel 'A' or B-1/B-2. A request for public information for this property did yield a Woodland Conservation Numbered Exemption approval dated 8/22/2006. This Exemption was likely tied to a building addition or installation of a cell phone tower, but it is unclear based on the information available.

The adjacent property immediately south of Parcel 'A' does have an approved Natural Resource Inventory (NRI) that includes a wetland delineation. The plan reference is NRI-152-06-03. The NRI includes environmental information for approximately 100' onto the subject property and this plan shows no evidence of wetlands or floodplain on the Church property. M-NCPPC. It should be noted that an NRI or equivalent may likely be required for the creation of a future parcel and that the environmental information discovered on the Church property at the time of a new NRI will supersede NRI-152-06-03.

Proposed

We assume this project would be subject to the Subdivision Regulations. In addition to an application for a Preliminary Plan of Subdivision (PPS), an application for Tree Conservation Plan Type 1 (TCP1) or, if applicable, a Woodland Conservation Exemption (WCO-Ex) would need to be made. Since the intended tract size is between 1 and 2 acres, this project would be required to process a Detailed Site Plan (DSP). A Tree Conservation Plan Type 2 (TCP2) would also be needed unless exempted by a WCO-Ex. The DSP/TCP2 applications run roughly concurrent with the PPS/TCP1. The PPS would be submitted first and the DSP/TCP2 submitted 2-4 weeks later.

Assuming this project would not be granted minor subdivision status, the review and approval process for PPS/TCP1 applications including environmental studies, traffic studies, etc., and the concurrent DSP/TCP2 applications could take 9-12 months depending on complexity of the project.

Submitted By:
VIKA Maryland, LLC

Michael Goodman
Vice President

