6301 KILMER STREET, CHEVERLY, MD SITE & BUILDING USE ASSESSMENT STUDY

PREPARED FOR:

The Town of Cheverly
6401 Forest Road
Cheverly, MD 20785

Prepared by:
M2 Design Consulting
14617 Farnham Lane
Laurel, MD 20707
443.812.3970
rmelendez@m2designconsult.com

Table of Contents

1.0 Introduction……2-5
2.0 Zoning Results……6
3.0 Mandatory Referral Review……6
4.0 Onsite Survey Assessment……7
5.0 Conclusion and Recommendations……18

1.0 INTRODUCTION

The Town of Cheverly has commissioned a limited site and building study of the 6301 Kilmer Street, Cheverly, MD property, with the intended findings and information to be used as a guideline to ascertain its most appropriate use for the community. M2 Design Consulting has visited the site, taken measurements of existing building to input into “as built” plans and performed a visual site survey.

With the data obtained from the field visit research was conducted as to the existing building code compliance as it would apply to the buildings being converted into commercial use. Research with Prince George’s (P.G.) county zoning and MCPPC was done to obtain any existing property data on file and find any zoning limitations, which exist or in the future development of the property.

Site Description:

The property land area is listed as 1.33 acres of residential use property composed of a moderate sloped terrain, sloping primary from south-east to north-west. Its boundaries are contained with the following: Gladys N. Spellman Elementary school on its east and south property line; single family residences on the north property line and 63rd Avenue (two-way residential road) along its west property line with abutting sidewalk.

Such land is covered in grass with the exception of existing buildings, man-made pond, retaining walls, storm drain access and light, warned gravel vehicle pathway. The property is contained within a 4’ high chain-linked fence with a gated entrance at the intersection of Kilmer Street and 63rd Avenue. Existing mature deciduous trees & coniferous trees exist along its outline and sparingly throughout with wild bushes along also along its perimeter.

The land has a natural, permeable, gradual slope from the south-east property towards the north-west end of the property.

Building Descriptions:

Two buildings exist on the property; 1. Primary residential structure built in 1933 with an attached single vehicle garage, off of the property entrance and, 2. A detached two vehicle storage garage, with a back-end shed, built after the date of the residence, unlisted date.

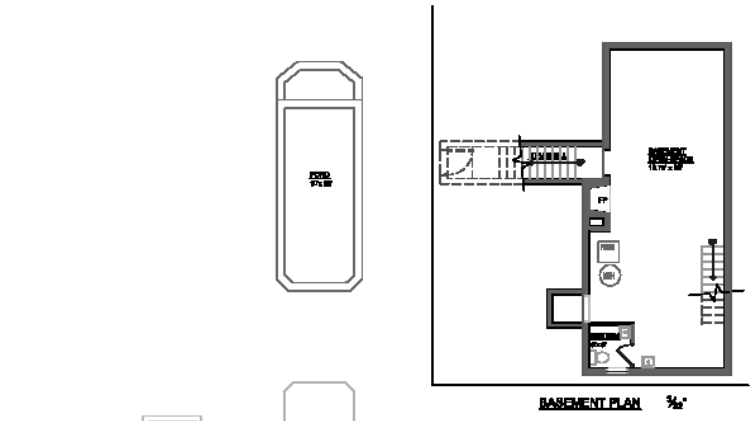
The listed, above grade enclosed area of the existing residence is 1,360 s.f. with 675 s.f. basement. The entrance consist of an above grade patio with a structured garden, however no safety guardrail. The above grade rooms are: small foyer, small kitchen with small abutting mudroom/laundry; off-hallway bathroom, two bedrooms, small dining room, high vaulted parlor

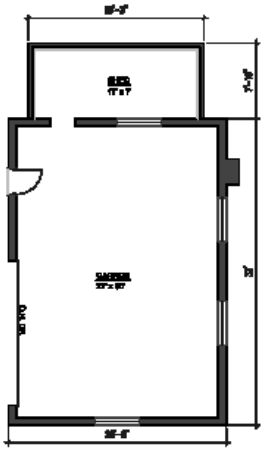
room with wood burning fireplace and walkout French doors to the backyard. Off of the parlor room is a sunroom, which also has walkout French doors to the backyard.

The basement, which is accessed from the interior via a hallway off of the foyer and the exterior via an enclosed stairwell, is unfinished. It has a fireplace and an outdated, poor condition, and non-compliant restroom, along with the furnace and hot water heater.

The attached garage is a concrete masonry unit (c.m.u.) structure, aged, with natural light windows on two sides and deep sink basin. It has a single overhead, single vehicle door and side standard size, pedestrian access door.

The detached storage garage is located on the south-east parameter (high ground) of the property. The structure is aged, c.m.u., with some structural crack lines with a truss system roof. An attached shed exist on the rear, which is in bad condition.





Plans Not to Scale

Site Structures:

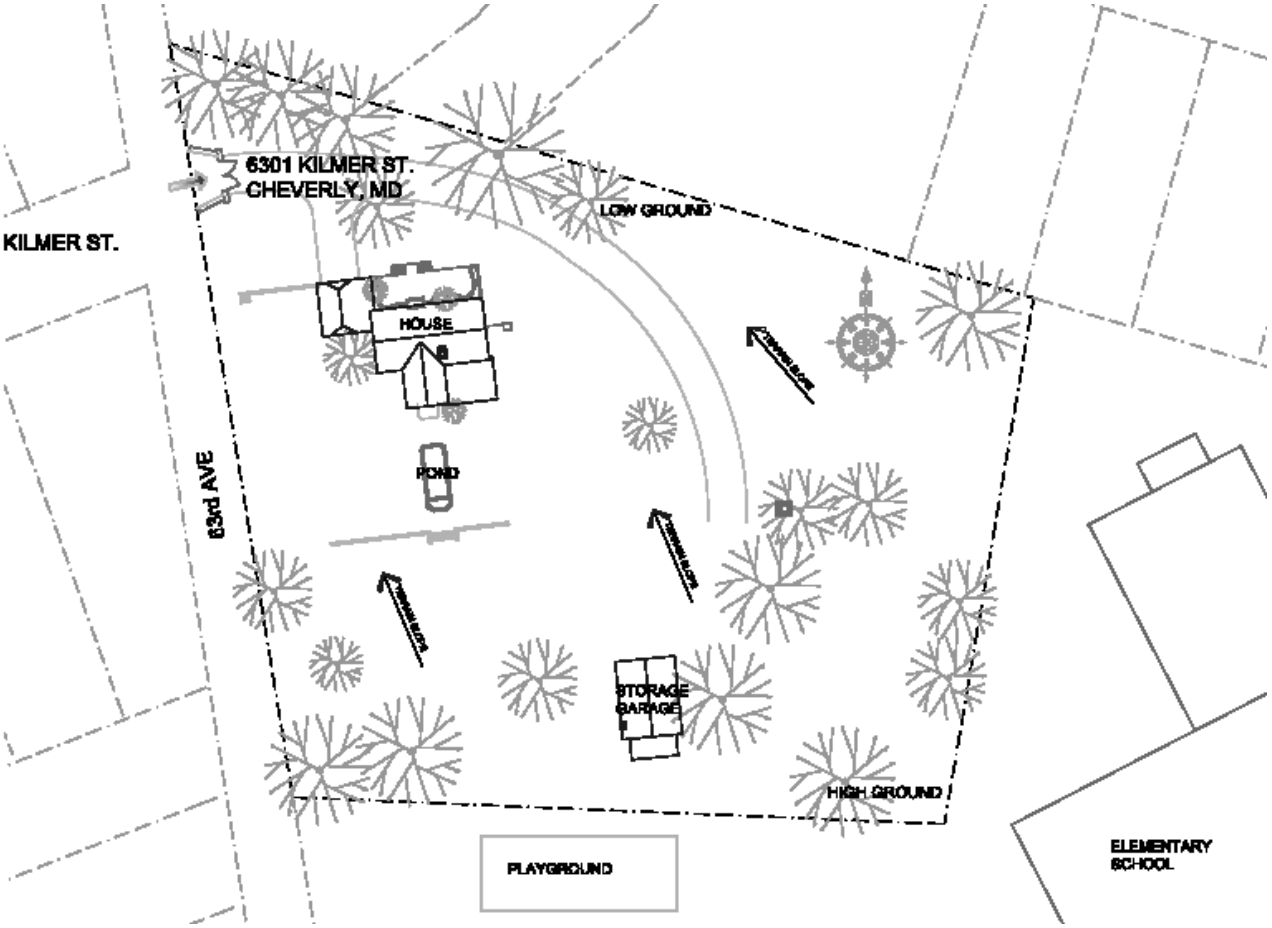
A 10.5’ x 23’, man-made fish pond exist, behind the residence, approximately 17’ off of the Parlor. The structure is c.m.u. with flagstone coping.

An approximately 75 lin. ft. stone, retaining wall with stone steps exist behind the man-made pond up towards the south end of the property.

An approximately 3’ high x 28 lin. ft., stone retaining wall with stone steps is off of the residential garage. Steps in need of repair.

A storm water drain access exist on the property, which ties into another storm water drain access on the property entrance area.

Wrought iron, double swinging gates with flanking brick wing walls entrance, which are in need of repair.



Previous Survey Reports and Data:

Reportedly, there is no existing property surveys or data, per P.G county zoning. All available data is found on the Prince George's property search database.

Limitation of Report and Data:

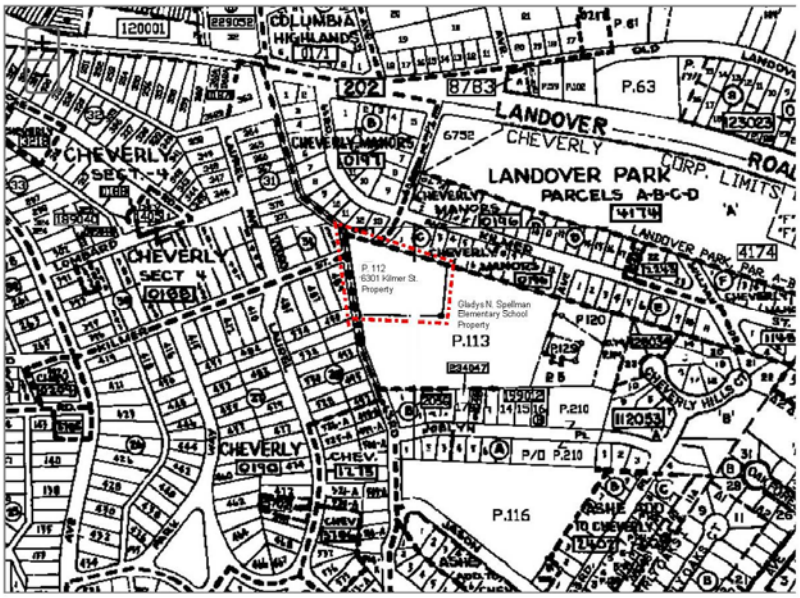
Property outlines contained within this report have been measured and inputted by M2 Design Consulting for the purpose of locating the structures on the property and has not been professionally measured, thus shall not be used for accuracy or legal description of the property.

This report is based on observation of existing conditions and information collected during a limited field survey conducted on 4 January 2016 and subsequent meetings and correspondence with P.G. County, MNCPPC, building code officials and industry professionals. This study report should be used as an evaluation based on the findings and recommendations found. In addition, the services provided in conducting the survey and collection of information should not be construed as a warranty or guarantee that all environmental issues or impairments have been identified. Any new findings or information withheld by any jurisdiction with any interest or knowledge of this property should be included as an amendment to this report.

2.0 ZONING RESULTS

Prince George's County

District: 02 Account Number: 0167460



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Per meeting with P.G. County Zoning review and Sec. 27-121 of the county's code requirements, this property is not restricted to any use, as long as this property is own by a government agency, of which the Town of Cheverly is included as such.

- SUBDIVISION 5. - PUBLIC BUILDINGS AND USES.

- Sec. 27-121. - In general.

Public buildings and uses (excluding those of Federal or State agencies, except where specifically required) shall satisfy all of the applicable requirements of this Subtitle, including all administrative procedures. The approval of the location and extent of public buildings and uses shall be in accordance with Part 3, Division 11, of this Subtitle.

(CB-151-1987; CB-72-1987)

3.0 MANDATORY REFERRAL REVIEW

Any and all proposed development of this property must go through the P.G. county Mandatory Referral Review (M.R.R.). This review with the Planning Board is an advisory review only with recommendations of use. Applicant for building permit can overrule such recommendations upon filing for permit. Depending on the depth of the proposed use and construction this review process can take anywhere from 4-9 weeks, with 60 days max.

For minor projects, fitting the Planning Boards initial review and application, a formal Mandatory Referral Review may be waived.

The M.R.R. board will only review projects, which contain design development drawings or basically early in its early stages (30%-35% of completed design development). This is so that the applicant's don't get too far into design development and into construction documents before any issues are addressed and implemented, even as a recommendation. During in depth M.R.R. the community is involved with notices sent to the community and in conducting regularly scheduled Thursday meetings, with applicant available for addressing comments from the board and community.

For additional understanding of this process review the Uniform Standards for Mandatory Referral Review, updated 17 September 2014, which can be view via their website.

4.0 ONSITE SURVEY ASSESSMENT

4.1 Fencing and entry gate:

The entry gate will need to be re-hinged to either the existing brick flanking accent walls or new structures. If the existing flanking brick walls are to stay then they will need to be repaired since there is missing brick veneer, missing coping and missing wrought iron guard rail.

Regardless of how the property is developed the aspect of wrought iron gates and flanking stone walls give entry an illusion of something appealing on the other side. If a structure(s) is to be utilized in the new development then a brick veneer would be recommended. If the site is to be used for more natural use, i.e. nature center or dog park, then a more vernacular stone veneer should be applied.

Photo 1- Damages to entry wall

Photo 2- Unhinged gate

Sections of the perimeter property fencing will need to be repaired, regardless of the development of the property. If the property is developed with the need of security or containment, i.e. Dog Park, then a new higher fence will need to be installed.

Photo 3- Damages to fencing. Similar damages elsewhere.

A very important hazard to keep in mind, is that there is an existing open water source onsite, <u>the pond</u>, which is an insurance and safety issue. Insurance companies view any standing "pool" of greater than 12" deep, sometimes less, to be a drowning hazard and a violation of most policies, if it is not fenced off. It is highly recommended that the existing pond be drained or directly fenced off to a height of 4'.

4.2 Retaining Walls:

Front, stone retaining wall abutting the garage and the one on the rear of the landscape actually give the site a nice vernacular appeal. Depending on the development of the property may not be necessary. The front retaining wall is in good to fair condition, however the rear retaining wall behind the man-made pond is in poor condition and should be removed, or at least repaired to its original appearance, which would actually a nice feature. The terrain can be graded to correct the slope, if it's removed.

Photo 4- Retaining wall next to garage w/ steps

Photo 5- Retaining wall next to garage w/ steps. Side view

Photo 6- Damaged, rear landscape retaining wall

Photo 7- Damaged steps of rear landscape retaining wall

Code & safety issue: Commercial use spaces require that any retaining wall greater than 30" above ground level, i.e. the retaining beside the garage and the front entry patio, must have a guard rail. 2015 IBC, Sec 105, 1015.2.

4.3 Man-made Pond:

The pond is actually a nice feature on the site, which becomes a draw. If, it is to stay for any designated development, it will need repair of cracks, coping stone and a new pump system with skimmers. If it stays as a standing pond it will be a draw for mosquitos during warm weather and not so appealing. Functional lily pod pond with a proper filtering system would be recommended.

Something to consider is that if the pond becomes a functional aspect of the site with fish, etc. then the fencing and security will need to also be considered.

Photo 8- Pond w/ filtering control inset on left. Pointing needed

Photo 9- Damages to pond

In addition to the aforementioned, the existing open water source onsite, <u>the pond</u>, is an insurance and safety issue. Insurance companies view any standing "pool" of greater than 12" deep, sometimes less, to be a drowning hazard and a violation of most policies, if it is not fenced off. It is highly recommended that the existing pond be drained or directly fenced off to a height of 4'. It's also an IBC code violation.

4.4 Debris, storm drain access and shrubbery:

The property has debris along the south and east perimeters, which need to be discarded. The wild shrubbery should be cleared and prepped for landscaping.

Photo 10- Empty oil tank & wild shrubbery

Photo 11- Hauling cart, mulching piles & shrubbery

Photo 12- Metal scrape & misc. debris

Photo 13- Unsecured storm drain access needs to be addressed

4.5 Landscape

Refer to site plans, for reference only, developed for this study, on page 4.
The landscape has very good natural permeable drainage from South to North. There doesn't appear to be an issue with soil structure based on existing buildings on property and surroundings. There shouldn't be any issue with finding and/or developing added areas for parking. In addition, with the gradual terrain slope there shouldn't be an issue with creating winding paths for a nature park or garden. Grading will be necessary for any type of development, which may require "flatter" areas, which also require drainage, i.e. Splash Park.

The issue of parking for any future developed use does not appear to be a problem, however parking space requirements are predicated on the type of use of property. P.G. County's muni-code, Part 11- Off-site Parking and Loading provides insight to the code requirement per property use. As it stands, at least 20-22, 90° parking spaces can be constructed off of 63rd Ave, inset within the property lines with 2 HC parking spots. Within the property more parking can be constructed, however the quantity is determined by use of property. Drainage is good for parking. Nature gravel parking surface is recommended for environmental purposes.

Photo 14- Natural sloped landscape along 63rd Ave property line.

Photo 15- Natural sloped landscape, center of rear property. Minor erosion.

Photo 16- Landscape view from south-east corner of property

Photo 17- Crushed stone vehicle pathway.

4.6 Detached Storage Garage:

Refer to “as-built” plans developed for this structure, on page 3. Unless the Town of Cheverly has a need for off-site storage, this structure is useless and should be demoed. At a minimum the wooden lean-to shed on its rear should be demolished. If a covered picnic pavilion is desired, similar to the one at Town Community Park, or outdoor reading or learning pavilion, then the slab foundation can be utilized along with the footings (structurally verified by engineer). We wouldn’t recommend tearing it all out until it is determined as to how the property will be developed.

If the property is developed as a Nature Center, it is possible that this building can be renovated as a need shed or learning center. The extent to any renovation of this storage garage depends on use of property.

Photo 18- West side of storage garage. Pointing required. Rear wooded shed should be demoed

Photo 19- East side of storage garage.

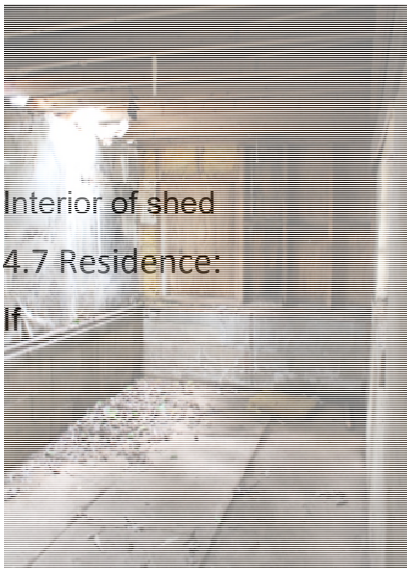


Photo 20- Damaged wooded shed

Photo 21- Interior of storage garage

4.7 Residence:

Refer to “as-built” plans developed for this structure, on page 3.
For an adaptive reuse of this residence into a commercial use building it does NOT meet code compliance. This mid-century rambler will entail a costly renovation to bring it up to commercial use, but with the right design and funds it can be done, for example; a Meeting Center Retreat, small café, Information Center for a variety of uses such as a small Nature Center information and sales, etc. The following Pros and Cons are not exclusive, nor limited, but only a sample:

Pros

a. An existing structure, which is vernacular to the property.
b. Beautiful Parlor room with wood paneling, vaulted ceiling, fireplace, plenty of natural light and walk-off French door access to the rear. Which can be used for meeting space or retreat space.
c. The existing kitchen means that many of the needed utilities are already coming into the building.
d. Has a basement & garage, which can be used for storage. See Cons.

Cons

a. Front patio will need an HC ramp up to its landing (IBC, Ch 10, Sec. 1012) and another to the entry. It will also need to have guard rails (IBC, Ch 10, Sec. 1014 & 1015) installed and the foundation wall structurally repaired (IBC, Ch 19, Sec. 1904).
b. The Bathroom will need to be renovated to meet HC compliance and occupancy load (IBC, Ch 29, Sec 2902). An additional restroom will need to be built, so as to have a Men’s and Women’s room.
c. Corridors need to be a minimum of 44” clear, which none are and none of the doors meet commercial code in width or hardware.
d. Kitchen does not meet commercial kitchen compliance. If the building is renovated as a non-foodservice use, then the existing kitchen can be utilized as a kitchenette.
e. Neither of the two stairways to the Basement are code compliant.
f. No handicap access to the Basement.
g. Not all the windows are not energy efficient. Condensation between the panes are evident.
h. Electrical, mechanical and plumbing systems needs upgrading for commercial use.
i. The Basement is not HC accessible, hence a ramp well will need to be constructed.
j. Mold exist in the Basement along the ceiling, walls, and other surfaces.

No lead paint was observed during the site visit. Although the residence was built in 1933 the windows were upgraded to wood clad aluminum windows. No asbestos was visible and does not appear to be on any of the flooring, since the flooring throughout is tile and from what was visible from the basement, the tile was laid over cement board.

Photo 22- Front of residence.

Photo 23- Damages to front patio foundation wall

Photo 24- Damages to side of front patio foundation wall

Photo 25- Damages to front patio and steps tile work & slab. Also a code issue since there is not guardrail or handrails.

Photo 26- Frontal damages to garage

Photo 27- Oblique west view.

Photo 28- Chimney needs repair of cracks, stains, tilework.

Photo 29- Damages to landing pad from Parlor room.

Photo 30- East view of residence. Sunroom on left was added after original house was built, which entailed an enclosure to the basement stairwell.

Exterior photos are samples of existing conditions of residence and damages to consider in the possible adaptive re-use of this building.

Interior Photos: Reference floor plan on page 3 for added orientation

Photo 31- Entry Foyer view towards Parlor room.

Photo 32- Parlor View

Photo 33- Sunroom. Unfinished flooring.

Photo 34- Kitchen. Small and not commercial use compliant

Photo 35- Kitchen

Photo 36- Window condensation on interior Bedrm window

Photo 37- Basement fireplace & furnace

Photo 38- Basement. Wet slab can be sign of sump pump failure. Mold on ceiling and walls

Photo 39- Basement. Mold on walls, wet slab, and non-structurally sound stairs

Photo 40- Moldy restroom

Photo 41- Sample interior view of garage. Wet slab, pointing needed, mudroom/laundry rm extension is not structurally sound. Needs to be removed.

5.0 Conclusions and Recommendations:

The site is optimal for variety of development uses. It has a very good natural, permeable, moderate sloped terrain for drainage. There is no restriction regarding zoning, per P.G. County, with the possible restriction of building height. It needs to conform to its surrounding structures. The current location of the property entrance is at an optimal location, since it is located at the intersection of two vehicular roads. It also acts as an optimal location for parking entrance into the site.

For whatever use of the property it would be best if parking is located on the lower section of the property to allow for greater run-off control. There is no street parking available, so any preference for off the street parking would need to be 90° inset parking within the property line, beyond the walkway clearance.

Photo 42- Option of 90° off-street parking

Photo 43- Recommended parking location within property.

Although, the optimal parking location would be within the property, depending on the use of the property. Size of parking lot and slots would depend on the use of the property.

The recommended parking surface for any development would be a precast paver grid or approved equal system for allowing grass to grow between or gravel/stone fill. The grid system will allow for soil stabilization and permeability.

Photo 44- Eco friendly parking pavers

Photo 45- Eco friendly parking gravel grid system

The existing buildings on the site; the residence and detached storage garage, are warn and for the most part, not code compliant and currently a safety and insurance problem. If it is desired to use the existing buildings due to budget, then the cost of structural, mechanical, electrical, ADA, safety and aesthetic renovations will need to be weigh against the cost of constructing any new structure(s). The Parlor room with wood paneling and fireplace is about the only appealing aspect of the residence. Constructing a code compliant structure around it would be an option, especially since it would allow keeping the basement, which is right under it.

As mentioned in this report, it is recommended that the pond be drained or fenced off, secured ALL structures from vagrants. With the existing 4' fence having areas of access and detached storage garage being open this becomes a safety and insurance issue for the Town of Cheverly. With the residence being vacant it is recommended that all means of access be secured and possibly security cameras be installed until development of property.

In determining how to develop the property, the Town should consider the needs and wants of the surrounding community, as well as, revenue and maintenance of its use. Not knowing what the Town of Cheverly's budget is or the communities need, it would not be prudent to suggest how to develop the property, since it has many options. The following is a list of possible uses for the property.

Dog Park:

Dogs need adequate exercise to sustain their energy and physical well-being, as well as developing appropriate behavior when socializing with other dogs and their owners. There are recommended acreage for dog parks, such as ½ acre to 1 acre, but in reality the primary requirement is space for dogs to run and 1.33 acres is sufficient. Samples of smaller Dog Parks

that work can be found at Wheaton Regional Park and Olney Manor Park. There is no set number of parking spaces for a dog park, especially within a surrounding residential community, however a good rule of thumb is a minimum of 10 parking spots per 1 acre of enclosed park use.

The perimeter fencing would need to be changed to a minimum height of six feet (6') and frequently monitored for holes in the fencing and holes under the fencing. Since noise can be an issue, approval from the surrounding homes would need to be approved and safety to the abutting elementary school needs to be considered. Consider double fencing along elementary school property line, since children like to stick their fingers through fences to touch dogs. Maintenance a requirement. Existing buildings would be demoed.

Photo 46- Low maintenance landscape with tree shading.

Photo 47- Play scopes for dogs to exercise and for training.

Photo 48- Great way to socialize with the community

Some of the design criteria of such a park, besides the parking are: entry bull-pen, separate areas for large and small dogs, water source for play, such as the existing pond (should be no more than 12" deep), open lawn, shade, benches, water fountains and play structures for them to run through, under and above. Such structures can be purchased and installed with ease. An income option for the town would be to rent out the park to dog trainers, if play/training structures are incorporated into the design.

An estimated budget for constructing and developing a 1 acre dog park with play structures should be in the area of $150,000.00 to $300,000.00. An example cost of a 1 acre dog park development would be Olney Manor, Md, which in 2015 was estimated at $140,000.00, and that's without playscapes.

Other design criteria and considerations can be discussed more in detail in a feasibility study.

Nature / Meeting / Retreat Center:

Ideally it would be preferable to have a minimum of three (3) acres for a Nature Center. Such centers are not intended for recreation, but rather to get "in tuned" with nature. All exterior planting should be indigenous to the area, or they will not survive. Any plants not indigenous to the area would need to be contained in an environmentally controlled interior space, botanical garden. This would require new building construction.

An information center should be onsite, which can be connected to the indoor botanical garden. Since this would be for the community none of these buildings or spaces need to be very large and can be manned by the community. This option can be integrated into a learning center for the adjoining elementary school.

Photo 49- Indigenous plants/flowers for the elementary school and community to enjoy and learn about.

Photo 50- Flower paths with pavilion or pond focal point.

A better design would incorporate a small outdoor nature center with an outdoor and/or indoor meeting space(s). This idea could also act as an income source for the town in renting the venues for weddings/receptions, small private meetings (away from the municipal building), retreats, etc. The outdoor, covered, meeting pavilion can be utilized by the adjoining elementary school for outdoor teaching opportunities.

Photo 51- Outdoor meeting pavilion w/ planning & pond

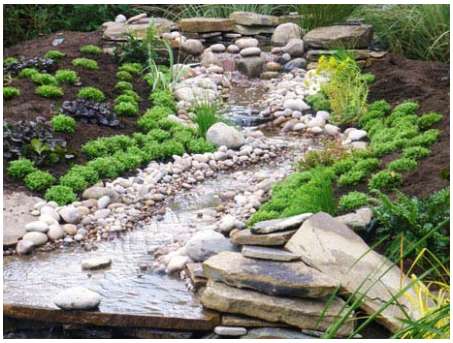


Photo 52- Natural stream into pond.

Water/Splash Park:

With the hot humid summers in the Washington, D.C. area a water/splash park would be a welcoming and popular park. For the amount of families, such a park would draw, parking would be an essential element. If parking is not adequate then side street parking would be used, which most likely would become an issue.

Photo 53- Splash Park w/ spray-scapes.

With the playgrounds associated with the elementary school on the adjoining property a Splash Park, of any size, would be a complement. It increases plays, relief and exercise for the kids. It also would become a summer meeting place and sense of pride for the community.

If a community swimming pool has ever become a planning conversation item for community meetings, then consider that a splash park has a much lower maintenance cost associated with it then a swimming pool, and no lifeguards are necessary.

It is ideal that water/splash parks be on flat ground, however tiered splash pads can be designed into the sloping terrain, however sloped terrains will affect the pumps, pipes and mechanical equipment. So, the price will be higher for this terrain. The trees will become an

issue with the leaves and pine needles getting into the drains, valves and filter system. If such debris is not controlled the recirculating pump system will need frequent maintenance.

At best two splash pads would fit into the 1.33 acres with the other half going towards parking, paths, seating, restrooms and recirculation pump system. Not counting the cost of site amenities, site grading (to create flat areas, parking, etc.), other features (restrooms, shade canopies, etc.) and design fees, an amount in the area of $200,000.00, minimum, should be budgeted, for each splash pad, and a yearly operational/maintenance budget of approximately $25,000.00. *(Estimated cost per Vortex Corp).*

If a summer relief source is adamantly desired in the development of the property, but the splash park is not feasible, then a water spout splash pad can be incorporated into the design of the site with a vernacular appeal, such as seen in photo #54. This can be a feature of any development chosen.

Photo 54- Water spout splash pad in a nature landscape

Small Retail/Foodservice Shop:

A stand-alone retail and/or foodservice shop would not be recommended for this site. Primarily since this site is not zoned for such a use, even though P.G. County has basically given any municipality free range to develop their property, within code compliance and structural cohesion to the surrounding structures. Retail traffic occurs along Rte 202 with the location of this site being a residential environment and support for such, i.e. neighboring church and school. Hence, there will not be the necessary vehicular and foot traffic for supporting such a venue.

However, if the site development included a small library, retreat center or Senior Citizen center *(a trending building type),* then a retail/foodservice shop, i.e. coffee shop, would be an added draw, especially if such a development included a nice garden with shade structures for gathering and enjoying the surrounding. An in-depth feasibility study for this option should be done if this becomes a very good possibility. Keep in mind staffing cost or possibly leasing out this operation and/or building, to an independent contractor.

The existing residence can be renovated into an adaptive reuse for such a development. The interior will need to be gutted out, with the recommended suggestion of leaving the Parlor room and fireplace, to make it a commercial code compliant space, along with removing the garage. As mentioned, the cost of this option would need to be weighed against building a new building. Typically, square footage cost of an adaptive reuse project is higher than a new building, depending on the size, material, details and technology, of any new structure.

Small Community Library:

A library, of any size, is always a popular community choice. With the size of the lot, requirements of parking, setback and service to the library a small building can be built, possibly 15,000 s.f. or slightly more, two levels. Further research, as to needs, expectations, size and functions would need to be known to determine size, but this is a good prospective.

With this type of building project, some of the design elements aforementioned in this report can be incorporated, such as a garden, a splash pad (for summer heat refreshment), coffee shop or snack shop, as an additional source of revenue and possible outdoor meeting space, depending on size of building and parking lot requirement.

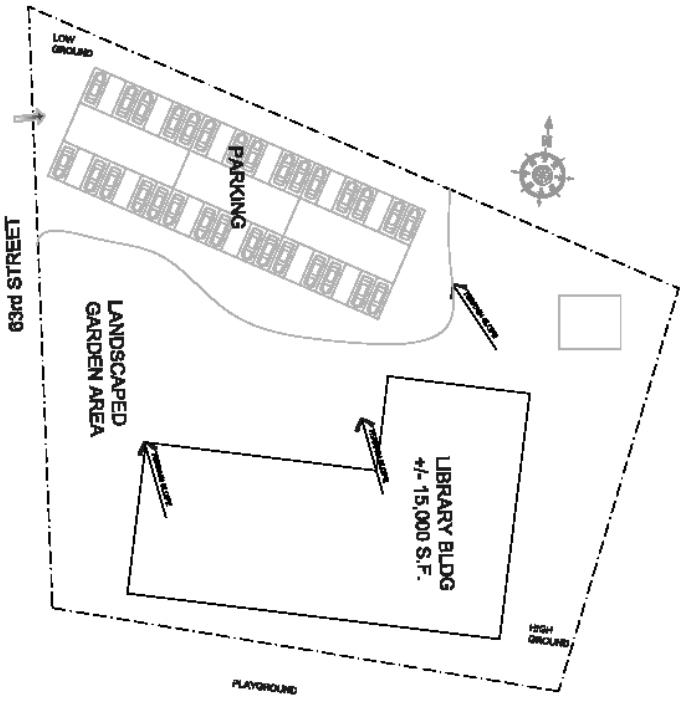


Figure 4- Example diagram of a library site development.