

City Council of Hyattsville, Maryland

AGENDA

**City Council Regular Meeting
Monday, September 16, 2019
7:30 PM**



**Council Chambers
Hyattsville Municipal Building
4310 Gallatin Street, 3rd Floor
Hyattsville, MD 20781
(301) 985-5000 www.hyattsville.org**

CITY COUNCIL

[Mayor Candace B. Hollingsworth](#)
[Kevin Ward, Council President, Ward 1](#)
[Carrianna Suiter, Council Vice President, Ward 3](#)
[Bart Lawrence, Ward 1](#)
[Robert S. Croslin, Ward 2](#)
[Danny Schaible, Ward 2](#)
[Ben Simasek, Ward 3](#)
[Edouard Haba, Ward 4](#)
[Daniel Peabody, Ward 4](#)
[Joseph Solomon, Ward 5](#)
[Erica Spell, Ward 5](#)

ADMINISTRATION

Tracey E. Douglas, City Administrator
Laura Reams, City Clerk, 301-985-5009, lreams@hyattsville.org

WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING! Your participation at this public meeting is valued and appreciated.

Agenda/Packet: The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at www.hyattsville.org prior the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (301) 985-5009. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Audible Devices: Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

Consent Agenda: Items listed on the Consent agenda are considered to be routine in nature, and are normally approved by one motion. Please note that most items on the Consent agenda have been discussed at a previous meeting. If a Councilmember wishes to comment on a particular item, that item shall be removed from the Consent agenda to "action" to allow for additional discussion.

Public Input: If you wish to address the Council during the Public Comment period, please submit an Audience Participation Form to the City Clerk prior to the beginning of the meeting. Matters identified during Public Comment that are not on that meeting's agenda will be referred to staff for follow-up or considered on a future agenda. Issues that require a response will be addressed publically at the next regular Council meeting. Speakers are requested to keep their comments to no more than two (2) minutes per speaker. Written comments or supporting documents may be turned in to the City Clerk for distribution to the Mayor and Council.

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1.Call to Order and Council Roll Call

2.Pledge of Allegiance to the Flag

3.Approval of Agenda

4.Motion to Close (7:40 p.m. - 8:30 p.m.)

4.a) Motion to Close (50 minutes)

HCC-70-FY20

I move that the Mayor and Council close the Council Meeting of September 16, 2019 to consult with the City Attorney and staff to receive legal advice and discuss pending litigation. The reason for closing the meeting under these exceptions is to protect attorney/client privilege and discuss confidential information pertaining to litigation.

This session will be closed under the authority of the Annotated Code of Maryland State Government General Provisions Article Section 3-305(b)(7) consult with counsel to obtain legal advice, and 3-305(b)(8) consult with staff, consultants, or other individuals about pending litigation.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

5.Public Comment (8:30 p.m. – 8:40 p.m.) Limit 2 minutes per speaker

6.Presentations (8:40 p.m. – 9:25 p.m.)

City Administrator Update

6.a) City Administrator Update (5 minutes)

HCC-69-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

6.b) City Treasurer Update (5 minutes)

HCC-83-FY20

N/A

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

6.c) DSP-19020: Landy Project Architectural Site Plan (15 minutes)

HCC-80-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Landy Discussion Memo.docx](#)

[A-SOJ-DSP19020.pdf](#)

[Landy Property Architecture DSP - HyattsvillePresentation-091719.pptx](#)

[LSLP-DSP19020.pdf](#)

6.d) President's Task Force on 21st Century Policing (20 Minutes)

HCC-77-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[21st Century Policing Report Action Item Progress 2019 \(2\).docx](#)

[21st Century Policing Presentation 2019 \(2\).pptx](#)

6.e) Prince George's County Bus Stop Improvement Program (10 minutes)

HCC-76-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[BSIP, 35-Semi, Total Hyattsville Sites, 2018.pdf](#)

[190911 - memo - Bus Stop Improvements.pdf](#)

7.Consent Items (9:25 p.m. – 9:35 p.m.)

7.a) FY20 Budget Amendment: Special Revenues Police Department's Speed Camera

Enforcement Fund

HCC-58-FY20

I move that the Mayor and Council amend the FY20 Special Revenues Fund and the Speed Camera Enforcement Fund and authorize the transfer of \$15,000 from various speed camera accounts to the overtime line to cover overtime expenses of operating and administering the City's speed camera program for the remainder of this fiscal year.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

7.b) Memorandums of Understanding: Northwestern High School and After School Activities

HCC-62-FY20

I move that the Mayor and Council approve the 2019 Memorandums of Understanding between the Board of Education of Prince George's County and the City of Hyattsville Police Department to have Police presence during night school and during sporting event and extracurricular activities.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[HCPD MOU Night School 2019 1 002 .docx](#)

[HCPD MOU Extracurricular Events 1 2019.docx](#)

7.c) Contract for Cellular Phone Services with Verizon Wireless

HCC-63-FY20

I move the City Council authorize the City Administrator to enter into a contract for services with Cellco Partnership (dba Verizon Wireless) to provide the wireless cellphone services to ride through existing GSA Federal Supply Service Information Technology, Schedule No. GS-35F-0119P and Prince George's County Blanket Purchase Agreement Amendment No. 9 for a term not to exceed December 2, 2023.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[BPO and Amendment No 9 signed executed thru 12 02 2023.pdf](#)

7.d) Appointment to the Hyattsville Environment Committee

HCC-66-FY20

I move that the Mayor and Council reappoint John Fisher (Ward 1) to the Hyattsville Environment Committee for a term of 2 years to expire on September 16, 2021.

Lead Sponsor: Lawrence

Co-Sponsor(s): Simasek

[HEC Application Fisher W1 redacted.pdf](#)

7.e) Appointments to Race and Equity Task Force

HCC-67-FY20

I move that the Mayor and Council appoint Rodrigo Blanco (Ward 4) and Andrea Dargin (Non-resident) to the Race and Equity Task Force for a term of two years to expire on September 16, 2021.

Lead Sponsor: Lawrence

Co-Sponsor(s): Simasek, Schaible

[RET Application Dargin redacted.pdf](#)

[RET Application Blanco W4 redacted.pdf](#)

7.f) Pedestrian and Stormwater Improvements: Nicholson Street and Maryhurst Drive

HCC-71-FY20

I move that the Mayor and Council authorize the expenditure of \$110,000 with NZI Construction under their existing contract, for roadway, sidewalk, and stormwater mitigation improvements at the intersection of Nicholson Street and Maryhurst Drive.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Nicholson St at Maryhurst ADA Improvements \(1\).pdf](#)

7.g) Replacement of Building Maintenance Vehicle BGV0701

HCC-72-FY20

I move that the Mayor and Council authorize the expenditure of FY20 Capital Improvement Funds in an amount not to exceed \$35,000 for the purpose of purchasing a 2020 Ford Transit 250 Van from Apple Ford, utilizing the Montgomery County Contract Rider, Amendment #3 to Contract 1065349.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Ford 2019 Transit.pdf](#)

[Montgomery County RiderSKM C36819071609471.pdf](#)

7.h) Purchase of Administration Vehicle

HCC-73-FY20

I move that the Mayor and Council authorize the expenditure of FY20 Capital Improvement Funds in an amount not to exceed \$42,000 for the purpose of purchasing a 2020 Chevrolet Bolt from Criswell Auto, utilizing the Montgomery County Contract Rider, Amendment #3 Contract Number 1065341.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Hyattsville Bolt Premeir sales proposal - 2019-07-18T184232.102.pdf](#)

[Chevy Renewal Exp 6-2-2020 \(1\).pdf](#)

7.i) Hispanic Heritage Month 2019 Proclamation

HCC-74-FY20

I move that the Mayor and Council adopt a proclamation in support of Hispanic Heritage Month.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Hispanic Heritage Month 2019.docx](#)

7.j) MaClanahan Park Renovation

HCC-75-FY20

I move that the Mayor and Council authorize the City Administrator to enter into a contract with Playground Specialists, utilizing the HGAC purchasing cooperative, for the purpose of renovating McClanahan Park, in an amount not to exceed \$30,000, upon the review and approval by the City Attorney for legal sufficiency.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[McClanahan Park Proposal 20310B seating-trellis.pdf](#)

[McClanahan Food Forest 12-6-2018 2.pdf](#)

[Copy of McClanahan Plant List 1-15-2019.xlsx](#)

7.k) Letter of Support to the Prince George's County Board of License Commissioners:

Sangfroid Distilling

HCC-78-FY20

I move the City Council authorize the Mayor to provide a letter of support to the Prince George's County Board of License Commissioners in support of Sangfroid Distilling's application to permit the preparation of mixed drinks during tours and tastings.

Lead Sponsor: Ward

Co-Sponsor(s): Suiter, Schaible

[Sang•froid didtilling Letter.pdf](#)

7.l) Appointments to the Complete Count Committee

HCC-68-FY20

I move that the Mayor and Council appoint Jennifer Linn (Ward 2), Matthew Fraterman (Ward 3), Patrick Paschall (Ward 3), and Samuel Denker (Non-resident) to the Hyattsville Complete Count Committee for a term of one year to expire on September 16, 2020.

Lead Sponsor: Suiter

Co-Sponsor(s): N/A

[CCC Application Linn redacted.pdf](#)

[CCC Application Fraterman redacted.pdf](#)

[CCC Application Denker redacted.pdf](#)

[CCC Application Paschall redacted.pdf](#)

7.m) Rhode Island Trolley Trail - Design, Construction and Maintenance Agreement MOU

HCC-64-FY20

I move the City Council authorize the City Administrator to execute a joint Memorandum of Understanding with Maryland Department of Transportation - State Highway Administration and Maryland-National Capital Park & Planning Commission for the design, construction and maintenance of the Rhode Island Avenue Trolley Trail from Charles Armentrout Drive to Farragut Street, Hyattsville.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

7.n) Zoning Variance Request V-85-19 – 4906 42nd Place, Hyattsville

HCC-79-FY20

I move the City Council authorize the Mayor to send a letter to the Prince George's County Board of Zoning Appeals in support of V-85-19, a request variance of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width, and 2 feet rear lot line setback for an accessory building are being requested for the subject property at 4906 42nd Place, Hyattsville.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - V-85-19 FINAL.docx](#)

[Application - V-85-19.pdf](#)

7.o) FY20 Budget Amendment: Special Revenues Fund Budget and Appropriation of FY19

Unencumbered Account Balances

HCC-81-FY20

I move that the Mayor and Council amend the FY20 Special Revenues Fund Budget and appropriate \$250,000 of FY19 unencumbered National Capital Strategic Economic Development Funds (NCSEDF) awarded to the City of Hyattsville by the Maryland Department of Housing & Community Development for the purpose of supporting demolition and site development activities for the Hyattsville Armory Apartments project.

Lead Sponsor: At the Request of the City Administrator
Co-Sponsor(s): N/A

**7.p) FY20 Budget Amendment: Amend Community Services Capital Budget
HCC-82-FY20**

I move that the Mayor and Council amend the FY20 Community Services Capital Budget to include and authorize the expenditure of funds in an amount not to exceed \$500,000 for the purpose of purchasing property at 5812 40th Avenue for the Teen Center Project.

Lead Sponsor: At the Request of the City Administrator
Co-Sponsor(s): N/A

8.Action Items (9:35 p.m. – 10:00 p.m.)

**8.a) DSP-19039 - NSR Property, 3599 East-West Highway (25 minutes)
HCC-65-FY20**

I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Detailed Site Plan 19039, subject to the following conditions:

1. The layout of the site shall be reconfigured where the convenience store building resides along the north end of the site, adjacent to East-West Highway and Belcrest Road, and the proposed canopy and gas pumps reside along the south side of the site. To improve pedestrian safety and egress, the canopy above the gas pumps shall be extended to the convenience store. In addition, the south side of the site shall be dedicated green space.
2. The proposed stand-alone ATM shall be removed. Any proposed ATM shall either be affixed to the building exterior or reside within the building interior. The space shall be redesigned as a pedestrian plaza.
3. A mural or other equivalent artistic element shall be integrated into the proposed convenience store building. In addition to a mural element, the applicant shall incorporate into the site design a commissioned sculptural element to be located adjacent to the building in the area that was proposed for the stand-alone ATM.
4. All pedestrian and service entrances shall have overhead awnings.
5. The second story and subsequent office space shall be eliminated from the site plan. The single-story convenience store height shall be consistent with the height of the canopy.
6. All sidewalks and frontage depths shall be designed and constructed to the development standards of the 2016 Prince George's Plaza Transit District Development Plan.

Lead Sponsor: At the Request of the City Administrator
Co-Sponsor(s): N/A

[DSP-19039 - 3599 East West Hwy - City Council Memo - FINAL.docx](#)

[Statement of Justification for NSR 9.11.2019.pdf](#)

[Detailed Site Plan DSP-19039.pdf](#)

[Site Comparison - Proposed Layout vs. Recommended Layout.pdf](#)

[Relevant TDDP Pages - NSR Properties.pdf](#)

[Planning Committee Minutes 07.16.19 DRAFT.pdf](#)

[Planning Committee Minutes 04.17.2018.pdf](#)

9. Discussion Items (10:00 p.m. – 10:20 p.m.)

9.a) Proposed Changes to the Noise Ordinance (20 minutes)

HCC-85-FY20

Lead Sponsor: Hollingsworth

Co-Sponsor(s): N/A

[Noise Ordinance Draft 9.13.19.docx](#)

[Hollingsworth Noise Ordinance Modification.pdf](#)

[Current Chapter 79.docx](#)

10. Council Dialogue (10:20 p.m. – 10:30 p.m.)

11. Community Notices and Meetings

11.a) Main City Calendar: September 17 - October 7, 2019

HCC-84-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Main City Calendar Sept 16 - Oct 7 2019.pdf](#)

12. Motion to Adjourn



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Laura Reams

Submitting Department: City Clerk

Item Type: Legislative

Agenda Section:

SUBJECT

Motion to Close (50 minutes)

HCC-70-FY20

Recommendation:

I move that the Mayor and Council close the Council Meeting of September 16, 2019 to consult with the City Attorney and staff to receive legal advice and discuss pending litigation. The reason for closing the meeting under these exceptions is to protect attorney/client privilege and discuss confidential information pertaining to litigation.

This session will be closed under the authority of the Annotated Code of Maryland State Government General Provisions Article Section 3-305(b)(7) consult with counsel to obtain legal advice, and 3-305(b)(8) consult with staff, consultants, or other individuals about pending litigation.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

N/A

Next Steps:

N/A

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

Goal 2 – Ensure the Long-Term Economic Viability of the City

Legal Review Required?

Complete



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Laura Reams
Submitting Department: Administration
Item Type: Report
Agenda Section:

SUBJECT

City Administrator Update (5 minutes)

HCC-69-FY20

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

City Administrator Douglas will provide an update on various items.

Next Steps:

N/A

Fiscal Impact:

N/A

City Administrator Comments:

Presentation Only

Community Engagement:

N/A

Strategic Goals:

Goal 1 - Ensure Transparent & Accessible Governance

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Ron Brooks

Submitting Department: Finance

Item Type: Audit

Agenda Section:

SUBJECT

City Treasurer Update (5 minutes)

HCC-83-FY20

Recommendation:

N/A

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

The FY18 audit is progressing and is still focused in the areas of accounts payable and accounts receivable. Due to other finance related matters completion is now scheduled for the end of October. The FY19 audit will be begin around mid October with completion slated for January 2020. In other finance matters, the City's bond issue of \$13.8 million is awaiting the Moody's credit rating which is needed prior to sell date of October 9th or earlier if received before this date.

Next Steps:

Continue to work through audits until completion.

Fiscal Impact:

Late audit filings can result in loss of State grants and loss of revenues from the State of Maryland.

City Administrator Comments:

See summary above.

Community Engagement:

N/A

Strategic Goals:

Goal 1 – Ensure Transparent and Accessible Governance

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section:

SUBJECT

DSP-19020: Landy Project Architectural Site Plan (15 minutes)

HCC-80-FY20

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Landy Discussion Memo.docx](#)

[A-SOJ-DSP19020.pdf](#)

[Landy Property Architecture DSP - HyattsvillePresentation-091719.pptx](#)

[LSLP-DSP19020.pdf](#)

Summary Background:

The subject property is approximately 24.58 acres and located in the northwest quadrant of the intersection of Toledo Terrace and Belcrest Road, north of the existing Plaza Towers and Seville multifamily buildings and south of Northwestern High School. The Landy Property is currently undeveloped and was annexed into Hyattsville earlier this year. The site is zoned R-20 and located within the "Neighborhood Edge" character area of the Prince George's Plaza Transit District Overlay Zone. The applicant, Marvin R. Blumberg Company, is proposing the development of a townhouse community, consisting of 131 townhouses, on the subject property.

Next Steps:

The City Council will likely see this project as an action item on the agenda for the October 7, 2019 meeting. The Planning Board date for the project has not yet been scheduled.

Fiscal Impact:

N/A

City Administrator Comments:

For Presentation

Community Engagement:

This project will be a presentation item on the agenda for the Planning Committee at their meeting on September 17, 2019.

Strategic Goals:

Goal 2 – Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A



Memo

To: Mayor and City Council

CC: Tracey Nicholson, City Administrator

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Kate Powers, City Planner

Date: September 11, 2019

Re: DSP-19020: Landy Project Architectural Site Plan

Attachments: Architecture Detailed Site Plan, DSP-19020
DSP-19020 Statement of Justification

The purpose of this memorandum is to provide the City Council with a summary of the Architecture Detailed Site Plan (DSP) application DSP-19020, for the proposed townhouse community development in the northwest quadrant of the intersection of Toledo Terrace and Belcrest Road, Hyattsville.

Project Summary

- The applicant is proposing the development of 131 townhouses in the northwest quadrant of the intersection of Toledo Terrace and Belcrest Road.
- The property is located within the “Neighborhood Edge” character area of the Prince George’s Plaza Transit District Overlay Zone.
- DSP-19020 includes architecture, community signage, and the location of public art for Phase 1.

Project Details

The subject property is approximately 24.58 acres and located in the northwest quadrant of the intersection of Toledo Terrace and Belcrest Road, north of the existing Plaza Towers and Seville multifamily buildings and south of Northwestern High School. The Landy Property is currently undeveloped and was annexed into Hyattsville earlier this year. The site is zoned R-20 and located within the “Neighborhood Edge” character area of the Prince George’s Plaza Transit District Overlay Zone. The applicant, Marvin R. Blumberg Company, is proposing the development of a townhouse community, consisting of 131 townhouses, on the subject property.

In order to develop Land Units 1, 2, and parts of 3 with the proposed 331 townhouse lots as well as several parcels for homeowners association purposes, the applicant submitted Preliminary Plan of Subdivision 4-17007 in 2017. The Planning Board approved PPS 4-17007 for the Land Property on March 29, 2018 and adopted the Resolution of Approval for 4-17007 on April 26, 2018.

In 2018, the applicant submitted DSP-18003 for approval of the infrastructure for Phase 1. On March 11, 2019, the District Council approved the Order of Approval for DSP-18003. The Planning Board approved the Resolution of Approval for DSP-18003 on November 8, 2018 subject to conditions.

Next Steps

This project will be a presentation item on the agenda for the September 16, 2019 City Council meeting and will be seen by the Planning Committee at their meeting on September 17, 2019. Council will likely see this project as an action item on the agenda for the October 7, 2019 meeting. The Planning Board date for the project has not yet been scheduled.

I. INTRODUCTION

Marvin R. Blumberg Company (hereinafter the “**Applicant**”) by and through its attorneys, Lerch, Early & Brewer, Chartered, submits this Architecture Detailed Site Plan (hereinafter the “**DSP**”) Justification Statement to demonstrate that the proposed townhouse community on the subject property is in compliance with the applicable provisions of Subtitle 27 of the Prince George’s County Code (hereinafter the “**Zoning Ordinance**”), *Prince George’s Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment* (hereinafter the “**TDDP**”) and other applicable review requirements and criteria. The subject property consists of approximately 24.58 acres located on the northwest corner of the intersection of Toledo Terrace and Belcrest Road (hereinafter the “**Property**”). The Property is currently zoned R-20/T-D-O and is subject to the recommendations of the TDDP, and is located within the Prince George’s Plaza Downtown as designated by *Plan Prince George’s 2035 Approved General Plan* (hereinafter the “**General Plan**”). Additionally, the Property is located within the municipal boundaries of the City of Hyattsville (hereinafter the “**City**”).

As described in detail herein and shown on DSP-19020, the Applicant proposes townhouse architecture, community signage, and public art for Phase 1, 131 single-family attached lots. Accordingly, the Applicant respectfully requests Planning Board approval of DSP-19020.

II. PROPERTY DATA

A. Location:

Northwest Quadrant of the
Intersection of Toledo Terrace and Belcrest
Road.

B. Tax Map #:	42-A1. 41-F1.
C. Frontage:	Belcrest Road. Toledo Terrace. Northwest Drive. Dean Drive.
D. Election District:	17.
E. Legislative District:	22.
F. Councilmanic District:	2.
G. Municipality:	City of Hyattsville.
H. Acreage:	±24.58 Acres.
I. Zoning:	R-20/T-D-O.
J. Subdivision:	4-17007.
K. Existing Water Category:	3.
L. Existing Sewer Category:	3.
M. Historic:	N/A.
N. Master Plan & SMA:	<i>Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment.</i>
O. General Plan:	<i>Plan Prince George's 2035.</i>

III. LAND USE BACKGROUND

A. *DSP-99048 AND AMENDMENTS*

In 2001, the Prince George's County Planning Board approved DSP-99048, and the development of 1,283 multifamily dwelling units on the Landy Property within Subarea 1 of the 1998 Plan. In 2011, the District Council approved DSP-99048/01, which permitted the

development of 406 multifamily dwelling units on a portion of Land Unit 2. In 2013, the Planning Director approved DSP-99048/02, which increased the previously approved number of multifamily units on Land Unit 2 to 420 units, and revised the building architecture and associated parking.

B. *GENERAL PLAN*

The Landy Property is located within the Prince George's Plaza "Downtown" area as designated by the General Plan. The General Plan envisions a place for residents "to live in safe, walkable healthy communities that supply a variety of high-quality housing options – ranging in price, density, and type." Additionally, the General Plan envisions the revitalization of existing neighborhoods through the promotion of "redevelopment around existing infrastructure and facilities to leverage public investment," and the strengthening of "older communities."

C. *PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN AND TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT*

The Landy Property is located within the Neighborhood Edge of the TDDP. The TDDP rezoned Land Units 1, 2 and 3, the undeveloped portion of the Landy Property, from the R-10/T-D-O Zone to the R-20/T-D-O Zone. Land Unit 4, the portion of the Landy Property on which Plaza Towers East multifamily building is located, retained the R-10/T-D-O Zone. The R-20/T-D-O permits the development of townhouses up to a density of 16.33 dwelling units per acre.

D. *PRELIMINARY PLAN OF SUBDIVISION: 4-17007*

In 2017, the Applicant submitted Preliminary Plan of Subdivision 4-17007 (hereinafter the "PPS"), in order to develop Land Units 1, 2, and parts of 3 with 331 townhouse lots and several parcels for homeowner association purposes, consistent with the R-20/T-D-O Zone. This

PPS also created a parcel which contains Land Unit 4 (zoned R-10/T-D-O) and remaining parts of Land Unit 3.¹

E. DSP-18003

In 2018, the Applicant submitted DSP-18003 for approval of the infrastructure for Phase 1, 131 single-family attached lots, of the proposed development and permit rough grading for the remaining portion of the site. On March 11th, 2019, the District Council approved the Order of Approval for DSP-18003.

IV. EXISTING AREA/NEIGHBORHOOD

North of the Property is Northwestern High School. East of the Property is Belcrest Road. A surface parking lot, which is currently zoned M-U-I/T-D-O, is located on the property on the east side of Belcrest Road. South of the Property are the existing Plaza Towers and Seville multifamily buildings. West of the Property is Northwest Drive and Dean Drive. A multifamily building and attached single-family dwellings are currently being constructed on the property beyond Northwest Drive. Older multifamily buildings currently exist on the property located beyond Dean Drive.

V. ANALYSIS

A. COMPLIANCE WITH ZONING ORDINANCE

1. §27-548.08 – Site Plan.

(c) Required findings.

(1) In addition to the findings required by Section 27-276(b) for approval of a Conceptual Site Plan in the T-D-O Zone, the Planning Board shall find that the Transit District Site Plan is consistent with, and reflects the guidelines and criteria for development contained in, the Transit District Development Plan.

¹ This parcel is not a part of the subject DSP.

Comment: The architecture proposed for the townhouse community will further several policies and utilize the following strategies of the TDDP. The DSP is consistent with the overall purpose to create “a walkable, transit-oriented community within the Prince George’s Plaza Transit District using a market-driven approach.” The proposed architecture is highly contextualized, and will brand the townhouse community a signature identity. The following guidelines and criteria for development, organized by TDDP Element², support approval of the DSP:

Land Use

The DSP furthers the following Land Use policies:

- *LU1: Promote a pedestrian-friendly, transit-supportive development pattern in the Transit District.*
- *LU2: Create sufficient residential capacity to help meet the County’s Growth Management Goal of 50 percent of new dwelling units within Regional Transit Districts.*
- *LU7: Limit nonresidential development in the Neighborhood Edge.*

This DSP, includes architecture, community signage, and the location of public art for Phase 1, the eastern portion of the townhouse community, facilitating the fulfillment of the above policies. The Future Land Use map (Map 15) designates the Landy Property for residential high, and the approval of this application will enable compliance with this designation. The townhomes will be designed in a manner that strengthens the residential fabric of the Neighborhood Edge.

Economic Prosperity

This DSP furthers the following policies designed to encourage Economic Prosperity:

- *EP4: Diversify residential options to appeal to a range of current and future buyers and renters, including young professionals, first-time homebuyers, and seniors looking to age-in-place.*
- *EP5: Rebrand the Transit District and market it as an exciting, dynamic, and growing regional destination.*

With the addition of these 131 townhouse units, the proposed townhouse community is a residential option designed to diversify the wide range of choices for future homeowners and renters in the area. The proposed architecture included with this DSP ensures that this option is one that is attractive, exciting, and offers a sense of comfort to prospective residents. With high quality architectural elements, as well as the proposed public art, the DSP will assist with the facilitation of the rebranding of the Transit District as a growing regional destination.

Transportation and Mobility

This DSP furthers the following Transportation and Mobility policies:

² See TDDP, Chapter 3.

- *TM1: Incorporate street planning and design practices that allow Complete and Green Streets to facilitate the efficient movement of people throughout the Transit District while simultaneously serving as great public spaces.*
- *TM6: Construct off-street bicycle and pedestrian facilities that are comfortable for bicyclists of all abilities.*
- *TM7: Provide off-street bicycle and pedestrian connections between neighboring developments and surrounding communities wherever feasible. All connections should be continuously lit, patrolled regularly by police or other security personnel, and clearly visible by adjacent buildings. Connections through parks or school grounds that must be closed during the nighttime hours due to security and safety considerations should have alternative routes that are accessible 24 hours a day.*
- *TM8: Provide additional amenities to encourage bicycle use and enhances convenience.*
- *TM15: Provide safe, well-lit, clean, and highly visible places for bus and shuttle passengers to board, alight, or wait for buses and shuttles.*
- *TM17: Manage the supply of parking within the Transit District to provide convenient, safe, and affordable parking options.*

The TDDP envisions “a multimodal network [that] will provide residents, employees, shoppers, and visitors a variety of safe, easy to navigate, and invite ways to access destinations within and outside the Transit District.” The proposed architecture and signage for the townhouse community will complement the construction of roads, alleys, sidewalks, and trails that will be pedestrian-friendly and improve wayfinding within Prince George’s Plaza.

Natural Environment

This DSP furthers the following Natural Environment policies:

- *NE4: Encourage the integration of green building techniques into all building designs to help reduce overall energy and water consumption.*
- *NE5: Address adverse impacts of transportation-related noise.*

The TDDP envisions “a built environment that preserves and complements the natural environment in which it is located” that ultimately establishes a “sustainable and resilient community.” The DSP includes several green building techniques that meet this overall vision and advance the policies identified above. These features aim to create a residential community that advances environmental compatibility, addresses current issues, and mitigates future adverse impacts in advance.

Housing and Neighborhoods

This DSP furthers the Housing and Neighborhoods policies:

- *HN1: Provide a variety of housing types and unit sizes, and neighborhoods to accommodate and meet the demands of existing and future residents in the Transit District.*
- *HN3: Minimize and mitigate adverse impacts of new and infill development on surrounding residential communities.*
- *HN4: Develop and promote a brand for the Transit District neighborhoods that highlights their unique features and enhances the Transit District's competitiveness within the regional housing market.*
- *HN5: Promote sustainable, green neighborhoods and housing options.*
- *HN6: Promote home ownership opportunities.*

The Housing and Neighborhoods element of the TDDP envisions a “diverse community of housing opportunities and neighborhood characteristics” that meets housing preferences and will stimulate mixed-use development in the Transit District. The proposed townhouse community represents a major step forward in turning this vision into a reality. In turn, the DSP serves as the requisite foundation for such a development.

Community Heritage, Culture, and Design

This DSP furthers the following Community Heritage, Culture, and Design policies:

- *HD2: Create or preserve natural barriers and build transitions between the Transit District and surrounding residential communities.*
- *HD3: Redevelop the Transit District to the urban scale appropriate for a designated Regional Transit District.*
- *HD4: Create an active, interesting, enlivening, and dynamic public realm.*
- *HD5: Create significant urban design features at signature sites that establish a distinct identity of place, create symbolic gateways and significant points of interest, and contribute to the visual and architectural character of the Transit District.*
- *HD6: Create opportunities for artistic and cultural expression and events.*
- *HD7: Encourage a variety of modern signs, facilitating opportunities for property owners to utilize signage as artistic expression as well as appropriate marketing and wayfinding.*

- *HD8: Limit regulation of architecture, encourage property owners to respond to market demands with visually appealing and cutting-edge architectural amenities.*

The Community Heritage, Culture, and Design element of the TDDP envisions "a memorable, walkable, vibrant, and welcoming regional urban destination." The proposed townhouse community is precisely the type of development foreseen by this vision. Accordingly, the DSP will build a visually aesthetic transition between the Transit District and surrounding residential communities, especially when considering its location within the Neighborhood Edge. The architecture incorporates design features that will give the community its own identity and stimulate visual interest. The public art creates avenues for artistic expression and additional opportunities for branding the Transit District. Consistent with HD8, the Applicant is submitting a DSP that is responsive to market demands and incorporates a design that is at the forefront of residential design trends.

Healthy Communities

This DSP furthers the following Healthy Communities policies:

- *HC1: Ensure that permitted land uses benefit the overall health and wellness of the community.*
- *HC2: Incorporate a health and wellness focus in the desired network of urban and natural park spaces.*

This DSP will encourage a healthy lifestyle by incorporating walkability, open space and constructing recreational facilities. The design of the townhouse community stimulates opportunities for pedestrian activity and community interaction.

Parks and Recreation

This DSP furthers the following Parks and Recreation policies:

- *PR1: Incorporate and design parks, open spaces, and recreational facilities throughout the Transit District to support health and wellness, create opportunities for social gatherings and public events, and foster a sense of place.*
- *PR3: Ensure the Transit District's Park and open space network is connected to the pedestrian and bicyclist network emphasizing convenience, accessibility, and safety.*
- *PR4: Pursue innovative approaches to acquiring and maintain public parks and open spaces in the Transit District.*

This DSP will incorporate open space and lay the foundation for a community that is socially engaging and integrated with the larger Transit District community. Additionally, the Applicant will provide for the Master Plan shared-use trail through the Property. Finally, the Planning Board found in DSP-18003 that the park proposed for the community was sufficient.

(2) The findings required by Section 27-285(b) shall not apply to the T-D-O Zone. Instead, the following findings shall be made by the Planning Board when approving a Detailed Site Plan in the T-D-O Zone:

(A) The Transit District Site Plan is in strict conformance with any mandatory requirements of the Transit District Development Plan;

Comment: This DSP is in compliance with any and all mandatory requirements or has requested amendments through the appropriate process. See Exhibit "A" for the analysis of the Transit District Standards.

(B) The Transit District Site Plan is consistent with, and reflects the guidelines and criteria for development contained in, the Transit District Development Plan;

Comment: The Applicant incorporates its response provided in V.(A)(1), which demonstrates that this DSP is consistent with, and reflects the guidelines and criteria for development contained in the TDDP. The DSP advances several policies under the TDDP Land Use, Economic Prosperity, Transportation and Mobility, Natural Environment, Housing and Neighborhoods, Community Heritage, Culture, and Design, Healthy Communities, and Parks and Recreation elements

(C) The Transit District Site Plan meets all of the requirements of the Transit District Overlay Zone, and applicable regulations of the underlying zones, unless an amendment to the applicable requirement or regulation has been approved;

Comment: The Applicant incorporates its response provided in V.(A)(1) and Exhibit "A", which outlines the DSP's compliance with all the requirements of the TDDP and Transit District Overlay Zone.

(D) The location, size, and design of buildings, signs, other structures, open spaces, landscaping, pedestrian and vehicular circulation systems, and parking and loading areas maximize safety and efficiency, and are adequate to meet the purposes of the Transit District Overlay Zone;

Comment: The location, size, and architectural design proposed are adequate to meet the purposes of the Transit District Overlay Zone, which "is intended to ensure that the development of land in the vicinity of Metro stations maximizes transit ridership, serves the economic and social goals of the area, and takes advantage of the unique development opportunities that mass transit provides." Additionally, the DSP satisfies many of the specific purposes of the Transit District Overlay Zone, including "to insure that developments within the Transit District possess a desirable urban design relationship with one another, the Metro Station, and adjoining areas."³ The DSP achieves this goal by incorporating design elements that will create a visually

³ Sec. 27-548.03(11).

stimulating and attractive townhouse community that is desired in the Neighborhood Edge of the Transit District.

(E) Each structure and use, in the manner proposed, is compatible with other structures and uses in the Transit District, and with existing and proposed adjacent development; and

Comment: The development of 131 townhouses is compatible with the R-20/T-D-O Zone and other uses in the Transit District. The DSP is also compatible with the Plaza Towers East multifamily building located on the adjacent property located to the south in the R-10/T-D-O Zone.

(F) Requests for reductions from the total minimum required parking spaces for Transit District Overlay Zones pursuant to Section 27-548.09.02 meet the stated location criteria and are accompanied by a signed Memorandum of Understanding between a car sharing corporation or company and the applicant.

Comment: The Applicant is not requesting any reductions from the total minimum required parking spaces.

(3) The applicant may ask the Planning Board to apply development standards which differ from mandatory requirements in the Transit District Development Plan, unless the plan provides otherwise. The Board may amend any mandatory requirements except building height restrictions and parking standards, requirements which may be amended by the District Council under procedures in Part 10A, Division 1. The Board may amend parking provisions concerning the dimensions, layout, or design of parking spaces or parking lots.

Comment: To the extent that it is necessary, the Applicant will request amendments to the mandatory requirements in the Transit District Development Plan.

In approving the Transit District Site Plan, the Planning Board shall find that the mandatory requirements, as amended, will benefit the proposed development and the Transit District and will not substantially impair implementation of the Transit District Development Plan, and the Board shall then find that the site plan meets all mandatory requirements which apply.

Comment: The Applicant will request all amendments to the mandatory requirements as necessary.

2.§27-276 – Planning Board Procedures.

(b) Required findings.

(1) The Planning Board may approve a Conceptual Site Plan if it finds that the Plan represents a most reasonable alternative for satisfying the site

design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make this finding, the Planning Board may disapprove the Plan.

Comment: The DSP represents the most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs, and it does not detract substantially from the utility of the proposed development for its intended use. No CSP is required for this site.

(2) The Planning Board may approve a Conceptual Site Plan for a Mixed-Use Planned Community in the E-I-A or M-X-T Zone if it finds that the property and the Plan satisfy all criteria for M-X-T Zone approval in Part 3, Division 2; the Plan and proposed development meet the purposes and applicable requirements of the M-X-T Zone; the Plan meets all requirements stated in the definition of the use; and the Plan shows a reasonable alternative for satisfying, in a high-quality, well-integrated mixed-use community, all applicable site design guidelines.

Comment: Not applicable.

(3) The Planning Board may approve a Conceptual Site Plan for a Regional Urban Community in the M-X-T Zone if it finds that proposed development meet the purposes and applicable requirements of the M-X-T Zone and the Plan meets all requirements stated in the definition of the use and Section 27-544 of this Code.

Comment: Not applicable.

(4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Comment: The Applicant requested, and the Planning Board approved, impacts to regulated environmental features. The DSP does not propose any additional impacts.

B. MASTER PLAN TDDP AND TDOZ MANDATORY STANDARDS

Please see Exhibit "A" for an analysis of the Transit District Standards.

C. CONFORMANCE WITH PREVIOUS APPROVALS

1.DSP-99048 and Amendments

As referenced above, DSP-99048 and Amendments were approved on the Landy Property. Each of the DSPs were approved consistent with the 1998 Plan for multifamily dwelling units in the R-10/T-D-O. The TDDP rezoned the Property to the R-20/T-D-O. The R-

20/T-D-O permits townhouses at a density of 16.33 dwelling units per acre. The change in zoning and proposed change in use, combined with the update to the TDDP render the conditions imposed by DSP-99048, and subsequent amendments, moot.

2.PPS: 4-17007

The Planning Board approved Preliminary Plan of Subdivision 4-17007 for the Landy Property on March 29th, 2018. The Resolution of Approval for 4-17007 was adopted by the Planning Board on April 26th, 2018. Below please find the relevant conditions of approval contained in the Preliminary Plan of Subdivision Resolution of Approval that may require analysis.

(2) Total development within the subject property shall be limited to uses which generate no more than 325AM and 402PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of adequacy of transportation facilities.

Comment: The Planning Board found in DSP-18003 that this condition was satisfied. This DSP for architecture includes only 131 townhouse lots out of the approved 331 lots, with a layout that is identical to the PPS. Therefore, the proposed development in this DSP is within the approved trip cap.

(3) With the exception of Parcel 1, the applicant and the applicant's heirs, successors, and/or assignees shall provide adequate private recreational facilities, in accordance with the standards outlined in the Park and Recreation Facilities Guidelines. With the exception of Parcel 1, at the time of detailed site plan, the type and siting of the facilities shall be determined, including appropriate triggers for construction.

Comment: The Planning Board found in DSP-18003 that this condition was satisfied. The Applicant is required to provide \$15,357.00.

(6) With the exception of Parcel 1, prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities, as designated below or as modified by DPW&T/DPIE/DPR, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have

been permitted for construction through the applicable operating agency's access permit process, and (c) have agreed-upon timetable for construction and completion with the appropriate operating agency:

a. Provide space for a bike share docking station (the vendor of the bike share must be approved by the Prince George's County Department of Public Works and Transportation (DPW&T) on the subject site to enable this form of transportation to be used by the future residents of the subject site. The conceptual location of the station should be indicated on the preliminary plan of subdivision and the final location of the docking station will be selected by the County and the applicant, based upon the requirements of the bike sharing system, and in a highly-visible convenient, and well-lit location that is publicly accessible. The location requires at least four hours of solar exposure per day, year round. In the event an appropriate location cannot be located on-site that meets bike share sitting criteria, DPW&T will select another off-site location for the station based upon the requirements of the bike sharing system in the County, as close as possible to the subject site. The applicant shall allow DPW&T or its contractors/vendors access to the site to install, service, and maintain the bike share stations.

Comment: The Applicant proposes to locate the bike share docking station near the entrance of the proposed community. The specific location is reflected on the Architecture DSP.

b. The alignment and specifications of a trail or sidewalk connection from the subject site to Northwestern High School will be determined at the time of detailed site plan, if acceptable to both the applicant and the school.

Comment: The Planning Board found in DSP-18003 that this condition was satisfied.

(7) With the exception of Parcel 1, at the time of DSP, the applicant shall provide an exhibit that illustrates the location, limits, and details of a trail/sidewalk connection to Northwestern High School. This exhibit shall show the location of the sidewalk or trail connection, include any associated Americans with Disabilities Act (ADA) improvements or pedestrian amenities, and provide appropriate details and specification for the improvements, consistent with Section 24-124.01(f) of the Subdivision Regulations. If it is determined at the time of DSP that alternative off-site improvements are appropriate, the applicant shall demonstrate that the substitute improvements shall comply with the facility types contained in Section 24-124.01(d), be within one-half mile walking or biking distance of the subject site, within the public right-of-way, and within the limits of the cost cap contained in Section 24-124.01(c). The Planning Board shall find that the substitute off-site improvements are

consistent with the BPIS adequacy finding made at the time of PPS.

Comment: The Planning Board found in DSP-18003 that this condition was satisfied.

(8) With the exception of Parcel 1, prior to approval of the DSP, the applicant and the applicant's heirs, successors, and/or assignees shall submit Phase II and Phase III archeological investigations as determined by the Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department staff, as needed. The plan shall provide for the avoidance and preservation of the resources in place or shall provide for mitigating the adverse effect upon these resources. All investigations must be conducted by a qualified archaeologist and must follow The Standards and Guidelines for Archeological Investigations in Maryland and must be presented in a report following the same guidelines. The plan shall provide for:

- (a) Evaluating the resource at the Phase II level, or*
- (b) Avoiding and preserving the resource in place.*

Comment: The Planning Board found in DSP-18003 that this condition was satisfied.

(9) Depending upon the significance of the archeological investigation findings (at Phase I, II, or III level), the applicant shall provide an interpretive sign for the property. The location and wording shall be subject to approval by the staff archeologist within the Historic Preservation Section prior to issuance of any building permits.

Comment: The Planning Board found in DSP-18003 that this condition was satisfied.

(10) If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Lab prior to any ground disturbance or the approval of any grading permits.

Comment: As noted in Planning Board Resolution No. 18-102, the Phase II final reports were submitted and accepted by the staff archeologist within the Historic Preservation Society on July 6, 2018. Accordingly, the Planning Board found in DSP-18003 that this condition was satisfied.

(12) Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-010-2017. The following note shall be placed on the Final Plat of Subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-008-17), or as modified by

the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

Comment: The Planning Board found in DSP-18003 that this condition was satisfied. The note will be incorporated into the Final Plat.

(13) Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

Comment: The Planning Board approved a TCP2 along with DSP-18003. The above note will be incorporated into the Final Plat.

(17) With the exception of Parcel 1, prior to approval of the DSP, a revised stormwater concept plan and letter based on the approved layout shall be submitted and correctly reflected on the TCP2 and the DSP.

Comment: The Planning Board found in DSP-18003 that this condition was satisfied.

(18) A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to approval of any building permits.

Comment: The development proposed in the Preliminary Plan of Subdivision is the same development proposed in this Architecture DSP. Thus, no substantial revision to the uses have been proposed that affects Subtitle 24 adequacy findings.

(19) Development of this site shall be in conformance with approved Stormwater Management Concept Plan 31834-2017 and any subsequent revisions.

Comment: The proposed development is in conformance with Stormwater Management Concept Plan 31834-2017 and its revisions.

(20) With the exception of Parcel 1, prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:

- (a) Demonstrate that a homeowners association has been established. The draft covenants shall be submitted to the Subdivision Review Section to ensure that the rights of the Maryland-National Capital Park and Planning Commission are included. The Liver/folio of the declaration of covenants shall be noted on the final plat of prior to recordation.*
- (b) Grant public utility easemtn along the public rights-of-way, as delineated on the approved preliminary plan of subdivision or as modified by the public utility companies at the time of detailed site plan.*
- (c) Dedicated public rights-of-way as delineated on the approved preliminary plan of subdivision.*

Comment: The Applicant will satisfy this condition prior to the approval of the final plat.

(21) With the exception of Parcel 1, prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners' association land as identified on the approved preliminary plan of subdivision and detailed site plan (DSP). Land to be conveyed shall be subject to the following:

- (a) A copy of the deed for the property to be conveyed shall be submitted to the Subdivision Review Section of the Development Review Division, Upper Marlboro.*
- (b) All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.*
- (c) The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.*
- (d) Any disturbance of land to be conveyed to a homeowners' association shall be in accordance with an approved DSP.*

This shall include but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

- (e) *Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the homeowners' association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division, in accordance with the approved DSP.*
- (f) *The Planning Board, or its designee, shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.*

Comment: The parcels to be conveyed to the homeowners association are reflected on the DSP. The necessary plan elements, including stormwater management facilities and stormdrain outfalls, are reflected on the DSP.

(23) No lots for the development of buildings shall be platted within 25 feet of the 100-year floodplain.

Comment: The Applicant will not plat any lots within 25 feet of the 100-year floodplain.

(24) With the exception of Parcel 1, prior to the approval of the DSP, the applicant shall provide a color-coded utility plan that has been approved by the affected utility companies. The approved location of the public utility easements shall be shown on the DSP.

Comment: The Planning Board found that this condition needs to be satisfied prior to the certification of DSP-18003.

3.DSP – 18003

The District Council approved⁴ the Order of Approval for DSP-18003 on March 11th, 2019. The Planning Board approved the Resolution of Approval for DSP-18003 on November 8th, 2018 subject to two (2) conditions of approval. Below please find the relevant condition of approval contained in the Resolution of Approval for DSP-18003.

⁴ The District Council did not impose any additional conditions on DSP-18003 other than the conditions imposed by the Planning Board.

(2) *Prior to the issuance of the first grading permit, copies of the recorded easement documents with the liber and folio shall be provided to the Environmental Planning Section, and the liber and folio of the recorded woodland conservation easement shall be added to the TCP2.*

Comment: The Applicant will provide recorded easement documents with the liber and folio to the Environmental Planning Section prior to the issuance of the first grading permit.

VI. CONCLUSION

The Applicant respectfully requests the Planning Board grant approval of this Architecture DSP-19020 for 131 townhouse units. The subject DSP provides the proposed architecture, community signage, and public art that will help to identify and enliven the proposed townhouse community. The above analysis and submitted plans establish that the DSP satisfies the required findings that the Planning Board must make to approve a DSP application in accordance with the Zoning Ordinance and other applicable criteria.

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Exhibit A

Transit District Standards Conformance

The following analyzes the conformance of the proposed development to the Transit District Standards beginning on Page 201 of *The Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment* (hereafter "TDDP"). The prefatory provisions, including those addressing General Applicability & Administration and Exemptions, are noted but not discussed in detail.

Transit District Standards | Purpose

The purpose of the Transit District Standards is to shape the character of the built environment and fulfill the recommendations of the Prince George's Plaza Transit District Development Plan to create a walkable, mixed-use downtown. An essential component of any downtown is the public realm—streets, sidewalks, squares, and other open spaces—that creates the spine of a successful downtown, fosters community activity and provides a distinct sense of place (identity).

Comment: The proposed development for which the infrastructure was approved under DSP-18003 was planned to conform closely to the Transit District Standards, in order to create a walkable residential community in the Neighborhood Edge character area of the Plan, which will support the mixed-use activities in the Downtown Core. The subject DSP for architecture will not revise the approved lot, street and public facilities layout.

Transit District Standards | Organization

The Transit District Standards are organized into three sections. The General Standards cover the entirety of the Transit District and govern all new development, and redevelopment located within its boundaries. They regulate the creation of a public realm, including streets, frontage zones, block size, building form, parking, and architecture. The Transit District consists of two distinct character areas: the Downtown Core and the Neighborhood Edge. Unique standards are provided for each. The General Standards should be consulted first, followed by those for the Downtown Core or Neighborhood Edge

NOTE

The Transit District Standards consist of tables, cross-sections, and text. Graphics and tables containing standards are clearly labeled as “Standards.” Information found within tables labeled “Standards” represent mandatory requirements.

Dimensions identified in cross-sections of private streets to be constructed outside of the City of Hyattsville represent mandatory requirements. Dimensions identified in cross-sections of existing and proposed state, County, and municipal streets are illustrative in nature.

Comment: As noted above, the proposed development is located in the Neighborhood Edge character area. The applicable general standards are each discussed, following, as are the Neighborhood Edge-specific standards after.

Since the approval of DSP-18003, the area of the proposed townhouse development area was fully annexed into the City of Hyattsville. As provided for under approved Detailed Site Plan DSP-18003, all of the proposed streets and alleys will be dedicated to public use, and will be designed and constructed to the City’s approved standards, namely the County’s newly-approved Urban Street Standards. The Urban Street Standards closely conform to – but are not identical with – the street dimensions approved under DSP-18003.

Streets and Frontage | Streets

Standards

A street hierarchy is established between primary and secondary streets. Building form, entries, and service functions are tailored to the specific role of each. All new and existing streets shall be classified as one of the following, in order of importance:

A Streets

B Streets

Pedestrian Streets

Promenades

Alleys

All new A and B Streets constructed within the City of Hyattsville shall be constructed to the City of Hyattsville’s Street Design Standards.

All other new streets shall be constructed to the Transit District Standards; travel lanes may be constructed to less than 11 feet in

width only with the written permission of the Director of the Department of Permitting, Inspections and Enforcement.

Comment: The existing perimeter streets, Belcrest Road, Northwest Drive and Dean Drive, are all classified by this Plan as “A Streets,” though only Belcrest Road abuts the development phase which is the subject of this Detailed Site Plan. The new streets proposed for the subject development will be classified as “B Streets” for purposes of application of these Transit District Standards, but are classified as “Neighborhood Residential” streets or “Alleys” for application of the Urban Street Standards.

Except where natural resource conservation, parkland, or vertical changes in grade that exceed the maximum grade permitted for construction of a road prevent connection to another street, forcing the creation of a dead-end, all streets shall terminate at other streets, forming a network.

Comment: All proposed streets terminate at other streets to form a network, as intended by this Standard.

Alleys or service drives, where necessary, shall be included within blocks and shall not divide one block from another.

Comment: This standard is noted. Maximum block lengths are calculated from street to street; alleys are not considered in the application of that Standard.

Medians shall be prohibited on all new private streets and are discouraged on all new public streets, except as needed to accommodate the Central Plaza recommended by Strategies TM3.2 and HD4.3

Comment: No medians are proposed.

Along private streets, crosswalks shall be provided at all intersections and shall use highly visible markings and/or decorative alternative paving material.

Along private streets, all signalized intersections with bike lanes, cycle tracks, or any type of bicycle facility as part of the road design shall include bike boxes that allow bicyclists to proceed on green ahead of motorized vehicles.

Comment: All proposed streets will be public.

Each end of all crosswalks within the Transit District shall have a dedicated curb ramp.

Comment: All proposed crosswalks will have dedicated curb ramps in accordance with Urban Street Standards 100.36 and 100.37.

Guidelines

Internal streets should provide access or connection, wherever possible, to adjacent properties within the Transit District.

Comment: Both adjacent properties (the Seville Condominiums and Northwestern High School) are developed, and do not provide for vehicular connection points to this first proposed phase of the development. The development's proposed main east-west street will run closely adjacent to the Northwestern High School boundary; a pedestrian connection to the High School was explored with Prince George's County Public Schools, but was deemed not to be desired by PGCPs.

Along public streets, crosswalks should be provided at all signalized intersections and should use highly visible markings and/or decorative alternative paving material.

Comment: No intersections of the new streets will be signalized.

Decorative paving that clearly defines an intersection of private streets is permitted.

Comment: All proposed streets will be public.

Promenades and Pedestrian Streets should only be constructed in the Downtown Core.

Comment: The proposed development is entirely in the Neighborhood Edge Character Area.

Streets and Frontage | Blocks

Standards

The street network shall define blocks of up to 500 linear feet on each side. Each side of a block shall not be more than 500 linear feet from right-of-way to right-of-way.

Comment: The sides of the two blocks approved by DSP-18003 are 392' and 434' respectively. Dedication of the right-of-way of the main east-west street will continue beyond the proposed first phase to extend all the way to Dean Drive; the dedication is proposed to accommodate the construction of the public trail which is required by the TDDP. This main street will be intersected with other streets in future phases of the development which will meet this 500'-maximum standard.

For all new redevelopment on existing block frontages of greater than 500 linear feet, a perpendicular A Street or B Street (or, in

the Downtown Core, a Pedestrian Street) shall be constructed at no greater than a 500-foot interval from the nearest existing or proposed street.

Comment: The existing frontage on Belcrest Road is 470' long, and will feature the construction of a new intersecting "B Street."

A block shall be divided by an A, B, or Pedestrian Street, or a Promenade, to allow a pedestrian or vehicular connection from the front of the block to the rear of the block.

Comment: The first phase of the proposed development is divided by three "B [cross-]Streets" to allow for multiple pedestrian and vehicular connections.

Alleys or service drives, where necessary, shall be included within blocks and shall not divide one block from another.

Comment: This standard is (again) noted. Maximum block lengths are calculated from street to street; the alleys are considered to be interior to the proposed blocks.

Streets and Frontage | Frontage Zones

All existing and proposed A, B, and Pedestrian Streets shall have sidewalks on both sides constructed to the frontage standards prescribed in this plan. At a minimum, all sidewalks shall have a Sidewalk Clear Zone and a Tree and Furnishing Zone. Provision of Buffer Zones, Residential Frontage Zones, or Retail Zones is optional, as needed.

Comment: All new streets are to be public, and are proposed to have sidewalks on both sides. The sidewalks will be constructed to the Urban Street Standards, which provide for a 6' Sidewalk Clear Zone (instead of 5', as provided by these Standards), and a 6' Tree and Furnishing Zone (instead of 5', as provided by these Standards). The existing Belcrest Road is already improved with a sidewalk which conforms to this Plan's intent.

Where Retail Zones are provided, they shall be located as follows:

- *Retail Zone 1: Adjacent to the building.*
- *Retail Zone 2: If necessary to meet eating and drinking establishment seating needs, adjacent to, or integrated with, the Tree and Furnishing Zone.*

Comment: Retail Zones are not proposed.

Tables 42 and 43 contain dimensional standards for frontage zones and new private streets. The Total Frontage Depth Requirements referenced in the text and identified in Table 44

and Figures 9-24 (see pages 213-230) reflect the minimum amount of frontage required for each street. The maximum amount of frontage permitted is equivalent to this minimum, plus 5 feet in the Downtown Core and the minimum plus 10 feet in the Neighborhood Edge.

Individually, the Buffer Zone, Retail Zone, and Residential Zones have no dimensional requirements. Their dimensions will be governed by the amount of each zone needed to support the proposed development and the total amount of required frontage. (See Tables 42 and 43 on pages 211-212.)

Comment: All proposed new streets are to be publicly dedicated and maintained, and as such the dimensional standards do not apply within those rights-of-way.

The Sidewalk Clear Zones and Tree and Furnishing Zones shall be consistent along a block.

Comment: The Sidewalk Clear Zone and Tree & Furnishing Zone are all consistent along block lengths, except at intersections where the Tree and Furnishing Zone is expanded to contain the ends of the parking areas and protect the pedestrian crossings, as provided for in the Urban Street Standards.

Primary building entrances or exits shall not open directly into a parking lot, onto a driveway (where permitted), side street, alley, loading dock, or other vehicle cartway.

Comment: The primary entrances of all proposed buildings will be oriented to the streets to which the buildings face. There will be no primary entrances onto side streets or alleys.

On A Streets, B Streets, Pedestrian Streets, or Promenades, no new public utilities, including, but not limited to, transmission or distribution lines and mechanical equipment, are permitted above-ground.

Comment: All proposed distribution lines will be below ground, as indicated on the various “dry utilities” plans which have each been approved by the public utilities. Small transformers, distributed throughout the development, will be located above ground.

Streets and Frontage | Build-To Lines and Zones

Standards

The minimum BTL shall be established at the rear of the frontage zones (except for promenades).

The total frontage depth requirement in Tables 42- 43 and Figures 9-23 shall represent the distance between the street curb and BTL.

The maximum BTL shall be 5 feet further from the curb in the Downtown Core, and 10 feet further from the curb in the Neighborhood Edge, than the minimum BTL.

The area between the minimum and maximum BTL shall be the BTZ.

Comment: All of the proposed interior Streets are “B Streets” in the Neighborhood Edge. Table 43 provides that the minimum frontage zone depth/minimum build-to line on Neighborhood Edge B Streets is 13’ and the maximum frontage depth requirement/minimum build-to line is 23’. With the 10’ variation permitted, the buildings must be located between 13’ and 33’ from the curb line of a B Street to meet the standard. The minimum curb setback along the B Streets proposed is 18.0’, and the maximum curb setback proposed is 33.0’.

Table 42 provides that the minimum frontage zone depth/minimum build-to line on the west side of Belcrest Road is 28’ and the maximum frontage depth requirement/minimum build-to line is 33’. With the 10’ variation permitted, the buildings must be located between 28’ and 43’ from the curb line of Belcrest Road to meet the standard. The minimum curb setback along Belcrest Road is 30.0’, and the maximum curb setback proposed is 37.0’.

Streets and Frontage | Build-to Lines and Zones | Building Entrances

Standards

Primary entrances shall be located at the front façade of the buildings. If a building fronts on both A and B Streets, Pedestrian Street, or Promenade, its primary entry shall be located on the A Street.

Service entrances shall be at the rear of the building.

Comment: All primary entrances will be oriented to the streets to which the buildings face. There will be no primary entrances onto side streets or alleys, and the entrances to the building which will front on both Belcrest Road and the proposed “B Street” will face Belcrest Road.

Streets and Frontage | Build-to Lines and Zones | Articulation

Standards

Unless otherwise stated in the Transit District Standards, bays, balconies, cornices, and blade signs may only encroach across the build-to line for up to 25 percent of the building frontage.

For multifamily residential buildings, bays, balconies, cornices, and shading devices shall not encroach across the build-to line beyond 10 feet.

Porches and stoops may only encroach beyond the BTL within the Residential Frontage Zone for a maximum of nine feet.

To provide visual interest and to reduce the perceived massing and scale of buildings, building architecture shall incorporate at least three of the following design elements:

- *Colonnades*
- *Gables*
- *Hip roofs*
- *Towers*
- *Dormers*
- *Archways*
- *Covered entries*
- *Repetitive window openings*
- *Arched and corbelled parapets*
- *Cornices*
- *Transoms*
- *Other design elements deemed appropriate by the Planning Board*

Comment: Bays and cornices will not extend beyond the minimum BTLs provided for above.

Stoops will be provided, but will generally be behind the minimum BTLs provided for above; along eight of the units which front on Belcrest Road, stoops will project beyond the BTL into the Residential Frontage Zone to a maximum of 1.7’.

To provide visual interest, the proposed architecture incorporates dormers, covered entries, repetitive window openings, gables, bays, and precast lintels over windows and doors.

Guidelines

Architectural treatment is recommended at the expression line to provide a shadow line, pattern, or texture effect. The treatment may be molding, projection, material change, or architectural element that serves to separate the lower story from the upper stories of the building façade at that location.

Roof lines, parapets, and building heights should be architecturally articulated, diverse in design form, and varied in height with adequately scaled and proportioned architectural cornices and applied treatments that complement the building's design.

Upper-story wall treatment should be coordinated and complement the design of the lower-story façade.

Along primary building façades facing streets, façade articulation should average a minimum of 50 feet.

Blank walls should be avoided because they disrupt the street pattern and make an uninviting pedestrian experience; however, if necessary, blank walls should not be more than 10 to 20 feet wide.

Building corners should be articulated.

Comment: The proposed architecture features material changes at projecting bays; covered entrances will also work to delineate building stories.

Roof lines are diverse, featuring gables and two variants of dormers (one with a single window and one with a double window).

The upper and lower stories of the proposed units are designed as a unified façade, as the proposed units each have single occupancy and single use.

2' offsets are provided between units to provide façade articulation.

No blank walls are proposed; all will be provided with at least three architectural features, as well as material changes at visible side facades.

Streets and Frontage | Alleys

Alleys in the Downtown Core shall have a Sidewalk Clear Zone; the Sidewalk Clear Zone shall be a minimum of four feet wide and a maximum of eight feet wide.

In the Neighborhood Edge only, residential driveways are permitted on Alleys.

Comment: The proposed development is located in the Neighborhood Edge; as such, no Sidewalk Clear Zone is required nor is it proposed. Residential driveways will be provided on Alleys.

Streets and Frontage | Tree and Furnishing Zones

GENERAL

Guideline

All public or privately installed street furniture, including lights, benches, waste receptacles, mailboxes, newspaper boxes and bicycle racks, or similar elements should be consistent within a project and be placed at regular intervals within the Tree and Furnishing Zone.

Comment: The proposed public streetlights will be installed at regular intervals in accordance with the City and County's standards, as were illustrated on approved DSP-18003. Benches and waste receptacles were proposed on Homeowners' Association Open Space parcels rather than in the Tree and Furnishing Zone. Finally, the proposed Capital Bikeshare station (which will include bicycle racks) will be constructed outside of the Tree and Furnishing Zone along Belcrest Road.

STREET TREES

Standards

Street trees shall be located within the Tree and Furnishing Zone; additional trees may be provided within the Retail or Residential Zones, as appropriate.

Shade trees two and one-half to three-inch caliper in size, shall be planted along each street with spacing of not greater than 40 feet on center, excluding driveway openings. Spacing allowances may be made, where necessary, to accommodate curb cuts, fire hydrants, and other infrastructure elements.

Ornamental trees, seven to nine feet in height, may only be used to meet the requirements of this section where overhead wires prohibit the planting of shade trees.

Comment: The proposed street trees will be located in the Tree and Furnishing Zone as required by Urban Street Standard 600.21, including its allowances for curb cuts, fire hydrants, and other infrastructure elements. Street trees shall be shade trees and shall meet the plant size requirements of this Standard. Additional trees have also been provided along the perimeter of the existing swimming pool serving the adjacent apartment buildings (with additional trees to be planted in future phases of the development).

Guidelines

Each street should use a consistent species pallet that supports the long-term health of the trees.

Street trees should be located a minimum 35 feet from the point of curvature of an intersection of two streets.

Street trees should be located a minimum 10 feet from the point of curvature of residential driveway entrances.

Street trees should be located a minimum 20 feet from the point of curvature of commercial driveway entrances.

Street trees should be located a minimum 15 feet from the center of street light poles.

Street trees should be located a minimum 10 feet from water meters.

Street trees should be located a minimum 10 feet from storm drain inlets, hydrants, or manholes.

Comment: The proposed street trees will be located as required by Urban Street Standard 600.21, which also includes the same requirements provided for in the above Guidelines.

TREE BOXES

Tree boxes are openings in the sidewalks for street trees.

Standard

Tree grates are prohibited.

Comment: The proposed street trees will be located as required by Urban Street Standard 600.21, which provides for their placement in a grassed strip in the tree and Furnishing Zone. No tree boxes or tree grates will be proposed.

Guidelines

If tree boxes are provided, all boxes along the length of a single block should be of the same type for a uniform appearance and the underground soil volumes should be connected. Uniform type around the entire length of a street within the Transit District, or around the entire perimeter of a plaza, square, or pocket park is preferable.

Tree boxes or pits may include additional landscaping. In addition to the tree, the tree box or pit may include flowering plants and shrubs. However, no plants with thorns or other sharp protrusions should be used, and these plants should be maintained below a height of 42 inches.

Tree box openings should be delineated from hard surfaces to prevent soil compaction.

Tree boxes adjacent to on-street parking areas should be spaced to provide adequate pedestrian access to other frontage zones.

Comment: The proposed street trees will be located as required by Urban Street Standard 600.21, which provides for their placement in a grassed strip in the tree and Furnishing Zone. No tree boxes or tree grates will be proposed.

Streets and Frontage | Street Lights

Standards

All pedestrian rights-of-way—including sidewalks, trails, paths, and pathways from building entrances and exits to the sidewalk—shall be continuously lit.

Comment: Streetlights will be installed at regular intervals along all of the proposed streets, in accordance with the City and County's standards, as illustrated for reference on the Detailed Site Plan.

Street lights shall either be pedestrian-scale fixtures or a combination of a street light and a pedestrian fixture. Pedestrian lights shall be no higher than 14 feet. Existing street lights shall not be counted toward this requirement unless they include pedestrian-scale fixtures that meet this standard.

Street lights installed along MD 410 (East West Highway) and Belcrest Road shall use PEPCO's Teardrop or equivalent style from PEPCO's most recent Street Light Catalog.

All other streets in the Transit District shall use PEPCO's Acorn or equivalent style from PEPCO's most recent Street Light Catalog.

Cobra fixtures and high pressure sodium fixtures shall not be permitted.

Comment: The proposed streetlights will be PEPCo's Acorn style, 14' in height, and will be LED light fixtures in accordance with PEPCo's new practice.

Street light fixtures shall be spaced a maximum of 40 feet apart in the Downtown Core.

Street light fixtures shall be spaced a maximum of 50 feet apart in the Neighborhood Edge, and may be placed in a staggered arrangement.

Comment: The proposed public streetlights will be installed at regular intervals in accordance with the City and County’s standards, as illustrated for reference on the Detailed Site Plan.

Guidelines

Street light fixtures should allow for the hanging of banners and other amenities, including artwork, hanging flower baskets, etc.

Street light fixtures should include electric weather protectant receptacles.

Energy-efficient lighting should be used to conserve energy and reduce long-term cost.

Comment: As noted above, the proposed streetlights will be PEPCo’s Acorn style, 14’ in height, and will be energy-efficient LED light fixtures to conserve energy.

Bulk and Height | Intent

To create opportunities for walkable, mixed-use development that support the transformation of Prince George’s Plaza into a Regional Transit District and reinforces the street and sidewalk as the focal points of activity.

Comment: The proposed development was planned to conform closely to the Transit District Standards in order to create a walkable, street-oriented residential community in the Neighborhood Edge character area of the Plan, which will support the mixed-use activities in the Regional Transit District.

Bulk and Height | Lots and Building Placement

Standards

Each new lot shall abut an A, B, or Pedestrian Street to permit, at a minimum, emergency vehicle access.

When a building abuts multiple classes of a street, it shall face and front onto the highest level of the street. For example, if a building abuts an A Street and a B Street, that building shall front onto the A Street.

Comment: Each proposed lot will abut either existing Belcrest Road or a “B Street,” and will front on the higher level street when it abuts two streets of different classifications.

Guidelines

Buildings should occupy the perimeter of a block.

Buildings constructed on corner lots should not extend beyond the façade of other buildings on the block, to minimize sight distance impact

Comment: Buildings occupy the perimeter of each block, except along the boundary with Northwestern High School, where a community park and the necessary stormwater management facility is located.

Bulk and Height | Density and Building Height

These standards establish building height limits which will permit the density of development appropriate to a Downtown, and a context-sensitive transition to a scale compatible with surrounding neighborhoods. In keeping with best practices in transit-oriented development, the greatest height is established in the Downtown Core, along Belcrest Road and MD 410 (East West Highway).

A story is defined as “an interior space measured from one finished floor to the next finished floor or roof above.”

Section 27-548.06(a)(1) establishes that development within a Transit District shall not exceed the specified maximum residential density and any floor area ratio (FAR) requirements of the underlying zones. For ease of reference, the relevant density maximums are listed in the following table.

Pursuant to Section 27-548.06(b), this TDDP establishes the height regulations for the Transit District. The height regulations for buildings consist of five features:

- 1. Single-story buildings.*
- 2. Minimum first (ground) floor height.*
- 3. Stepback and transition requirements (where applicable).*
- 4. Height Maximums*
- 5. Public amenity height bonuses.*

Table, Page 235:

Zone Maximum Permitted Density

R-20 16.33 dwelling units per acre

R-10 48 dwelling units per acre

Comment: The proposed density for the overall development approved by preliminary plan 4-17007 on the 24.47 net acres proposed for townhouse development is 13.53 units per acre.

Bulk and Height | Density and Building Height | Maximum Building Heights

As a new Regional Transit District, Prince George's Plaza will attract new residents, visitors, and workers and help sustain the existing population. This will, in turn, drive demand for new, modern, easily accessible public facilities. Much of the Transit District and surrounding community is built out, and construction of new public facilities will require coordination with property owners and stakeholders; innovative approaches to design, function, and colocation of facilities; and incentives to encourage provision of public facilities within the Transit District.

GENERAL

Standards

For the purposes of this TDDP, building height shall be measured in number of stories above the ground-level public entrance at the highest elevation. Differences in topography may permit ground-level entrances at lower elevations; these stories shall be considered basement or subgrade floors and shall not count against the story maximum. For example, a building may front on side A at street level; an entrance on side B may be two floors below the entrance on side A. The height of the building would be measured in stories from side A.

When a mezzanine is present, the mezzanine shall be counted as an additional story.

Habitable space in roof and attic areas with a sloping roof shall not be counted as a story.

Any portion of the building below the ground level shall not count as a story.

Raised basements shall not exceed one-half of a story in height above grade along the build-to line.

Guideline

Corner towers, vertical bays, and other features should be utilized to give the appearance of a taller building height.

[Map 34. Maximum Building Heights]

4 Stories (R-20-zoned portion)

10 Stories (R-10-zoned portion)

Comment: Maximum building height proposed is three stories. A fourth level is proposed as an option in the units, but this fourth level would not be defined as a “story” under the Transit District Standards, as it would occur behind the sloping roof of the front facades.

SINGLE-STORY BUILDING HEIGHT AND FRONTAGE

Standards

Single-story buildings and single-story portions of multistory buildings are prohibited on corner lots in the Downtown Core.

Single-story buildings in the Downtown Core, or portions of multistory buildings consisting of a single story, shall have a façade of at least 20 feet in height measured from the average mean building grade at the front of the building to the top of the façade, with a minimum floor-to-ceiling height of 14 feet.

Comment: The subject property is located in the Neighborhood Edge.

Commercial, institutional, mixed-use, or multifamily residential buildings: the first (ground) floor shall be at least 20 feet high, with a floor to ceiling height of at least 14 feet.

Comment: Only single-family attached dwellings are proposed.

No accessory building within the Neighborhood Edge shall be taller than two stories.

Comment: No accessory buildings are proposed under this Detailed Site Plan.

The maximum height of all other buildings is regulated by the standards (on page 236).

Comment: Only single-family attached dwellings are proposed; these are limited to three stories as provided for on Map 24 and on Page 238 (and the definition of “story” on page 236).

STEPBACKS AND TRANSITIONS

Standards

All buildings or portions of buildings, within 250 feet of the northern boundary of the Oliver Street right-of-way shall be a maximum of six stories.

Comment: No portions of the subject property are located within 250 feet of the northern boundary of the Oliver Street right-of-way.

All buildings or portions of buildings, within 500 feet of the western boundary of the Adelphi Road right-of-way shall be a maximum of four stories.

Comment: The only portions of the subject property that are located within 500 feet of the western boundary of the Adelphi Road right-of-way are located in the undisturbed areas of stream buffer along the easternmost edge of the subject property.

Guidelines

All buildings should have step back of at least 10 feet above the fourth story and may have subsequent setbacks.

Comment: No buildings are proposed higher than three stories.

On sites or lots with multiple buildings, buildings closer to MD 410 (East West Highway) should be tallest, with building heights stepping down as they are sited closer to the adjacent community outside the Transit District. Buildings adjacent to the Transit District border should be the shortest buildings on a particular site or lot.

Comment: The buildings proposed will be of uniform visible height and number of stories, though they may vary in the number of occupiable levels: fourth levels are provided as an option behind the roofs on the front facades, but these fourth levels do not count as “stories” under the Transit District Standards.

Bulk and Height | Density and Building Heights | Public Amenity Height Bonus Program

One way in which this TDDP can incentivize the construction of public facilities is through the provision of height bonuses. These bonuses effectively permit the construction of taller buildings in exchange for the provision of land, buildings, or building space for public facilities.

No height bonus shall be granted in the T-D-O/R-O-S, T-D-O/O-S, T-D-O/R-80, T-D-O/R-20, or T-D-O/R-18 Zones.

Comment: The subject site is located in the T-D-O/R-20 Zone, and as such, the public amenity height bonus program does not apply. And thus, the remainder of the provisions of this section of the Transit District Standards are not reproduced here.

Site Elements | Intent

To create an integrated system of safe environmentally-conscious and inviting spaces that encourage and facilitate active and passive uses, social interactions, and cultural events easily accessible via a short walk.

Site Elements | Placemaking and Open Spaces

Standard

Privately owned and/or operated open spaces within the Downtown Core that abut a street or frontage zone shall be accessible to the public through a public use easement or other mechanism.

Comment: The subject property is located in the Neighborhood Edge.

Guidelines

Other privately owned and operated open spaces should be accessible to the public whenever feasible through a public use easement or other mechanism.

Comment: The non-lot, non-public street areas of the subject property will be open space that will be owned and maintained by a Homeowner's Association.

Open spaces should be designed in accordance with the Formula 2040 Park Typology and their associated characteristics.

Comment: An extended discussion of the conformance of the proposed open space components to the Formula 2040 Park Typology will follow. Park types present at the subject site include pocket /mini parks, commons/greens, greenways/linear parks, and streets.

Consideration should be given to providing open spaces for important events or programming including, but not limited to, fitness activities; passive and active uses; toddler and child urban playground; neighborhood and community parks; dog parks; open greens; and picnic areas.

Comment: The Homeowner's Association open spaces will accommodate most of the components listed above:

- The shared-use trail which runs along the south side of the open space parcel will eventually (beyond the subject property) connect with the trail networks in both Northeast and Northwest Branches, accommodating hiking and biking;
- Retained woodlands on the hill in the northeast corner of the site will be a dog-friendly area for passive recreation (and in the winter, active sledding in the event of snow!). This area will have access from a subsidiary path leading from the main shared-use path, and will feature a shaded seating area at the edge of the woods on the hillside;
- A play structure will be provided for pre-teen children, and separate play equipment for preschoolers will be included as well, together with a shaded sitting area;
- An open green of approximately ¼ acre in area will be provided for unstructured play; and
- A picnic area will be provided.

Permeable materials are encouraged, wherever possible, to facilitate the growth of trees and vegetation, and the absorption and treatment of rainwater runoff.

Comment: Almost all of the Homeowner's Association open spaces will be permeable surfaces, with the exception of the path network.

Site Elements | Placemaking and Open Space

MURALS AND PUBLIC ART

Guidelines

Murals or works of public art are encouraged in the Transit District. Wherever possible, such displays should reflect the aesthetic and cultural traditions of Hyattsville and Prince George's County, including their past, present, and future, and the environmental and geographic characteristics that make both the City and the County unique places.

Works of art, architectural enhancements and special landscape treatments should be located in areas where residents and visitors live, work, or congregate and should be highly visible and accessible.

COLOR

Guideline

The use of bright colors for trim and accent elements is encouraged.

Comment: These guidelines are noted.

Site Elements | Lighting

Guidelines

Exterior areas, rear entryways, public spaces, roads, crosswalks, sidewalks, pedestrian overpasses, and trails should be well-illuminated to ensure safety and improve visibility while minimizing light spillover to other properties.

Comment: Exterior lighting of the streets will be provided by streetlights in accordance with the City and County's standards. Alley lighting will be supplied by building-mounted lights.

Light fixtures should be placed so as to avoid conflicts with trees or other obstructions and should direct light to specific locations and away from adjoining properties. Consideration of security and pedestrian comfort should be prioritized by increasing illumination low to the ground in public parking lots, at building entrances, in public plazas and open spaces, and transit stops.

Comment: Streetlights will be located in accordance with the City and County's standards to avoid conflicts with trees and other obstructions. No public parking lots, building entrances, public plazas or transit stops are proposed as a part of the subject Detailed Site Plan

Site Elements | Green Infrastructure

Guidelines

To the maximum extent practicable, no private development should be permitted within the Primary Management Area.

Comment: As provided in Preliminary Plan of Subdivision 4-17007, impacts to the Primary Management area have been limited in accordance with the three-part analysis for Avoidance, Minimization and Mitigation provided for in the Environmental Technical Manual. Impacts to the area of existing 100-year floodplain which were caused by an inadequate culvert under Belcrest Road were mitigated by the installation of flood control measures that relieved the culvert inadequacy. The extent of the Primary Management Area as defined by the limit of the 100-year floodplain after the installation of the flood control measures will not be impacted.

Environmentally sensitive stormwater management facilities customarily found in a city or urban area should be used where appropriate, including subsurface collection facilities under parking lots, to store and slowly infiltrate stormwater.

Comment: Microbioretention facilities, which are environmentally-sensitive facilities that provide for storage and (where soils are compatible, as they generally are here) infiltration of groundwater, are provided throughout the proposed development.

Site and street designs should avoid the use of unshielded roof, side, and parking lot lights, and include the use of full cut-off optic lighting systems that provide consistent lighting levels.

Comment: Streetlights will be PEPCo's Acorn standard cut-off fixtures, as specified in other standards, above.

Pervious paving is encouraged throughout the Transit District. Examples include:

- *Cast-pressed concrete paver block*
- *Grassed cellular plastic or concrete*
- *Stamped asphalt or concrete*
- *Pea gravel, washed stone, or paving blocks*
- *Wood or concrete paving block*

Comment: This guideline is noted; almost all of the hard surfaces proposed will be in public rights-of-way, in which pervious paving is not permitted.

Stormwater management measures should be integrated with bioswales, naturalistic green fingers, rain gardens, waterscapes and other green and environmental site design practices that minimize stormwater runoff and increase the infiltration of rainwater into the ground.

Comment: As described above, the subject development will feature the use of microbioretention facilities, which are rain-garden-type facilities that meet the County's environmental site design requirements and provide for storage and infiltration of groundwater.

New development should be encouraged to adopt LEED-ND or similar sustainability standards, incorporating innovative solutions such as green buildings, reuse of gray water, reusable energy generation onsite, technologies that lower electricity consumption, as well as green and habitable roofs where appropriate (rooftops that building occupants can use for gardening, socializing, and sunning).

Comment: The proposed townhouses will feature a number of sustainable practices, including use of Energy Star-qualified appliances to reduce power consumption, low-flow toilets, sinks and showers to reduce water consumption,

enhanced construction to reduce air infiltration, and the use of R-410A refrigerant in the air conditioning units to be more efficient and environmentally friendly.

Site Elements | Tree Canopy Coverage

Standard

Section 25-127(b)(1)(I) of the County Code states that “properties subject to tree canopy coverage requirements contained in an approved Transit District Overlay (T-D-O) Zone or a Development District Overlay (D-D-O) Zone are exempt from the tree canopy coverage requirements contained in this Division.” Pursuant to this section, the tree canopy coverage requirements for the Prince George’s Plaza Transit District Overlay Zone shall be met through the provision of street, on-site, and other trees preserved by a property owner or provided to comply with other Transit District Standards and guidelines.

Comment: As no dwelling units are proposed under this Infrastructure Detailed Site Plan, conformance to the Standards contained following for street, on-site and other trees will be addressed in a subsequent Detailed Site Plan, when dwelling units are proposed. The subject Detailed Site Plan does, however, propose street trees and open space planting which will count towards the development’s ultimate planting requirement.

Site Elements | Screening

Standards

Screening materials shall consist of evergreen trees and shrubs, walls, or fences.

Loading areas consisting of off-street loading spaces, loading docks, and service or maintenance areas shall be screened so as to not be visible from an A Street or single-family residential dwelling units.

Comment: No loading areas or service or maintenance areas are proposed under this Detailed Site Plan.

All mechanical equipment and meters shall be screened to prevent excessive noise and visual impacts on surrounding properties.

Comment: Mechanical equipment will either be located in rear alleys, or will be located in the back yards of Lots 59-93 and screened by dividing fences. Electric meters will be located in the rear alleys of the rear-loaded garage units. Gas meters will be located in the back yards of Lots 59-93, and will be screened by the

dividing fences; gas meters on the front elevations of the rear-loaded garage units will be screened by shrub planting.

Guidelines

Screening options may include:

- *Six-foot-high, sight-tight, and/or green fences. » Architecturally decorative or green walls.*
- *Evergreen screens (height, spacing, and variety to be determined at the time of Detailed Site Plan based upon the size and location of the area to be screened).*

*All dumpsters; trash pads; trash and recycling collection; or storage areas should be carefully located and oriented on the site to be as inconspicuous as possible.**

**Blank walls should be avoided along pedestrian rights-of-way because they disrupt the street pattern and make an uninviting pedestrian experience; however, if necessary, blank walls should not be more than 10 to 20 feet wide.*

Comment: No exterior dumpsters, trash pads, recycling or storage are proposed under this Detailed Site Plan. Trash toter alcoves are provided in the garages of each 16'-wide unit, and sufficient space exists in the garages of the wider units for toter storage.

Site Elements | Walls, Fences, and Gates

Standards

The following are permitted:

- *Fences and gates, up to a height of 40 inches, to delineate outdoor seating areas within the retail zone for eating and drinking establishments.*
- *Walls, fences, and/or gates where expressly permitted by this TDDP for screening purposes.*
- *Walls required for the retention of earth, support of a structure, or architectural façade of a structure.*
- *Only in the R-20 and R-80 zones, fences enclosing all or a portion of a rear yard and garden walls; such walls shall not occur forward of the rear of a primary building.*

Comment: The subject property is located in the R-20 Zone and the Neighborhood Edge character area; fences were approved by DSP-18003 along the rear yards of open space areas which abut Northwestern High School and the existing Plaza

Towers Apartments. The subject Detailed Site Plan proposes fences enclosing a portion of the rear yards of Lots 59-93.

The following are prohibited:

- *Chain link fencing, barbed wire, wire mesh, corrugated metal or fiberglass, split fencing, sheet metal, and paneled materials.*
- *Except where expressly permitted by this TDDP, all other walls, fences, and gates abutting pedestrian or vehicular rights-of-way in the Neighborhood Edge or located anywhere in the Downtown Core.*

Comment: No fence abutting pedestrian or vehicular rights-of-way are proposed.

Guideline

Fence type should be consistent along a block face.

Comment: The fence material will be uniform throughout the proposed development.

Architectural Elements | Intent

To create attractive and visually interesting buildings that enliven and reinforce streetscapes and public spaces while respecting existing development, including neighboring single-family residential neighborhoods.

Architectural Elements | Signage | General

Standards

All attached or projecting signs are permitted to be placed horizontally or vertically.

Attached signs shall consist of three types: wall signs, window signs, and digital signs, as defined in this section.

Projecting signs shall consist of four types: blade signs, awning signs, high-rise building identification signs, and vertical corner signs.

The following signs are not permitted in the Transit District:

- *Signs not expressly identified in this chapter.*
- *Signs that obstruct any opening intended to provide ingress or egress for any building or structure.*
- *Signs that obstruct the view of traffic control devices.*

- *Signs that, because of their shape, color, or wording, may be confused with any traffic control device (placed by a public authority), or may mislead motorists.*

[The only signage proposed is a development identification monument sign; all other signage standards have not been reproduced here.]

Comment: The only sign which is proposed is a single, wall-mounted development identification monument sign, conforming to the standards and guidelines discussed, following:

SINGLE-FAMILY DETACHED HOME AND TOWNHOME DEVELOPMENT IDENTIFICATION

Standards

Maximum sign area per sign face shall be 24 square feet, not exceeding 4 feet in height.

Comment: The greatest perimeter of the individual letters which form the sign face will be 15" tall and 18' long, for a total of 22.5 square feet.

Entranceway signs shall be separated from signs at other entranceways by at least 200 feet and from other on-site signs by at least 100 feet, such distance to be measured along the build-to line.

Comment: Only the single development identification sign is being proposed by this Detailed Site Plan; other signs at future entrances (on Northwest Drive and on Dean Drive) will each be a third of a mile distant from this sign, as the crow flies (more distant measured along the build-to lines).

Guidelines

Signs should be located within 30 feet of an entranceway as follows:

Wall-mounted: one face may be provided on each side of the entranceway, mounted flat against the entranceway wall.

Comment: The edge of the proposed sign wall will be 5' from the edge of the right-of-way at the Belcrest Road entrance.

Ground-mounted development identification signs may be one of the following:

- *A single-faced sign*
- *A double-sided sign back-to-back*

- *A double-sided sign in a “V” configuration with a maximum 45-degree angle.*

Comment: The proposed development identification sign will be a single-faced sign.

Architectural Elements | Awnings

Comment: No awnings are proposed by the subject Detailed Site Plan.

Architectural Elements | Balconies

Standard

All balconies, including the addition of balconies to an existing structure, are permitted in the Transit District.

Comment: Balconies/decks are proposed on the rears of the proposed units.

Architectural Elements | Sustainable Building Materials

Guideline

Buildings should be built with “green” building materials. Green materials should meet the following criteria: produced locally or salvaged; recycled and/or recyclable; rapidly renewable; durable; containing a low embodied energy; manufactured in a less environmentally hazardous or toxic manner; for wood, certified in accordance with the Forest Stewardship Guidelines for environmentally responsible forest management; for refrigerants and fire suppression devices, not containing CFCs or Halon gas. Common green materials include cement and wood fiber composite siding, cellulose insulation, glue-lam beams, and concrete with fly ash content.

1. **Comment:** The proposed buildings will be built with a number of green materials: The concrete which will be used will contain fly ash, both to promote recycling, and to act as a curing retarder (which increases concrete strength); as noted above, the R-410A refrigerant which will be used is non-CFC; recycled concrete is used throughout the construction process for sediment controls such as temporary driveways; engineered wood is used throughout the building construction, including TJI joists, glulam and parallam beams and OSB - these materials do not rely on mature lumber. Furthermore, material quantity and cut lists are provided to the framing trades to reduce waste of framing lumber (or its engineered equivalents). Finally, 50% or more of the installed carpet installed will be certified to meet NSF140; 50% or more of the installed resilient coloring installed will be certified to meet NSF332; 50% or more of the installed insulation will be

certified to meet EcoLogo CCD-016; 50% or more of the installed interior wall covering installed will be certified to meet NSF 342; 50% or more of gypsum board installed will be certified to meet UL 100; and, 50% or more of tile installed will be certified to meet TCNA A138.1 specifications for sustainable ceramic tiles.

Parking and Loading | Intent

To promote a “park once” environment that enables people to conveniently park and access a variety of uses in a pedestrian-friendly environment where streetscapes are vibrant and active and not dominated by parking lots or garages and to encourage nonmotorized modes of travel to and within the Transit District.

Standards

There is no minimum number or ratio of off-street parking spaces for any development within the Transit District.

The maximum number of off-street parking spaces permitted for nonresidential and residential development is specified in the table of maximum parking ratios on the following page. For the purposes of this table, the type of development refers to its description in the table of uses.

[Table: Maximum Parking Ratios

Neighborhood Edge (Single Family Development) 2.0 spaces per dwelling unit.]

Comment: The subject Detailed Site Plan proposes the first 131 units of the 331 which were approved by Preliminary Plan of Subdivision 4-17007. Three types of units are proposed: (1) Thirty-five 22'-wide, front-loaded garage units with two-car garages; (2) thirty-five 20'-wide, alley-loaded garage units with two-car garages; and, sixty-one 16'-wide, alley-loaded garage units. The 16'-wide units have options for either a single-car garage, or a two-car tandem-loaded garage.

On-street parking shall be required on all new private A and B Streets constructed pursuant to this TDDP and is encouraged on all County and municipal A and B Streets.

Comment: On-street parking will be provided on one or both sides of all proposed public streets which are a part of the subject Detailed Site Plan.

On-street parking in Alleys shall be prohibited.

Comment: No on-street parking in Alleys is proposed.

Development may only be permitted to exceed the maximum parking ratios if all of the following criteria are met:

Additional parking spaces may only be provided in the form of structured parking.

[Standards following for structured parking limits and total permissible number of off-street parking spaces in the Transit District are not reproduced here.]

Comment: No buildings or associated off-street parking spaces are proposed by the subject Detailed Site Plan. Conformance to these Standards will be addressed in a subsequent Detailed Site Plan, when dwelling units are proposed.

All applicants, other than those proposing solely single-family dwelling units, shall demonstrate the extent to which their proposed development reduces the total number of surface parking spaces within the Transit District.

Comment: The subject Detailed Site Plan proposes solely single-family dwellings.

All new structured parking facilities shall include secure bicycle parking. One bicycle parking space shall be provided for every 10,000 square feet of building area for office, retail, hospitality, and other commercial, public, and institutional uses. One bicycle parking space shall be required for every 20 units for multifamily residential development. These bicycle parking requirements are cumulative for mixed-use development, and both open and covered bicycle parking areas may be provided, as appropriate.

Comment: No structured parking facilities are proposed.

Parking may be located on- or off-site within one-quarter mile walk of the development site. When off-site parking is used to meet any parking needs, the applicant shall provide a site plan and narrative statement demonstrating that parking is provided off-site and that pedestrian facilities necessary to serve the walk from the parking facility to the building will be constructed prior to the opening of the parking facility.

Comment: No off-site parking will be required to satisfy the proposed development's parking needs.

Carpool and vanpool parking spaces shall be required at a minimum ratio of one reserved high occupancy vehicle space per every 100 regular parking spaces for any development including in excess of 50,000 square feet of office use. Free or reduced

parking costs for authorized carpools and vanpools are encouraged.

Comment: The proposed development will be for single-family attached dwellings; no office use will be proposed.

Restriping of surface parking facilities that result in an addition of general purpose parking spaces is prohibited.

Comment: No surface parking facilities currently exist within the limits of the subject Detailed Site Plan.

On-street parking shall be required on all new private A and B Streets constructed pursuant to this TDDP and is encouraged on all County and municipal A and B Streets.

Comment: On-street parking will be provided on one or both sides of all proposed public streets, which were previously approved under Detailed Site Plan DSP-18003.

On-street parking in Alleys shall be prohibited.

Comment: No on-street parking in Alleys is proposed.

On-street parking spaces on private streets shall not count toward off-street parking requirements.

Comment: This Standard is noted.

All parking for buildings that front on Adelphi Road shall not be visible from Adelphi Road.

Comment: No part of the subject property fronts on Adelphi Road.

Guidelines

Commercial parking facilities should leave at least 25 percent of their spaces available for hourly and daily rental by the general public.

Comment: No commercial parking facilities are proposed.

All parking spaces that are provided should be unbundled from the leasing and/or rental rates of associated development.

Comment: No rental facilities will be proposed: the subject development will be for fee-simple ownership.

Parking and Loading | Surface Parking

Parking and Loading | Structured Parking

Parking and Loading | Underground Parking

Parking and Loading | Loading

Comment: No surface or structured parking is proposed by the subject Detailed Site Plan; only streets are proposed, all of which will be public, and all of which will be furnished with on-street parking on one or both sides of the streets.

Transportation Adequacy | General

Standards

Within the Prince George's Plaza Transit District, properties are required to demonstrate that the transportation facilities (limited to only signalized and/or unsignalized intersections) will be adequate to serve the proposed development for any preliminary plan, and any DSP if prior adequacy findings are more than six years old.

The adequate public facilities (APF) finding must follow and conform to the procedures and methodologies outlined in the most recent edition of the Planning Board's Transportation Review Guidelines, Part 1, unless as specified in this section. Within the Prince George's Plaza Transit District, the transportation facilities adequacy standard shall be LOS E for individual critical intersections.

Comment: Preliminary Plan 4-17007 was accompanied by a Traffic Impact Study that indicated that public transportation facilities are adequate to serve the proposed development.

Determination of Intersections to Be Studied

The number of intersections that shall be included in the required adequacy analysis will be based on the total projected total weekday vehicle trips generated by the proposed development under consideration. Table 48 on page 295 shows the number of signalized and/or unsignalized intersections within the Transit District required to be included in the adequacy analysis. The Planning Director, in consultation with the County and/or appropriate municipality, may adjust the number of intersections required for analysis if he/she finds that special circumstances warrant a different number of intersections to be scoped for adequacy determination.

[Table: Maximum number of Intersections to be Studied:

*Proposed Vehicle Trips: 2,614
Intersections: 4]*

Maximum Number of

Comment: Preliminary Plan 4-17007 was accompanied by a Traffic Impact Study that indicated that studied four signalized intersections and two unsignalized intersections, as well as two site access points.

Required Improvements

For all the required intersections, the applicant shall demonstrate one of the following:

- 1. There will be adequate intersection level of service, as defined by Section 24-124(a), provided that the intersection(s) are fully built to the plan's ultimate configuration.*
- 2. Applicant is willing to fully fund and implement trip reduction program(s), deemed appropriate by the County DPW&T for a period of at least six years after the issuance of first occupancy permit that would alleviate any reported inadequacy as defined by the Transportation Review Guidelines.*
- 3. The applicant agrees to make a one-time Prince George's TDDP Transportation Mitigation Payment to the County and for each signalized intersection that is projected to operate above the acceptable LOS, provided the intersection(s) are fully built to the plan's recommended configurations.*

Comment: Preliminary Plan 4-17007 was accompanied by a Traffic Impact Study that indicated that the existing public transportation facilities are adequate to serve the proposed development.

Site access adequacy and needs shall be determined by the appropriate operating agency having jurisdiction over the roadway where the access point(s) are to be located.

Comment: Site Development Concept Plan 31834-2017-0 was reviewed by the Department of Permitting, Inspections and Enforcement on behalf of the City of Hyattsville for the configuration of the entrance points and for sight distance adequacy.

Calculation of TDDP Transportation Mitigation Payment

The required one-time transportation mitigation fee for each required signalized intersection that is operating above the minimum acceptable clear lane volume (CLV) of 1,600 vehicles per hour, or as modified by the Guidelines, to be paid to the

County prior to issuance of any building permit shall be the smaller of one of the following:

- a. \$10,000 per unit of CLV over the Acceptable Value of 1,600 critical vehicle volume.*
- b. \$100 per projected daily weekday vehicle trip for the proposed development.*

Allocation of the Collected TDDP Transportation Mitigation Fees

On an annual basis, the Prince George's County Planning Board and/or the City of Hyattsville, can request that the County appropriate any portion or all of the collected funds to any transportation enhancement projects, excluding capacity enhancements to existing roads, within, and projected to serve, the Transit District

Comment: Preliminary Plan 4-17007 was accompanied by a Traffic Impact Study that indicated that the existing public transportation facilities are adequate to serve the proposed development.

Downtown Core Standards

DOWNTOWN CORE A STREET

Standards

The following streets existing in the Downtown Core on July 19, 2016, are to be considered A Streets:

- *Belcrest Road*

[Other streets not listed here]

Comment: This list is noted. Belcrest Road abuts the subject development.

Primary entrances to new buildings shall be located on A Streets.

Comment: The primary entrances for buildings which abut Belcrest Road will face Belcrest Road. It is noted that while the right-of-way of Belcrest Road is in the Downtown Core, the entirety of the subject site is in the Neighborhood Edge. As such, the frontage standards which will be applied are the Neighborhood Edge standards, discussed following.

[Remainder of Downtown Core Standards not reproduced here.]

Neighborhood Edge Standards | Intent

To create a walkable, moderate-density residential environment that serves to buffer nearby existing residential communities and open spaces from the more intense mix of uses in the Downtown Core.

Neighborhood Edge | General

Standards

There are no lot coverage requirements for development within the Neighborhood Edge.

Except in the T-D-O/R-80 Zone, where dwelling units must be detached, there are no side or rear setbacks within the Neighborhood Edge. Structures may be built to the side or rear property line.

Comment: These Standards are noted.

Residential driveways are permitted in Alleys and B Streets shall not exceed 18 feet in length. Front-loaded garages are permitted only for dwelling units 22 feet wide or greater.

Comment: Residential driveways are only proposed to front on Alleys and on “B Streets.” The 35 front-loaded garage units which will be proposed for this phase will all be at least 22 feet wide; furthermore, no front-loaded garages will be located along the main east-west street, even though it is a “B Street.”

Guidelines

All single-family dwelling units should front onto an A or B Street.

Comment: As indicated above, proposed building entrances will front on the proposed “B Streets,” except where frontage on Belcrest Road is instead available.

Primary entrances to single-family dwelling units should be located along the front façade

Comment: Each proposed building entrance will uniformly be located on each unit’s front façade.

On private streets in the Neighborhood Edge, all pedestrian crosswalks should be a minimum of eight feet wide

Comment: All proposed streets will be public.

All public utilities should be placed underground, above-ground in alleys, or otherwise behind structures.

Comment: All public utilities will be underground, except for electric transformers which will be generally above-ground in the alleys, or else behind structures

Neighborhood Edge | A Street

The following streets existing on July 19, 2016 are considered Neighborhood A Streets:

- *Northwest Drive*
- *Dean Drive*
- *Highview Terrace*
- *Adelphi Road*

Comment: This list is noted. Northwest Drive and Dean Drive about the subject development, though not this phase of it.

Standards

Entrances into private off-street parking facilities are not permitted, except along Adelphi Road.

Comment: No private off-street parking facilities are proposed by the subject Detailed Site Plan.

New surface parking lots are not permitted.

Comment: No new surface parking lots are proposed by the subject Detailed Site Plan.

Residential driveways are not permitted.

Comment: No residential driveways will front on Belcrest Road (or, in future phases, on any of the existing “A Streets which surround the subject development).

Guideline

Primary building entrances should be located on these streets.

Comment: Each proposed building entrance, will uniformly be located on each unit’s front façade.

[Figure 30. Neighborhood Edge: Townhomes and Two-Family Attached Standards

Building Placement

Build-to Line Regulated by Street Section

BTL Defined by a Building

Front: 80% minimum

Side Street: 40% minimum

Zones Permitted: R-18, R-20

Building Form

Height: See Density and Building Height section.

1. Primary entrance shall be located along the front façade.]

Comment: As indicated above, proposed building entrances will uniformly be located on each unit's front façade.

Neighborhood Edge | B Street

Standards

Streets existing in the Neighborhood Edge on July 19, 2016, not identified as A Streets are to be considered B Streets.

Comment: All existing streets which abut the subject development (for this phase of the development, Belcrest Road) are identified as "A Streets."

Private off-street parking facilities shall front onto B Streets, provided there is appropriate screening consisting of an architectural façade composed of concrete, masonry, screening materials, or sustainable features such as green walls.

Comment: No private off-street parking facilities are proposed by the subject Detailed Site Plan.

Guideline

Primary building entrances may be located on these streets.

Comment: As indicated above, proposed building entrances will front on the proposed "B Streets," except where frontage on Belcrest Road is instead available.

Structured parking facility entrances are permitted.

Comment: No structured parking facilities are proposed by the subject Detailed Site Plan.

Alley, service, and loading entrances should be located along these streets.

Comment: All of the proposed alleys have been laid out to have their entrances on the proposed “B Streets.” In fact, the alleys have even been laid out so that no entrances will be located along the main east-west street, even though it will be a “B Street.”

Neighborhood Edge | Landscape Standards

All residential development in the Neighborhood Edge shall comply with the following standards.

Townhouses, One-Family Semi-Detached, Two-Family, and Three-Family Dwellings Arranged Horizontally

Standards

Plant a minimum of one and one-half major shade trees and one ornamental or evergreen tree every two dwelling units located on individual lots and/or common open space. Trees planted in the Street Tree and Furnishing Zone shall count toward this requirement.

Comment: While meeting the requirement will not need to be finally determined until the approval of the second and third phases, the Landscape Plan nevertheless proposes the planting in this first phase of 133 shade trees and 110 ornamental/evergreen trees. Were the development limited to the 131 lots which are proposed in the first phase, it would only require the planting of 99 shade trees and 66 ornamental or evergreen trees. As such, the planting for the first phase will run proportionally ahead of the total development’s ultimate tree planting requirement.

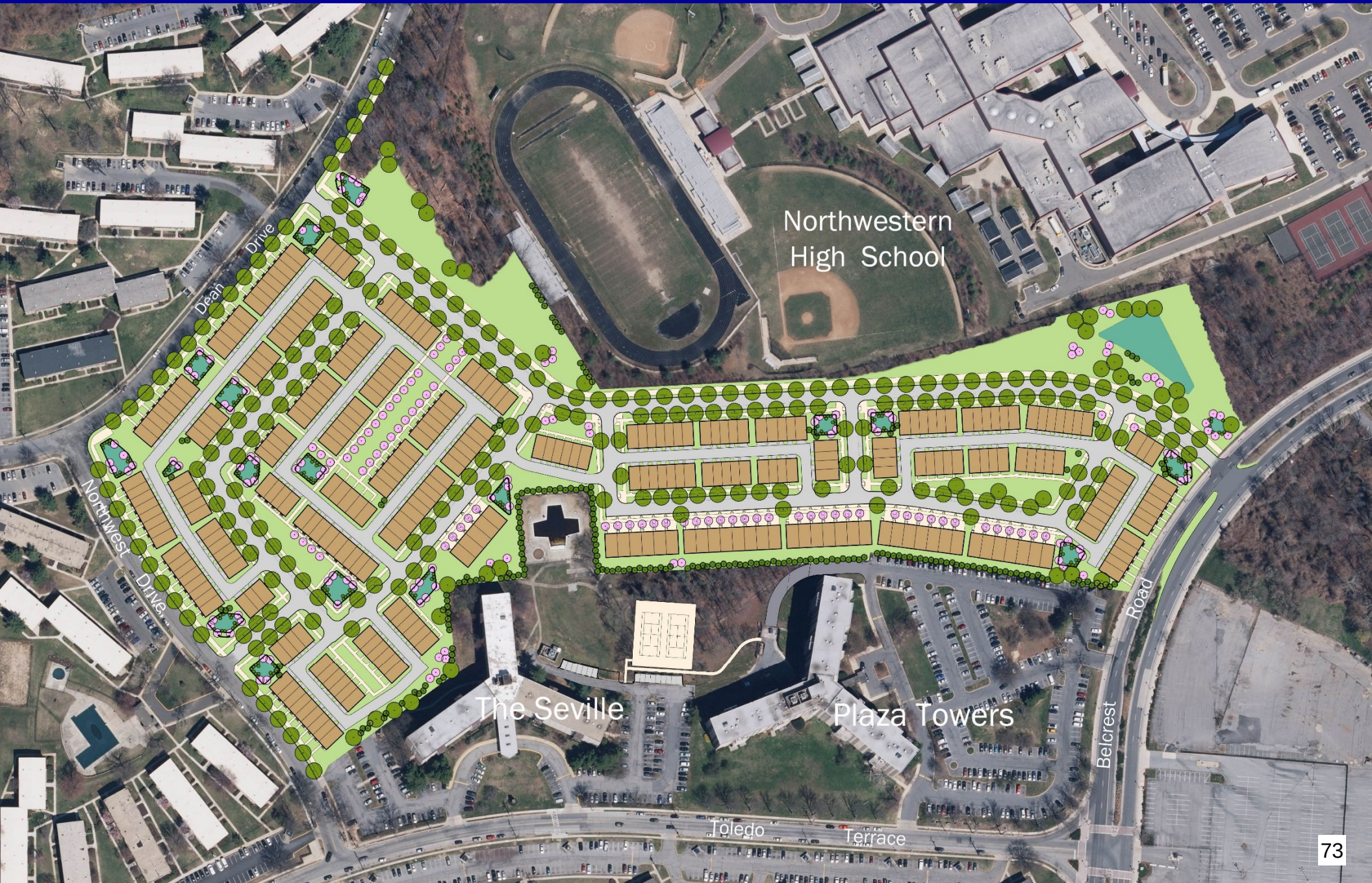
An existing shade tree, except for an invasive species, exceeding two and one-half inches diameter at breast height (dbh) located in the common area or open space within 75 feet of a dwelling unit may be counted toward fulfillment of the requirement for a tree, provided that the size (dbh), genus, condition, and location of each tree to be counted toward the fulfillment of this requirement is shown on the landscape plan. The site and landscape plan must also demonstrate that a minimum of 70 percent of the critical root zone of such tree will remain undisturbed.

Comment: This provision is noted. Existing mature shade trees which are to be preserved as a part of TCP2-097-00-02 are either: (1) too far from proposed (Phase 2) dwellings to count towards meeting the requirement, or (2) sufficiently close to dwelling units, but are located on adjacent property and not part of the Landy Property townhouse development’s common area or open space.

The Landy Property

Project Team

- Owner: Blumberg Landy Family Trust
- Contract Purchaser: Stanley Martin Companies, LLC
- Civil Engineer: Soltesz, LLC
- Traffic Engineer: Lenhart Traffic Consulting, Inc.
- Geotechnical Engineer: Geotech Engineers, Inc.
- Utilities Consultant: Richter & Associates
- Land Use Counsel: Chris Hatcher
- Owner's Representative: Mark Ferguson



Northwestern
High School

The Seville

Plaza Towers

Toledo

Terrace

Belcrest
Road











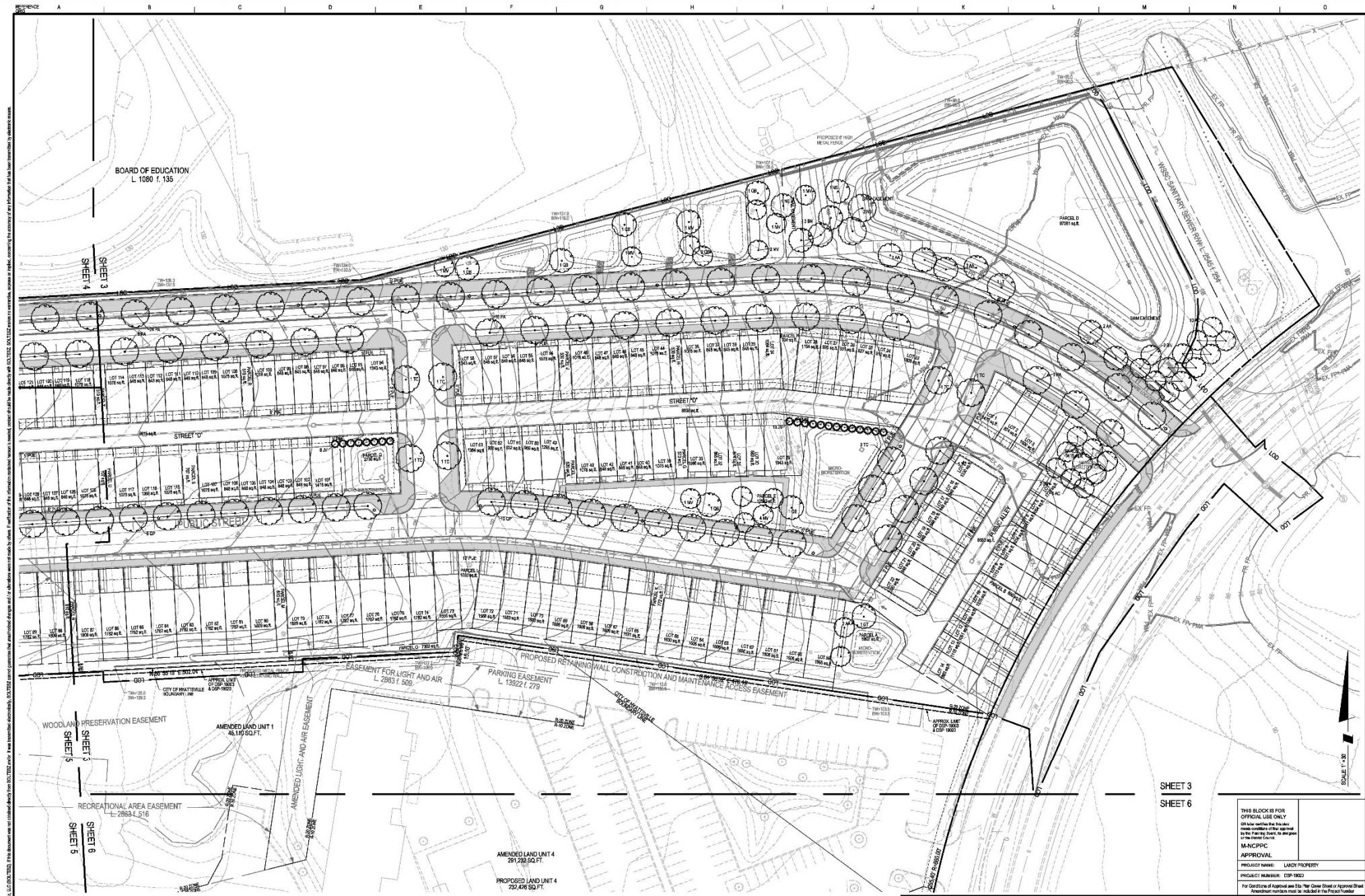












SHEET 3
SHEET 6

THIS BLOCK IS FOR OFFICIAL USE ONLY. ON how and from the block work another of the approved to the Planning Board, to design or the related work.

M-NCPPC APPROVAL

PROJECT NAME: LANDY PROPERTY

PROJECT NUMBER: CSP-19020

For Questions of Approval see the "How" Case Sheet or Approved Draft Application number must be included in the Project Number.



Engineering
Surveying
Planning
Environmental Services

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www.soltesz.com

DATE	BY	DATE	BY	DATE	BY
10/1/2020	DAVID	10/1/2020	DAVID	10/1/2020	DAVID
10/1/2020	DAVID	10/1/2020	DAVID	10/1/2020	DAVID
10/1/2020	DAVID	10/1/2020	DAVID	10/1/2020	DAVID
10/1/2020	DAVID	10/1/2020	DAVID	10/1/2020	DAVID

MISS UTILITY NOTE

NO MISS UTILITY INFORMATION WAS PROVIDED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MARKING ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARYLAND AND THE STATE OF MARYLAND PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARYLAND AND THE STATE OF MARYLAND PRIOR TO ANY CONSTRUCTION.

OWNER/DEVELOPER/APPLICANT

MARYLAND BLUMBERG COMPANY
400 ONE PARK BLVD
SUITE 1000
ROCKVILLE, MD 20850
301.440.1000
CONTACT: SETH BLUMBERG

NO.	DATE	BY	DATE	BY	DATE	BY
1	10/1/2020	DAVID	10/1/2020	DAVID	10/1/2020	DAVID
2	10/1/2020	DAVID	10/1/2020	DAVID	10/1/2020	DAVID
3	10/1/2020	DAVID	10/1/2020	DAVID	10/1/2020	DAVID
4	10/1/2020	DAVID	10/1/2020	DAVID	10/1/2020	DAVID
5	10/1/2020	DAVID	10/1/2020	DAVID	10/1/2020	DAVID



PLAN VIEW

LANDSCAPE PLAN. DSP-19020

LANDY PROPERTY

CHILLIAM CITY ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND

DATE: 10/1/2020

PROJECT NO.: 19020-03

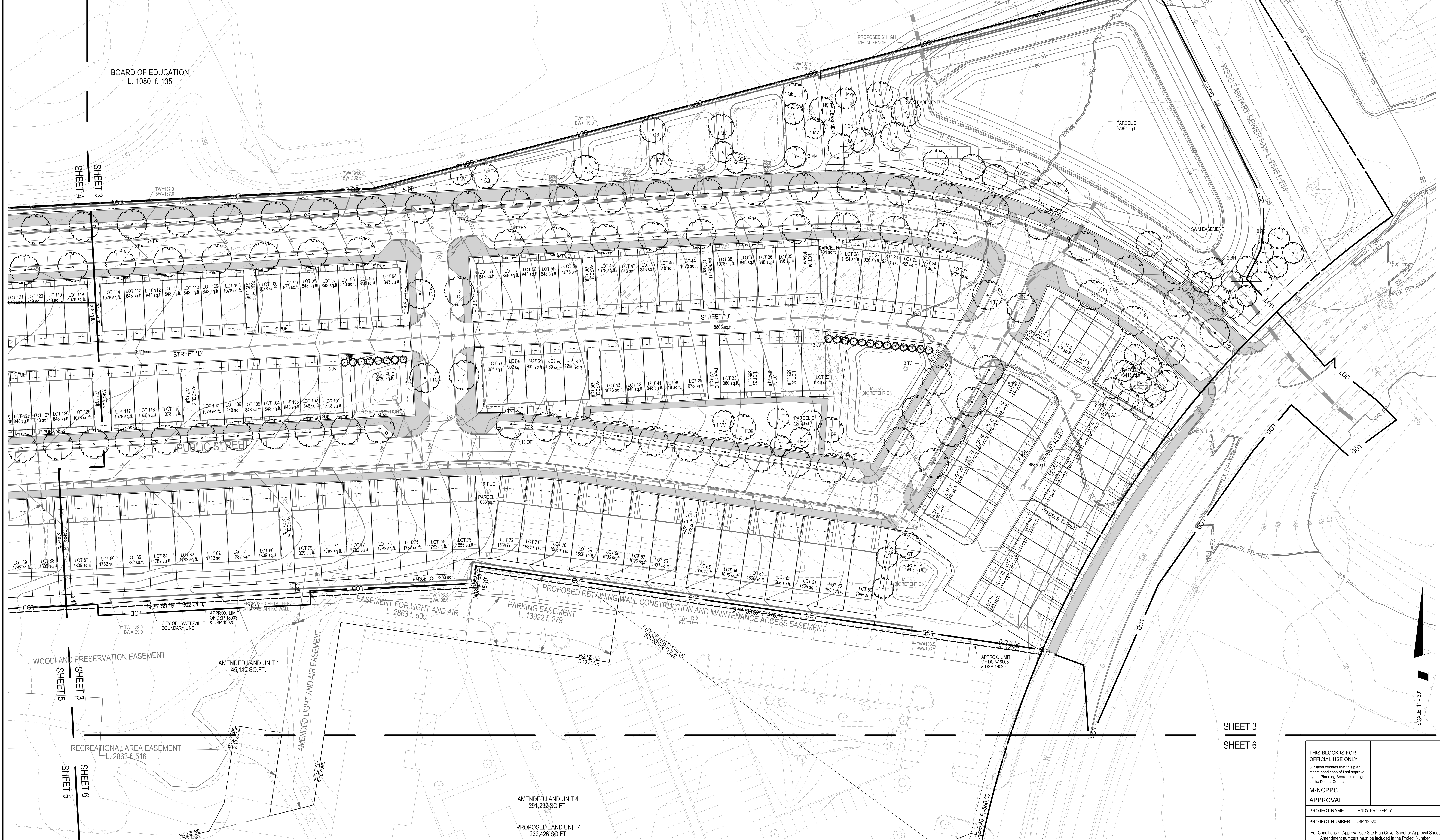
SCALE: 1" = 30'

Questions?

Contact: Chris Hatcher
CLHatcher@lerchearly.com



LANDSCAPE PLAN. DSP-19020 LANDY PROPERTY CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND	0 10 20 30 40 50 60 1" = 60'
	SHEET <u>1</u> OF <u>6</u>
	PROJECT NO. 1866-00-00
	DATE 11/11/2018



 **SOLTESZ, LLC**

Engineering
Surveying
Planning
Environmental Sciences

4300 Forbes Boulevard, Suite
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7414

[illegible]

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TABLE 10 (SEE NOTE 1), WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY. BEFORE PROCEEDING WITH CONSTRUCTION, CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

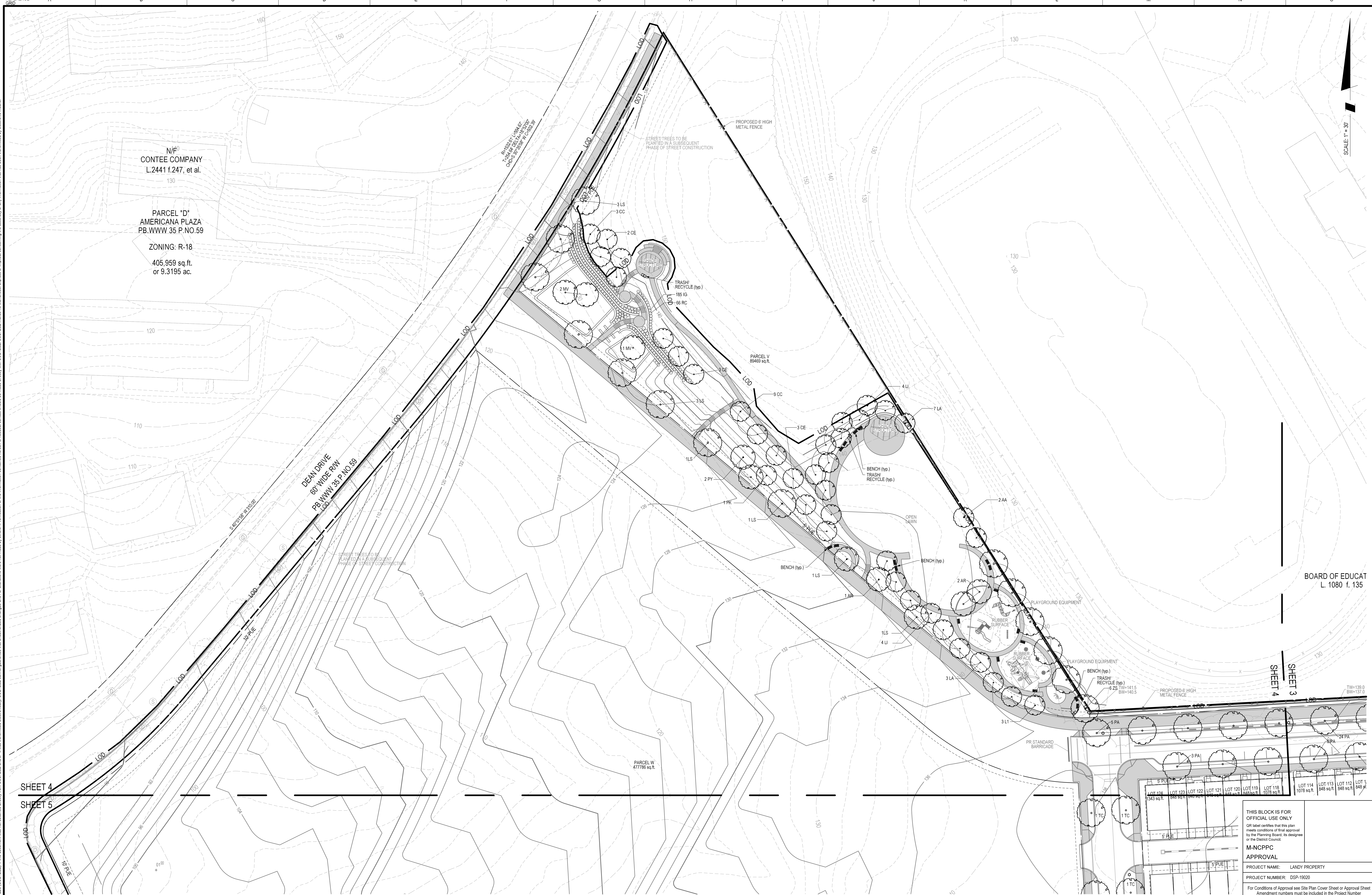
MARVIN R. BLUMBERG COMPANY
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.631.1947
CONTACT: SETH BLUMBERG

MAP <u>5409</u> GRID <u>5G</u>	
TAX MAP 41/F1 42/A1	ZONING CATEGORY: R-20
WSSC 200' SHEET 208NE03	
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	



LANDSCAPE PLAN. DSP-19020 LANDY PROPERTY * CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND	 1" = <u>30'</u> SHEET <u>3</u> OF <u>6</u> PROJECT NO. 1865-00-00
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NO.		REVISIONS		BY		DATE	
1		DESIGNED		GAM		MAY 2019	
2		CHECKED		DJB			
3		DATE					
4		TECHNICIAN		GAM		V5 - 2005	
5		CAD STANDARDS VERSION					

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACT "MISS UTILITY" AT 1400-25-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
MARVIN R. BLUMBERG COMPANY
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.531.5477
CONTACT: SETH BLUMBERG

MAP	S409	GRID	5G
TAX MAP	41/1	ZONING CATEGORY:	R-20
42/1			
WISC 200 SHEET			
208NE03			
SITE DATUM			
HORIZONTAL:			
VERTICAL:			



PLAN VIEW

LANDSCAPE PLAN. DSP-19020
LANDY PROPERTY

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

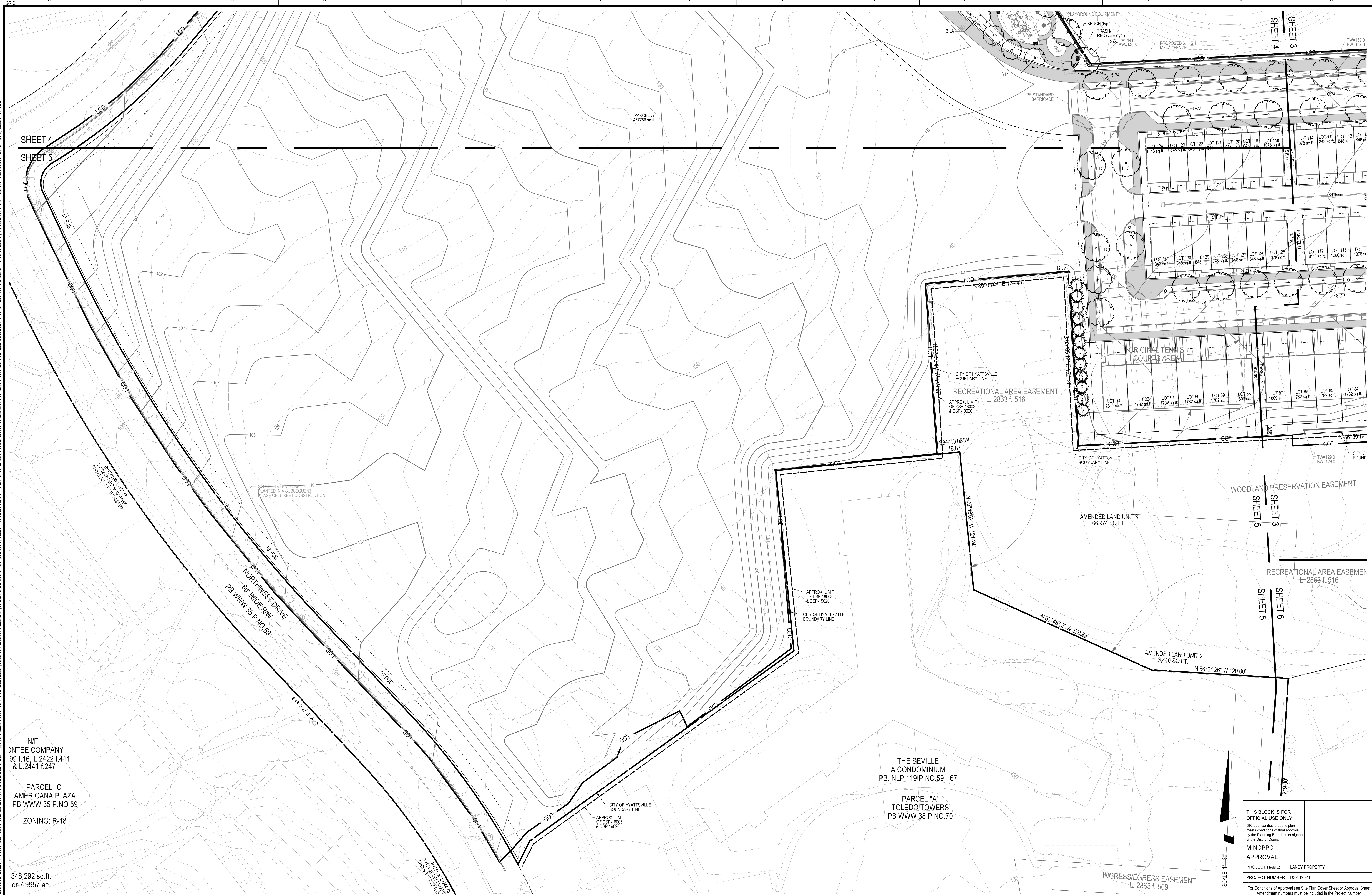
PROJECT NAME: LANDY PROPERTY
PROJECT NUMBER: DSP-19020

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Amendment numbers must be included in the Project Number.

SHEET 4 OF 6

PROJECT NO. 1865-00-00

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N/F
NTEEE COMPANY
99 f.16, L.2422 f.411,
& L.2441 f.247

PARCEL "C"
AMERICANA PLAZA
PB.WWW 35 P.NO.59

ZONING: R-18

348,292 sq.ft.
or 7.9957 ac.

THE SEVILLE
A CONDOMINIUM
PB. NLP 119 P.NO.59 - 67

PARCEL "A"
TOLEDO TOWERS
PB.WWW 38 P.NO.70

THIS BLOCK IS FOR
OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: LANDY PROPERTY

PROJECT NUMBER: DSP-19020

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number



Engineering
Surveying
Planning
Environmental Sciences

4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

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MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR
MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL
EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST
PIES BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS
LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS
THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

MARVIN R. BLUMBERG COMPANY
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.531.5477
CONTACT: SETH BLUMBERG

MAP: 5409	GRID: 5G
TAX MAP: 41/1/1	ZONING CATEGORY: R-20
WBC 200 SHEET: 208NE03	
SITE DATUM:	
HORIZONTAL:	
VERTICAL:	



PLAN VIEW

LANDSCAPE PLAN. DSP-19020

LANDY PROPERTY

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

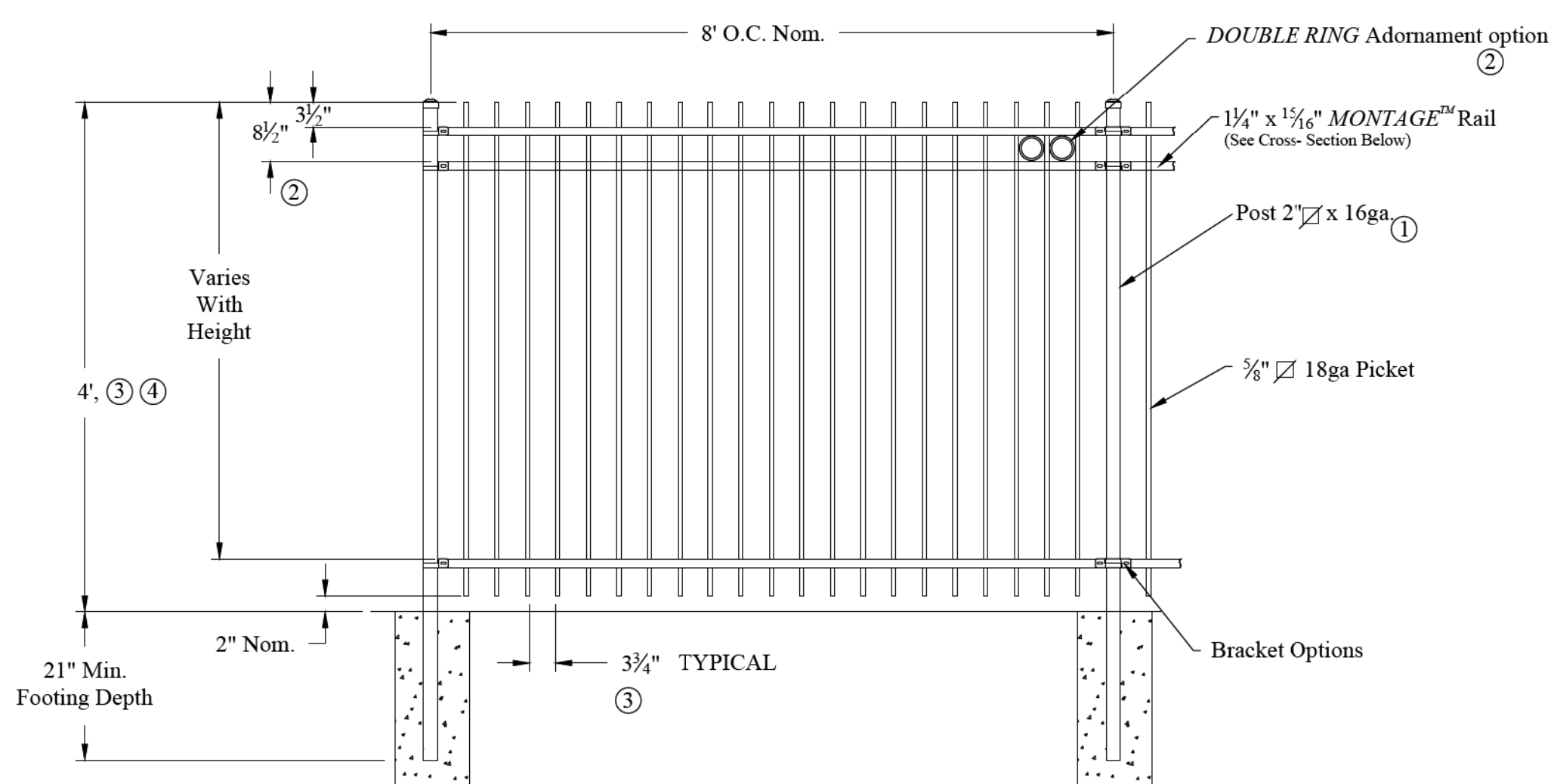
SHEET 5 OF 6

PROJECT NO. 1865-00-00

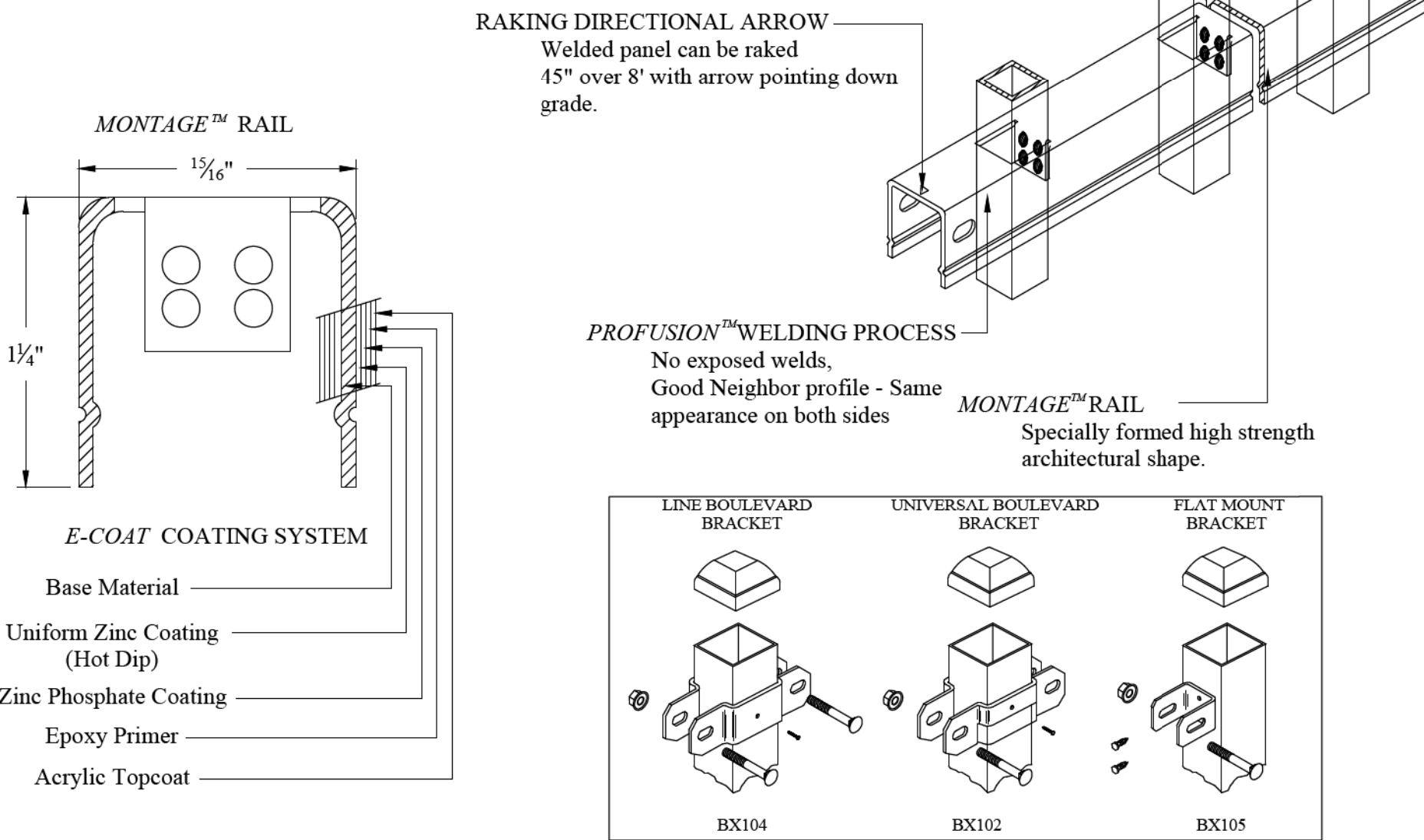
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01 RUBBERIZED PLAY SURFACE

SCALE: 1-1/2" = 1'-0"



- NOTES:
- 1) Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing chart.
 - 2) Third rail required for Double Rings.
 - 3) Available in 3" air space and/or Flush Bottom on most heights.
 - 4) Three rails required for 6' tall.



02 FENCE

SCALE: NTS



Engineering
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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

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NO.	REVISIONS	BY	DATE
1	DESIGNED: GAM		MAY 2019
2	TECHNICIAN: GAM		
3	CAD STANDARDS VERSION: V5 - 2005		
4	CHECKED: CJB		

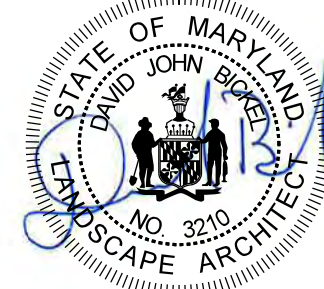
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OWNER/DEVELOPER/APPLICANT

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402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.531.5977
CONTACT: SETH BLUMBERG

MAP	S40S	GRID	5G
TAX MAP	43/1F1		
WBCS 200 SHEET	42/A1		
ZONING CATEGORY:	R-20		
208NE03			
SITE DATUM			
HORIZONTAL:			
VERTICAL:			



06/03/2019

LANDSCAPE PLAN. DSP-19020
LANDY PROPERTY

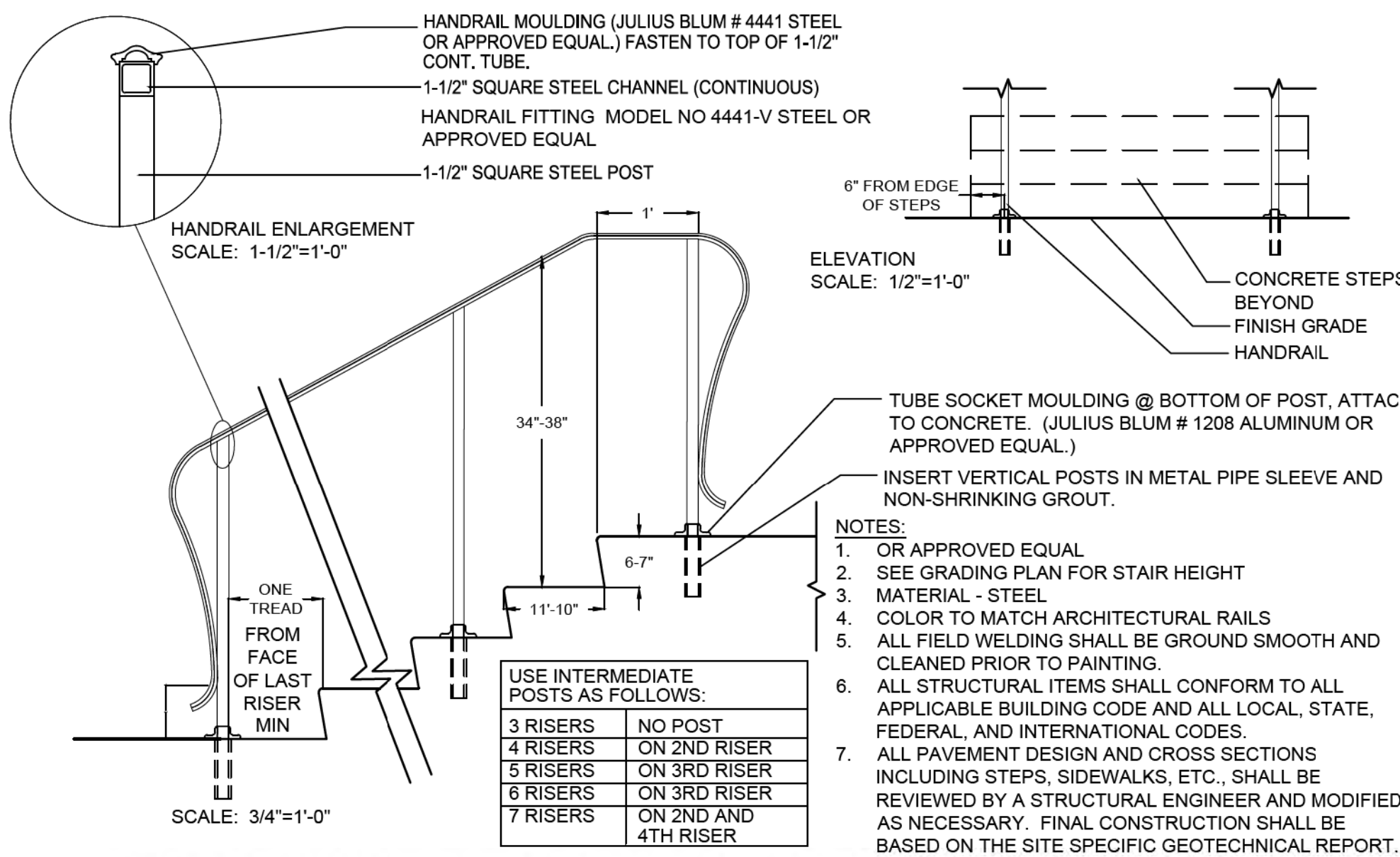
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	6
OF	6
PROJECT NO.	1865-00-00

PERIMETER HANDRAIL AT STEPS

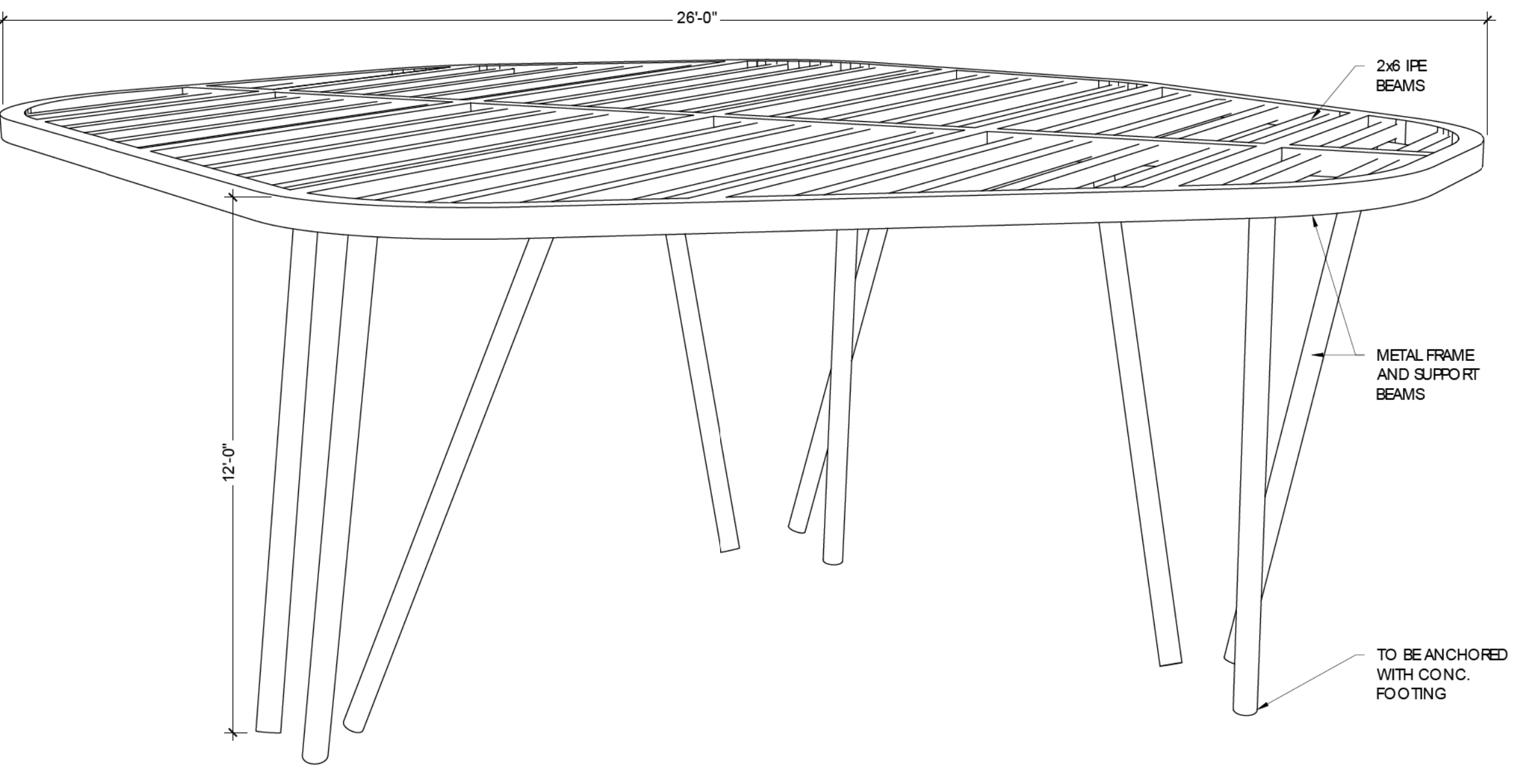
SECTION/ELEVATION

AS NOTED



07 SHADE STRUCTURE

SCALE: NTS



Manufacturer: GAME TIME
Model: NORMANDIE - PS18006
Age: 2-5 Years
Use Zone: 25'x43'
Fall Height: 5'
Number of Children: 40-45
Color: Standard
Website: <http://www.gametime.com>
Quantity: 01

0-5 AGE GROUP PLAY EQUIPMENT

SCALE: NTS



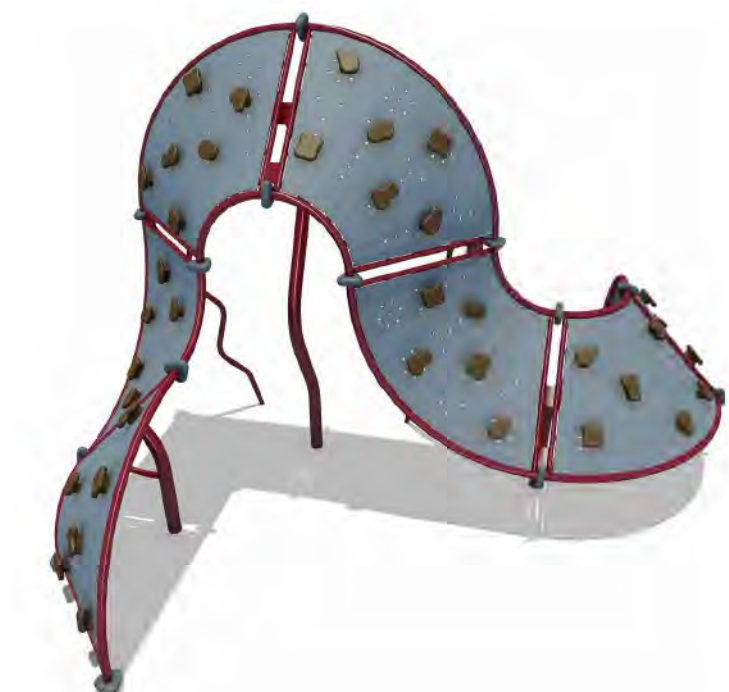
Manufacturer: GAME TIME
Model: CENTRIX - 36035
Age: 2-5 Years
Use Zone: 13'x13'
Fall Height: 4'
Color: Standard
Website: <http://www.gametime.com>
Quantity: 03



Manufacturer: GAME TIME
Model: POCKET CABIN - PS16110
Age: 5-12 Years
Use Zone: 28'x31'
Fall Height: 5'
Number of Children: 20-25
Color: Standard
Website: <http://www.gametime.com>
Quantity: 01

5-12 AGE GROUP PLAY EQUIPMENT

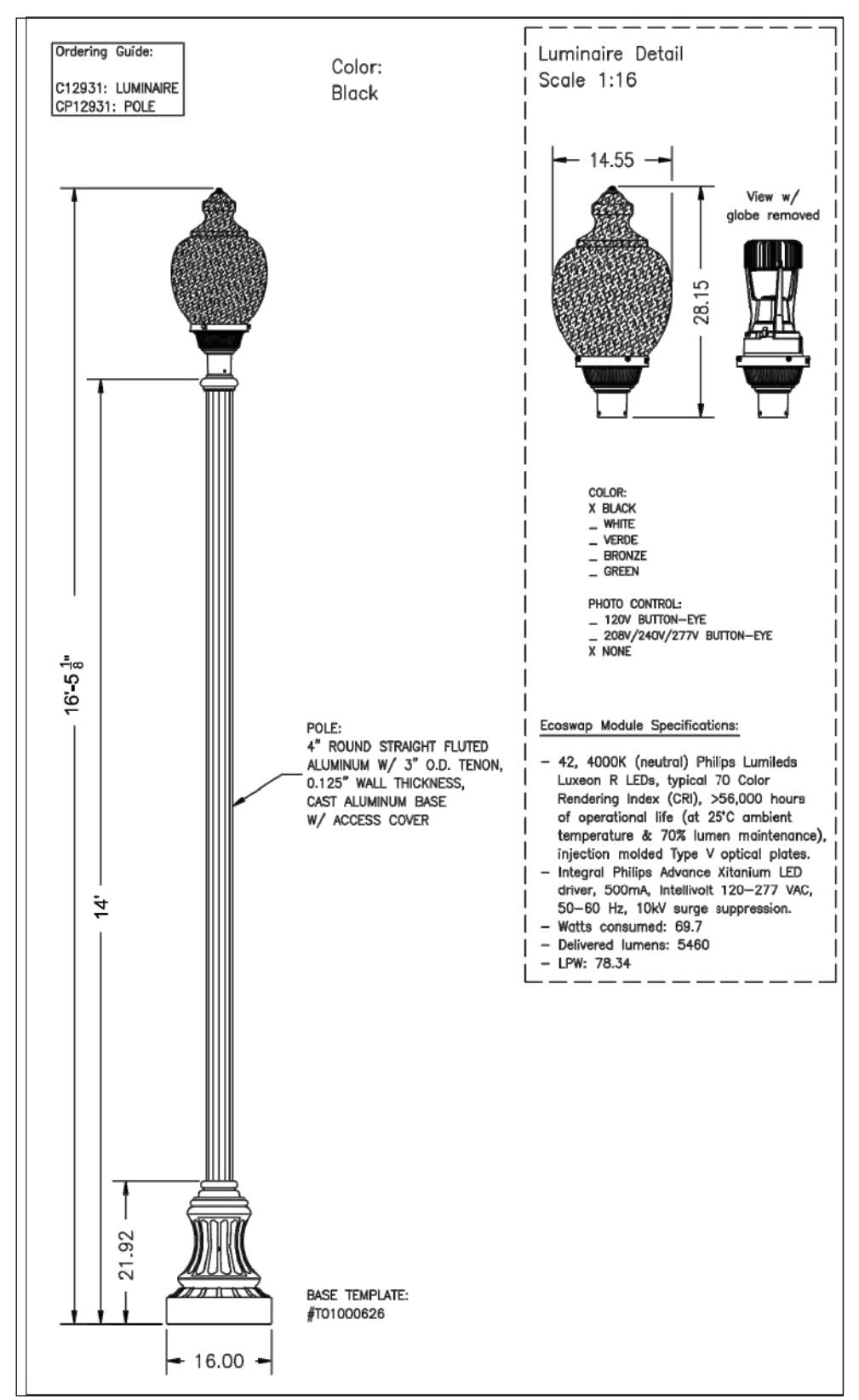
SCALE: NTS



Manufacturer: GAME TIME
Model: WRINKLE WALL SIDEWINDER - 6252
Age: 5-12 Years
Use Zone: 26'x26'
Fall Height: 10'
Color: Standard
Website: <http://www.gametime.com>
Quantity: 01



Manufacturer: GAME TIME
Model: INCHWORM - 8665
Age: 2 - 12 Years
Use Zone: 13'x19'
Fall Height: 4'
Color: Standard
Website: <http://www.gametime.com>
Quantity: 01



POST LIGHT

PICTORIAL/SECTION

MODEL: C12931 LUMINAIRE, CP12931 POLE
COLOR: BLACK
QUANTITY: 21 TOTAL
DIMENSIONS: 16' 5 1/8" H, 14" POST H X 4" DIAMETER

MANUFACTURER:
PHILLIPS HADCO
100 CRAFTWAY DRIVE
LITTLTOWN, PA 17340
(800)-331-4185

AVAILABLE FROM:
DEPORTER DOMINICK & ASSOCIATES, LLC
10110 BATTLEVIEW PARKWAY
SUITE 100-C
MANASSAS, VIRGINIA 20109
703-530-9255

- NOTES:
1. OR APPROVED EQUAL
 2. LIGHT SPECIFICATIONS AND LOCATIONS TO BE REVIEWED AND FINALIZED BY A QUALIFIED LIGHTING ENGINEER.
 3. ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
 4. HOUSE SHIELDS TO BE INSTALLED AS NECESSARY.
 5. COLOR TO BE SELECTED BY OWNER.
 6. MEP TO CONNECT ELECTRIC

THIS BLOCK IS FOR OFFICIAL USE ONLY	
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
M-NCPPC	
APPROVAL	
PROJECT NAME: LANDY PROPERTY	
PROJECT NUMBER: DSP-19020	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Amendment numbers must be included in the Project Number.	

DETAILS/SECRET



SHEET	6
OF	6
PROJECT NO.	1865-00-00



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Michelle Dunklee
Submitting Department: Police Department
Item Type: Presentation
Agenda Section:

SUBJECT

President's Task Force on 21st Century Policing (20 Minutes)

HCC-77-FY20

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[21st Century Policing Report Action Item Progress 2019 \(2\).docx](#)

[21st Century Policing Presentation 2019 \(2\).pptx](#)

Summary Background:

In January 2016 the City of Hyattsville adopted the President's Task Force on 21st Century policing to serve as framework for community policing in the City. In doing so, the Council required the Chief of Police to submit a baseline assessment of the department's readiness and applicable recommendations. The Chief of Police provided and update to the Mayor and Council in August 2016 that included a list of recommendations/actions for the department to ensure compliance with the report.

Chief of Police Amal Awad will present a status report on the City's initiatives and progress to date.

Next Steps:

Continuous review and audit for compliance

Fiscal Impact:

TBD

City Administrator Comments:

Presentation Only. The Hyattsville Police Department have implemented several new and ongoing programs and initiatives which continue to advance the goals outlined in the 21st Century Policing Report.

Community Engagement:

Ongoing

Strategic Goals:

Goal 1 – Ensure Transparent and Accessible Governance

Legal Review Required?

N/A

Pillar	Action Item Number	Recommendations from the Final Report of the President's Task Force on 21 st Century Policing	Status
Pillar 1 Building Trust & Legitimacy	1.1	Law enforcement culture should embrace a guardian mindset to build public trust and legitimacy. Toward that end, police and sheriffs' departments should adopt procedural justice as the guiding principle for internal and external policies and practices to guide their interactions with the citizens they serve.	Completed
	1.2	Law enforcement agencies should acknowledge the role of policing in past and present injustice and discrimination and how it is a hurdle to the promotion of community trust.	Completed
	1.3	Law enforcement agencies should establish a culture of transparency and accountability in order to build public trust and legitimacy. This will help ensure decision making is understood and in accord with stated policy.	Completed
	1.3.1	To embrace a culture of transparency, law enforcement agencies should make all department policies available for public review and regularly post on the department's website information about stops, summonses, arrests, reported crime, and other law enforcement data aggregated by demographics.	Completed
	1.3.2	When serious incidents occur, including those involving alleged police misconduct, agencies should communicate with citizens and the media swiftly, openly, and neutrally, respecting areas where the law requires confidentiality.	Completed
	1.4	Law enforcement agencies should promote legitimacy internally within the organization by applying the principles of procedural justice.	Completed
	1.4.1	In order to achieve internal legitimacy, law enforcement agencies should involve employees in the process of developing policies and procedures.	Completed
	1.4.2	Law enforcement agency leadership should examine opportunities to incorporate procedural justice into the internal discipline process, placing additional importance on values adherence rather than adherence to rules. Union leadership should be partners in this process.	Completed
	1.5	Law enforcement agencies should proactively promote public trust by initiating positive nonenforcement activities to engage communities that typically have high rates of investigative and enforcement involvement with government agencies.	Completed
	1.5.1	In order to achieve external legitimacy, law enforcement agencies should involve the community in the process of developing and evaluate policies and procedures.	Completed
	1.5.2	Law enforcement agencies should institute residency incentive programs such as Resident Officer Programs.	Completed

	1.5.3	Law enforcement agencies should create opportunities in schools and communities for positive nonenforcement interactions with police. Agencies should also publicize the beneficial outcomes and images of positive, trust-building partnerships and initiatives.	Completed
	1.5.4	Use of physical control equipment and techniques against vulnerable populations including children, elderly persons, pregnant women, people with physical and mental disabilities, limited English proficiency, and others - can undermine public trust and should be used as a last resort. Law enforcement agencies should carefully consider and review their policies towards these populations and adopt policies if none are in place.	Pending
	1.6	Law enforcement agencies should Pending the potential damage to public trust when implanting crime fighting strategies.	Completed
	1.7	Law enforcement agencies should track the level of trust in police by their communities just as they measure changes in crime. Annual community surveys, ideally standardized across jurisdictions and with accepted sampling protocols, can measure how policing in that community affects public trust.	Partially Completed
	1.8	Law enforcement agencies should strive to create a workforce that contains a broad range of diversity including race, gender, language, life experience, and cultural background to improve understanding and effectiveness in dealing with all communities.	Completed
	1.8.5	Law enforcement agencies should be encouraged to explore more flexible staffing models.	Completed
	1.9	Law enforcement agencies should build relationships based on trust with immigrant communities. This is central to overall public safety.	Completed
	1.9.1	Decouple federal immigration enforcement from routine local policing for civil enforcement and nonserious crime.	Completed
	1.9.2	Law enforcement agencies should ensure reasonable and equitable language access for all persons who have encounters with police or who enter the criminal justice system.	Completed
Pillar 2 Policy & Oversight	2.1	Law enforcement agencies should collaborate with community members to develop policies and strategies in communities and neighborhoods disproportionately affected by crime for deploying resources that aim to reduce crime by improving relationships, greater community engagement, and cooperation.	Completed
	2.2	Law enforcement agencies should have comprehensive policies on the use of force that include training, investigations, prosecutions, data collection, and information sharing. These policies must be clear, concise, and openly available for public inspection.	Completed
	2.2.1	Law enforcement agency policies for training on use of force should emphasize de-escalation and alternatives to arrest or summons in situations where appropriate.	Completed

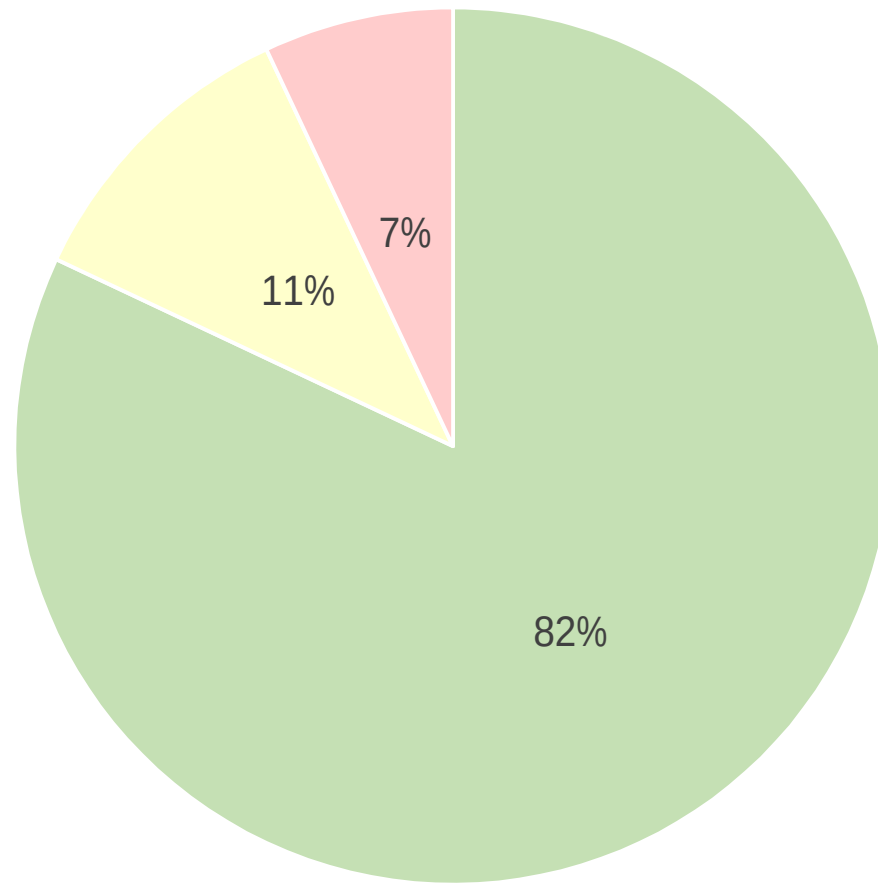
	2.2.2	These policies should also mandate external and independent criminal investigations in cases of police use of force resulting in death, officer-involved shootings resulting in injury or death, or in-custody deaths.	Pending
	2.2.4	Policies on use of force should also require agencies to collect, maintain, and report data to the Federal Government on all officer-involved shootings, whether fatal or nonfatal, as well as any in-custody deaths.	Partially Completed
	2.2.5	Policies on use of force should clearly state what types of information will be released, when, and in what situation, to maintain transparency.	Pending
	2.2.6	Law enforcement agencies should establish a Serious Incident Review Board comprising sworn staff and community members to review cases involving officer-involved shootings and other serious incidents that have the potential to damage community trust or confidence in the agency. The purpose of this board should be to identify any administrative, supervisory, training, tactical, or policy issues that need to be addressed.	Pending
	2.3	Law enforcement agencies are encouraged to implement nonpunitive peer review of critical incidents separate from criminal and administrative investigations.	Completed
	2.4	Law enforcement agencies are encouraged to adopt identification procedures that implement scientifically supported practices that eliminate or minimize presenter bias or influence.	Completed
	2.5	All federal, state, local, and tribal law enforcement agencies should report and make available to the public census data regarding the composition of their departments including race, gender, age, and other relevant demographic data.	Partially Completed
	2.6	Law enforcement agencies should be encouraged to collect, maintain, and analyze demographic data on all detentions (stops, frisks, searches, summons, and arrests). This data should be disaggregated by school and non-school contacts.	Pending
	2.7	Law enforcement agencies should create policies and procedures for policing mass demonstrations that employ a continuum of managed tactical resources that are designed to minimize the appearance of a military operation and avoid using provocative tactics and equipment that undermine civilian trust.	Partially Completed
	2.7.1	Law enforcement agency policies should address procedures for implementing a layered response to mass demonstrations that prioritize de-escalation and a guardian mindset.	Partially Completed
	2.9	Law enforcement agencies and municipalities should refrain from practices requiring officers to issue a predetermined number of tickets, citations, arrests, or summonses, or to initiate investigative contacts with citizens for reasons not directly related to improving public safety, such as generating revenue.	Completed

	2.10	Law enforcement officers should be required to seek consent before a search and explain that a person has the right to refuse consent when there is no warrant or probable cause. Furthermore, officers should ideally obtain written acknowledgement that they have sought consent to a search in these circumstances.	Completed
	2.11	Law enforcement agencies should adopt policies requiring officers to identify themselves by their full name, rank, and command (as applicable) and provide that information in writing to individuals they have stopped. In addition, policies should require officers to state the reason for the stop and the reason for the search if one is conducted.	Completed
	2.11.1	One example of how to do this is for law enforcement officers to carry business cards containing their name, rank, command, and contact information that would enable individuals to offer suggestions or commendations or to file complaints with the appropriate individual, office, or board. These cards would be easily distributed in all encounters.	Completed
	2.12	Law enforcement agencies should establish search and seizure procedures related to LGBTQ and transgender populations and adopt as policy the recommendations from the President's Advisory Council on HIV/AIDS (PACHA) to cease using the possession of condoms as the sole evidence of vice.	Completed
	2.13	Law enforcement agencies should adopt and enforce policies prohibiting profiling and discrimination based on race, ethnicity, national origin, religion, age, gender, gender identity/expression, sexual orientation, immigration status, disability, housing status, occupation, or language fluency.	Completed
Pillar 3 Technology & Social Media	3.1.3	Law enforcement agencies should deploy smart technology that is designed to prevent the tampering with or manipulating of evidence in violation of policy.	Completed
	3.2	The implementation of appropriate technology by law enforcement agencies should be designed considering local needs and aligned with national standards.	Completed
	3.2.1	Law enforcement agencies should encourage public engagement and collaboration, including the use of community advisory bodies, when developing a policy for the use of a new technology.	Completed
	3.2.2	Law enforcement agencies should include an evaluation or assessment process to gauge the effectiveness of any new technology, soliciting input from all levels of the agency, from line officer to leadership, as well as assessment from members of the community.	Partially Completed
	3.2.3	Law enforcement agencies should adopt the use of new technologies that will help them better serve people with special needs or disabilities.	Partially Completed
	3.3.3	Law enforcement agencies should review and Pending the Bureau of Justice Assistance's (BJA) Body Worn Camera Toolkit to assist in implementing BWCs.	Completed

	3.5	Law enforcement agencies should adopt model policies and best practices for technology-based community engagement that increases community trust and access.	Completed
Pillar 4 Community Policing & Crime Reduction	4.1	Law enforcement agencies should develop and adopt policies and strategies that reinforce the importance of community engagement in managing public safety.	Completed
	4.1.1	Law enforcement agencies should Pending adopting preferences for seeking “least harm” resolutions, such as diversion programs or warnings and citations in lieu of arrest for minor infractions.	Completed
	4.2	Community policing should be infused throughout the culture and organizational structure of law enforcement agencies.	Completed
	4.2.1	Law enforcement agencies should evaluate officers of their efforts to engage members of the community and the partnerships they build. Making this part of the performance evaluation process places an increased value on developing partnerships.	Completed
	4.2.2	Law enforcement agencies should evaluate their patrol deployment practices to allow sufficient time for patrol officers to participate in problem solving and community engagement activities.	Completed
	4.3	Law enforcement agencies should engage in multidisciplinary, community team approaches for planning, implementing, and responding to crisis situations with complex causal factors.	Completed
	4.4.1	Because offensive or harsh language can escalate a minor situation, law enforcement agencies should underscore the importance of language used and adopt policies directing officers to speak to individuals with respect.	Completed
	4.4.2	Law enforcement agencies should develop programs that create opportunities for patrol officers to regularly interact with neighborhood residents, faith leaders, and business leaders.	Completed
	4.5	Community policing emphasizes working with neighborhood residents to co-produce public safety. Law enforcement agencies should work with community residents to identify problems and collaborate on implementing solutions that produce meaningful results for the community.	Completed
	4.5.1	Law enforcement agencies should schedule regular forums and meetings where all community members can interact with police and help influence programs and policy.	Completed
	4.5.2	Law enforcement agencies should engage youth and communities in joint training with law enforcement, citizen academies, ride-alongs, problem solving teams, community action teams, and quality of life teams.	Completed
	4.5.3	Law enforcement agencies should establish formal community/citizen advisory committees to assist in developing crime prevention strategies and agency policies as well as provide input on policing issues.	Completed

	4.5.4	Law enforcement agencies should adopt community policing strategies that support and work in concert with economic development efforts within communities.	Completed
	4.6.8	Law enforcement agencies and schools should establish memoranda of agreement for the placement of School Resource Officers that limit police involvement in student discipline	Completed
	4.7.1	Communities and law enforcement agencies should restore and build trust between youth and police by creating programs and projects for positive, consistent, and persistent interaction between youth and police.	Completed
Pillar 5 Training & Education	5.2	Law enforcement agencies should engage community members in the training process.	Completed
	5.3	Law enforcement agencies should provide leadership training to all personnel throughout their careers.	Completed
	5.9.1	Law enforcement agencies should implement ongoing, top down training for all officers in cultural diversity and related topics that can build trust and legitimacy in diverse communities. This should be accomplished with the assistance of advocacy groups that represent the viewpoints of communities that have traditionally had adversarial relationships with law enforcement.	Completed
	5.9.2	Law enforcement agencies should implement training for officers that covers policies for interactions with the LGBTQ population, including issues such as determining gender identity for arrest placement, the Muslim, Arab, and South Asian communities, and immigrant or non-English speaking groups, as well as reinforcing policies for the prevention of sexual misconduct and harassment.	Completed
Pillar 6 Officer Safety & Wellness	6.2	Law enforcement agencies should promote safety and wellness at every level of the organization.	Completed
	6.2.1	Though the Federal Government can support many of the programs and best practices identified by the U.S. Department of Justice initiative described in recommendation 6.1 (The U.S. Department of Justice should enhance and further promote its multi-faceted officer safety and wellness initiative.), the ultimate responsibility lies with each agency.	Completed
	6.4	Every law enforcement officer should be provided with individual tactical first aid kits and training as well as anti-ballistic vests.	Completed
	6.6	Law enforcement agencies should adopt policies that require officers to wear seat belts and bullet-proof vests and provide training to raise awareness of the consequences of failure to do so.	Completed

Final Report of The President's Task Force on 21st Century Policing
City of Hyattsville Police Department's Action Item Progress



■ 57 Items Successfully Completed ■ 7 Items Partially Completed ■ 5 Items Pending Completion



21st Century Policing Update
Colonel Amal E. Awad
City of Hyattsville Police Department

AMAL E. AWAD, CHIEF OF POLICE
CITY OF HYATTSVILLE POLICE DEPARTMENT



CITY OF HYATTSVILLE POLICE DEPARTMENT

21st Century Policing in Hyattsville

“The police are the public, and the public are the police.”

~ Sir Robert Peel



Six Pillars

- 1 Building Trust and Legitimacy
- 2 Policy and Oversight
- 3 Technology and Social Media
- 4 Community Policing and Crime Reduction
- 5 Training and Education
- 6 Officer Wellness and Safety

Building Trust and Legitimacy

- **Business & School Safety Check-Ins: School presence & truancy reduction**
- **Police Ride-Along Program**
- **Active Youth and Teen Outreach**
- **Senior Services Engagement**
- **Community Chaplains Program**
- **Community Engagement**



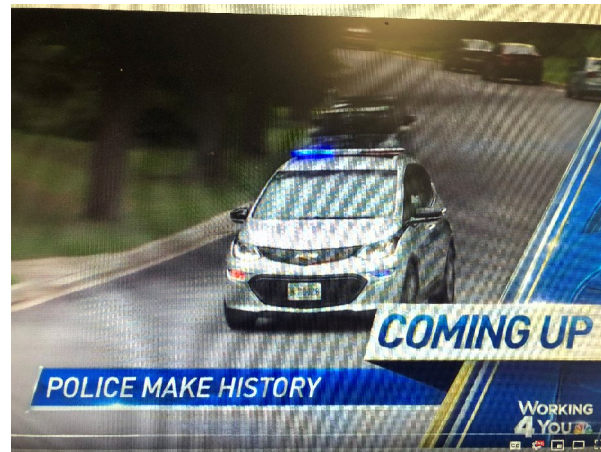
Policy and Oversight

- CALEA Certification - Commission on Accreditation of Law Enforcement Agencies
- Guardian Tracking System Software
 - Audits, Inspections, and Integrity Checks
- General Order Manual Revision
 - Based on national best practices and legislative updates
- HCPD does **not** enforce civil immigration law/or ask legal status
 - **We want *all* victims of crime to call us when they need our help**
- Police & Public Safety Advisory Committee
- Command Review of Critical Incidents and Motor Vehicle Accidents



Technology and Social Media

- Video, controlled/alarmed access points, & custom labeling
- Body-Worn Camera Technology
- In-Car Cameras in all cruisers
- City-wide CCTV system & portable solar-powered cameras
- Active Social Media/Web Presence: General Order Manual, Annual Report, CALEA Report, 21st Century Policing Report, crime reports, BOLOs, crime alerts, and crime prevention and safety messaging
- Code Red Alerts



Community Policing & Crime Reduction

- Work with stakeholders to identify/resolve issues/problems
 - S.A.R.A. projects on Hamilton Street and at UTC
- Crime analysis/mapping
 - Education, engagement, enforcement, and empowerment
- Maryland Criminal Intelligence Network (MCIN) - Criminal gang identification, prevention, disruption
- Three SROs trained in D.A.R.E. and G.R.E.A.T. programs
- Ring Video Doorbell Partnership
- Firearms Buy-Back Program



Training and Education

- **Crisis Intervention/Mental Health Awareness and Response**
- **Cultural Competency/Fair and Impartial Policing/Implicit Bias**
 - National Holocaust Memorial Museum Tour & Training
 - National African American Museum of History Tour & Training
 - LGBTQ Sensitivity Training
 - Special Needs Recognition Training
- **Gang ID Training with emphasis on extortion and human trafficking, etc.**
- **ICAT (Integrating Communications, Assessment, and Tactics) - De-escalation**



Officer Wellness and Safety

- Focus on Healthy Work/Life Balance
- Fitness Incentive Program
- Officer of the Month Program
- Annual Awards Banquet
- Arrive Alive Driver Safety Campaign to Reduce Departmental Motor Vehicle Accidents
- New In-Service Training to Mitigate Stress in Law Enforcement
- Peer Support Program
- Officer Chaplain & Counseling Support



Community Engagement

- **Police Initiated & Outreach**

- National Night Out Against Crime - Heurich Park
- Coffee with a Cop - Quarterly initiatives
- Police Department Open House
- Halloween Safety Patrol - City-wide
- Heroes Bowl - Partnership with the Sonny Frazier Toy Drive
- National Prescription Drug Take-Back partnership with DEA



Community Engagement

- **Police Initiated Outreach (Continued)**
 - Trick-or-Treat at Police Headquarters
 - Shop with a Cop - Holiday shopping experience
 - Holiday Food Basket Program
 - Chief for a Day (Pending)
- **Special Olympics Maryland**
 - Polar Bear Plunge - Special Olympics Maryland
 - Cops on Rooftops - Special Olympics Maryland
 - Law Enforcement Torch Run



Community Engagement

- **School, Youth, and Teen Outreach**
 - **Stuff the Hummer for the Summer - Collecting Back-To-School Supply Donations**
 - **DUI Crash Demonstration at Northwestern High School**
 - **Police Open House**
 - **City of Hyattsville's Teen Club and Future Teen Center**
 - **Back-To-School Safety Initiative**



Community Engagement

- **School, Youth, and Teen Outreach (Continued)**

- Touch-A-Truck at DeMatha Catholic High School
- Nicholas Orem Middle School's Breast Cancer Walk
- Read Across America at Hyattsville Elementary School (Pending)



- **Senior Citizen Engagement**

- Senior Check-in Services
 - Partnership with Hyattsville Aging in Place
 - Coordination on Robo Calls



Community Engagement

- **Community Programs**

- Hyattsville Zombie Run
- City of Hyattsville's MLK Day of Service - Community Clean-up
- City of Hyattsville's Annual Anniversary and Parade
- Hyattsville's Soap Box Derby
- City-wide Community Block Parties



- **Business Outreach**

- Business Check-in Services
- Operation Chill - Partnership with 7-ELEVEN
- Business Agent Owner Agreements



#WeAreHyattsville

Questions?





Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Hal Metzler
Submitting Department: Public Works
Item Type: Presentation
Agenda Section:

SUBJECT

Prince George's County Bus Stop Improvement Program (10 minutes)

HCC-76-FY20

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[BSIP, 35-Semi, Total Hyattsville Sites, 2018.pdf](#)

[190911 - memo - Bus Stop Improvements.pdf](#)

Summary Background:

Public Works Staff will provide information on improvements to bus stops within the City that will be performed by Prince George's County Department of Public Works & Transportation.

Next Steps:

Provide feedback if appropriate. Monitor status.

Fiscal Impact:

None

City Administrator Comments:

Presentation Only. Good news for City. Staff will provide continuous input on plans.

Community Engagement:

Communicate updates to residents via social media platforms

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A

LEGEND

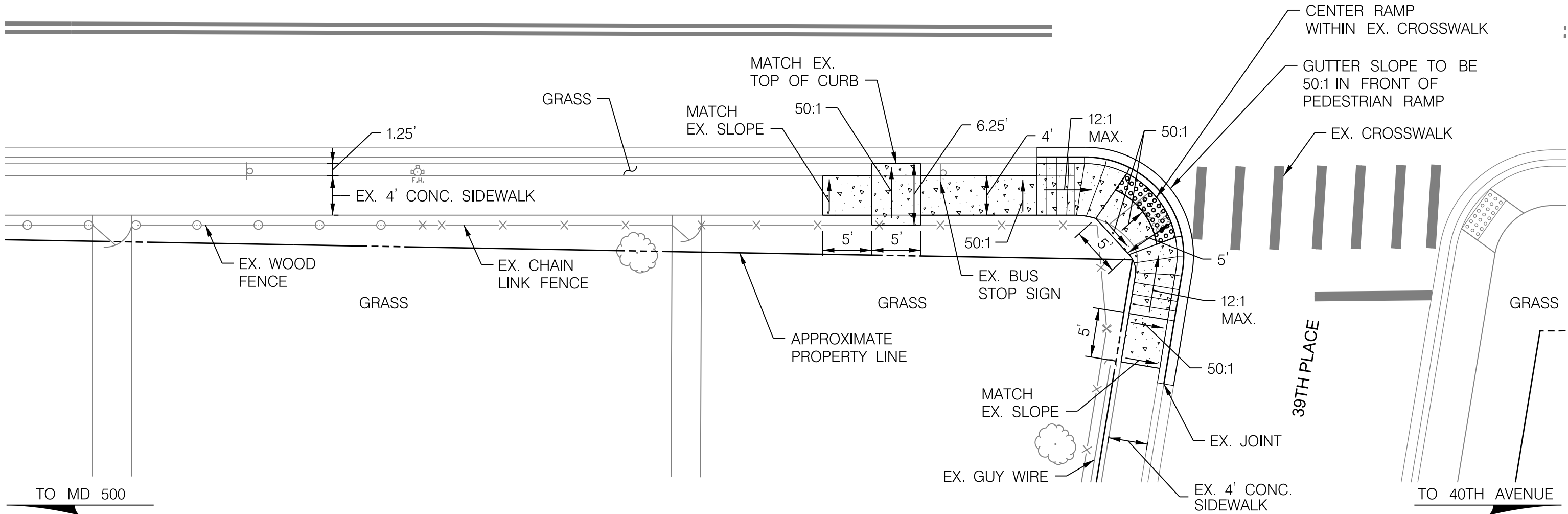
CONCRETE SIDEWALK

NOTE: CONTRACTOR SHALL
ENSURE POSITIVE DRAINAGE
AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	36 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	118 SF
	REMOVE AND REPLACE CONCRETE HANDICAP ACCESS RAMP (DPW&T STD. 300.07)	110 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	8 SY

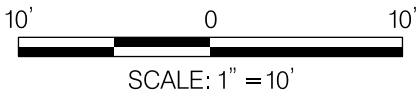


QUEENSBURY ROAD



TO MD 500

TO 40TH AVENUE



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT
QUEENSBURY ROAD AT 39TH PLACE
EASTBOUND - NEAR SIDE
DATE: OCT 2018
SITE 2035

BY: szattman

LEGEND

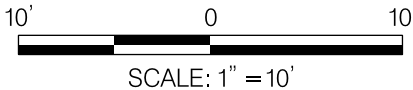
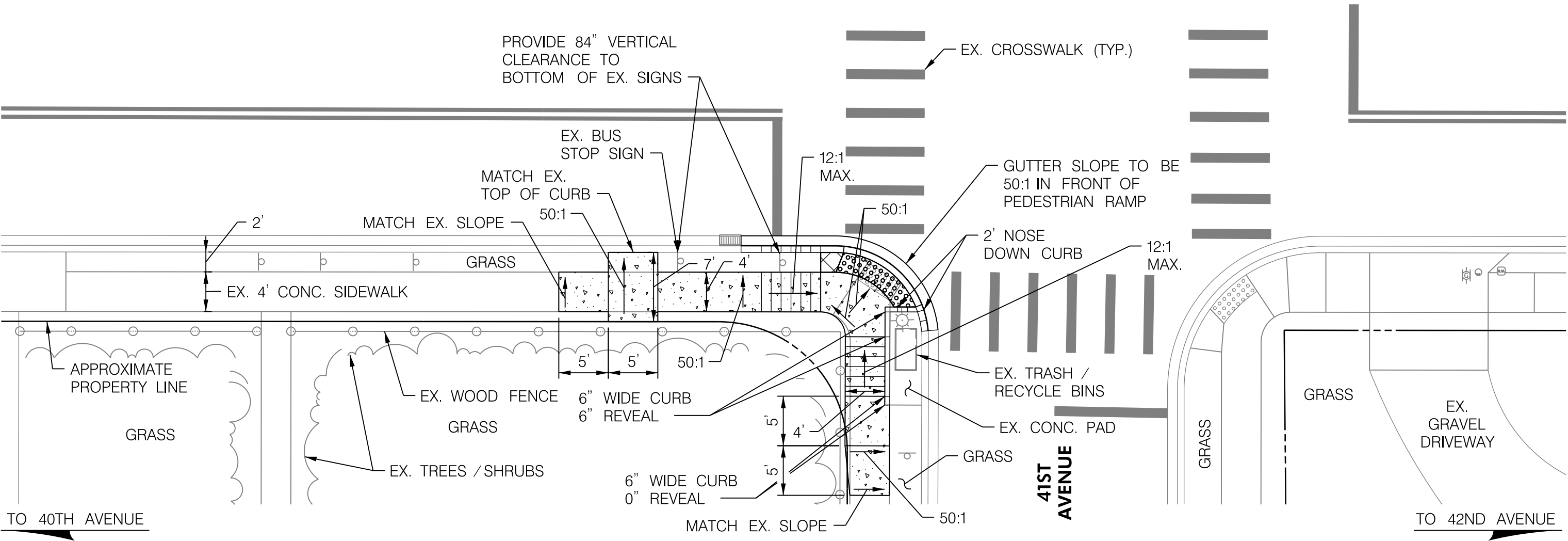
- CONCRETE SIDEWALK
- CONCRETE REMOVAL

NOTE: CONTRACTOR SHALL
ENSURE POSITIVE DRAINAGE
AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	CLASS 1-A EXCAVATION	0.25 CY
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	37 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	140 SF
	REMOVE AND REPLACE CONCRETE HANDICAP ACCESS RAMP (DPW&T STD. 300.07)	99 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	15 SY



QUEENSBURY ROAD



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

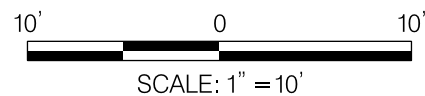
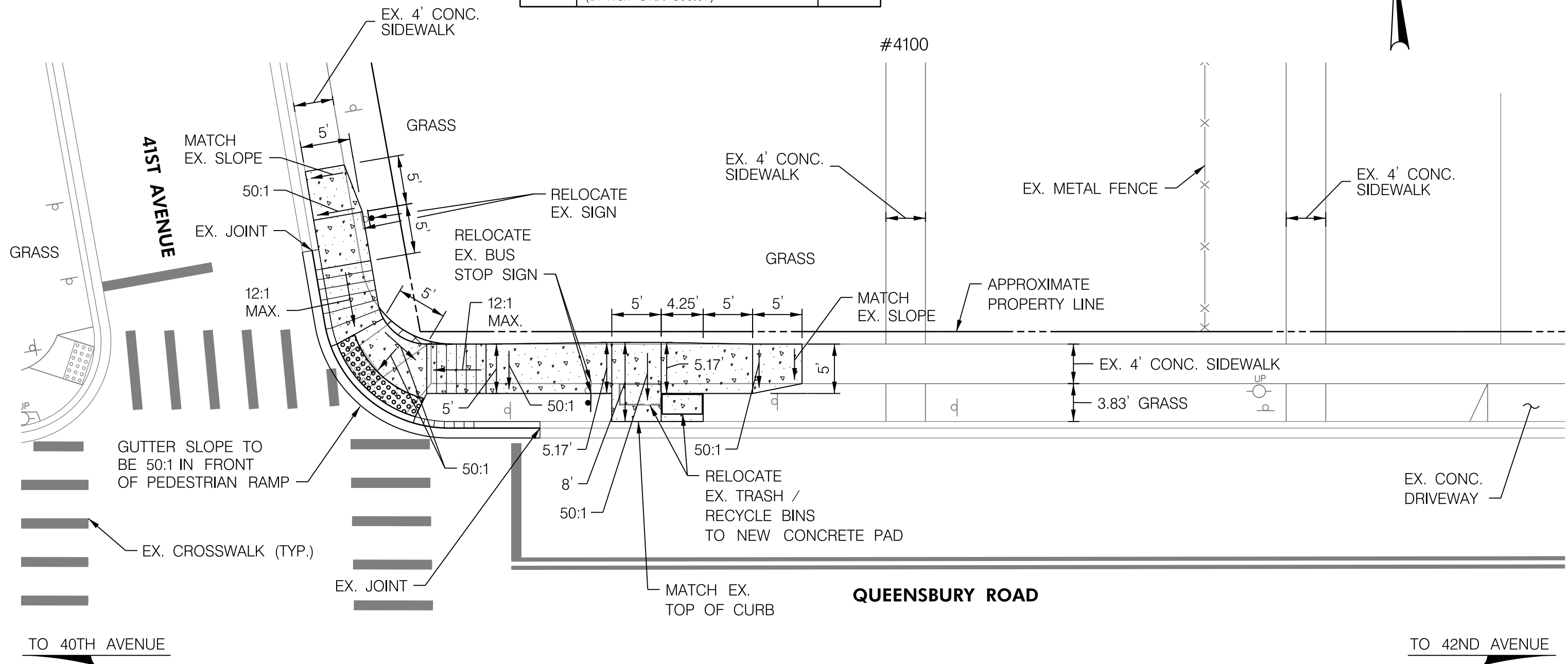
BUS STOP
IMPROVEMENT PROJECT
QUEENSBURY ROAD AT 41ST AVENUE
EASTBOUND - NEAR SIDE
DATE: OCT 2018
SITE 2036

 CONCRETE SIDEWALK
 CONCRETE REMOVAL

NOTE: CONTRACTOR SHALL
ENSURE POSITIVE DRAINAGE
AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	CLASS 1-A EXCAVATION	0.25 CY
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	36 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	233 SF
	REMOVE AND REPLACE CONCRETE HANDICAP ACCESS RAMP (DPW&T STD. 300.07)	120 SF

ITEM#	DESCRIPTION	QTY.
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	20 SY
	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS AND SUPPORTS	2 EA



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DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP IMPROVEMENT PROJECT

QUEENSBURY ROAD AT 41ST AVENUE
WESTBOUND – NEAR SIDE

DATE: OCT 2018

SITE 2037

 CONCRETE SIDEWALK

 CONCRETE BUS
SHELTER PAD

NOTE: CONTRACTOR SHALL
ENSURE POSITIVE DRAINAGE
AROUND WORK AREA

NOTE: INSTALL BUS SHELTER 12"
MAX. FROM BACK EDGE OF
CONCRETE PAD

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	25 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	260 SF
	CONCRETE BUS SHELTER PAD (DPW&T STD. 300.24)	13 SY

ITEM#	DESCRIPTION	QTY.
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	12 SY
	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS AND SUPPORTS	1 EA



PROVIDE 2' X 2'
SQUARE PAD FOR
TRASH RECEPTACLE

- RELOCATE EX. BUS STOP SIGN

— MATCH EX.
ROADWAY GRADE

— MATCH EX.
TOP OF CURB

— MATCH EX. SLOPE

EX. 4' CONC.
SIDEWALK

GRASS

12:1
MAX.

50:1 -

✓ 50:1

— EX. 6.7%

GRASS

MATCH EX. SLOPE

APPROXIMATE
PROPERTY LINE

EX. 2:1
SLOPE

RELOCATE
EX. TRASH
RECEPTACLE

EX. 2:1 SLOPE

TOP OF CURB TO
MATCH EX. GRADE
(±12" HEIGHT) —

INSTALL CONCRETE PAD FOR BUS SHELTER

VARIES

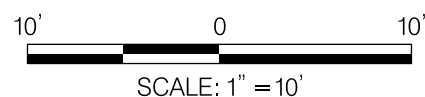
CURB

— EX. CONC. STAIRS

EX. 2:1
SLOPE

OLIVER STREET

TO QUEENSBURY STREET



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DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT

42ND AVENUE AT OLIVER STREET
NORTHBOUND - NEAR SIDE

DATE: OCT 2018

SITE 2038

LEGEND

- CONCRETE SIDEWALK
- CONCRETE BUS SHELTER PAD

NOTE: CONTRACTOR SHALL
ENSURE POSITIVE DRAINAGE
AROUND WORK AREA

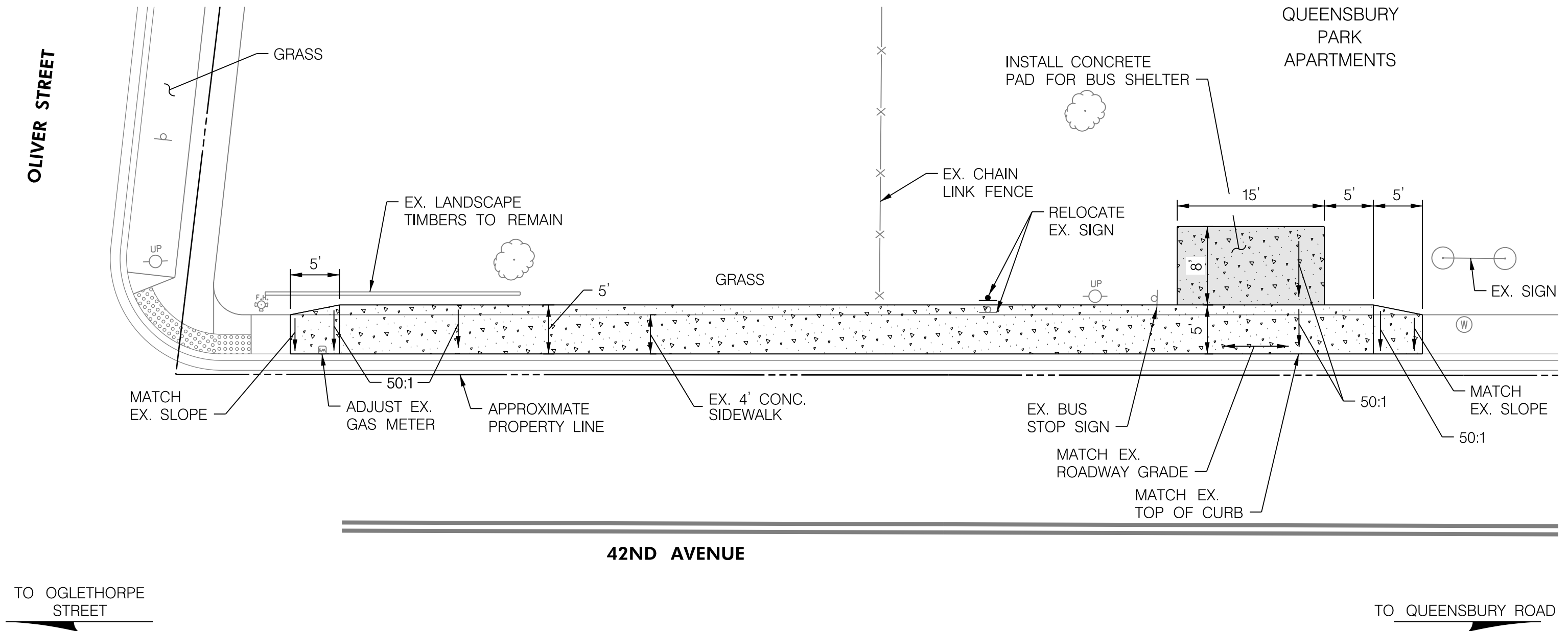
NOTE: INSTALL BUS SHELTER 12"
MAX. FROM BACK EDGE OF
CONCRETE PAD

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE SIDEWALK	572 SF
	CONCRETE BUS SHELTER PAD (DPW&T STD. 300.24)	13 SY
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	29 SY
	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS AND SUPPORTS	1 EA



OLIVER STREET

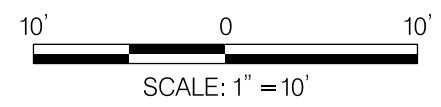
QUEENSBURY PARK APARTMENTS



42ND AVENUE

TO OGLETHORPE STREET

TO QUEENSBURY ROAD



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT
42ND AVENUE AT OLIVER STREET
SOUTHBOUND - NEAR SIDE
DATE: OCT 2018
SITE 2039

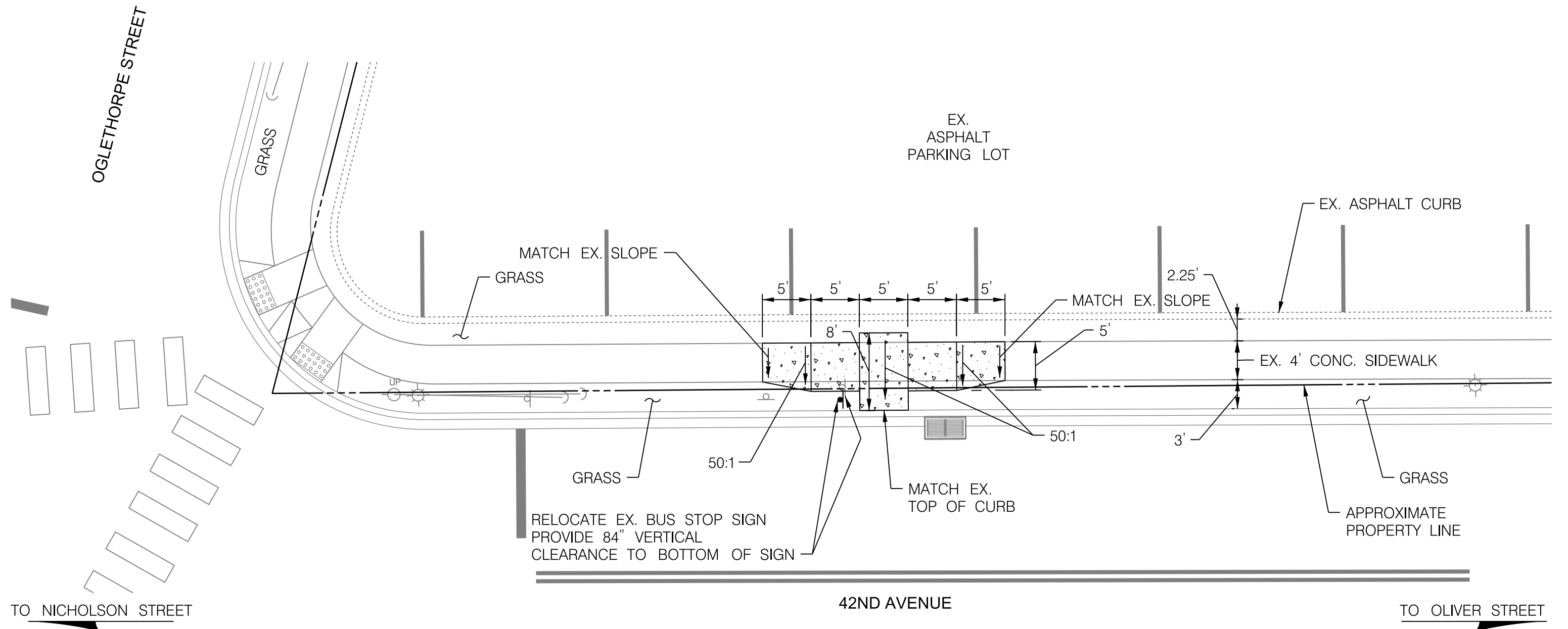
BY: szattman

LEGEND

 CONCRETE SIDEWALK

NOTE: CONTRACTOR SHALL
ENSURE POSITIVE DRAINAGE
AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE SIDEWALK	135 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	10 SY
	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS AND SUPPORTS	1 EA



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT
42ND AVENUE AT OGLETHORPE STREET
SOUTHBOUND - NEAR SIDE
DATE: OCT 2018
SITE 2040

WRA
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10' 0 10'
SCALE: 1" = 10'

BY: szattman

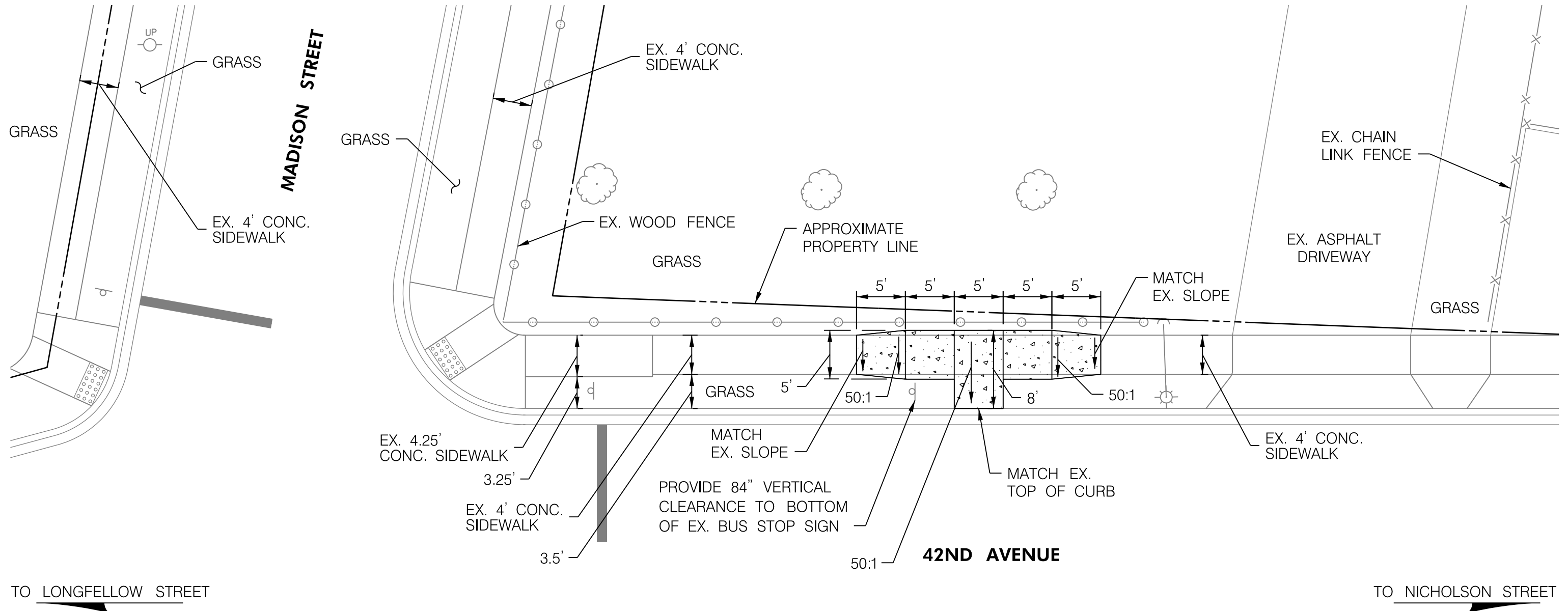
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PLOTTED: October 26, 2018

LEGEND

CONCRETE SIDEWALK

NOTE: CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE SIDEWALK	135 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	10 SY



10' 0 10'
SCALE: 1" = 10'



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DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT

42ND AVENUE AT MADISON STREET
SOUTHBOUND - NEAR SIDE

DATE: OCT 2018

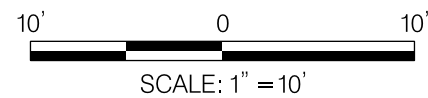
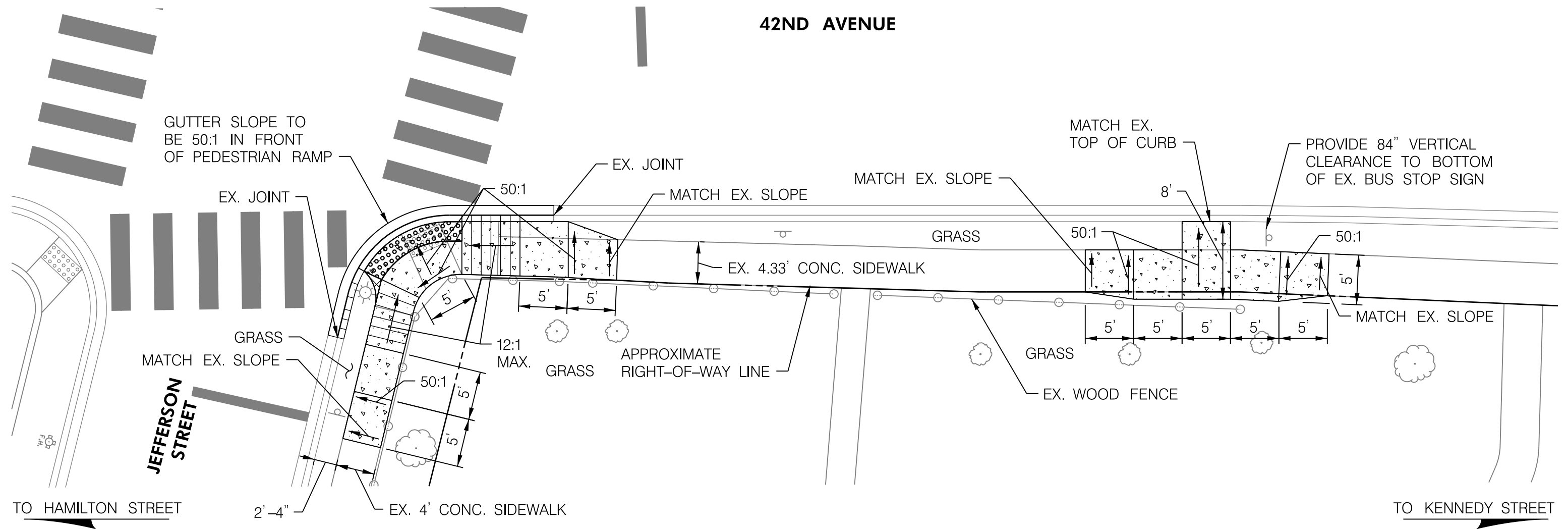
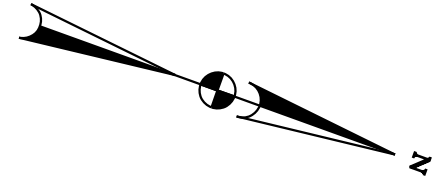
SITE 2041

LEGEND

- CONCRETE SIDEWALK
- CONCRETE REMOVAL

NOTE: CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	CLASS 1-A EXCAVATION	0.25 CY
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	31 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	232 SF
	REMOVE AND REPLACE CONCRETE HANDICAP ACCESS RAMP (DPW&T STD. 300.07)	110 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	15 SY



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT

42ND AVENUE AT JEFFERSON STREET
NORTHBOUND - FAR SIDE

DATE: OCT 2018

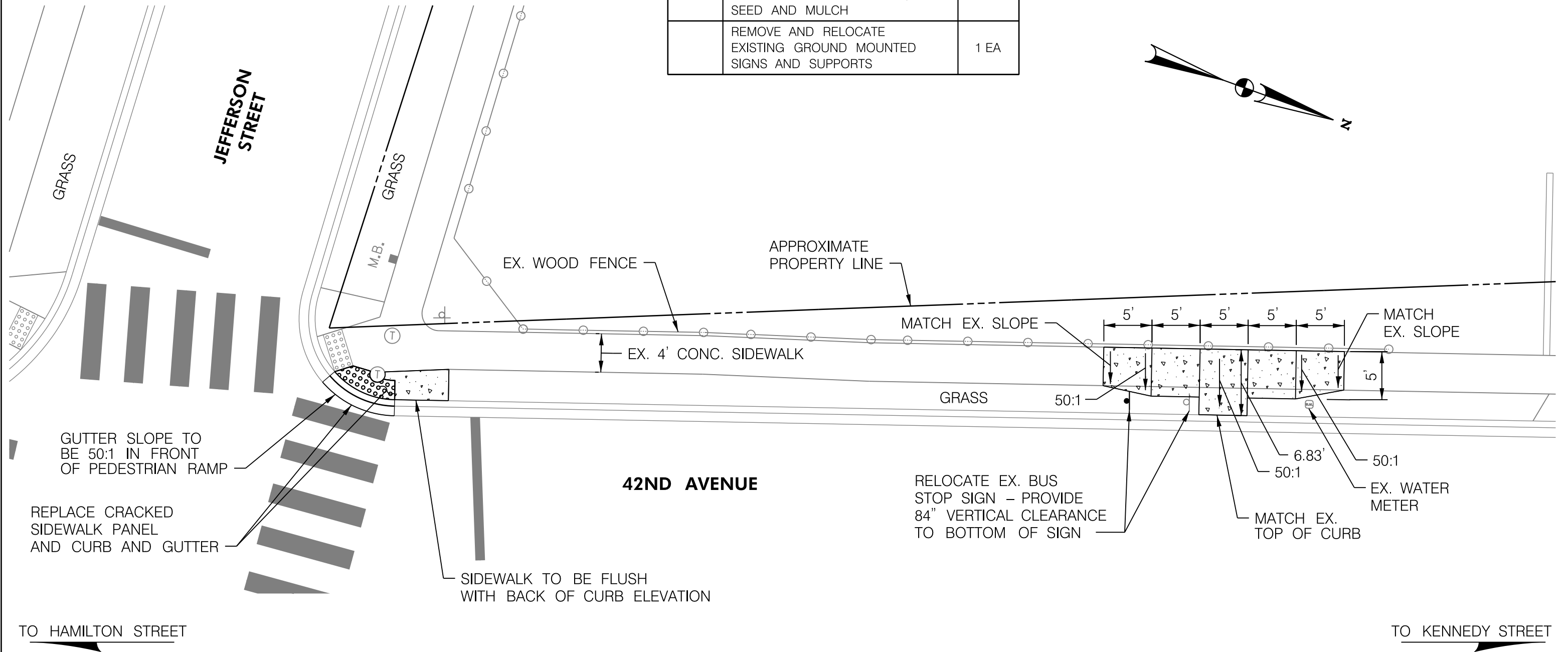
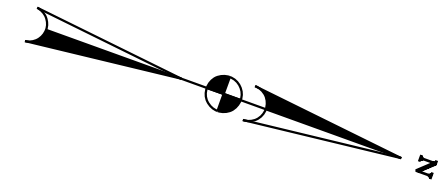
127
SITE 2042

LEGEND

 CONCRETE SIDEWALK

NOTE: CONTRACTOR SHALL
ENSURE POSITIVE DRAINAGE
AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	8 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	129 SF
	REMOVE AND REPLACE CONCRETE HANDICAP ACCESS RAMP (DPW&T STD. 300.07)	29 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	6 SY
	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS AND SUPPORTS	1 EA



10' 0 10'
SCALE: 1" = 10'



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DEPARTMENT OF PUBLIC WORKS
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PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT

42ND AVENUE AT JEFFERSON STREET
SOUTHBOUND - NEAR SIDE

DATE: OCT 2018

SITE 2043

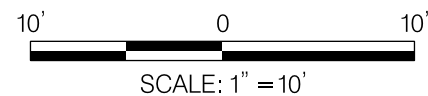
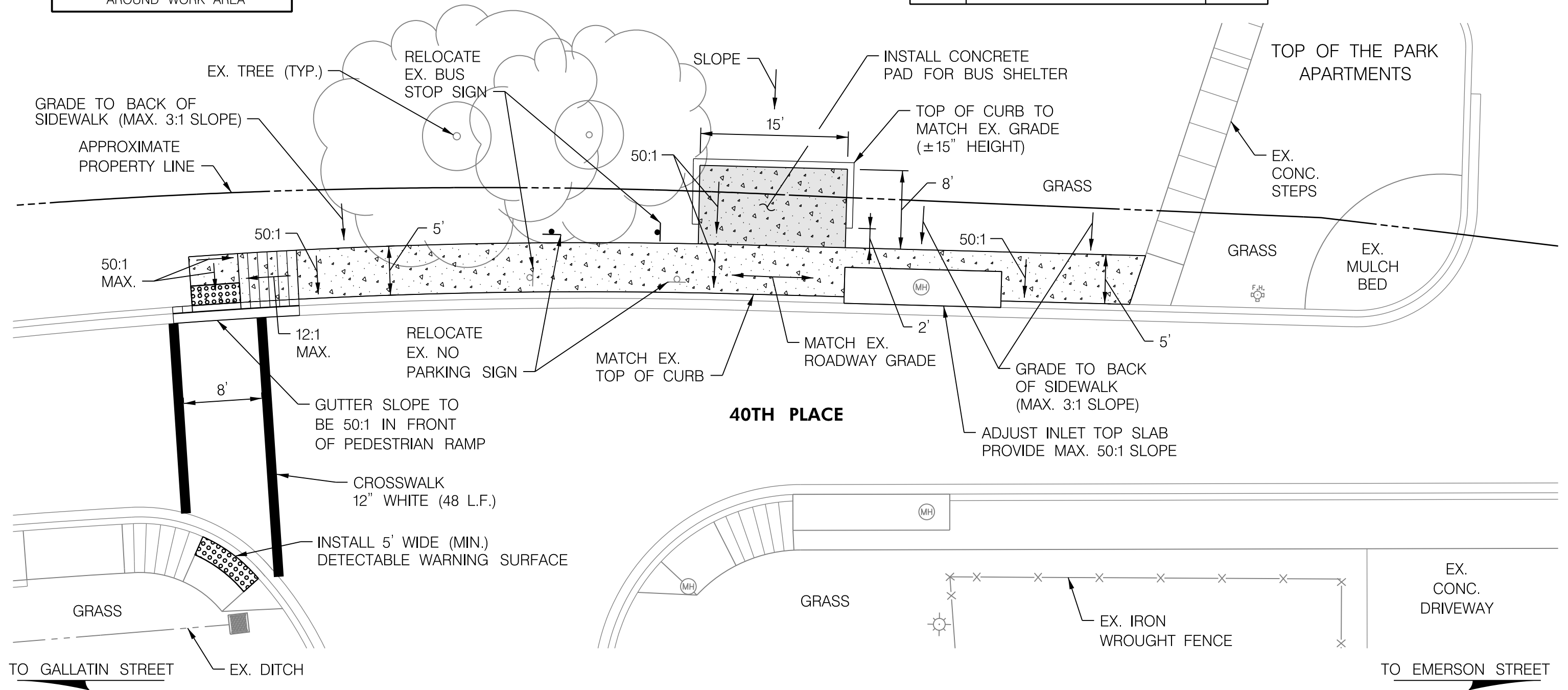
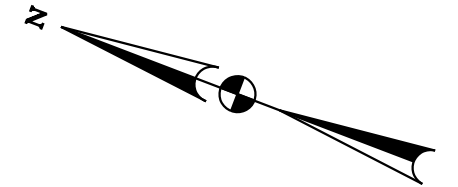
LEGEND

-  CONCRETE SIDEWALK
-  CONCRETE BUS SHELTER PAD

NOTE: CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	43 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	380 SF
	REMOVE AND REPLACE CONCRETE HANDICAP ACCESS RAMP (DPW&T STD. 300.07)	55 SF

ITEM#	DESCRIPTION	QTY.
	CONCRETE BUS SHELTER PAD (DPW&T STD. 300.24)	13 SY
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	27 SY
	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS AND SUPPORTS	1 EA



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DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT

40TH PLACE AT TOP OF THE PARK APARTMENTS
NORTHBOUND - FAR SIDE

DATE: NOV 2018

SITE 2044

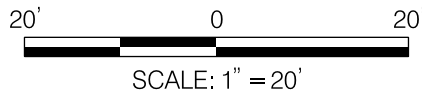
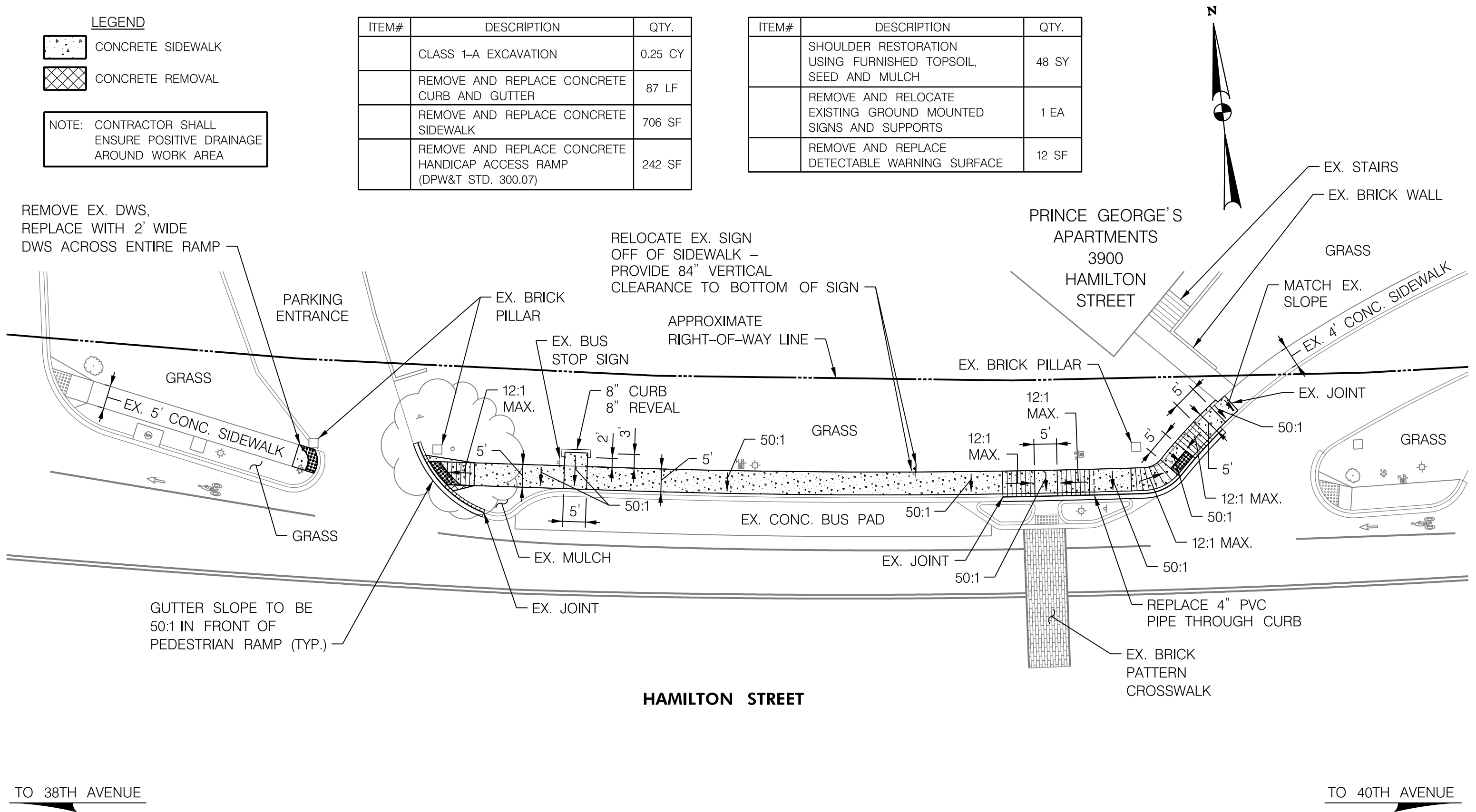
LEGEND

- CONCRETE SIDEWALK
- CONCRETE REMOVAL

NOTE: CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	CLASS 1-A EXCAVATION	0.25 CY
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	87 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	706 SF
	REMOVE AND REPLACE CONCRETE HANDICAP ACCESS RAMP (DPW&T STD. 300.07)	242 SF

ITEM#	DESCRIPTION	QTY.
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	48 SY
	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS AND SUPPORTS	1 EA
	REMOVE AND REPLACE DETECTABLE WARNING SURFACE	12 SF



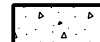
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT
HAMILTON STREET AT 3900 HAMILTON STREET
WESTBOUND - MID BLOCK

DATE: NOV 2018

SITE 2045

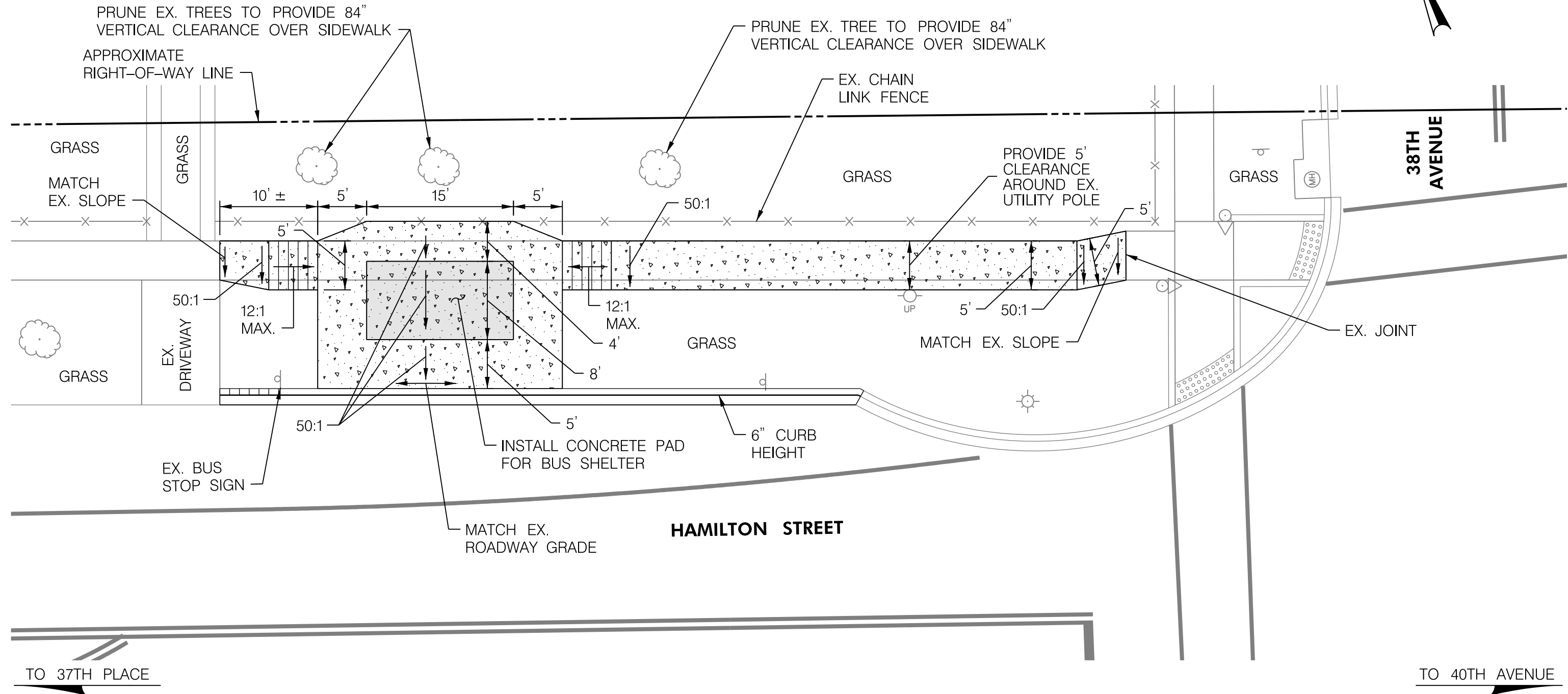
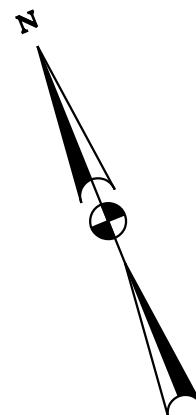
LEGEND

-  CONCRETE SIDEWALK
-  CONCRETE BUS SHELTER PAD

NOTE: CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	66 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	633 SF
	CONCRETE BUS SHELTER PAD (DPW&T STD. 300.24)	13 SY

ITEM#	DESCRIPTION	QTY.
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	35 SY



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT
HAMILTON STREET AT 38TH AVENUE
WESTBOUND - FAR SIDE
DATE: NOV 2018
SITE 2047

BY: szaitman

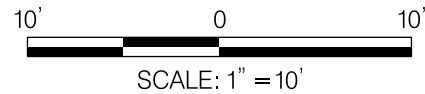
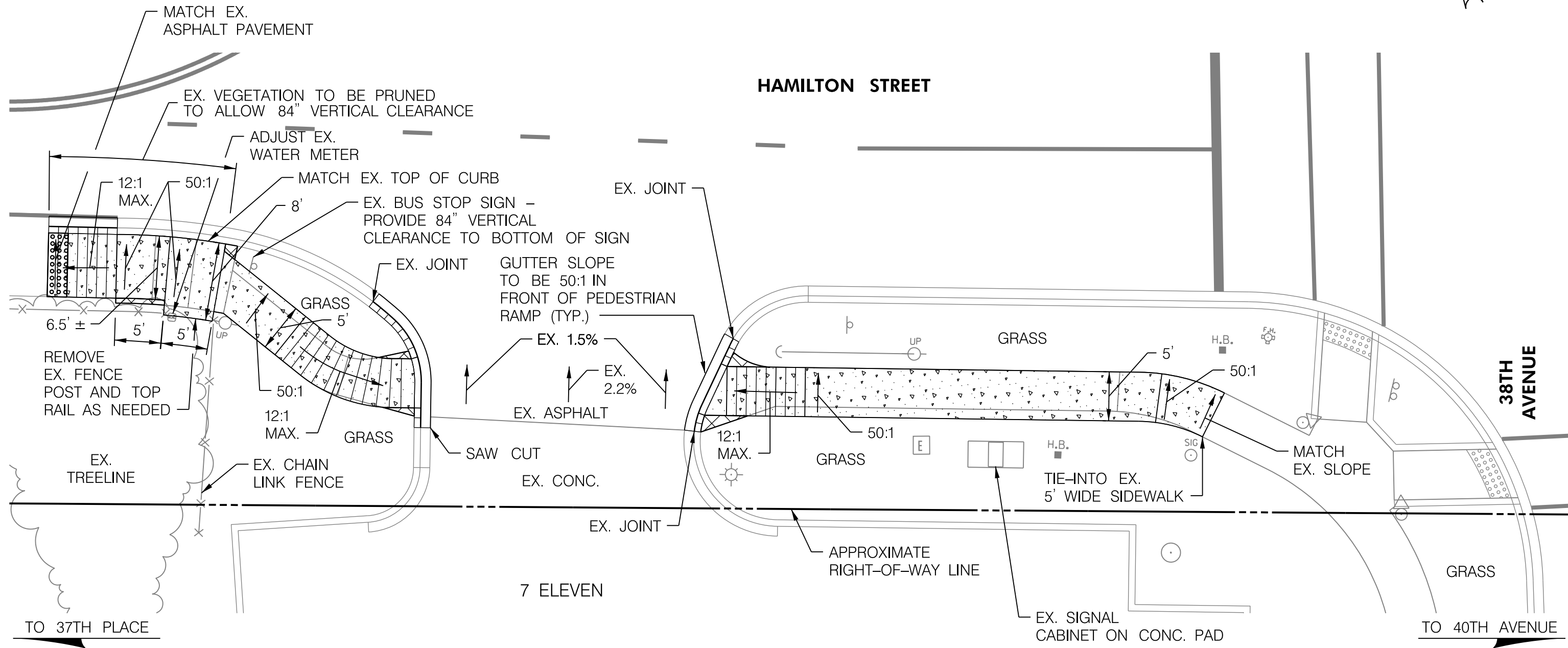
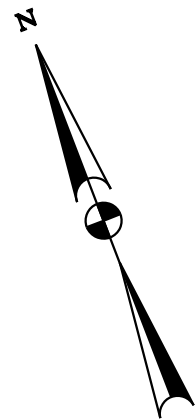
LEGEND

- CONCRETE SIDEWALK
- CONCRETE REMOVAL

NOTE: CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	CLASS 1-A EXCAVATION	0.25 CY
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	33 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	378 SF

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE HANDICAP ACCESS RAMP (DPW&T STD. 300.07)	116 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	32 SY



Whitman, Requardt & Associates, LLP
224 St. Charles Way, Suite 140, York, Pennsylvania 17402

DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT
HAMILTON STREET AT 38TH AVENUE
EASTBOUND - NEAR SIDE

DATE: NOV 2018

SITE 2048

LEGEND

 CONCRETE SIDEWALK

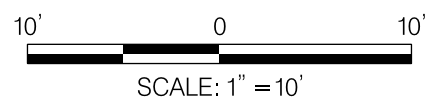
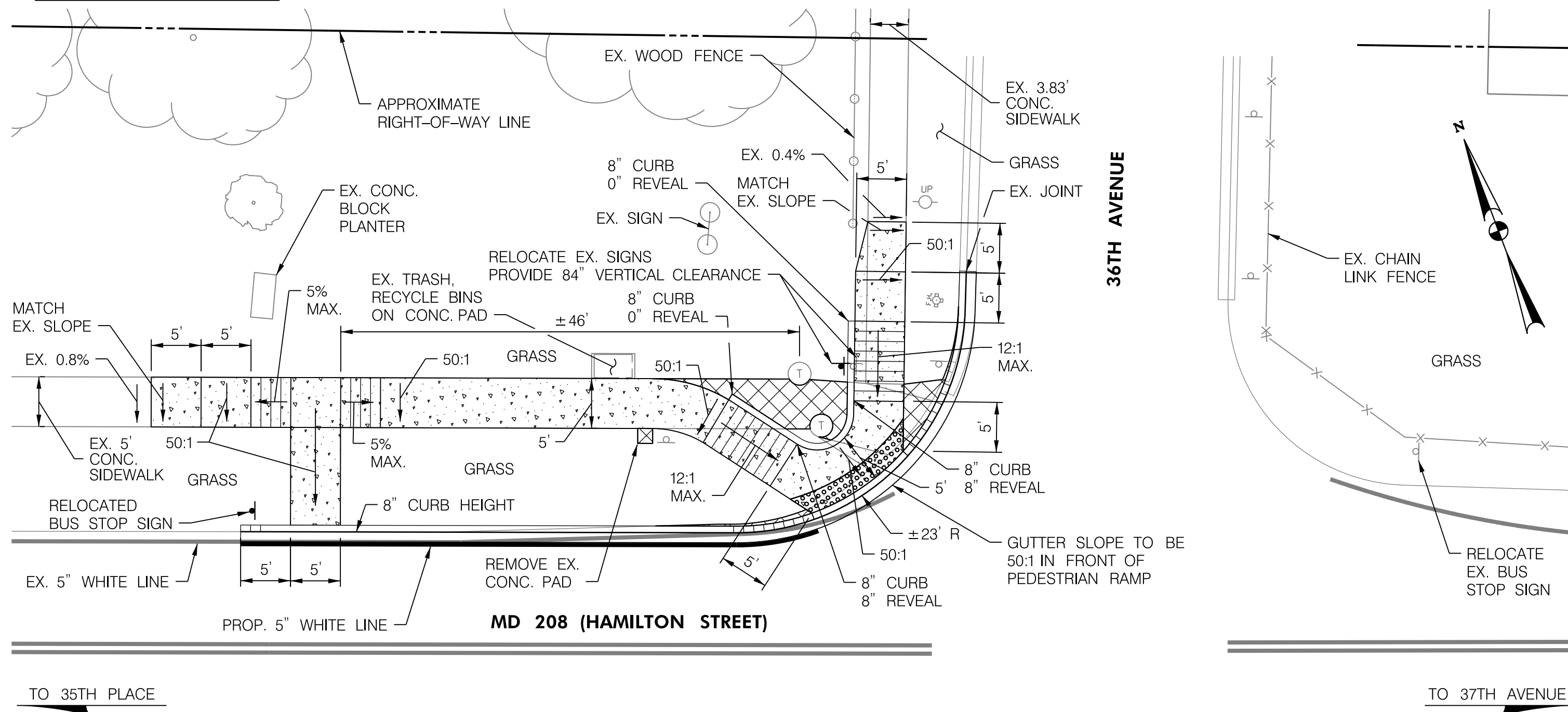
 PAVEMENT REMOVAL

NOTE: CONTRACTOR SHALL
ENSURE POSITIVE DRAINAGE
AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	CLASS 1-A EXCAVATION	1.25 CY
	REMOVE AND REPLACE CONCRETE SIDEWALK (STD. NO. MD 620.02)	380 SY
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER (STD. NO. MD 655.01)	114 LF

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE CONCRETE HANDICAP ACCESS RAMP (DPW&T STD. 300.07)	160 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	52 SY

ITEM#	DESCRIPTION	QTY.
	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS AND SUPPORTS	2 EA
	5 INCH WHITE THERMOPLASTIC PAVEMENT MARKINGS	58 LF



Whitman, Requardt & Associates, LLP
224 St. Charles Way, Suite 140, York, Pennsylvania 17402

DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT

HAMILTON STREET AT 36TH AVENUE
WESTBOUND – NEAR SIDE

DATE: JANUARY 2019

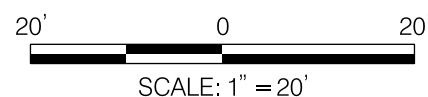
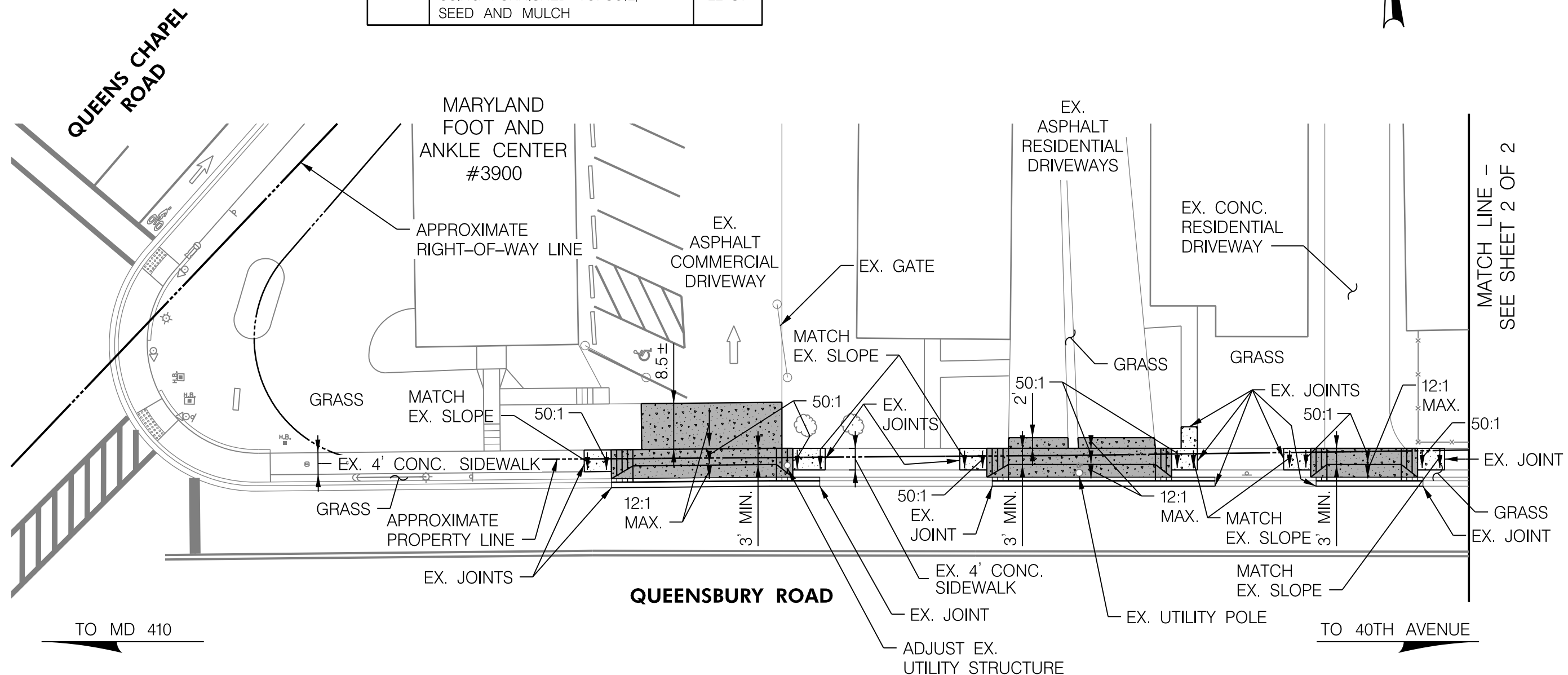
SITE 2050

CONCRETE SIDEWALK

CONCRETE DRIVEWAY

NOTE: CONTRACTOR SHALL
ENSURE POSITIVE DRAINAGE
AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE RESIDENTIAL DRIVEWAY ENTRANCE (DPW&T STD. 200.01)	37 SY
	REMOVE AND REPLACE COMMERCIAL DRIVEWAY ENTRANCE (DPW&T STD. 200.04)	44 SY
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	99 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	135 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	22 SY



Whitman, Requardt & Associates, LLP
224 St. Charles Way, Suite 140, York, Pennsylvania 17402

DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT

QUEENSBURY ROAD AT 39TH PLACE
WESTBOUND - NEAR SIDE
SHEET 1 OF 2

DATE: NOV 2018

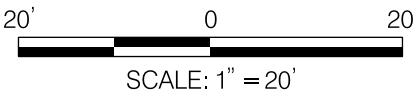
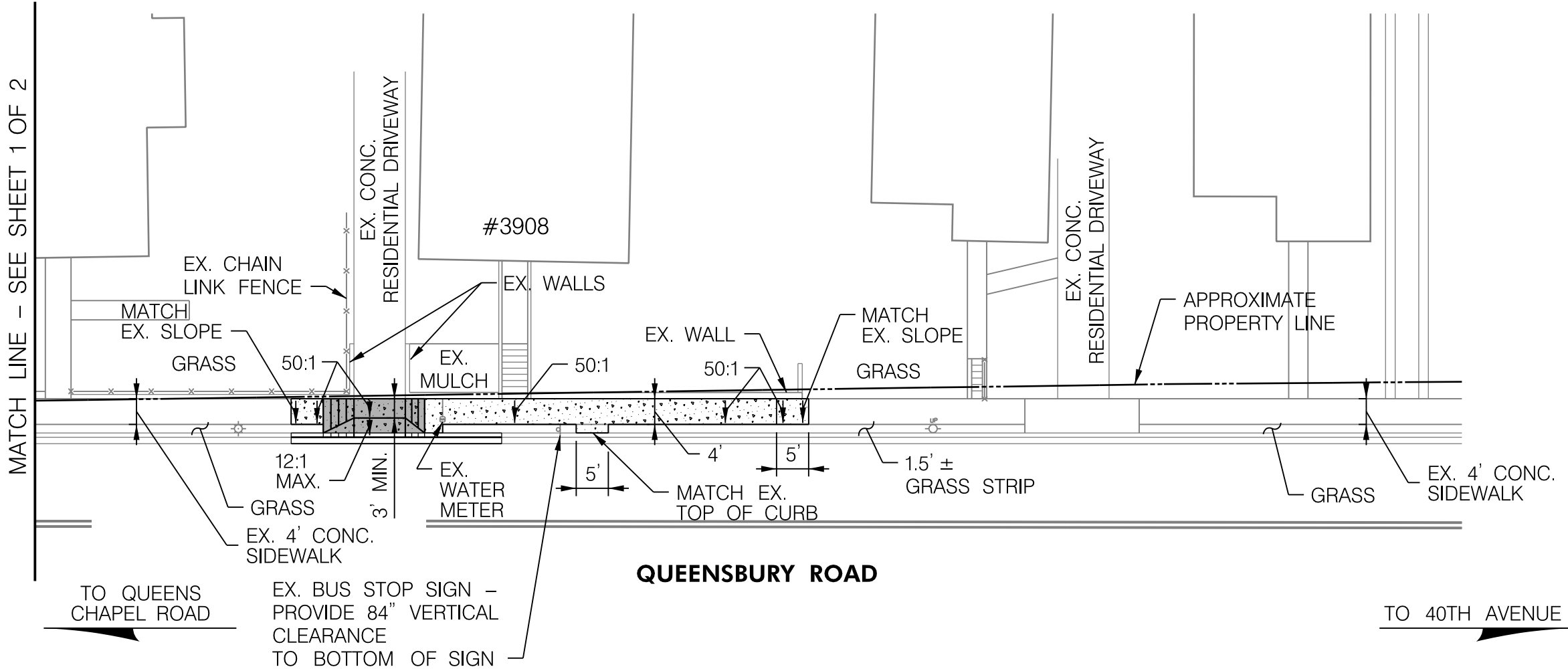
SITE 2051

LEGEND

- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY

NOTE: CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND WORK AREA

ITEM#	DESCRIPTION	QTY.
	REMOVE AND REPLACE RESIDENTIAL DRIVEWAY ENTRANCE (DPW&T STD. 200.01)	9 SY
	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	33 LF
	REMOVE AND REPLACE CONCRETE SIDEWALK	270 SF
	SHOULDER RESTORATION USING FURNISHED TOPSOIL, SEED AND MULCH	9 SY



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
PRINCE GEORGE'S COUNTY, MARYLAND

BUS STOP
IMPROVEMENT PROJECT

QUEENSBURY ROAD AT 39TH PLACE
WESTBOUND - NEAR SIDE
SHEET 2 OF 2

DATE: NOV 2018

135

SITE 2051



City of Hyattsville

Memo

To: Tracey Douglas, City Administrator
From: Hal Metzler, Project Manager
CC: Lesley Riddle, Director of Public Works
Date: September 11, 2019
Re: Prince George's County Bus Stop Improvement Program

Department of Public Works staff were contacted by the Prince George's County Department of Public Works & Transportation (DPW&T) staff about work they are proposing in the City right of ways. Prince George's County has received a grant from the State of Maryland to may ADA accessible upgrades to bus stops throughout the County. DPW&T has identified 16 bus stops within the City that they are proposing to upgrade. A sample of the type of upgrades being proposed are show in the photos below.



Before



After

These bus stops are primarily along the 42nd Avenue and Queensbury Road corridors. In addition to bus stop itself, DPW&T will be replacing sidewalk adjacent to each stop and in some locations will be upgrading ADA ramps when the bus stop is adjacent to a corner. There will be no cost to the City for the work being performed by DPW&T. City staff will be evaluating the locations selected by DPW&T and will determine if additional work outside the limits of disturbance will be required, and will bring a separate proposal to the Council if required.



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Amal Awad

Submitting Department: Police Department

Item Type: Budget

Agenda Section:

SUBJECT

FY20 Budget Amendment: Special Revenues Police Department's Speed Camera Enforcement Fund

HCC-58-FY20

Recommendation:

I move that the Mayor and Council amend the FY20 Special Revenues Fund and the Speed Camera Enforcement Fund and authorize the transfer of \$15,000 from various speed camera accounts to the overtime line to cover overtime expenses of operating and administering the City's speed camera program for the remainder of this fiscal year.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

The FY20 Police Department Speed Camera Enforcement Fund budget did not include budget appropriations to cover overtime expenses to manage the City's speed camera program. We are requesting this budget amendment to transfer \$15,000 from various speed camera accounts to the line-item for overtime to cover these expenses for the remainder of this fiscal year.

Next Steps:

Upon approval of Council initiate the transfer of \$15,000 from various speed camera accounts to the new overtime line-item.

Fiscal Impact:

\$XX,XXX

City Administrator Comments:

Recommend Approval.

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Michelle Dunklee
Submitting Department: Police Department
Item Type: Memorandum of Understanding
Agenda Section:

SUBJECT

Memorandums of Understanding: Northwestern High School and After School Activities

HCC-62-FY20

Recommendation:

I move that the Mayor and Council approve the 2019 Memorandums of Understanding between the Board of Education of Prince George's County and the City of Hyattsville Police Department to have Police presence during night school and during sporting event and extracurricular activities.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[HCPD_MOU_Night_School_2019__1__002_.docx](#)

[HCPD_MOU_Extracurricular_Events__1__2019.docx](#)

Summary Background:

The City of Hyattsville Police Department and the Board of Education of Prince George's County have had Memorandums of Understand for:

1) Police presence during night school and 2) Police presence during sporting events and extracurricular activities. The officers work the assignments at a pay rate of \$50.00 (fifty dollars) an hour, which is reimbursed by the Board of Education.

Next Steps:

Sign and implement the 2 (two) Memorandums of Understanding.

Fiscal Impact:

All expenses are reimbursed by the Prince George's County Board of Education.

City Administrator Comments:

Recommend Support

Community Engagement:

Presence at requested/required activities.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

Complete

**MEMORANDUM OF UNDERSTANDING
BETWEEN
BOARD OF EDUCATION OF PRINCE GEORGE’S COUNTY
AND
CITY OF HYATTSVILLE POLICE DEPARTMENT**

THIS AGREEMENT is entered into this ____day of _____, 2019 by and between the Prince George’s County Board of Education (hereinafter: “the Board”) and the City of Hyattsville Police Department (hereinafter “the Police Department”).

WHEREAS, the Board finds it necessary and desirable to have police presence during night school.

WHEREAS, the Police Department can provide the services desired by the Board as defined within the scope of services below.

NOW THEREFORE, the Police Department and the Board mutually agree as follows:

SECTION 1 SCOPE OF SERVICES

Section 1.1 The principal duty of a police officer working night school is to be a visual deterrent to crime and disorderly behavior and to provide for the safety of students and staff. Officers are expected to use discretion when deciding whether to take police action and should enlist the assistance of the school administrator (i.e., the principal or the designee), if possible, prior to taking any enforcement action. If an officer decides to take enforcement action, school administrators shall not interfere with the officer while the officer is handling the situation. Officers are expected to take direction from the school administrator where it is not contrary to department policy or law. The officer will inform the administrator or sponsor of the conflict and explain why the request cannot be carried out. Officers are expected to provide traffic control, especially at the termination of the school evening.

Section 1.2 Schedule Coverage

- a. The Board will notify the Police Department of scheduled events sixty (60) days prior if possible to the beginning of the school year. The schedules will be submitted to the corresponding police district station responsible for support to the area where the school is located. A master copy of all schedules will be provided to the Police Department for information and monitoring.
- b. To the extent possible, the Police Department will be given two (2) weeks notification for unscheduled events.

- c. It is understood by all parties concerned that response to last minute emergency requirements is subject to the availability of staff from the corresponding police district. All parties understand that police officers may be called away from the school in the case of a police emergency.

Section 1.3 The Police Department will provide uniformed police officers at night school.

- a. Police officers will work these assignments on an overtime basis.
- b. If there are insufficient officers available, the Chief of Police will make necessary duty assignments.
- c. The average time for night school is four-and-a-half (4 ½) hours.
- d. The maximum pay shall be for a five (5) hour duty period unless exceptional circumstances (arrest or extension of events, etc.) occur; in which case the pay shall be for the total period.
- e. Police officers assigned to work these events are required to be at the school at least thirty (30) minutes prior to the start of school time, and will remain until the students and traffic have dispersed.
- f. All police officers assigned to work night school shall be protected by the City of Hyattsville's medical, retirement, liability, and related benefits.

Section 1.4 It shall be the responsibility of the individual officers working night school to notify communications that they are working off-duty. This notification shall cover those officers whose names have been received prior to working night school, as well as any officer working off-duty whose name was not included on the initial list.

- a. Prior to reporting to their assignments, officers should make an inquiry to their commander as to the status of the night school (schedule, or location change, etc.)
- b. Schools will be responsible for notifying the Chief of the City of Hyattsville Police Department or their designee of any changes or cancellations of night school including early dismissal and school closings.

Section 1.5 Procedures for Submitting Overtime Slips

- a. An overtime slip will be submitted by each police officer working night school.
- b. If the police officer is on-duty, the officer will fill out the overtime slip following normal procedure. At the top of the slip the officer will write "Patrol Assignment" and under the reason or case number the officer will write "Night School" and the name of the school.

- c. If the police officer is off-duty, the officer will fill out the overtime slip following normal procedures. Under the reason or case number, the officer will write "Night School" & the name of the school.
- d. The overtime slip will be signed by the school principal or appropriate designee to verify the time spent by the respective officer(s) at night school and submitted to the officer's supervisor.

Section 1.6 Status of Employment

- a. Police officers assigned to work school events under this Memorandum of Understanding will continue to be solely the employees of the City of Hyattsville (and will not be considered employees of the Board for any and all purposes, including, but not limited to salary, benefits, worker's compensation, etc).

Section 1.7 It is mutually understood and agreed that Board shall not ask and neither the City nor any officer shall be required to provide services pursuant to this MOU outside the jurisdictional limits of the City of Hyattsville, Maryland.

SECTION II TERM OF AGREEMENT

Section 2.1 It is mutually agreed that this Agreement shall commence on the date first written above and continue for a term of one (1) year.

Section 2.2 Either party may terminate this agreement prior to the expiration of the Agreement Term by giving no less than thirty (30) days written notice to the other party of their intentions to terminate this Agreement on a date specified in the notice.

Notification shall be made to the following:

For the Board

Dr. Monica E. Goldson
14201 School Lane
Upper Marlboro, MD 20772

For the Police Department

Chief Amal Awad
4310 Gallatin Street
Hyattsville, MD 20781

SECTION III COMPENSATION

Section 3.1 The Board will reimburse the Police Department at the standard rate of pay for any individual working during their normal tour of duty and fifty (\$50.00) dollars per hour for those working on their off-duty time. The reimbursement will come from the budget that has been allocated for the night school function.

SECTION IV PAYMENT

Section 4.1 Payment will be based on a billing cycle to two statements issued per school year after the end of the first and second semesters, December 31 and June 30

respectively. The board shall pay the amount within thirty (30) days after the receipt of such statements.

SECTION V INDEMNIFICATION

Section 5.1 The Board agrees to indemnify, defend, and hold harmless the City, its agents and employees from any and all judgments, claims, suits, and liabilities caused by the negligence of its agents or employees unless said negligence was the result of the action of the City and its agents or employees to the extent of its statutory limits of liability. The City of Hyattsville Police Department agrees to indemnify, defend, and hold harmless the Board, its agents and employees from any and all judgments, claims, suits, and liabilities caused by the negligence of its agents or employees unless such negligence was a result of the action of the Board and its agents or employees.

IN WITNESS WHERE OF, the parties have executed this Memorandum of Understanding of the day and date first above written.

Hyattsville, Maryland

Witness: _____

By: _____
Tracey Douglas
City Administrator

Prince George's County Board of Education

Witness: _____

By: _____
Dr. Monica E. Goldson
Chief Executive Officer

LEAVE/OVERTIME REQUEST

NAME: _____

ID#: _____

LEAVE REQUEST

TYPE (check one):

___ANNUAL

___COMP

___SICK

___LWOP

___OTHER

DATE(S) OF LEAVE: _____

TOTAL NUMBER OF HOURS: _____

SHIFT-FROM: _____ TO _____

OVERTIME

TYPE (check one):

___OVERTIME

___COMP TIME

___GRANT FUNDING-TYPE _____

DATE WORKED	HOURS FROM TO	TOTAL NUMBER OF HOURS	REASON OR CASE NUMBER

COURT OVERTIME (Attach court summons)

TYPE (check one):

___DISTRICT

___CIRCUIT

COURT DATE	SESSION (STARTING TIME)	TOTAL NUMBER OF HOURS	CASE NUMBER(S)

EMPLOYEE SIGNATURE

DATE

APPROVED: _____
SQUAD COMMANDER

DATE

**MEMORANDUM OF UNDERSTANDING
BETWEEN
BOARD OF EDUCATION OF PRINCE GEORGE’S COUNTY
AND
CITY OF HYATTSVILLE POLICE DEPARTMENT**

THIS AGREEMENT is entered into this ____day of _____, 2019 by and between the Prince George’s County Board of Education (hereinafter: “the Board”) and the City of Hyattsville Police Department (hereinafter “the Police Department”).

WHEREAS, the Board finds it necessary and desirable to have police presence during sporting events and extracurricular activities sponsored by the public school which involve attendance by the public and

WHEREAS, the Police Department can provide the services desired by the Board as defined within the scope of services below.

NOW THEREFORE, the Police Department and the Board mutually agree as follows:

SECTION 1 SCOPE OF SERVICES

Section 1.1 The principal duty of a police officer working a school event is to be a visual deterrent to crime and disorderly behavior and to provide for the safety of participants and spectators. Officers are expected to use discretion when deciding whether to take police action and should enlist the assistance of a school administrator (i.e., the principal or the designee), if possible, prior to taking any enforcement action. If an officer decides to take enforcement action, school administrators shall not interfere with the officer while the officer is handling the situation. Officers are expected to take direction from the school administrator where it is not contrary to department policy or law. The officer will inform the administrator or sponsor of the conflict and explain why the request cannot be carried out. Officers are expected to provide traffic control, especially at the termination of the school evening.

Section 1.2 Schedule Coverage

- a. The Board will notify the Police Department of scheduled events sixty (60) days prior if possible to the beginning of the school year. The schedules will be submitted to the corresponding police district station responsible for support to the area where the school is located. A master copy of all schedules will be provided to the Police Department for information and monitoring.
- b. To the extent possible, the Police Department will be given two (2) weeks notification for unscheduled events.

- c. It is understood by all parties concerned that response to last minute emergency requirements is subject to the availability of staff from the corresponding police district. All parties understand that police officers may be called away from the school in the case of a police emergency.

Section 1.3 The Police Department will provide uniformed police officers at athletic or extracurricular events.

- a. Police officers will work these assignments on an overtime basis.
- b. If there are insufficient officers available, the Chief of Police will make necessary duty assignments.
- c. The minimum compensated time for these events is three-and-a-half (3 ½) hours.
- d. The maximum pay shall be for a five (5) hour duty period unless exceptional circumstances (arrest or extension of events, etc.) occur; in which case the pay shall be for the total period.
- e. Police officers assigned to work these events are required to be at the school at least thirty (30) minutes prior to the start of school time, and will remain until the students and traffic have dispersed.
- f. All police officers assigned to work these events shall be protected by the City of Hyattsville's medical, retirement, liability, and related benefits.

Section 1.4 It shall be the responsibility of the individual officers working these events to notify communications that they are working off-duty. This notification shall cover those officers whose names have been received prior to working school events, as well as any officer working off-duty whose name was not included on the initial list.

- a. Prior to reporting to their assignments, officers should make an inquiry to their commander as to the status of the corresponding event (schedule, or location change, etc.)
- b. Schools will be responsible for notifying the Chief of the City of Hyattsville Police Department or their designee of any changes or cancellations of athletic or extracurricular events including early dismissal and school closings.

Section 1.5 Procedures for Submitting Overtime Slips

- a. An overtime slip will be submitted by each police officer working a school event.
- b. If the police officer is on-duty, the officer will fill out the overtime slip following normal procedure. At the top of the slip the officer will write "Northwestern High School" and under the reason or case number the officer will write the type of event and the name of the school.

- c. If the police officer is off-duty, the officer will fill out the overtime slip following normal procedures. Under the reason or case number, the officer will write "Athletic or Extracurricular Assignment" & the name of the school.
- d. The overtime slip will be signed by the school principal or appropriate designee to verify the time spent by the respective officer(s) at these events and submitted to the officer's supervisor.

Section 1.6 Status of Employment

- a. Police officers assigned to work school events under this Memorandum of Understanding will continue to be solely the employees of the City of Hyattsville (and will not be considered employees of the Board for any and all purposes, including, but not limited to salary, benefits, worker's compensation, etc).

Section 1.7 It is mutually understood and agreed that Board shall not ask and neither the City nor any officer shall be required to provide services pursuant to this MOU outside the jurisdictional limits of the City of Hyattsville, Maryland.

SECTION II TERM OF AGREEMENT

Section 2.1 It is mutually agreed that this Agreement shall commence on the date first written above and continue for a term of one (1) year.

Section 2.2 Either party may terminate this agreement prior to the expiration of the Agreement Term by giving no less than thirty (30) days written notice to the other party of their intentions to terminate this Agreement on a date specified in the notice. Notification shall be made to the following:

For the Board

Dr. Monica E. Goldson
14201 School Lane
Upper Marlboro, MD 20772

For the Police Department

Chief Amal Awad
4310 Gallatin Street
Hyattsville, MD 20781

SECTION III COMPENSATION

Section 3.1 The Board will reimburse the Police Department at the standard rate of pay for any individual working during their normal tour of duty and fifty (\$50.00) dollars per hour for those working on their off-duty time. The reimbursement will come from the budget that has been allocated for the school function.

SECTION IV PAYMENT

Section 4.1 Payment will be based on a billing cycle to two statements issued per school year after the end of the first and second semesters, December 31 and June 30 respectively. The board shall pay the amount within thirty (30) days after the receipt of such statements.

SECTION V INDEMNIFICATION

Section 5.1 The Board agrees to indemnify, defend, and hold harmless the City, its agents and employees from any and all judgments, claims, suits, and liabilities caused by the negligence of its agents or employees unless said negligence was the result of the action of the City and its agents or employees to the extent of its statutory limits of liability. The City Hyattsville Police Department agrees to indemnify, defend, and hold harmless the Board, its agents and employees from any and all judgments, claims, suits, and liabilities caused by the negligence of its agents or employees unless such negligence was a result of the action of the Board and its agents or employees.

IN WITNESS WHERE OF, the parties have executed this Memorandum of Understanding of the day and date first above written.

Hyattsville, Maryland

Witness: _____

By: _____
Tracey Douglas
City Administrator

Prince George's County Board of Education

Witness: _____

By: _____
Dr. Monica E. Goldson
Chief Executive Officer

LEAVE/OVERTIME REQUEST

NAME: _____

ID#: _____

LEAVE REQUEST

TYPE (check one):

___ANNUAL

___COMP

___SICK

___LWOP

___OTHER

DATE(S) OF LEAVE: _____

TOTAL NUMBER OF HOURS: _____

SHIFT-FROM: _____ TO _____

OVERTIME

TYPE (check one):

___OVERTIME

___COMP TIME

___GRANT FUNDING-TYPE _____

DATE WORKED	HOURS FROM TO	TOTAL NUMBER OF HOURS	REASON OR CASE NUMBER

COURT OVERTIME (Attach court summons)

TYPE (check one):

___DISTRICT

___CIRCUIT

COURT DATE	SESSION (STARTING TIME)	TOTAL NUMBER OF HOURS	CASE NUMBER(S)

EMPLOYEE SIGNATURE

DATE

APPROVED: _____
SQUAD COMMANDER

DATE



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Jim Chandler
Submitting Department: Administration
Item Type: Contract
Agenda Section:

SUBJECT

Contract for Cellular Phone Services with Verizon Wireless

HCC-63-FY20

Recommendation:

I move the City Council authorize the City Administrator to enter into a contract for services with Cellco Partnership (dba Verizon Wireless) to provide the wireless cellphone services to ride through existing GSA Federal Supply Service Information Technology, Schedule No. GS-35F-0119P and Prince George's County Blanket Purchase Agreement Amendment No. 9 for a term not to exceed December 2, 2023.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[BPO and Amendment No 9 signed executed thru 12 02 2023.pdf](#)

Summary Background:

The City's existing annual cellular phone services contract with Verizon Wireless has expired and the City currently operates its phone services through a month-to-month contract. Federal Government Services Administration (GSA) recently secured terms on a services agreement through December 2, 2023 and Prince George's County has recently executed Amendment 9 to its GSA rate agreement with Verizon Wireless. Prince George's County has approved the City's use to ride (piggyback) on Prince George's County - Amendment 9.

Next Steps:

No additional action is required.

Fiscal Impact:

Funding for this cost is included in the City's FY2020 budget

City Administrator Comments:

Recommend approval.

Community Engagement:

N/A

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

Legal Review Required?

Pending

PRINCE GEORGE'S COUNTY, MARYLAND

**AMENDMENT NO. 9
TO
BLANKET PURCHASE AGREEMENT**

THIS AMENDMENT No. 9 made this 15th day of March, 2019, amends the March 9, 2011 agreement by and between Prince George's County, Maryland, a body corporate and politic (the "County"), and Cellco Partnership d/b/a Verizon Wireless (the "Contractor").

RECITALS

WHEREAS, the County requires Wireless Services and Equipment; and

WHEREAS, the County and Contractor entered into a Blanket Purchase Agreement, (the "Base Agreement") dated March 9, 2011, for the Term Contract period of March 9, 2011 and expiring on December 2, 2013, whereby the Contractor provided Special Item No. 132-53 Wireless Services (FPDS CODE D304) under the GSA Federal Supply Service Information Technology, Schedule No. GS-35F-0119P; and

WHEREAS, the County and the Contractor mutually agreed to amend the Base Agreement through an Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, Amendment No. 5, Amendment No. 6, Amendment No. 7 and Amendment No. 8, the latter of which expires on December 2, 2018; and

WHEREAS, the County is satisfied with the wireless services provided under the terms and conditions of the Base Agreement; and

WHEREAS, the parties desire to extend the term of the Base Agreement for an additional five (5) years.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

- 1) **TERM:** The Agreement term is hereby extended for an additional five (5) years and shall expire on December 2, 2023.
- 2) Appendix A, GSA-Federal Supply Schedule Purchase Order is amended to reflect:

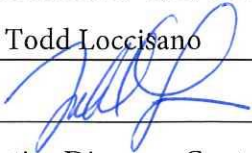
TERM: December 3, 2003 expiring on December 2, 2023.

All other terms and conditions of the Base Agreement not specifically amended herein shall remain in full force and effect.

In witness whereof, the parties hereto have caused this Amendment to be signed and executed on the day herein above written.

CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS

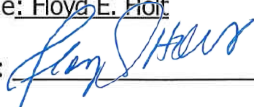
Print Name: Todd Loccisano

Signature:  3/5/2019

Title: Executive Director, Contracts

PRINCE GEORGE'S COUNTY, MARYLAND

Print Name: Floyd E. Holt

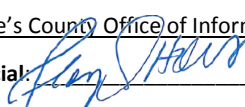
Signature: 

Title: Deputy Chief Administrative Officer



PRINCE GEORGES COUNTY GOVERNMENT

GSA-Federal Supply Schedule Purchase Order

Date:	January 14, 2018
Vendor:	Verizon Wireless
Vendor Address:	7600 Montpelier Road Laurel, MD 20723
Vendor Email:	VZWFederal.Implementations@VerizonWireless.com
Phone:	1.800.561.6227
FAX:	301-362-4150
Authorized By:	By signing below, I certify that I am have legal authority to bind the listed government agency , that my agency is authorized to purchase under the GSA Federal Supply Schedule and that the use of all products/services purchased is for authorized government use. Agency Name: <u>Prince George's County Office of Information Technology</u> Signature of Authorized Official: <u></u> Printed or typed name: <u>Floyd E. Holt</u> Printed or typed title: <u>Deputy Chief Administrative Officer</u>
Contact Information:	Email address: <u>jsprice@co.pg.md.us</u> Phone number: 301-883-5344 FAX number:
Billing Information:	PRINCE GEORGES COUNTY MARYLAND GOVERNMENT 9201 BASIL COURT, SUITE 250 LARGO MD 20774 Profiles 597608, 593728 AND 977886
Payment Terms:	Net 30
Description of Goods/Services; Pricing:	Cellular service on the accounts listed below (or attached) totaling 6,000 units in accordance with the rate plans and terms and conditions now or in the future applicable to each of such lines pursuant to GSA Federal Supply Schedule Number GS-35F-0119P, Rate Plan(s): Various



	Equipment: Various
Term:	January 14, 2019 for 59 months through December 2, 2023 (month) (day) (#) (year)
Funds Authorized:	Monthly Access Fees for service on 6,000 Lines (Estimated) \$210,000 Equipment charge(s) on 6,000 Lines (Estimates) \$20,000 Total Access and Equipment Fees on 6,000 lines (Estimate) \$12,410,000. Plus applicable fees, taxes and charges
Contract #:	GSA Federal Supply Schedule Contract Number GS-35F-0119P, all terms and conditions are incorporated by reference
Equipment (Open Market):	None of the equipment listed are products listed on GSA Federal Supply Schedule Contract No. GS-35F-0119P. All devices and/or accessories are "Open Market" items.
Miscellaneous:	Specify Phones, Delivery, Etc.: Profiles 597608, 593728 AND 977886
Customer Acceptance:	Signature: <u>Floyd E. Holt</u> Date: <u>3/15/19</u> eARC No.: 115-2213-2019



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Laura Reams
Submitting Department: City Clerk
Item Type: Appointment
Agenda Section:

SUBJECT

Appointment to the Hyattsville Environment Committee

HCC-66-FY20

Recommendation:

I move that the Mayor and Council reappoint John Fisher (Ward 1) to the Hyattsville Environment Committee for a term of 2 years to expire on September 16, 2021.

Sponsor(s):

Lawrence

Co-Sponsor(s):

Simasek

ATTACHMENTS

[HEC Application_Fisher_W1_redacted.pdf](#)

Summary Background:

Please see attached application.

Next Steps:

The staff liaison for HEC Committee will reach out to the appointee to invite them to attend the next meeting.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

Agendas for the HEC Meetings are posted on the City's website. Meetings are open to the public and all are encouraged to attend.

Strategic Goals:

Goal 1 - Ensure Transparent and Accessible Governance

Action 1.1 - Provide Information and Opportunities for Resident Participation in Civic Endeavors.

Legal Review Required?

N/A

Board, Committee and Commission Application

Profile

John

First Name

Fisher

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

To find your City Ward, click on this link! <http://www.hyattsville.org/538/Residency-Verification-Page>

*

☒ Ward 1

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Hyattsville Environment Committee: Reapplying

Referred By:

Please provide a brief background statement including why you want to serve on a committee. This statement may be posted on the City's website.

My current 2-year term on the Hyattsville Environment Committee will expire on September 19, 2019. I am reapplying for another 2-year term. In the last two years, I have been an active member of HEC and have contributed to the committee's work to identify and help implement ways to improve sustainability in Hyattsville. During my twelve years at the Government Accountability Office, I've gained experience on issues related to building green and healthy communities, such as federal government efforts to promote green building practices and reduce lead poisoning. I hope to continue to bring that experience to the Hyattsville Environment Committee.



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Laura Reams
Submitting Department: Legislative
Item Type: Appointment
Agenda Section:

SUBJECT

Appointments to Race and Equity Task Force

HCC-67-FY20

Recommendation:

I move that the Mayor and Council appoint Rodrigo Blanco (Ward 4) and Andrea Dargin (Non-resident) to the Race and Equity Task Force for a term of two years to expire on September 16, 2021.

Sponsor(s):

Lawrence

Co-Sponsor(s):

Simasek, Schaible

ATTACHMENTS

[RETF Application Dargin_redacted.pdf](#)

[RETF Application Blanco_W4_redacted.pdf](#)

Summary Background:

See attached applications. Note that the Race and Equity Task Force allows for up to one non-City resident appointment.

Next Steps:

Upon appointment, the staff liaison will reach out to the appointee to inform them of their appointment. Please note all meetings of the committee are open to the public.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend support

Community Engagement:

Agendas for the Race and Equity Task Force Meetings will be posted on the City's website. Meetings are open to the public and all are encouraged to attend.

Strategic Goals:

Goal 1 – Ensure Transparent and Accessible Governance

Legal Review Required?

N/A

Board, Committee and Commission Application

Profile

Andrea

First Name

Dargin

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

To find your City Ward, click on this link! <http://www.hyattsville.org/538/Residency-Verification-Page>

*

☒ Not a City Resident

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Race and Equity Task Force: Appointed

Referred By:

Please provide a brief background statement including why you want to serve on a committee. This statement may be posted on the City's website.

Andrea Dargin is a fourth-year evening law student at the George Washington University Law School in Washington, D.C. Prior to entering law school, she worked for a number of years in the Human Resources field within both the public and private sector. She is dedicated to being a valuable resource to the community, and in particular supporting the efforts of equity across all jurisdictions. Andrea also served as a member of the pilot Race and Equity Taskforce. Prior to September 1, 2019, Andrea was a resident of Ward 1 for 5 years.

Board, Committee and Commission Application

Profile

Rodrigo

First Name

Blanco

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

To find your City Ward, click on this link! <http://www.hyattsville.org/538/Residency-Verification-Page>

*

☒ Ward 4

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Race and Equity Task Force: Submitted

Referred By:

Please provide a brief background statement including why you want to serve on a committee. This statement may be posted on the City's website.

I've dedicated my professional life to giving back. Having spent the last 15 years working for national and international NGO's with a focus on civic engagement and giving everyone an opportunity to succeed, I feel local public service should be a next step for me.



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Hal Metzler
Submitting Department: Public Works
Item Type: Purchase
Agenda Section:

SUBJECT

Pedestrian and Stormwater Improvements: Nicholson Street and Maryhurst Drive

HCC-71-FY20

Recommendation:

I move that the Mayor and Council authorize the expenditure of \$110,000 with NZI Construction under their existing contract, for roadway, sidewalk, and stormwater mitigation improvements at the intersection of Nicholson Street and Maryhurst Drive.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Nicholson St at Maryhurst ADA Improvements \(1\).pdf](#)

Summary Background:

For the past several years City staff have been studying the intersection of Nicholson Street and Maryhurst Drive to address potential hazards to pedestrians and school children during school drop off and pick up. Temporary measures have been in place for the past two years. This proposal is to make permanent the roadway change, and to improve safety, the sidewalks and crosswalks while improving stormwater management by installing bioretention.

Next Steps:

N/A

Fiscal Impact:

110,000

City Administrator Comments:

Recommend Support

Community Engagement:

Community meetings have been held multiple times over the past 3-4 years, including a meeting on Sept 10, 2019. Meetings will continue with residents, school officials and County officials.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A

NZI CONSTRUCTION CORP.

11601 Spruce Avenue
 Beltsville, MD 20705
 (301) 937-8990
 (301) 937-2514 Fax

Proposal

DATE	OUR JOB No.
7/22/2019	15-08
SHIP TO:	
Nicholson St at Maryhurst ADA Work	

To: City of Hyattsville
 4310 Gallatin Street
 Hyattsville MD 20781

We hereby propose to furnish, in accordance with specifications below or on, attached pages, all labor and material necessary to complete the following:

Qty	Description	Unit	Total
<u>Concrete Realignment</u>			
875.00 <i>sf</i>	Installation of Concrete Sidewalk	\$5.00	\$4,375.00
384.00 <i>sf</i>	Installation of ADA Handicap ramps	\$12.00	\$4,608.00
307.00 <i>lf</i>	Sawcut	\$2.00	\$614.00
312.00 <i>lf</i>	Remove and Replace Curb and Gutter	\$25.00	\$7,800.00
100.37 <i>cy</i>	Roadway Excavation	\$35.00	\$3,512.96
100.00 <i>sy</i>	Topsoil Seed and Mulch	\$7.00	\$700.00
<u>BioRetention Area</u>			
450.00 <i>cy</i>	Excavation	\$35.00	\$15,750.00
190.00 <i>tns</i>	57 stone	\$45.00	\$8,550.00
95 <i>tns</i>	No 7 Stone	\$45.00	\$4,275.00
222 <i>cy</i>	Soil Mix Bio Retention	\$95.00	\$21,090.00
38 <i>cy</i>	Mulch	\$75.00	\$2,850.00
130 <i>lf</i>	6" Perforated PVC Pipe	\$28.00	\$3,640.00
2 <i>ea</i>	6" PVC Cleanout	\$275.00	\$550.00
10 <i>tns</i>	RiverRock	\$225.00	\$2,250.00
2 <i>ea</i>	Cos Inlet Openings	\$3,500.00	\$7,000.00
<u>Surface Overlay and Striping</u>			
1,450.00 <i>sy</i>	2" Milling	\$2.75	\$3,987.50
150.00 <i>tns</i>	2" Surface Overlay	\$88.00	\$13,200.00
400.00 <i>lf</i>	5" Yellow Thermoplastic for Centerline	\$2.00	\$800.00
110.00 <i>lf</i>	24" White Thermo for Crosswalks	\$15.00	\$1,650.00
Total Proposed Amount			\$107,202.46

Payment to be made as follows:

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above or attached specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Signature: _____

Jack Nazario

Jack Nazario
NZI Construction Corp.

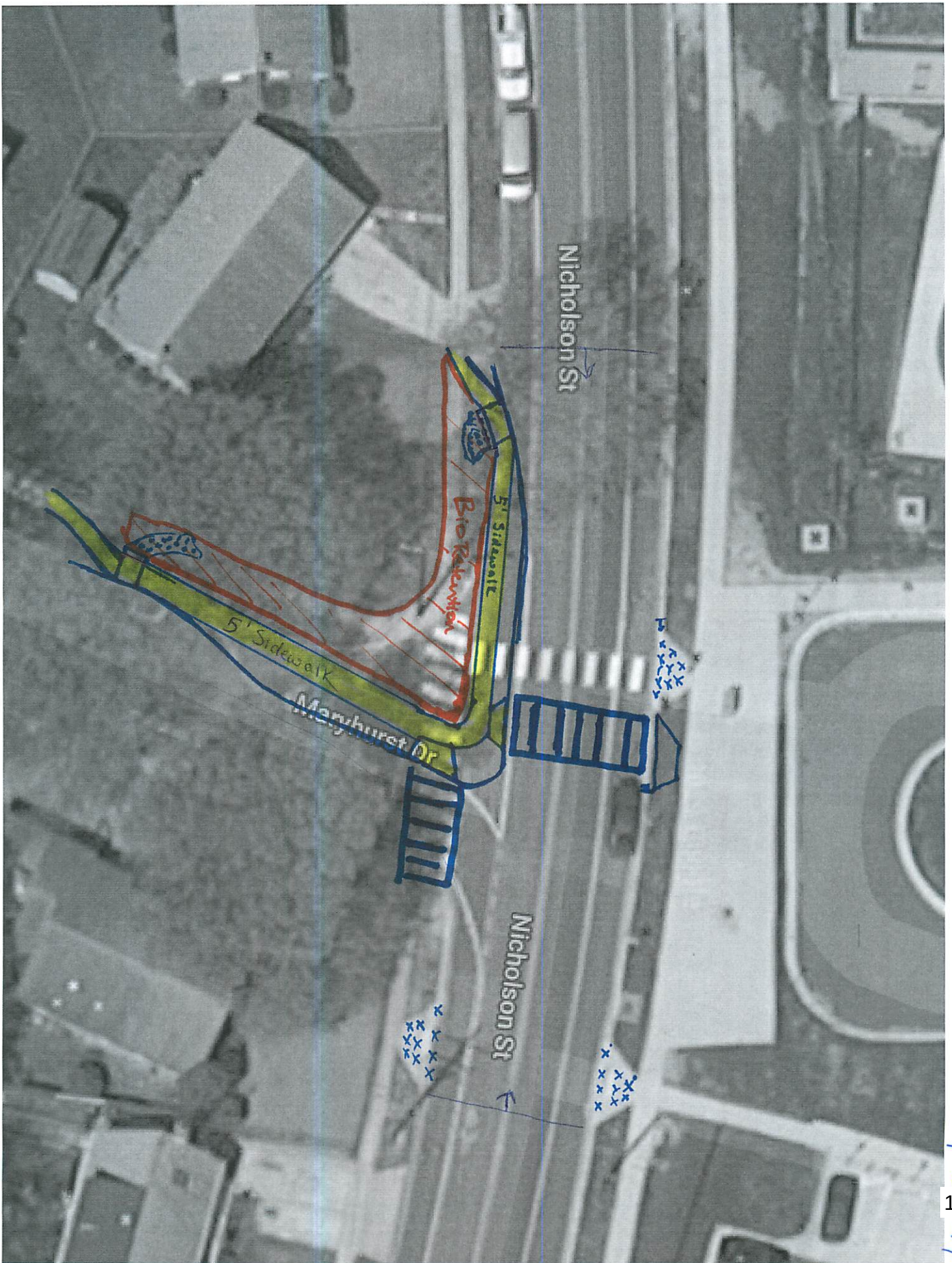
Acceptance of Proposal

The above or attached prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

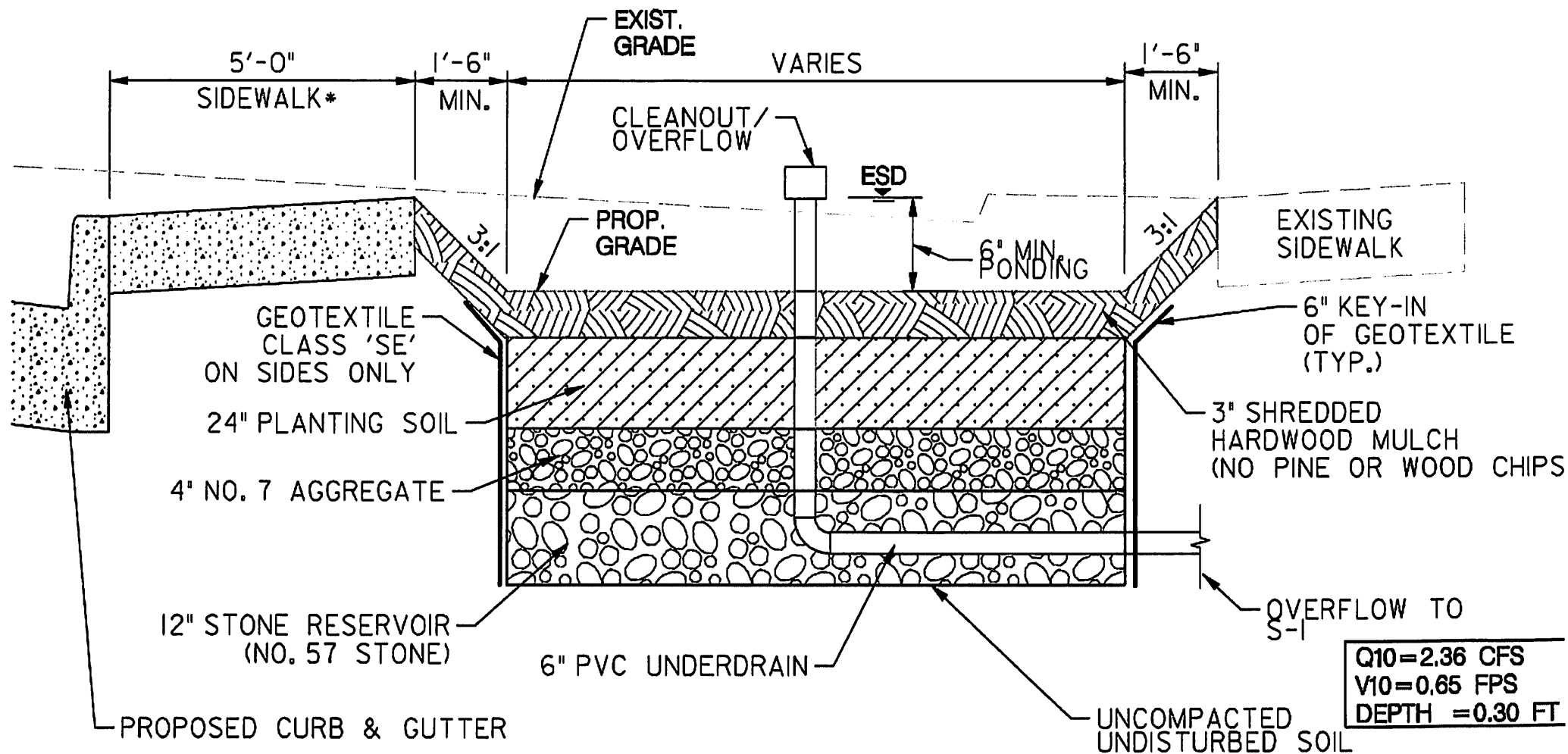
Signature: _____

Signature: _____

Date of Acceptance: _____



7-22-19



BIORETENTION CROSS SECTION (SWM-1)



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Lesley Riddle
Submitting Department: Public Works
Item Type: Purchase
Agenda Section:

SUBJECT

Replacement of Building Maintenance Vehicle BGV0701

HCC-72-FY20

Recommendation:

I move that the Mayor and Council authorize the expenditure of FY20 Capital Improvement Funds in an amount not to exceed \$35,000 for the purpose of purchasing a 2020 Ford Transit 250 Van from Apple Ford, utilizing the Montgomery County Contract Rider, Amendment #3 to Contract 1065349.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Ford 2019 Transit.pdf](#)

[Montgomery County RiderSKM_C36819071609471.pdf](#)

Summary Background:

During our review of the FY20 budget we assessed our current fleet of vehicles at Public Works. We found that overall many of our vehicles and equipment are at or beyond the recommended depreciation. Additionally, there is a need to accommodate new City programs and staffing for FY20. The DPW is committed to ensuing moderate, but deliberate replacement schedule of vehicles and equipment to ensure safety and maintain and improve services to our residents.

Building Maintenance Vehicle BGV0701 has had multiple service issues over the past year. Also, the vehicle has over 13 years of service, and is beyond the depreciated value. Staff proposes purchasing a 2020 Ford Transit Van using the Montgomery County Contract Rider. The cost of this vehicle should not exceed \$35,000.00.

Next Steps:

With Council approval staff will facilitate the purchase of this vehicle.

Fiscal Impact:

NTE \$35,000.00 from FY20 CIP

City Administrator Comments:

Recommend Support.

Community Engagement:

None

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

Legal Review Required?

Pending



Fleet/Government Sales

8800 Stanford Blvd. Columbia, MD 21045

April 18, 2019

Aaron Jones
Fleet Maint. Supervisor
City of Hyattsville
4633 Arrundel Place
Hyattsville MD 20781
Cell 240-832-6962

Quote for Transit 130" WB Mid Roof Per Howard County out of stock contract.

Vehicle	2019 Ford Transit 250 Mid Roof 130" WB	\$33,813.00
99M	3.7L V6	N/C
446	6 Speed Automatic trans	N/C
20B	9000 GVW Package	N/C
RC	Rear Camera	N/C
43B	Back Up Alarm	\$125.00
585	AM/FM/BLUETOOTH RADIO	\$135.00
90C	Power Invertor	\$100.00
SHELVING	ADRIEN STEEL UPFIT (SEE ATTACHED QUOTE)	\$2,926.74
GPC	GOVERNMENT DISCOUNT	(\$4500.00)
TRIM	VINAL SEATS	N/C
PAINT	WHITE	N/C
Delivery Days	18 WEEKS-60 DAY TEMP TAG PROVIDED	N/C
	Net Price:	\$32,599.74

Please contact me with any questions, changes, or to finalize your order. I look forward to hearing from you. You can reach me at 443-539-1223 or by e-mail at: JSKIPPER@AppleFord.com.

Thank you,
Justin Skipper



QUOTE : 52678
Page: 1
Date: 04/15/19

7600 Energy Parkway
Baltimore, MD 21061

Phone: 443-702-7500 Toll Free: 800-874-3363
Fax: 443-702-7518

Customer Name: 122 APPLE FORD

Sales Rep-TERRENCE WALKER
Quoted By: TW

Ship to: APPLE FORD
8800 STANFORD BOULEVARD
COLUMBIA MD 21045

Year: 2018 Make: FORD
Model: TRNSCONLWB
Stock:
Serial:

Contact: JUSTIN

Part Number	Description	Quantity	UOM	Price	Ext. Price
5224	COMMERCIAL SHELVING PKG 2014 T	1.00	EA	1,281.80	1,281.80
6391215	SWITCH, ON/OFF HIDDEN LED	1.00	EA	17.87	17.87
8891060	STROBE, 15" OCTAGONAL LIGHT BAR	1.00	EA	197.86	197.86
8891901	STROBE, LED 4.4" THIN CLEAR	4.00	EA	78.59	314.37
CB150PB	CIRCUIT BREAKER 150A MAN RESET	1.00	EA	26.33	26.33
CPI2590-CBL	INVERTER, 2500WATT PROFESSIONAL	1.00	EA	340.26	340.26
WB2-0	BATTERY CABLE 2GA BLACK	15.00	FT	1.98	29.75
WB2-2	BATTERY CABLE 2GA RED	15.00	FT	1.98	29.75
LABOR-I	LABOR, INSTALL	7.25	HR	95.00	688.75

RESPOND QUICKLY, QUOTE EXPIRES: 05/15/19

TERMS: N30	Sub-Total	Freight	Sales Tax	Order Total
	2,926.74	0.00	0.00	2,926.74

I hereby approve of this quote as set forth, and authorize
ADSCOM Corporation to furnish the parts needed to complete
this job. Please advise purchase order, sign and return by
fax or mail. Thank you !!

X

Date Signed

Your purchase order #

Estimated Completion Date:



DEPARTMENT OF GENERAL SERVICES

Marc Elrich
County Executive

David E. Dise
Director

MEMORANDUM

April 4, 2019

TO: Pam Jones, CPPO
Procurement Division Chief
Office of Procurement

FROM: Jamie P. Cooke, Chief
Division of Fleet Management Services
Department of General Services 

SUBJECT: Request Type: 1st Extension Beyond the Term
Contract Number: 1065349 - Amendment Number: 3
Vendor Name: Apple Ford, Inc.
Dollar Value: \$400,000
Procurement Specialist: Suzanne Kapust

The Division of Fleet Management requests the processing of the referenced item. This contract provides Off-the-Lot cars, vans and trucks, classes 1-7 to the County's Division of Fleet Management.

Amendment No. 3 to Contract # 1065349 extends the contract term from June 3, 2019 to June 2, 2020 with a ten day kick out clause. This request is made pursuant to Procurement Regulation §15.5.1.3(b), which allows the Director, Office of Procurement to approve a single extension of the original term by 12 months or less. In addition, this request is made pursuant to Procurement Regulation 4.1.12.3(a) (2). The valid performance or delivery due dates required by the County can be met by only one source and the County cannot have a break in service. The Division of Fleet Management is in the process of renewing the Off-the-Lot contract however missed the IFB deadline established by the Office of Procurement. Due to changes in model offerings in Public Safety, the Off-the-Lot contract is currently the primary means of purchasing Public Safety vehicles.

The costs for these services are fair and reasonable and the vendor has performed in a satisfactory manner. Requisition number 71171 has been generated for this action.

Thank you for your attention to this request. If you need more information, please contact Sunil Pandya at (240) 777-6183.

Division of Fleet Management Services

16700 Crabbs Branch Way * Rockville, Maryland 20855 * 240-777-5730 * 270-777-5652
www.montgomerycountymd.gov



montgomerycountymd.gov/311

301.251.4850 TTY



**CONTRACT NO. 1065349
AMENDMENT NO. 3**

This Amendment is between Montgomery County, Maryland (the "County") and Apple Ford, Inc. (the "Contractor") (the County and the Contractor together the "Parties").

BACKGROUND

1. The Parties entered into Contract No. 1065349 on June 13, 2016.
2. The present contract term expires June 2, 2019.
3. The purpose of this Contract is for the Contractor to provide vehicles to the County.
4. The purpose of this Amendment is to extend the contract term for a period of up to an additional twelve months with the approval of the Director, Office of Procurement, in accordance with Procurement Regulation 15.5.1.3(b).

CHANGE

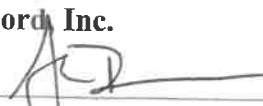
1. The Contract term is extended through June 2, 2020 with the stipulation that this Contract may be terminated by the County upon ten (10) days written notice to the Contractor, with no further costs, obligations or liability on the part of the County.

EFFECT

1. Existing contract provisions are extended in effect and in whole unless specifically altered by this Amendment.
2. This Amendment is entered into prior to expiration of the contract term.
3. This Amendment is entered into on the date of signature by the Director, Office of Procurement.
4. No work is to be done pursuant to this Amendment until it is executed by the Director, Office of Procurement.

SIGNATURES

Apple Ford, Inc.

By: 

Typed: GEORGE L. DOETSCH III

Title: PRESIDENT

Date: 4/19/19

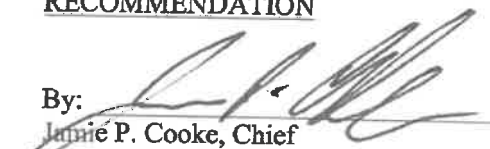
MONTGOMERY COUNTY, MARYLAND

By: _____

Avinash G. Shetty, Director
Office of Procurement

Date: _____

RECOMMENDATION

By: 

Jamie P. Cooke, Chief
Division of Fleet Management Services
Department of General Services

Date: 4-10-17

APPROVED AS TO FORM

By: _____

Puja K. DeWire, Associate County Attorney
Division of Finance and Procurement
Office of the County Attorney

Date: _____

LINE #	VEHICLE TYPE BY OEM	BID
<u>SEDAN & CUV</u>		
1	BUICK	
2	CHEVROLET	
3	CHRYSLER	
4	DODGE	
5	FIAT	
6	FORD	- 900.00
7	HONDA	
8	HYUNDAI	
9	KIA	
10	NISSAN	
11	TOYOTA	
<u>SUV</u>		
12	CHEVROLET	
13	DODGE	
14	FORD	- 1035.00
15	GMC	
16	HONDA	
17	HYUNDAI	
18	JEEP	
19	KIA	
20	NISSAN	
21	TOYOTA	
<u>VAN</u>		
22	CHEVROLET	
23	CHRYSLER	
24	DODGE	
25	FORD	- 1050.00
26	HONDA	
27	KIA	
28	NISSAN	
29	RAM	
30	TOYOTA	
<u>PICKUP TRUCK</u>		
31	CHEVROLET	
32	FORD	- 1300.00
33	GMC	
34	NISSAN	
35	RAM	
36	TOYOTA	
<u>CLASS 3 CHASSIS CAB</u>		
37	FORD	- 1400.00
38	RAM	
<u>CLASS 4-7 CHASSIS CAB</u>		
39	FORD	- 1900.00
40	FREIGHTLINER	
41	HINO	
42	INTERNATIONAL	
43	ISUZU	
44	KENWORTH	
45	MACK	
46	UD	
47+	OTHER	

QUOTATION SHEET

INSTRUCTIONS:

Enter a dollar amount rounded to the second decimal point, with a "minus -" sign, a "plus +" sign, or no sign (to be considered the same as a plus + sign) that represents the number of dollars of price adjustment that must be made by Contractor as the Bid Adjustment portion of a quote for the life of the Contract.

NOTE:

A Bid is a dollar amount that, when added to or subtracted from a Contractor quote that is priced at "Dealer Invoice", is one of the determining factors in the calculation of the selling price of a vehicle to the County.

A Contractor quote priced at Dealer Invoice is one that lists the vehicle and optional equipment at Original Equipment Manufacturer ("OEM") Invoice pricing (vs. Manufacturer Suggested Retail Price, "MSRP"), inclusive of manufacturer-to-dealer transportation costs and advertising adjustments, plus upfitter pricing for installed and/or modified equipment quoted by a subcontractor to the Contractor and included in a Contractor quote (with transportation costs) at an amount not greater than the subcontractor quoted price to the Contractor, minus applicable and available (local, regional, and/or national) government bid concessions, discounts, and incentives, and a dollar adjustment equal to the amount of the awarded Bid.

Vehicles may be factory ordered, sourced from a bailment pool, or in the Contractor's inventory, either inbound or on the lot. For vehicles purchased from a Contractor's on-the-lot inventory, dealer-added items will ONLY be reimbursed at the dealer's cost of materials and labor, and such must be documented as part of the quoting process (examples: window tinting, wheel locks, pin stripping, glass etching, etc.).

At most, one Primary Award for an OEM Line with a Bid that represents the most advantageous discount (minus), premium (plus), or no price adjustment (zero), and at most one Secondary Award for the second most advantageous Bid may be made to a responsive and responsible Bidder for each of the Bid Lines 1 through 46 and OTHER as necessary, alpha listed and numbered consecutively beginning with Line 47 by the Office of Procurement during the bid tabulation process. An awardee of a Secondary Award may be required to perform the Contract if the awardee of the Primary Award fails to perform the Contract.

Bidder is cautioned that the dollar amount of a Bid is a business decision of the Bidder and should take into consideration costs of doing business, such as: floor-plan expense; dealership resources required to perform a Contract; business risk, etc. Transportation from the Contractor to the County is FOB Destination.

DELIVERY TIME PERIOD

The County requests delivery of vehicles to be made according to the schedule below, where "Calendar Days" is the number of calendar days net of federal holidays with Day 1 being the purchase order date or release date against a blanket purchase order. The Bidder may propose a delivery time period other than the delivery time period requested by the County. Bids that indicate a delivery time period exceeding the "Requested" delivery time period specified will be declared non-responsive and rejected. County will evaluate equally, regarding time period of delivery, bids that propose delivery within the requested delivery period specified below. The County may elect to award under the Bidder's proposed delivery time period only if it offers delivery in less time than the requested delivery time period. If the Bidder does not indicate its own delivery time period, then the Bidder shall accept the requested delivery time period and it will apply to the award.

By accepting a contract award, the Bidder acknowledges that the "Requested" delivery time period, or Bidder's proposed delivery time period only if it offers delivery in the same or less time than the requested delivery time period, becomes the Established Delivery Schedule for the contract term.

A. For complete vehicles in dealer inventory at the time of order (includes dealer exchanges):

LINE #	DELIVERY REQUESTED BY COUNTY	BIDDER'S PROPOSED DELIVERY
1 - 36	8 Calendar Days	8 Calendar Days

B. For complete vehicles in dealer inventory at the time of order (includes dealer exchanges) with locally installed non-OEM equipment (such as tonneau covers, tool boxes, bed caps, bed slides, running boards, strobe lights, light bars, etc.):

LINE #	DELIVERY REQUESTED BY COUNTY	BIDDER'S PROPOSED DELIVERY
1 - 36	15 Calendar Days	20 Calendar Days

C. For incomplete vehicles Class 5 and lighter being modified/alterd with non-OEM installed equipment that are available in the subcontractor's bailment pool at the time of order:

LINE #	DELIVERY REQUESTED BY COUNTY	BIDDER'S PROPOSED DELIVERY
37 - 46	120 Calendar Days	120 Calendar Days

D. For complete vehicles factory ordered:

LINE #	DELIVERY REQUESTED BY COUNTY	BIDDER'S PROPOSED DELIVERY
1 - 36	300 Calendar Days	300 Calendar Days

E. For complete vehicles factory ordered with locally installed non-OEM equipment (Such as: tonneau covers, tool boxes, bed caps, bed slides, running boards, strobe lights, light bars, etc.):

LINE #	DELIVERY REQUESTED BY COUNTY	BIDDER'S PROPOSED DELIVERY
1 - 36	315 Calendar Days	315 Calendar Days

F. For complete vehicles factory ordered being modified/alterd with non-OEM installed equipment by Ship-through or Drop-ship, and for Class 3 or lighter incomplete vehicles being completed by intermediate and/or final stage manufacturer by Ship-through or Drop-ship (Such as: cargo van interiors, service bodies, platform bodies, 2-3 yard dump bodies, etc.):

IPB #1060169

LINE #

DELIVERY REQUESTED BY COUNTY

BIDDER'S PROPOSED DELIVERY

1 - 38

345 Calendar Days

345 Calendar Days

G. For incomplete vehicles factory ordered Class 4 and heavier being completed by intermediate and/or final stage manufacturer:

LINE #

DELIVERY REQUESTED BY COUNTY

BIDDER'S PROPOSED DELIVERY

39 - 46

400 Calendar Days

400 Calendar Days

MID-ATLANTIC PURCHASING TEAM RIDER CLAUSE**USE OF CONTRACT(S) BY MEMBERS COMPRISING MID-ATLANTIC PURCHASING TEAM COMMITTEE****A. Extension to Other Jurisdictions**

The [issuing jurisdiction] extends the resultant contracts(s), including pricing, terms and conditions to the members of the Mid-Atlantic Purchasing Team, as well as all other public entities under the jurisdiction of the United States and its territories.

B. Contract Agreement

Any jurisdiction or entity using the resultant contract(s) may enter into its own contract with the successful Contractor(s). There shall be no obligation on the part of any participating jurisdiction to use the resultant contract(s). Contracts entered into with a participating jurisdiction may contain general terms and conditions unique to the jurisdiction including, by way of illustration and not limitation, clauses covering minority participation, non-discrimination, indemnification, naming the jurisdiction as an additional insured under any required Comprehensive General Liability policies, and venue.

C. A negative reply will not adversely affect consideration of your bid.

D. It is the awarded offeror's responsibility to notify the members shown below of the availability of the Contract(s)

E. The issuing jurisdiction shall not be held liable for any costs or damages incurred by another jurisdiction as a result of any award extended to the jurisdiction by the awardee.

F. Inclusion of Governmental and Nonprofit Participants (Optional Clause)

This shall include but not be limited to private schools, Parochial schools, non-public schools such as charter schools, special districts, intermediate units, non-profit agencies providing services on behalf of government and/or state community and/or private colleges/universities that require these goods, commodities and/or services.

G. Notification and Reporting

The Contractor agrees to notify if requested by the issuing jurisdiction of those entities that wish to use any contract resulting from this solicitation and will also provide usage information, which may be requested. The Contractor will provide the copy of the solicitation and resultant contract documents to any requesting jurisdiction or entity.

MID-ATLANTIC PURCHASING TEAM:

YES	NO	JURISDICTION
☐	☐	Alexandria, Virginia
☐	☐	Alexandria Public Schools
☐	☐	Alexandria Sanitation Authority
☐	☐	Annapolis City
☐	☐	Anne Arundel County
☐	☐	Anne Arundel Schools
☐	☐	Arlington County, Virginia
☐	☐	Arlington County Public Schools
☐	☐	Baltimore City
☐	☐	Baltimore County Schools
☐	☐	Bladensburg, Maryland
☐	☐	Bowie, Maryland
☐	☐	BRCPC
☐	☐	Carroll County
☐	☐	Carroll County Schools
☐	☐	Charles County Government
☐	☐	Charles County Schools
☐	☐	City of Fredericksburg
☐	☐	College Park, Maryland
☐	☐	District of Columbia Government
☐	☐	District of Columbia Schools
☐	☐	District of Columbia Water & Sewer Auth.
☐	☐	Fairfax County, Virginia
☐	☐	Fairfax County Water Authority
☐	☐	Falls Church, Virginia
☐	☐	Fauquier County Schools & Govt., Virginia
☐	☐	Frederick, Maryland
☐	☐	Gaithersburg, Maryland
☐	☐	Greenbelt, Maryland
☐	☐	Harford County
☐	☐	Harford County Schools
☐	☐	Howard County

YES	NO	JURISDICTION
☐	☐	Howard County Schools
☐	☐	Hemdon, Virginia
☐	☐	Leesburg, Virginia
☐	☐	Loudoun County, Virginia
☐	☐	Loudoun County Public Schools
☐	☐	Loudoun County Water Authority
☐	☐	Manassas, Virginia
☐	☐	City of Manassas Public Schools
☐	☐	Manassas Park, Virginia
☐	☐	MD-National Capital Park & Planning Comm.
☐	☐	Metropolitan Washington Airports Authority
☐	☐	Metropolitan Washington Council of Governments
☐	☐	Montgomery College
☐	☐	Montgomery County Public Schools
☐	☐	Prince George's County, Maryland
☐	☐	Prince George's Public Schools
☐	☐	Prince William County, Virginia
☐	☐	Prince William County Public Schools
☐	☐	Prince William County Service Authority
☐	☐	Rockville, Maryland
☐	☐	Spotsylvania County Govt. & Schools
☐	☐	Stafford County, Virginia
☐	☐	Takoma Park, Maryland
☐	☐	Upper Occoquan Sewage Authority
☐	☐	University of the District of Columbia
☐	☐	Vienna, Virginia
☐	☐	Washington Metropolitan Area Transit Auth.
☐	☐	Washington Suburban Sanitary Commission
☐	☐	Winchester, Virginia
☐	☐	Winchester Public Schools

Apple Ford Inc -
Vendor Name



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Lesley Riddle
Submitting Department: Public Works
Item Type: Purchase
Agenda Section:

SUBJECT

Purchase of Administration Vehicle

HCC-73-FY20

Recommendation:

I move that the Mayor and Council authorize the expenditure of FY20 Capital Improvement Funds in an amount not to exceed \$42,000 for the purpose of purchasing a 2020 Chevrolet Bolt from Criswell Auto, utilizing the Montgomery County Contract Rider, Amendment #3 Contract Number 1065341.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Hyattsville Bolt Premeir sales_proposal - 2019-07-18T184232.102.pdf](#)

[Chevy Renewal Exp 6-2-2020 \(1\).pdf](#)

Summary Background:

During our review of the FY20 budget we assessed our current fleet of vehicles at Public Works. We found that overall many of our vehicles and equipment are at or beyond the recommended depreciation. Additionally, there is a need to accommodate new City programs and staffing for FY20. The DPW is committed to ensuing moderate, but deliberate replacement and purchase schedule of vehicles and equipment to ensure safety and maintain and improve services to our residents.

The FY20 budget has new staff and new programs in the Public Works Department. Vehicles are needed to support the Superintendent of Operations who will manage several new initiatives and will also need to relinquish the current Building and Grounds vehicle to the new Supervisor of this division. Staff recommends the purchase of a 2020 Chevrolet Bolt the cost not to exceed \$42,000.00. The purchase of an electric vehicle meets the City's Sustainability Plan goals and objectives.

Next Steps:

With Council approval staff will facilitate the purchase of this vehicle.

Fiscal Impact:

NTE \$42,000 from FY20 CIP

City Administrator Comments:

Recommend Support.

Community Engagement:

None

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

Legal Review Required?

Pending



Criswell Auto

Mark A. White | 301-212-4422 | mwhite@criswellauto.com

City of Hyattsville

Prepared For: Aaron Jones

[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier





Criswell Auto

Mark A. White | 301-212-4422 | mwhite@criswellauto.com

[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

Quote Worksheet

	MSRP
Base Price	\$41,020.00
Dest Charge	\$875.00
Total Options	\$2,055.00
Subtotal	\$43,950.00
GM/Criswell Government Discount	(\$2,000.00)
MCOTLC	(\$519.00)
Subtotal Pre-Tax Adjustments	(\$2,519.00)
Less Customer Discount	\$0.00
Subtotal Discount	\$0.00
Trade-In	\$0.00
Excluded from Sales Tax	Subtotal Trade-In
	\$0.00
	Taxable Price
	\$41,431.00
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$41,431.00

Dealer Signature / Date

Customer Signature / Date

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Criswell Auto

Mark A. White | 301-212-4422 | mwhite@criswellauto.com

[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

Selected Model and Options

MODEL

CODE	MODEL
1FC48	2019 Chevrolet Bolt EV 5dr Wgn Premier

COLORS

CODE	DESCRIPTION
GAZ	Summit White (Includes (TUS) Black grille.)

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION
2LZ	Premier Preferred Equipment Group includes Standard Equipment

SEAT TYPE

CODE	DESCRIPTION
AR7	Seats, front bucket (STD)

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION
CBT	DC fast charging

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION
JSA	Infotainment Package includes (UQA) Bose premium 7-speaker system, (K4C) Wireless Charging for devices and (USS) USB charging-only ports (2) for rear passengers
WPX	Driver Confidence II Package includes (UHY) Low Speed Forward Automatic Braking, (UHX) Lane Keep Assist with Lane Departure Warning, (UEU) Forward Collision Alert, (UE4) Following Distance Indicator, (UKJ) Front Pedestrian Braking and (TQ5) IntelliBeam (Requires (JSA) Infotainment Package.)

ADDITIONAL EQUIPMENT - ENTERTAINMENT

CODE	DESCRIPTION
K4C	Wireless Charging for devices (Included and only available with (JSA) Infotainment Package.)
UQA	Audio system feature, Bose premium 7-speaker system, including subwoofer (Included and only available with (JSA) Infotainment Package.)
USS	Audio system feature, USB charging-only ports (2) for rear passengers (Included and only available with (JSA) Infotainment Package.)

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[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION
TQ5	IntelliBeam, automatic high-beam on/off (Included and only available with (WPX) Driver Confidence II Package.)
TUS	Grille, Black (Included and only available with exterior color (G7Q) Nightfall Gray Metallic, (G9A) Green Mist Metallic, (GAN) Silver Ice Metallic, (GAZ) Summit White, (GD1) Kinetic Blue Metallic, (GKO) Shock, (GNO) Slate Gray Metallic or (GPJ) Cajun Red Tintcoat.)
VKD	License plate bracket, front mounting

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION
UE4	Following distance Indicator (Included and only available with (WPX) Driver Confidence II Package.)
UEU	Forward Collision Alert (Included and only available with (WPX) Driver Confidence II Package.)
UHX	Lane Keep Assist with Lane Departure Warning (Included and only available with (WPX) Driver Confidence II Package.)
UHY	Low Speed Forward Automatic Braking (Included and only available with (WPX) Driver Confidence II Package.)
UKJ	Front Pedestrian braking (Included and only available with (WPX) Driver Confidence II Package.)

ADDITIONAL EQUIPMENT - LPO

CODE	DESCRIPTION
SFZ	LPO, Black bowtie emblems, front and rear

ENGINE

CODE	DESCRIPTION
EN0	Engine, none (STD)

PAINT

CODE	DESCRIPTION
GAZ	Summit White (Includes (TUS) Black grille.)

SEAT TRIM

CODE	DESCRIPTION
HO6	Light Ash Gray/Ceramic White, Perforated leather-appointed seat trim

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[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

RADIO

CODE	DESCRIPTION
IOB	Audio System, Chevrolet Infotainment System with 10.2" diagonal LCD color touch-screen, AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; voice command pass-through to phone; featuring Apple CarPlay and Android Auto capability for compatible phone (STD)

TRANSMISSION

CODE	DESCRIPTION
MMF	Electric drive unit, (200 hp [150 kW] 266 lb-ft of torque [360 N-m]) (STD)

EMISSIONS

CODE	DESCRIPTION
NC9	Emissions, California ZEV (Included and only available with (YF5) California state emissions requirements or (NE1) Connecticut, Delaware, Maine, Maryland, Massachusetts, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont or Washington state emissions requirements.)
NE1	Emissions, Connecticut, Delaware, Maine, Maryland, Massachusetts, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont and Washington state requirements

Options Total

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[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

Weight Ratings

WEIGHT RATINGS	
Front Gross Axle Weight Rating:	Rating Not Available
Rear Gross Axle Weight Rating:	Rating Not Available
Gross Vehicle Weight Rating:	Rating Not Available

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[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

Standard Equipment

Mechanical

Engine, none (STD)
Electric drive unit, (200 hp [150 kW] 266 lb-ft of torque [360 N-m]) (STD)
Final drive ratio, 7.05:1
Front wheel drive
Suspension, Performance ride and Handling
Suspension, front independent
Suspension, rear, semi-independent, compound crank
Battery, 60 kWh, Propulsion, Lithium-ion, Rechargeable Energy Storage System
Charge cord, 120-volt, portable
Fuel, none
Alternator, none
Chassis, standard
Electric Propulsion
Electronic Precision Shift, electronic transmission range selector with Low selection for throttle off regenerative braking
Electronic Precision Shift, button and trigger based transmission interface
Charging module, 7.2 kW high-voltage
Battery, 12-volt with rundown protection
Steering, power, non-variable ratio, electric
Brakes, 4-wheel antilock, 4-wheel disc
Keyless start, push button
Brake, electronic parking
Regen on Demand, steering wheel paddle, regenerative braking

Exterior

Wheels, 17" (43.2 cm) Ultra-Bright machined aluminum with painted pockets
Tires, P215/50R17 all-season blackwall, Michelin Selfseal puncture-sealing
Recovery hook, front
Recovery hook, rear
Luggage rack, side rails, roof-mounted

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[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

Exterior

Headlamp control, automatic on and off

Headlamps, high intensity discharge, low and high beam projector

Lamp, center high-mounted stop/brake (CHMSL), LED

Lamps, stop and tail, LED

Mirrors, outside heated power-adjustable, Black, manual-folding with integrated turn signal indicators

Glass, solar absorbing

Wipers, front intermittent, variable with washers

Wiper, rear intermittent with washer

Door handles, body-color with chrome strip

Liftgate handle

Entertainment

Audio System, Chevrolet Infotainment System with 10.2" diagonal LCD color touch-screen, AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; voice command pass-through to phone; featuring Apple CarPlay and Android Auto capability for compatible phone (STD)

Audio system feature, 6-speaker system

Audio system feature, USB ports (2) and auxiliary input jack, located in front center console

SiriusXM Radio Enjoy a 3-month All Access trial subscription with over 150 channels including commercial-free music, plus sports, news and entertainment. Plus listening on the app and online is included, so you'll hear the best SiriusXM has to offer, anywhere life takes you. Welcome to the world of SiriusXM. (IMPORTANT: The SiriusXM radio trial package is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call us at 1-866-635-2349. See our Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change.)

Chevrolet 4G LTE and available built-in Wi-Fi hotspot offers a fast and reliable Internet connection for up to 7 devices; includes data trial for 1 months or 3GB (whichever comes first) (Available Wi-Fi requires compatible mobile device, active OnStar service and data plan. Data plans provided by AT&T. Visit onstar.com for details and system limitations.)

Antenna, roof-mounted, shark-fin

Interior

Seats, front bucket (STD)

Seat, rear 60/40 split-folding

Seats, heated driver and front passenger

Seats, heated, rear

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[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

Interior

Seat adjuster, driver 6-way manual
Seat adjuster, front passenger 6-way manual
Head restraints, front, adjustable (up/down)
Head restraints, rear, outboard seats, articulating
Console, floor with sliding armrest and covered storage
Armrest, rear center
Power outlet, auxiliary, located forward of the front storage bin
Floor mats, carpeted front
Floor mats, carpeted rear
Steering column, tilt and telescopic
Steering wheel, 3-spoke leather-wrapped
Steering wheel controls, mounted audio, phone and cruise control
Steering wheel, heated includes AUTO heated steering wheel (selectable automatic activation)
Lamp, interior, ambient instrument panel
Instrumentation, digital with mph speedometer
Driver Information Center 8" diagonal enhanced multi-color configurable graphic display with 3 themes and energy-use monitors
Outside temperature display located in the Driver Information Center
Display, vehicle efficiency with programmable charge times
Drive mode control switch (Normal and Sport)
Charge control, programmable time of day with charging status indicator light on instrument panel
Charge control, location based, selectable GPS enabled with programmable "home" charging setting
Windows, power with driver Express-Up and Down
Windows, power with front passenger Express-Down
Windows, power with rear Express-Down
Door locks, power programmable with lockout protection
Lock control, liftgate, power remote lock/unlock
Keyless Open, passive unlock and lock on all doors and liftgate
Remote Keyless Entry, extended range with remote start, panic button and door lock/unlock functions
Remote vehicle starter system includes Remote Keyless Entry

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[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

Interior

Cruise control, electronic with set and resume speed
Theft-deterrent system, electrical, unauthorized entry
Theft-deterrent system, immobilizer
Theft-deterrent alarm system, content theft alarm
Remote panic alarm
Air conditioning, single-zone automatic climate control
Air filter, cabin
Sensor, cabin humidity
Defogger, rear-window electric
Heat ducts, rear
Glovebox, passenger-side
Cup holders, 2 front and 2 rear
Map pocket, front passenger seatback
Rear Camera Mirror, inside rearview auto-dimming with full camera display.
Visors, driver and front passenger sliding vanity mirrors, covered
Assist handles, 2, rear outboard with rear coat hooks
Lighting, interior, ambient LED-based front reading lights, dome and incandescent cargo area lamp
Lighting, ambient, LED-based door light pipes
Shift knob, leather-trimmed with satin silver and chrome accents
Storage, in front of shifter and driver and front passenger door panels
Door handles, inside, chrome
Charge cord, 120-volt, portable, NEMA 5 plug with SAE J1772 vehicle connection
Cargo cover
Storage, rear cargo, double floor
Storage, rear cargo area, intended for charging cord, covered

Safety-Mechanical

StabiliTrak, stability control system with Traction Control
Pedestrian safety signal, automated external sound generator at low speeds alerts pedestrians of vehicle presence

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[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

Safety-Exterior

Daytime Running Lamps, LED with signature lighting

Safety-Interior

Airbags, driver and front passenger dual-stage frontal includes Passenger Sensing System; roof-rail side-impact and thorax side-impact seat-mounted for front and rear outboard seating positions; driver and front passenger knee (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar and Chevrolet connected services capable (Fleet orders receive a 3-month trial. Visit www.onstar.com for coverage map, details and system limitations. Services vary by model.)

Chevrolet Connected Access with 10 years of standard connectivity which enables services such as, Vehicle Diagnostics, Dealer Maintenance Notification, Chevrolet Smart Driver, Marketplace and more (Limitations apply. Not transferable. Standard connectivity available to original purchaser for ten years from the date of initial vehicle purchase for model year 2018 or newer Chevrolet vehicles. See onstar.com for details and further plan limitations. Connected Access does not include emergency or security services. Availability and additional services enabled by Connected Access are subject to change.)

Rear Parking Assist

Rear Cross-Traffic Alert

Surround Vision, Bird's Eye view includes rear vision camera

Lane Change Alert with Side Blind Zone Alert

Seat belts, 3-point, driver and front passenger includes pretensioners and load limiters

Seat belts, 3-point, rear outboard and center position

Restraint provisions, child, Isofix 2 point only, point/latch, includes 3 top tether points

Seat belt indicator, driver

Seat belt indicator, front passenger

Door locks, rear child security

LATCH system (Lower Anchors and Top tethers for CHildren), for child safety seats

Teen Driver mode configurable feature that lets you activate customizable vehicle settings associated with a key fob, to encourage safe driving behavior. It can limit certain vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitor System, manual learn

Tire Fill Alert

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer input is subject to the accuracy of the input provided.

Data Version: 8806. Data Updated: Jul 15, 2019 9:43:00 PM PDT.



Criswell Auto

Mark A. White | 301-212-4422 | mwhite@criswellauto.com

[Retail] 2019 Chevrolet Bolt EV (1FC48) 5dr Wgn Premier

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: Qualified Fleet Purchases: 5 Years/100,000 Miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Hybrid/Electric Components Years: 8
Hybrid/Electric Components Miles/km: 100,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: Qualified Fleet Purchases: 5 Years/100,000 Miles
Maintenance Note: 1 Year/1 Visit

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 8806. Data Updated: Jul 15, 2019 9:43:00 PM PDT.



**CONTRACT NO. 1065341
AMENDMENT NO. 3**

This Amendment is between Montgomery County, Maryland (the “County”) and Criswell Chevrolet, Inc. (the “Contractor”) (the County and the Contractor together the “Parties”).

BACKGROUND

1. The Parties entered into Contract No. 1065341 on June 5, 2016.
2. The present contract term expires June 2, 2019.
3. The purpose of this Contract is for the Contractor to provide vehicles to the County.
4. The purpose of this Amendment is to extend the contract term for a period of up to an additional twelve months with the approval of the Director, Office of Procurement, in accordance with Procurement Regulation 15.5.1.3(b).

CHANGE

1. The Contract term is extended through June 2, 2020 with the stipulation that this Contract may be terminated by the County upon ten (10) days written notice to the Contractor, with no further costs, obligations or liability on the part of the County.

EFFECT

1. Existing contract provisions are extended in effect and in whole unless specifically altered by this Amendment.
2. This Amendment is entered into prior to expiration of the contract term.
3. This Amendment is entered into on the date of signature by the Director, Office of Procurement.
4. No work is to be done pursuant to this Amendment until it is executed by the Director, Office of Procurement.

SIGNATURES

Criswell Chevrolet Inc.

By: 

Typed: Scott Silverman

Title: FLEET SALES MANAGER

Date: 4/19/19

MONTGOMERY COUNTY, MARYLAND

By: 

Avinash G. Shetty, Director
Office of Procurement

Date: 5/24/19

RECOMMENDATION

By: 

Jamie P. Cooke, Chief
Division of Fleet Management Services
Department of General Services

Date: 4-10-19

APPROVED AS TO FORM

By: 

Puja K. DeWire, Associate County Attorney
Division of Finance and Procurement
Office of the County Attorney

Date: 4/26/2019



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Brayan Perez
Submitting Department: Community Services
Item Type: Proclamation
Agenda Section:

SUBJECT

Hispanic Heritage Month 2019 Proclamation

HCC-74-FY20

Recommendation:

I move that the Mayor and Council adopt a proclamation in support of Hispanic Heritage Month.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Hispanic_Heritage_Month_2019.docx](#)

Summary Background:

This proclamation declares September 15, 2019, through October 15, 2019, to be Hispanic Heritage Month in the City of Hyattsville. This month the City celebrates the contributions and achievements that residents of Hispanic and Latino heritage make in our community every day.

Next Steps:

To approve the 2019 Hispanic Heritage Month proclamation.

Fiscal Impact:

N/A

City Administrator Comments:

Fully Support

Community Engagement:

Celebration for Hispanic Heritage Month has been planned.

Strategic Goals:

Goal 5 – Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

Legal Review Required?

N/A

CITY OF HYATTSVILLE

PROCLAMATION

DECLARING SEPTEMBER 15, 2019 THROUGH OCTOBER 15, 2019 TO BE HISPANIC HERITAGE MONTH

This proclamation declares September 15, 2019, through October 15, 2019, to be Hispanic Heritage Month in the City of Hyattsville, and celebrates the contributions and achievements that residents of Hispanic and Latino heritage make in our community every day.

WHEREAS, the City of Hyattsville is fortunate to be an ethnically diverse community, with many residents having roots and cultural ties to Latin and South America; and

WHEREAS, Hispanics and Latinos have shaped and strengthened the fabric of our community and of the United States, as well as enriched every facet of our local and national identities with traditions that reflect many diverse Hispanic and Latino ancestries; and

WHEREAS, residents of Hispanic and Latino heritage who have lived in our community for generations as well as residents who have come to us more recently merit the City of Hyattsville's recognition for sharing a commitment to this country and its promises of a more perfect union with liberty and justice for all;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Hyattsville acknowledge the many contributions that Hispanic and Latino residents make to our city, and that our community embraces and celebrates its own brothers and sisters this Hispanic Heritage Month.

Candace B. Hollingsworth
Mayor, City of Hyattsville

September 16, 2019





Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Lesley Riddle
Submitting Department: Public Works
Item Type: Contract
Agenda Section:

SUBJECT

MaClanahan Park Renovation

HCC-75-FY20

Recommendation:

I move that the Mayor and Council authorize the City Administrator to enter into a contract with Playground Specialists, utilizing the HGAC purchasing cooperative, for the purpose of renovating MaClanahan Park, in an amount not to exceed \$30,000, upon the review and approval by the City Attorney for legal sufficiency.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[McClanahan Park Proposal _20310B seating-trellis.pdf](#)

[McClanahan Food Forest 12-6-2018 2.pdf](#)

[Copy of McClanahan Plant List 1-15-2019.xlsx](#)

Summary Background:

McClanahan Park is a small neighborhood space where we saw an opportunity to address the Hyattsville Sustainability plan. This gateway to the Prince Georges Metro station is a great location to showcase a Hyattsville Forest Garden. Design of this space, by Forested Inc., took place back in 2015. The garden is modeled after a forest ecosystem that provides a combination of benefits for people and the planet. This trending permaculture design will not only help to provide clean water and build soil but will provide a bounty of food and habitat for neighbors and wildlife alike. The unique design is an attempt to expand our living areas for an outdoor experience with nature.

We have completed the design. Phase 1 of the planting was done in the spring of 2019. Installation of furniture is scheduled this fall with a community install of planting materials in the spring of 2020.

Next Steps:

With Council approval staff will facilitate the contract with Playground Specialists and schedule the renovation/installation of McClanahan Park.

Fiscal Impact:

NTE \$30,000 from FY20 CIP

City Administrator Comments:

Recommend Support.

Community Engagement:

Staff will schedule community outreach meetings as needed.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

Pending



29 Apples Church Road
Thurmont, MD 21788
(800) 385-0075
www.playspec.com

ADDRESS

CITY OF HYATTSVILLE
ATTN: LESLIE RIDDLE
4310 GALLATIN ST
HYATTSVILLE, MD 20781

SHIP TO

MCCLANAHAN PARK
C/O PLAYGROUND
SPECIALISTS

Proposal 20310B**DATE** 08/12/2019**SALES REP**

DAVE SMITH

TYPE	QTY	RATE	AMOUNT
NOTE HGAC CONTRACT #PR11-18			
MYTCOAT BCA04-E-43-000 - 4' CONTOURED BENCH W/ ARM - SLATTED STEEL - INGROUND - ADVANTAGE COATING	4	668.00	2,672.00
MYTCOAT BCA06-E-43-000 - 6' CONTOURED BENCH W/ ARM - SLATTED STEEL - INGROUND - ADVANTAGE COATING	4	698.00	2,792.00
MYTCOAT CUSTOM END TABLE- SLATTED STEEL - SURFACE- MOUNT - ADVANTAGE COATING	6	800.00	4,800.00
MYTCOAT INGROUND KIT FOR END TABLES	6	75.00	450.00
DISCOUNT HGAC CONTRACT 6% DISCOUNT OFF LIST PRICES ABOVE	1	-642.00	-642.00
CLASSIC SHELTER 6' X 10' TRELLIS - TRELLIS ROOF, 10' EAVE HEIGHT, FOUR (4) SURFACE-MOUNT COLUMNS, TGIC POLY POWDER COAT W/ ZINC RICH PRIMER - INCLUDES STRUCTURAL CALCULATIONS	1	4,800.00	4,800.00
DISCOUNT HGAC CONTRACT 6% DISCOUNT OFF LIST PRICE ABOVE	1	-288.00	-288.00
INSTALLATION CERTIFIED INSTALLATION OF ALL BENCHES, TABLE, AND TRELLIS ABOVE INCLUDING ENGINEERED FOOTINGS FOR TRELLIS	1	10,215.00	10,215.00

*50% deposit or PO. Balance due net 30 unless otherwise noted.

*3% service charge for all credit card payments.

*Pricing only guaranteed for 30 days unless specified above.

*Absolutely no engineering, permit fees, bonding, or additional
insurance included in above pricing unless specified on line item.

*Additional mobilization, poor soils, limited access, or utility

SUBTOTAL 24,799.00

TAX (0%) 0.00

SHIPPING 5,200.00

Fax # 301-271-9239 or Email: sales@playspec.com

issues may result in change orders.

*Standard lead times always apply. Contact sales agent for details.

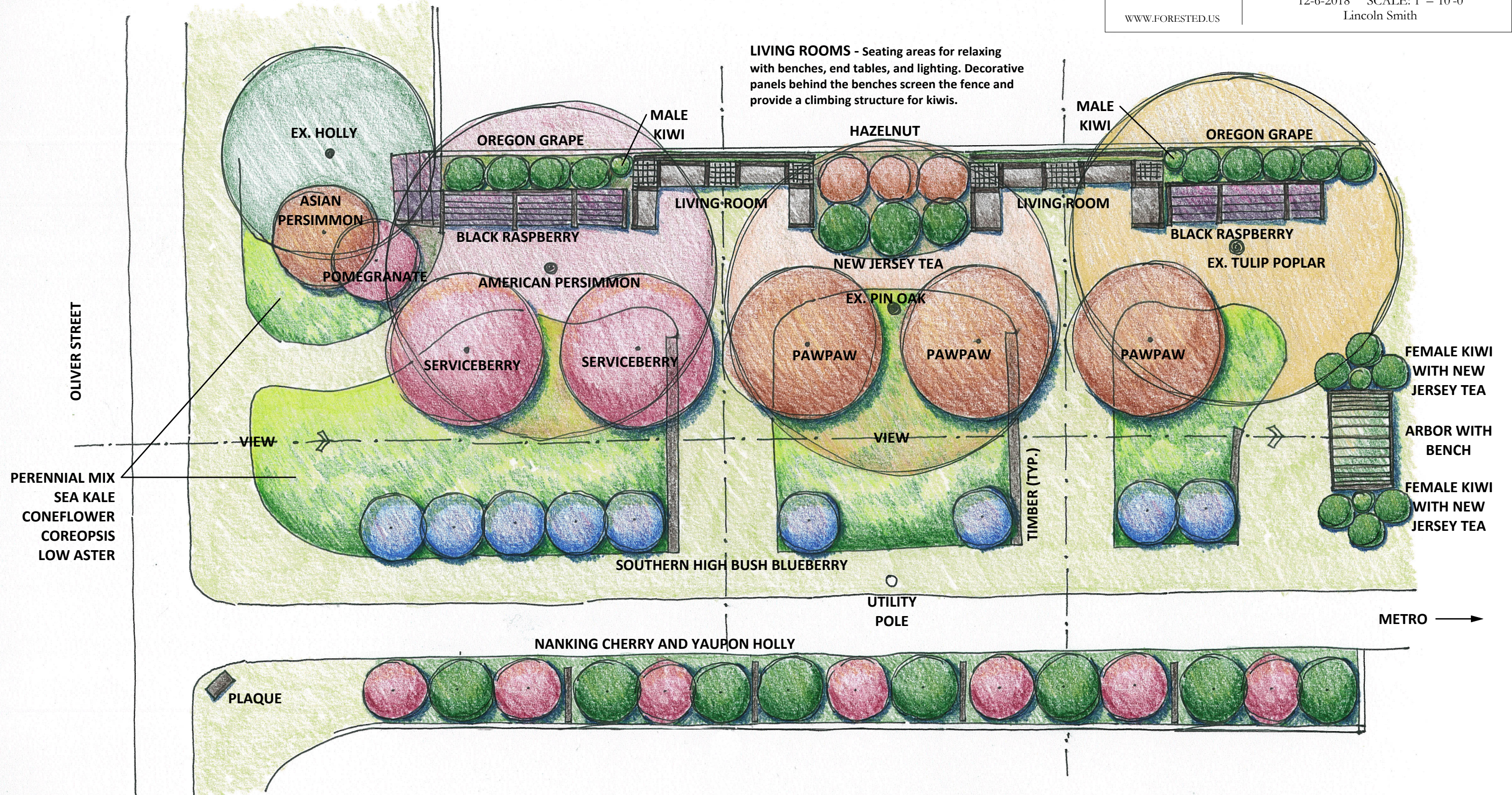
**Sign and return when approved. Thank you!

TOTAL

\$29,999.00

Accepted By

Accepted Date



MCCLANAHAN FOOD FOREST PLANTS LIST		
1/15/2019		
Common Name	Botanical Name	Qty
LARGE TREES		
American Persimmon	<i>Diospyros virginiana</i>	1
SUBTOTAL		1
SMALL TREES		
Pawpaw	<i>Asimina triloba</i> 'Shenandoah'	1
Pawpaw	<i>Asimina triloba</i> 'Susquehanna'	1
Pawpaw	<i>Asimina triloba</i> 'Rappahanock'	1
Persimmon	<i>Diospyros kaki</i> 'Hana Fuyu'	1
Serviceberry	<i>Amelanchier alnifolia</i>	1
Serviceberry	<i>Amelanchier alnifolia</i>	1
Pomegranate	<i>Punica granatum</i> 'Salavatski'	1
SUBTOTAL		7
LARGE SHRUBS		
Yaupon Holly	<i>Ilex vomitoria</i> 'Shadow's Female'	8
SUBTOTAL		8
MEDIUM SHRUBS		
Hazelnut	<i>Corylus avellana</i> 'Jefferson'	2
Hazelnut	<i>Corylus avellana</i> 'York'	1
Oregon Grape-Holly	<i>Mahonia aquifolium</i>	9
Nanking Bush Cherry	<i>Prunus tomentosa</i>	7
Southern Rabbiteye Blueberry	<i>Vaccinium ashei</i>	9
SUBTOTAL		26
SMALL SHRUBS		
New Jersey Tea	<i>Ceanothus americanus</i>	9
SUBTOTAL		9
VINES		
Kiwi - Female	<i>Actinidia arguta</i> 'Dumbarton Oaks'	1
Kiwi - Female	<i>Actinidia arguta</i> 'Meyer's Cordifolia'	1
Kiwi - Male	<i>Actinidia arguta</i> 'Hardy Meader Male'	1
Kiwi - Male	<i>Actinidia arguta</i> '74-32 Hardy Male'	1
Black Raspberry	<i>Rubus occidentalis</i> 'Jewel'	8
SUBTOTAL		12
PERENNIALS		
Total Bed Area: 1,650 square feet.		
Perennial quantity needed:		

Common Name	Botanical Name	Qty
18" on center = 733		
24" on center = 413		
Threadleaf Coreopsis	<i>Coreopsis verticillata</i>	
Sea Kale	<i>Crambe maritima</i>	
Purple Coneflower	<i>Echinacea purpurea</i>	
Aster (well behaved var)	<i>Symphotrichum</i> var	
Green and Gold	<i>Chrysogonum virginianum</i>	



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Legislative

Agenda Section:

SUBJECT

Letter of Support to the Prince George's County Board of License Commissioners: Sangfroid Distilling

HCC-78-FY20

Recommendation:

I move the City Council authorize the Mayor to provide a letter of support to the Prince George's County Board of License Commissioners in support of Sangfroid Distilling's application to permit the preparation of mixed drinks during tours and tastings.

Sponsor(s):

Ward

Co-Sponsor(s):

Suiter, Schaible

ATTACHMENTS

[Sangfroid distilling Letter.pdf](#)

Summary Background:

The State of Maryland recently enacted law that provides counties the authority to issue a permit which would allow distilleries to add mixed drinks as an option during tours and tastings. The change in State law will allow distilleries to showcase their product to customers similar to what is permitted in surrounding states.

Next Steps:

No additional action is required.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support.

Community Engagement:

A public hearing with the Prince George's County Liquor Board is scheduled for September 24, 2019.

Strategic Goals:

Goal 2 – Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A

s a n g • f r o i d d i s t i l l i n g

Dear Mayor Hollingsworth,

There have been some exciting developments regarding legislation related to distilleries in Maryland. The state recently passed a law giving counties the authority to issue a permit which will allow distilleries to add mixed drinks as an option during tours and tastings. This change allows us to showcase our spirits to customers in the same ways that distilleries in our surrounding states do, which enhances the overall customer experience and consequently will have a positive effect on business. This is a huge step towards putting Maryland distilleries on an even playing field with our competitors in Washington DC and Virginia.

As Sangfroid Distilling approaches its first year of operation in Hyattsville, we could not be happier with the support we have received from the City of Hyattsville, other local businesses, and most of all, the residents of Hyattsville. This legislation will have a significant impact on our ability to grow our business as a member of this community and continue to support the overall growth of Hyattsville and more specifically the Arts District.

In order for us to acquire this new permit, we must have a public hearing with the Prince George's County Liquor Board on September 24th. We are writing to you to request that the City of Hyattsville provide a letter of support endorsing the issuance of this permit to Sangfroid Distilling. We appreciate your consideration in this matter and would happy to answer any questions or concerns you may have.

Sincerely,
Nate Groenendyk and Jeff Harner



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Laura Reams
Submitting Department: Legislative
Item Type: Appointment
Agenda Section:

SUBJECT

Appointments to the Complete Count Committee

HCC-68-FY20

Recommendation:

I move that the Mayor and Council appoint Jennifer Linn (Ward 2), Matthew Fraterman (Ward 3), Patrick Paschall (Ward 3), and Samuel Denker (Non-resident) to the Hyattsville Complete Count Committee for a term of one year to expire on September 16, 2020.

Sponsor(s):

Suiter

Co-Sponsor(s):

N/A

ATTACHMENTS

[CCC Application_Linn_redacted.pdf](#)

[CCC Application_Fraterman_redacted.pdf](#)

[CCC Application_Denker_redacted.pdf](#)

[CCC Application_Paschall_redacted.pdf](#)

Summary Background:

See attached applications.

Next Steps:

Staff will continue to recruit members up to 15. An initial meeting will be held in October.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend support

Community Engagement:

Agendas for the Complete Count Meetings will be posted on the City's website. Meetings are open to the public and all are encouraged to attend.

Strategic Goals:

Goal 1 – Ensure Transparent and Accessible Governance

Legal Review Required?

N/A

Board, Committee and Commission Application

Profile

Jennifer

First Name

Linn

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

To find your City Ward, click on this link! <http://www.hyattsville.org/538/Residency-Verification-Page>

*

☒ Ward 2

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

HVL Counts! Census 2020 Complete Count Committee: Submitted

Referred By:

Please provide a brief background statement including why you want to serve on a committee. This statement may be posted on the City's website.

Making sure every person is counted is critically important so we get the resources we deserve. Fear tactics are trickling down from the National level to depress turnout in communities of color - especially for undocumented neighbors. I want to do everything in my power to combat that. I've worked in politics and in organizing on dozens of campaigns and think those skills are transferable - informing citizens about the census, organizing, and holding informational events. I'd love to help!

Board, Committee and Commission Application

Profile

Matthew

First Name

Fraterman

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

To find your City Ward, click on this link! <http://www.hyattsville.org/538/Residency-Verification-Page>

*

☒ Ward 3

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

HVL Counts! Census 2020 Complete Count Committee: Submitted

Referred By:

Carrianna Suiter

Please provide a brief background statement including why you want to serve on a committee. This statement may be posted on the City's website.

Having recently ran for city council, I believe that I have an effective canvassing strategy and that we can get a higher turnout by showing up and talking to people

Board, Committee and Commission Application

Profile

Samuel

First Name

Denker

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

To find your City Ward, click on this link! <http://www.hyattsville.org/538/Residency-Verification-Page>

*

☒ Not a City Resident

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

HVL Counts! Census 2020 Complete Count Committee: Submitted

Referred By:

Attending Complete Count Meeting 9/7

Please provide a brief background statement including why you want to serve on a committee. This statement may be posted on the City's website.

Mayor Hollingsworth and City Council, My name is Sam Denker, and I moved to Hyattsville in August 2018 for graduate school at the University of Maryland, and quickly learned that Hyattsville is a special community, unlike any I have lived in before. Hyattsville's diversity, of country of origin, race, language, and many other ways, is truly its strength. This is a community that is unique, neighborly, and engaged, and it is one that I want to give back to. I have prior volunteering and leadership experience as the volunteering coordinator for Purdue University's Pi Tau Sigma (the mechanical engineering honor society) and as a member of the National Honor Society in high school, and I am looking to contribute my ideas and volunteer for Hyattsville's Complete Count Committee. For the Complete Count Committee, I can contribute ideas relevant to, and potentially energy and volunteers from UMD, and NASA Goddard, where I work part time. While I may have moved down the road to Riverdale in August 2019, all of Prince George's county is facing the same challenge of increasing census participation, and I feel I can make a meaningful contribution to Hyattsville's efforts. Sincerely, Sam Denker

Board, Committee and Commission Application

Profile

Patrick

First Name

Paschall

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

To find your City Ward, click on this link! <http://www.hyattsville.org/538/Residency-Verification-Page>

*

☒ Ward 3

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

HVL Counts! Census 2020 Complete Count Committee: Submitted

Referred By:

Carrianna Suiter

Please provide a brief background statement including why you want to serve on a committee. This statement may be posted on the City's website.

I have experience conducting outreach to hard-to-reach communities in Hyattsville on various issues of impact to marginalized communities, and know the importance and impact of an accurate Census count. I'd love the opportunity to put those past experiences to work for the benefit of Hyattsville and Maryland.



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Memorandum of Understanding

Agenda Section:

SUBJECT

Rhode Island Trolley Trail - Design, Construction and Maintenance Agreement MOU

HCC-64-FY20

Recommendation:

I move the City Council authorize the City Administrator to execute a joint Memorandum of Understanding with Maryland Department of Transportation - State Highway Administration and Maryland-National Capital Park & Planning Commission for the design, construction and maintenance of the Rhode Island Avenue Trolley Trail from Charles Armentrout Drive to Farragut Street, Hyattsville.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

The Rhode Island Avenue Trolley Trail project includes the design and construction of a non-motorized trail segment connecting the existing trail head at Farragut Street to the existing Northwest Branch Trail System.

The project was adopted as a City legislative priority and over the past two years the State of Maryland has funded the design of the project and intends to allocate funding for the construction of the project for Summer 2020.

As a requirement of the MDOT funding, local governments are required to maintain the completed infrastructure through a Memorandum of Understanding. For this project, maintenance will be the responsibility of both the Maryland-National Capital Park & Planning Commission (M-NCPPC) and the City of Hyattsville. The City and M-NCPPC are working through the specific scope of maintenance required of each party and it may be necessary to execute a maintenance agreement, similar to the City's parks maintenance agreements with M-NCPPC, outside of this MOU with MDOT.

Next Steps:

No additional City Council action is anticipated at this time.

Fiscal Impact:

The City's FY2020 budget includes \$250,000 for RIA Trolley Trail pedestrian lighting.

City Administrator Comments:

For Discussion

Community Engagement:

Maryland SHA is scheduled to present the Rhode Island Avenue Trolley Trail design to the Planning Committee on September 17th and the City Council on October 7th.

Strategic Goals:

Goal 2 – Ensure the Long-Term Economic Viability of the City

Legal Review Required?

Complete



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section:

SUBJECT

Zoning Variance Request V-85-19 – 4906 42nd Place, Hyattsville

HCC-79-FY20

Recommendation:

I move the City Council authorize the Mayor to send a letter to the Prince George's County Board of Zoning Appeals in support of V-85-19, a request variance of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width, and 2 feet rear lot line setback for an accessory building are being requested for the subject property at 4906 42nd Place, Hyattsville.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Memo - V-85-19 FINAL.docx](#)

[Application - V-85-19.pdf](#)

Summary Background:

The applicant, Denise Hart, has applied to the Prince George's County Board of Zoning Appeals for the validation of existing conditions to construct a master bedroom as part of the detached house on the property. Specific violations of the Zoning Ordinance are outlined below:

- Section 27-442(e)(Table IV) prescribes that each lot shall have a front yard at least 25 feet in depth and each lot shall have a side yard at least 8 feet in width.
- Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking.
- Section 27-442(i)(Table VIII) prescribes that accessory buildings shall be set back 2 feet from rear lot line.

Variances of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width, and 2 feet rear lot line setback for an accessory building are being requested.

The underlying zoning of the subject property is R-55 Property Zone and is located within the Gateway Arts District Overlay Zone and Traditional Residential Neighborhood Character Area. The subject property is located within City Council Ward 1 and is also located within Residential Parking Zone 1.

Next Steps:

No additional action is required.

Fiscal Impact:

N/A

City Administrator Comments:

Staff has reviewed the request variance and recommends the City Council support the applicant's variance request of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width, and 2 feet rear lot line setback for an accessory building; these variance requests address the pre-existing condition of the property and are consistent with the existing neighboring properties. Staff does not anticipate any major negative impact from granting these variances.

Community Engagement:

The Board of Zoning Appeals hearing for this application is scheduled for Wednesday, September 18, 2019.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



City of Hyattsville

Memo

To: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
From: Kate Powers, City Planner
CC: Tracey Nicholson, City Administrator
Date: September 6, 2019
Re: Zoning Variance Request V-85-19 – 4906 42nd Place, Hyattsville
Attachments: Application for Variance (Appeal No. V-85-19)
City of Hyattsville Variance Policy

The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on Zoning Variance request V-85-19 for the property located at 4906 42nd Place, Hyattsville, MD, 20781.

Summary of Variance Conditions:

The applicant, Denise Hart, has applied to the Prince George's County Board of Zoning Appeals for the validation of existing conditions to construct a master bedroom as part of the detached house on the property. Specific violations of the Zoning Ordinance are outlined below:

- Section 27-442(e)(Table IV) prescribes that each lot shall have a front yard at least 25 feet in depth and each lot shall have a side yard at least 8 feet in width.
- Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking.
- Section 27-442(i)(Table VIII) prescribes that accessory buildings shall be set back 2 feet from rear lot line.

Variances of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width, and 2 feet rear lot line setback for an accessory building are being requested.

The underlying zoning of the subject property is R-55 Property Zone and is located within the Gateway Arts District Overlay Zone and Traditional Residential Neighborhood Character Area. The subject property is located within City Council Ward 1 and is also located within Residential Parking Zone 1.

Recommendation:

Staff has reviewed the request variance and recommends the City Council support the applicant's variance requests of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width, and 2 feet rear lot line setback for an accessory building; these variance requests address the pre-existing condition of the property and are consistent with the existing neighboring properties. Staff does not anticipate any major negative impacts from granting these variances.

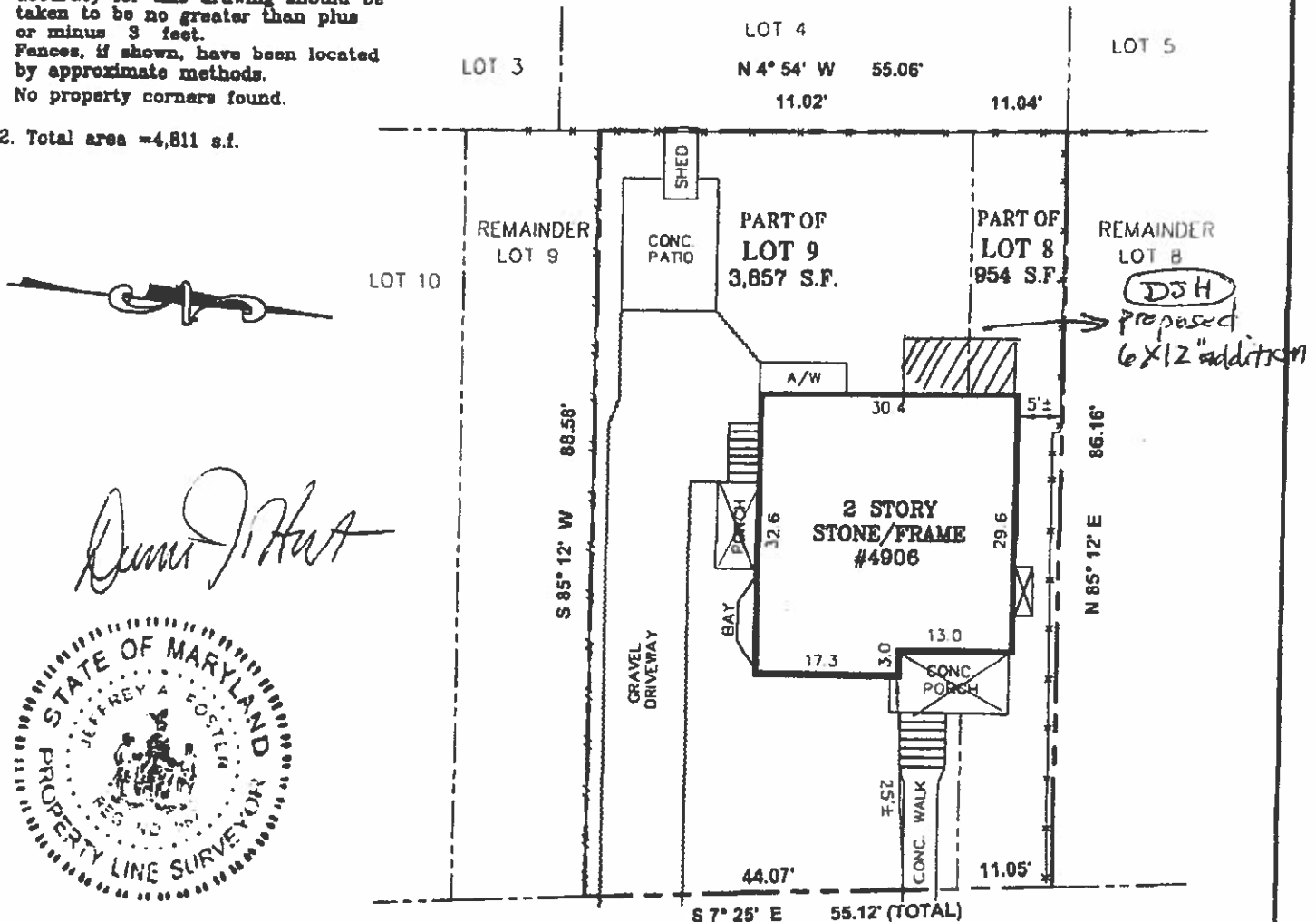
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

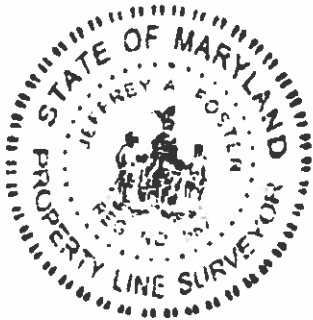
Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. Fences, if shown, have been located by approximate methods. No property corners found.

2. Total area = 4,811 s.f.



James J. Foster



LOCATION DRAWING
PART OF LOTS 8 & 9, BLOCK B-1
GEORGE B. FURMANS ADDITION TO
HYATTSVILLE MARYLAND
PRINCE GEORGE'S COUNTY, MARYLAND

42nd PLACE
(Park Avenue - Per Plat)

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

James J. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
Expires: 04-02-2019

REFERENCES

PLAT BK. 3
PLAT NO. 33
LIBER 37186
FOLIO 34



SNIDER & ASSOCIATES LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/948-1288

DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: D.M.L.

HSE. LOC.: 08-06-17

JOB NO.: 17-01867



THE PRINCE GEORGE'S COUNTY GOVERNMENT²¹⁹

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

NOTICE OF HEARING

Date: September 4, 2019

Petitioner: Denise Hart

Appeal No.: V-85-19

Hearing Date: WEDNESDAY, SEPTEMBER 18, 2019, AT 6:00 P.M. **EVENING**

Place: Zoning Hearing Room #L205
County Administration Building, Upper Marlboro, Md.

Appeal has been made to this Board for permission to validate existing conditions (dwelling and development) and construct a master bedroom on R-55 Zoned (One-Family Detached Residential) property known as P/O Lots 8 and 9; Block B-1, Furmans Addition to Hyattsville-Re-subdivision Subdivision, being 4906 42nd Place, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

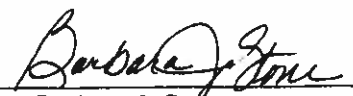
The specific violation resides in the fact that Zoning Ordinance Section 27-442(e)(Table IV) which prescribes that each lot shall have a front yard at least 25 feet in depth. Section 27-442(e)(Table IV) which prescribes that each lot shall have a side yard at least 8 feet in width. Section 27-442(c)(Table II) which prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Section 27-442(i)(Table VIII) which prescribes that accessory buildings shall be set back 2 feet from rear lot line. A variance of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width and 2 feet rear lot line setback for an accessory building are requested.

Public hearing on this Appeal is set for the time and place stated above. **Petitioner, or counsel representing Petitioner, should be present at the hearing. A Petitioner which is a corporation, limited liability company, or other business entity MUST be represented by counsel, licensed to practice in the State of Maryland, at any hearing before the Board. Any non-attorney representative present at the hearing on behalf of the Petitioner (or any other person or entity) shall not be permitted to advocate.**

Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board.

If inclement weather exists on hearing date, please contact the office to ascertain if hearing is still scheduled.

BOARD OF ZONING APPEALS

By: 
Barbara J. Stone
Administrator

cc: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville

(USE BLACK INK ONLY)**PLEASE READ ALL INSTRUCTIONS
BEFORE FILLING OUT APPLICATION**

**TO: BOARD OF ZONING APPEALS FOR PRINCE
GEORGE'S COUNTY, MARYLAND**
County Administration Building Room 21738 2019
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20712
(301) 952-3220

BOARD OF APPEALS

Filing Fee Paid: \$ 200.00
CK/M.O. # 2837
By: DENISE J. HART
4906 42nd Pl
Hyattsville Md 20781
Sign Posting Fee Paid: \$
CK/M.O. # 2837
By: SAME
APPEAL NO. V-85-19
(OFFICE USE ONLY)

**APPLICATION FOR A VARIANCE
FROM STRICT APPLICATION OF THE ZONING ORDINANCE**

(If variance is being applied for due to receipt of a Violation Notice, a copy of the notice is required.)

Owner(s) of Property Denise J. Hart
(AS SHOWN ON THE FD)
Address of Owner(s) 4906 42nd place
City Hyattsville State MD Zip Code 20781
Telephone Number (home) 202-321-0779 (cell) 202-321-0779 (work) ---
E-mail address: denise.theatre@aol.com
Attorney/engineer/contractor name, address and telephone number (applicant if different from above): (circle one)
D

For assistance in completing questions below, see corresponding paragraphs on *Instructions to Applicants*, which is designed to help you fill out this form. **SUBMITTED SITE PLANS/PLATS MUST BE DRAWN TO SCALE BY A CERTIFIED ENGINEER, SURVEYOR OR ARCHITECT (WITH OFFICIAL SEAL OR STATE OF MARYLAND REGISTRATION NUMBER SHOWN ON THE SITE PLAN/PLAT) AND MUST SHOW ALL STRUCTURES (TO INCLUDE ALL DIMENSIONS AND NUMBER OF STORIES) AS WELL AS OFF-STREET PARKING AND ANY PROPOSED CONSTRUCTION ON THE PROPERTY. THE PLAN MUST NOTE THE SCALE, THE LOT SIZE, THE LEGAL DESCRIPTION AND A NORTH ARROW.**

Location of Property involved: a) Street Address 4906 42nd place
City Hyattsville MD
b) Lot(s) 849 Block B-1 Parcel ---
Subdivision Name George B. Furmans Addition
c) Association Name(s) & Address(es) (Homeowners/Citizens/Civic and/or Community):
None
d) Municipality (Incorporated City/Town) Name Hyattsville MD

What will be/has been constructed on the property? (Variance(s) Required)

72sq ft Master Bath Addition

LOT COVERAGE WORKSHEET

V-85-19

221

NET LOT SIZE 4,811 SQUARE FEET30 % LOT COVERAGE ALLOWED 1,443.3 SQUARE FEET

<u>STRUCTURE/PARKING</u>	<u>MEASUREMENTS</u>	<u>SQUARE FOOTAGE</u>
HOUSE	<u>13 x 29.5</u> <u>17.3 x 32.6</u>	<u>383.5</u> <u>564</u> > 947.5
GARAGE/CARPORT		
DRIVEWAY	<u>740</u>	<u>740</u>
PORCH/SUNROOM	<u>4.5 x 10</u> <u>4 x 13.5</u> <u>3 x 12</u>	<u>45</u> <u>54</u> <u>36</u> > 135
SHED(S)	<u>4 x 7</u>	<u>28</u>
ADDITION(S)	<u>6 x 12</u>	<u>72</u>
OTHER: <u>Chimney</u> <u>Bay window</u>	<u>2.5 x 5</u> <u>1 x 2</u> <u>1.25 x 1</u>	<u>10</u> <u>2</u> <u>1.25</u> > 13.25
TOTAL LOT COVERAGE		<u>1,935.8</u>
TOTAL % NET LOT COVERAGE		<u>40.2</u> %
TOTAL % OVER NET LOT COVERAGE		<u>10.2</u> % (<u>492.5</u> S.F.)



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Ron Brooks

Submitting Department: Finance

Item Type: Budget

Agenda Section:

SUBJECT

FY20 Budget Amendment: Special Revenues Fund Budget and Appropriation of FY19 Unencumbered Account Balances

HCC-81-FY20

Recommendation:

I move that the Mayor and Council amend the FY20 Special Revenues Fund Budget and appropriate \$250,000 of FY19 unencumbered National Capital Strategic Economic Development Funds (NCSEDF) awarded to the City of Hyattsville by the Maryland Department of Housing & Community Development for the purpose of supporting demolition and site development activities for the Hyattsville Armory Apartments project.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

On Monday, December 17, 2019, through Motion #HCC-177-FY19, the City Council accepted and appropriated the \$250,000 NCSEDF grant awarded to the City by Maryland DHCD. As a requirement of the grant, the City must establish a memorandum of understanding with the property owner to administer the project funding. The MOU will require the applicant to submit to the City evidence of work completed and payment for services. Once the terms of the grant have been satisfied, the City will submit payment requests to the State of Maryland, drawing down the grant funds.

Next Steps:

Appropriate the \$250,000 to Fund 23 in Special Revenue Funds Budget.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

Community Sustainability Plan: Goal 14C - Advocate for the continued State funding of the Maryland Department of Housing and Community Development's Strategic Demolition and Smart Growth Fund. Continue to use the fund as a redevelopment tool to help finance grey field development by providing financial assistance for the demolition of a no longer viable building.

Strategic Goals:

Goal 2 – Ensure the Long-Term Economic Viability of the City

Legal Review Required?

Complete



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Ron Brooks

Submitting Department: Finance

Item Type: Budget

Agenda Section:

SUBJECT

FY20 Budget Amendment: Amend Community Services Capital Budget

HCC-82-FY20

Recommendation:

I move that the Mayor and Council amend the FY20 Community Services Capital Budget to include and authorize the expenditure of funds in an amount not to exceed \$500,000 for the purpose of purchasing property at 5812 40th Avenue for the Teen Center Project.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

At the July 15th Council meeting the Mayor and Council passed motion #HCC-22-FY20 that adopted Hyattsville Resolution 2019-05, a resolution of the City Council of Hyattsville, Maryland, whereby the purchase of property at 5812 40th Avenue is authorized, including the approximately 3,000-square-foot building and the adjacent 25,000 square feet of green space for \$500,000.

Next Steps:

Appropriate the \$500,000 to FY20 Capital Improvements Funds for Community Services.

Fiscal Impact:

Increases the City's overall Total FY20 Capital Improvements Budgeted Funds by \$500,000.

City Administrator Comments:

Recommend Approval. The staff has been pursuing grant funding for the interior and exterior renovation.

Community Engagement:

The purchase of the facility will be used to provide program activities for City teens in a safe and secure environment.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

Complete



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section:

SUBJECT

DSP-19039 - NSR Property, 3599 East-West Highway (25 minutes)

HCC-65-FY20

Recommendation:

I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Detailed Site Plan 19039, subject to the following conditions:

1. The layout of the site shall be reconfigured where the convenience store building resides along the north end of the site, adjacent to East-West Highway and Belcrest Road, and the proposed canopy and gas pumps reside along the south side of the site. To improve pedestrian safety and egress, the canopy above the gas pumps shall be extended to the convenience store. In addition, the south side of the site shall be dedicated green space.
2. The proposed stand-alone ATM shall be removed. Any proposed ATM shall either be affixed to the building exterior or reside within the building interior. The space shall be redesigned as a pedestrian plaza.
3. A mural or other equivalent artistic element shall be integrated into the proposed convenience store building. In addition to a mural element, the applicant shall incorporate into the site design a commissioned sculptural element to be located adjacent to the building in the area that was proposed for the stand-alone ATM.
4. All pedestrian and service entrances shall have overhead awnings.
5. The second story and subsequent office space shall be eliminated from the site plan. The single-story convenience store height shall be consistent with the height of the canopy.
6. All sidewalks and frontage depths shall be designed and constructed to the development standards of the 2016 Prince George's Plaza Transit District Development Plan.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[DSP-19039 - 3599 East West Hwy - City Council Memo - FINAL.docx](#)

[Statement of Justification for NSR 9.11.2019.pdf](#)

[Detailed Site Plan DSP-19039.pdf](#)

[Site Comparison - Proposed Layout vs. Recommended Layout.pdf](#)

[Relevant TDDP Pages - NSR Properties.pdf](#)

[Planning Committee Minutes 07.16.19 DRAFT.pdf](#)

[Planning Committee Minutes 04.17.2018.pdf](#)

Summary Background:

The subject property is located at 3599 East West Highway, at the southwestern intersection of East West Highway (MD 410) and Belcrest Road. The site currently operates as a Sunoco gas station.

The applicant is proposing the addition of four (4) service bays (eight gas pumps) and a stand-alone ATM, as well as the construction of a new convenience store/management office at 3599 East West Highway. The property is located within the “Downtown Core” character area of the Prince George’s Plaza Transit District Overlay Zone and is zoned M-U-I (Mixed-Use-Infill).

The applicant is requesting five (5) modifications to the 2016 Prince George’s Plaza Transit District Development Plan (TDDP) standards. The existing use is permitted to continue by-right; however, the applicant is required to file for Detailed Site Plan (DSP) review as the proposed improvements require a variance to the development standards. In addition, the proposed improvements to the site may constitute a ‘new’ use and/or be interpreted as non-conforming use and all major improvements to non-conforming properties must be approved via a DSP.

The applicant presented their Detailed Site Plan to the Planning Committee on Tuesday, July 16, 2019. The Planning Committee’s recommendations are incorporated into this memorandum and the draft minutes of the meeting are included as an attachment. Staff is recommending support of DSP-19039 subject major site revisions and associated conditions, most notably the reconfiguration of the site to provide the building frontage along East-West Highway.

City staff has consulted with M-NCPPC staff regarding the proposed modifications. M-NCPPC staff opinion is that implementing the site plan, as proposed, will require thirty-two (32) modifications to the Prince George’s Plaza Transit District Development Plan. This is a significant increase from the number of modifications being requested by the applicant. City Staff solely analyzed the modifications as requested and presented by the applicant, however an outline of the additional amendments identified by M-NCPPC can be found attached to this memo. Highlighted items in the document indicate amendments that will no longer require variance requests if City staff recommendations outlined in this memo are implemented.

The M-NCPPC Planning Board Hearing for this application is scheduled for November 7, 2019.

Next Steps:

No additional action is required by the City Council.

Fiscal Impact:

N/A

City Administrator Comments:

Several concerns and comments have been raised. The staff has provided viable recommendations. We will provide necessary input to the Planning Board based on Council feedback.

Community Engagement:

The applicant met with the Planning Committee on July 16, 2019 to present and discuss the development application. Since the Planning Committee has already reviewed a version of this site plan, they recommended that the relevant comments from the April 17, 2018 meeting be put into record, as they are pertinent to the discussion of the updated DSP submitted by the applicant. At the April 17, 2018 Planning Committee meeting, recommendations unanimously approved by the Planning Committee included:

The applicant should consider the inclusion of “some form of artistic or attractive feature” along the south facing rear wall of the convenience store building;

The applicant should consider reducing the number of curb cuts and enhancing pedestrian access and safety on the site. In the revised DSP, the applicant addressed the number of curb cuts by reducing the number from a total of four (4) curb cuts to (2) curb cuts, with one (1) curb cut along East-West Highway and one (1) curb cut along Belcrest Road. However, the applicant did not address the Planning Committee's recommendation to include some form of artistic or attractive feature to the proposed building.

The Planning Committee reiterated this recommendation during the July 16, 2019 meeting. During the Planning Committee's July 16, 2019 meeting, the majority of the Planning Committee's discussion focused on the applicant's requested variances. The Planning Committee supports the applicant's first three (3) amendments without any major contention, which include an 8-foot sidewalk and 6.3-foot tree and furnishing zone along East-West Highway, canopy set back of 25.6' from East-West Highway, and a 43' build-to line on Belcrest Road. In addition, the Planning Committee supports the canopy branding presented in the DSP, with one (1) member opposed stating the highway-styled branding is not in the spirit of the TDDP. The fourth variance request concerns the permitted use of the property.

The Planning Committee discussed whether this issue was within their scope, as it will ultimately be a legal determination. A vote specific to supporting the fourth variance and the applicant's interpretation of the zoning ordinance failed due to most Planning Committee members abstaining from the vote. Abstentions were based on the belief that this variance will need to be legally determined and this decision is outside the purview of the Planning Committee. However, the Planning Committee did vote to support the current use of the site as a gas station with the renovations and reconstruction proposed by the applicant; this vote was premised on the value members believe this use brings to the community, and not on any legal basis.

Strategic Goals:

Goal 2 – Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A



Memo

To: Mayor and City Council

CC: Tracey Nicholson, City Administrator

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Kate Powers, City Planner

Date: September 5, 2019

Re: DSP-19039: 3599 East-West Highway, Hyattsville

Attachments: Detailed Site Plan, DSP-19039
DSP-19039 Statement of Justification
M-NCPPC Design Standards Analysis & Additional Amendments
Relevant TDDP Pages
Planning Committee Minutes 07.16.19
Planning Committee Minutes 04.17.18
Site Comparison – Proposed Layout vs. Recommended Layout

The purpose of this memorandum is to provide the City Council with a summary of Detailed Site Plan 19039, the redevelopment of 3599 East-West Highway, as well as provide Staff recommendations related to this development.

DSP Application Summary

- The applicant is proposing the addition of four (4) service bays (eight gas pumps) and a stand-alone ATM, as well as the construction of a new convenience store/management office at 3599 East West Highway.
- The property is located within the “Downtown Core” character area of the Prince George’s Plaza Transit District Overlay Zone and is zoned M-U-I (Mixed-Use-Infill).
- The applicant is requesting five (5) modifications to the 2016 Prince George’s Plaza Transit District Development Plan (TDDP) standards.
- The existing use is permitted to continue by-right; however, the applicant is required to file for Detailed Site Plan (DSP) review as the proposed improvements require a variance to the development standards. In addition, the proposed improvements to the site may constitute a

'new' use and/or be interpreted as non-conforming use and all major improvements to non-conforming properties must be approved via a DSP.

- The applicant presented their Detailed Site Plan to the Planning Committee on Tuesday, July 16, 2019. The Planning Committee's recommendations are incorporated into this memorandum and the draft minutes of the meeting are included as an attachment.
- Staff is recommending support of DSP-19039 subject major site revisions and associated conditions, most notably the reconfiguration of the site to provide the building frontage along East-West Highway.
- The M-NCPPC Planning Board Hearing for this application is scheduled for November 7, 2019.

DSP Application Details

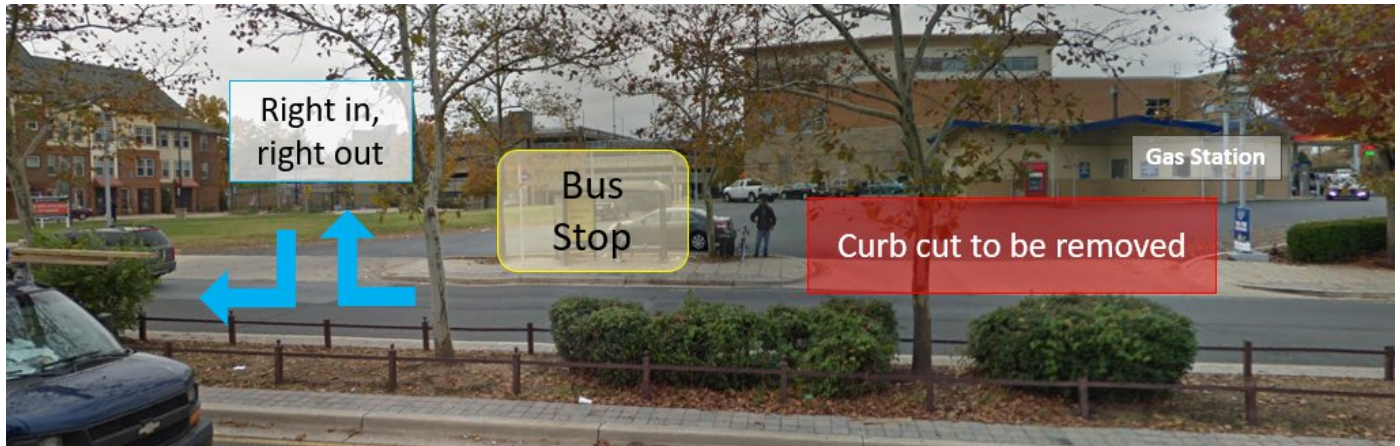
The subject property is a 0.837-acre site located at 3599 East West Highway, at the southwestern intersection of East West Highway (MD 410) and Belcrest Road. The site has maintained a gas station since 1961 and currently operates as a Sunoco gas station. The property is zoned M-U-I (Mixed-Use-Infill) and lies within the "downtown core" character area of the Prince George's Plaza Transit District Overlay Zone (TDOZ). The property owner is proposing to redesign and reconfigure the site, expanding the number of gas pumps, demolishing the existing convenience store, and building a new two-story commercial/office building along the southern property line of the site.

The site currently has four (4) gas bays, allowing for eight (8) pumps. The applicant is proposing to double the number of bays for a total of eight (8) multi-product dispensers, which will allow for (16) pumps on site. The applicant also plans to demolish the existing 2,983 square foot convenience store, which is in the center of the site, and rebuild it along the southern edge of the property. The new store building is a proposed 9,592 square foot (4,796 square foot footprint) two-story structure, with the convenience store occupying the first floor and offices for the owner's management company occupying the second floor. The ATM currently affixed to the exterior of the building will be relocated as a stand-alone machine on the east side of the site.

The application calls for one (1) right-in, right-out curb cut on East-West Highway and one (1) right-in, right-out curb cut on Belcrest Road. Currently, the site has two (2) curb cuts on East-West Highway and two (2) curb cuts on Belcrest Road.



Above: View of Site from East-West Highway. Curb cut to be removed as indicated in DSP-19039 and proposed remaining curb cut are depicted.



Above: View of Site from Belcrest Road. Proposed remaining curb cut, current bus stop location, and curb cut to be removed as indicated in DSP-19039 are depicted.

Variance Requests

The applicant is requesting five (5) variations from the 2016 Prince George's Plaza Transit District Development Plan (TDDP) standards for this project. The applicant has provided a Statement of Justification to the City of Hyattsville and Maryland-National Capital Park & Planning Commission (M-NCPPC) detailing the rationale for these proposed modifications. The applicant's requested variations are outlined below.

1. Requested Modification: The proposed building will be set back 50-feet from the curb line. The applicant is proposing an 8-foot sidewalk and 6.3-foot tree and furnishing zone along East-West Highway and a 10-foot sidewalk along Belcrest Road.
Corresponding TDDP Standard: Total Frontage Maximum Depth Requirement is 25' for East-West Highway (TDDP, pg. 211).
2. Requested Modification: The proposed canopy will be set back 25.6' from East-West Highway.
Corresponding TDDP Standard: Maximum Build-To Line along East-West Highway is 25' (TDDP, pg. 211).
3. Requested Modification: The proposed food and beverage store and office building will be setback 43' from Belcrest Road.
Corresponding TDDP Standard: Maximum Build-To Line on the west side of Belcrest Road is 33' (TDDP, pg. 211).
4. Requested Modification: The applicant is proposing a freestanding sign that is 24' in height.
Corresponding TDDP Standard: Freestanding signs, other than monument signs, single-family detached home and townhouse development identification signs, sculptural signs, and A-frame sign boards, shall be located only in the Tree and Furnishing Zone or retail zone within the Downtown Core. Such freestanding signs shall not exceed eight feet in height nor three feet in width (TDDP, pg. 255).

5. Requested Modification: Amend the Table of Uses to permit the use of the site as a gas station, in accordance with Section 27-548.09.01(b)(1) of the Zoning Ordinance. This section states that a property owner may request a change to the list of allowed uses to the approved Transit District Overlay Zone.

Corresponding TDDP Standard: Gas Station (in the C-M Zone, subject to detailed site plan review in accordance with Section 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9), and (10) (CB-1-1989; CB -72-1999) in T-D-O/M-U-I Zone use is permitted and not nonconforming within the Prince George's Plaza Transit District of legally existing on July 19, 2016. New uses of this type are prohibited within the Transit District (TDDP, pg. 277 & 291).

City staff has consulted with M-NCPPC staff regarding the proposed modifications. M-NCPPC staff opinion is that implementing the site plan, as proposed, will require thirty-two (32) modifications to the Prince George's Plaza Transit District Development Plan. This is a significant increase from the number of modifications being requested by the applicant. City Staff solely analyzed the modifications as requested and presented by the applicant, however an outline of the additional amendments identified by M-NCPPC can be found attached to this memo. Highlighted items in the document indicate amendments that will no longer require variance requests if City Staff recommendations outlined in this memo are implemented.

Table of Uses

The applicant's final variance request, as briefly outlined in the above section, is related to the permitted use of the subject property and whether the redevelopment presented in the proposed application constitutes a "new use". The Table of Uses for the Prince George's Transit District Development Plan provides that in the Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone, a gas station use "is permitted and not nonconforming within the Prince George's Plaza Transit District if legally existing on July 19, 2016. New uses of this type are prohibited within the Transit District" (TDDP, pg. 291). The subject property was originally approved for a gas station in 1961 and has remained a gas station for the last 58 years; It is the only gas station present in the Prince George's Plaza Transit District Overlay Zone (TDOZ). As noted, gas station is not a permitted use within the TDOZ, however the gas station use of the subject property has been permitted to continue as a conforming use under the TDDP and therefore is permitted.

The applicant is proposing to raze the existing food and beverage store and gas canopy present on the site, reconfigure the site, and construct a new convenience store and canopied gas pumps. There is a debate as to whether these proposed actions constitute a "new use" of the site as opposed to allow the retention of a continued use.

The 2016 Prince George's Plaza Transit District Development Plan (TDDP) lays out specific language pertinent to the subject property site. The TDDP states,

"...[P]roperties... located in the Downtown Core of the Transit District, are considerably underdeveloped considering their proximity to a transit station, have auto-oriented uses that are incompatible with a walkable downtown environment, and are envisioned for a significantly increased intensity of development and mix of uses. ...[R]ezoning permits these properties to retain the uses that they have on an interim basis while they transition, as that market allows, to the walkable urban products the real estate market increasingly demands. The M-U-I Zone, coupled

with the Transit District Standards, permits a range of uses in a variety of buildings, creating the flexibility most conducive to development and redevelopment” (TDDP, pg. 174).

As per the TDDP, M-NCPPC staff’s opinion is that the gas station use of the subject property was intended to continue as a temporary and allow for the transition to a use more appropriate for a downtown core; the intention was not for the site to retain its gas station use long-term.

The legal determination as to whether the application constitutes a “new use” or retains a “continued use” will fall to the County Planning Board and potentially the District Council. If the DSP is approved, the redevelopment proposed by the applicant will be implemented. If the DSP is denied, it is likely the gas station use will remain in its current state, without any additional improvements, until market conditions facilitate the redevelopment of the site consistent with the vision of the TDDP. Staff has made efforts to best balance the current needs of residents with the vision set forth by the TDDP, and these efforts are reflected in the recommendations at the conclusion of this memorandum.

Planning Committee Review

The applicant met with the Planning Committee on July 16, 2019 to present and discuss the development application.

Since the Planning Committee has already reviewed a version of this site plan, they recommended that the relevant comments from the April 17, 2018 meeting be put into record, as they are pertinent to the discussion of the updated DSP submitted by the applicant.

At the April 17, 2018 Planning Committee meeting, recommendations unanimously approved by the Planning Committee included:

- The applicant should consider the inclusion of “some form of artistic or attractive feature” along the south facing rear wall of the convenience store building;
- The applicant should consider reducing the number of curb cuts and enhancing pedestrian access and safety on the site.

In the revised DSP, the applicant addressed the number of curb cuts by reducing the number from a total of four (4) curb cuts to (2) curb cuts, with one (1) curb cut along East-West Highway and one (1) curb cut along Belcrest Road. However, the applicant did not address the Planning Committee’s recommendation to include some form of artistic or attractive feature to the proposed building. The Planning Committee reiterated this recommendation during the July 16, 2019 meeting.

During the Planning Committee’s July 16, 2019 meeting, the majority of the Planning Committee’s discussion focused on the applicant’s requested variances. The Planning Committee supports the applicant’s first three (3) amendments without any major contention, which include an 8-foot sidewalk and 6.3-foot tree and furnishing zone along East-West Highway, canopy set back of 25.6’ from East-West Highway, and a 43’ build-to line on Belcrest Road. In addition, the Planning Committee supports the canopy branding presented in the DSP, with one (1) member opposed stating the highway-styled branding is not consistent with the spirit of the TDDP.

Regarding the Table of Uses variance request, the Planning Committee discussed whether this issue was within their scope, as it will ultimately be a legal determination. A vote specific to supporting this variance and the applicant’s interpretation of the zoning ordinance failed due to most Planning

Committee members abstaining from the vote. Abstentions were based on the belief that this variance will need to be legally determined and this decision is outside the purview of the Planning Committee.

The Planning Committee voted to support the current use of the site as a gas station with the renovations and reconstruction proposed by the applicant; this vote was premised on the value members believe this use brings to the community, and not on any legal basis.

Meeting minutes from the April 17, 2018 meeting and July 16, 2019 meeting are attached to this document.

Staff Analysis and Recommendations

Staff's approach to this analysis and recommendations were to find compromise between the current economic realities of the subject property and the vision set forth in the TDDP and therefore, is generally in support of this DSP with conditions.

The current use of the subject site is as a gas station in a Transit District Overlay Zone, a use and a vision that inherently contradict one-another; therefore, in staff's professional judgement, it is incumbent upon the applicant to incorporate significant modifications to the site design that increase pedestrian accessibility and promote placemaking. It is the opinion of Staff that the application shall be modified and/or conditions shall be required to address specific concerns. Proposed modifications are outlined below:

1. *Stand-alone ATM*. The current site plan relocates the ATM from the side of the building to a stand-alone location on the east side of the site.

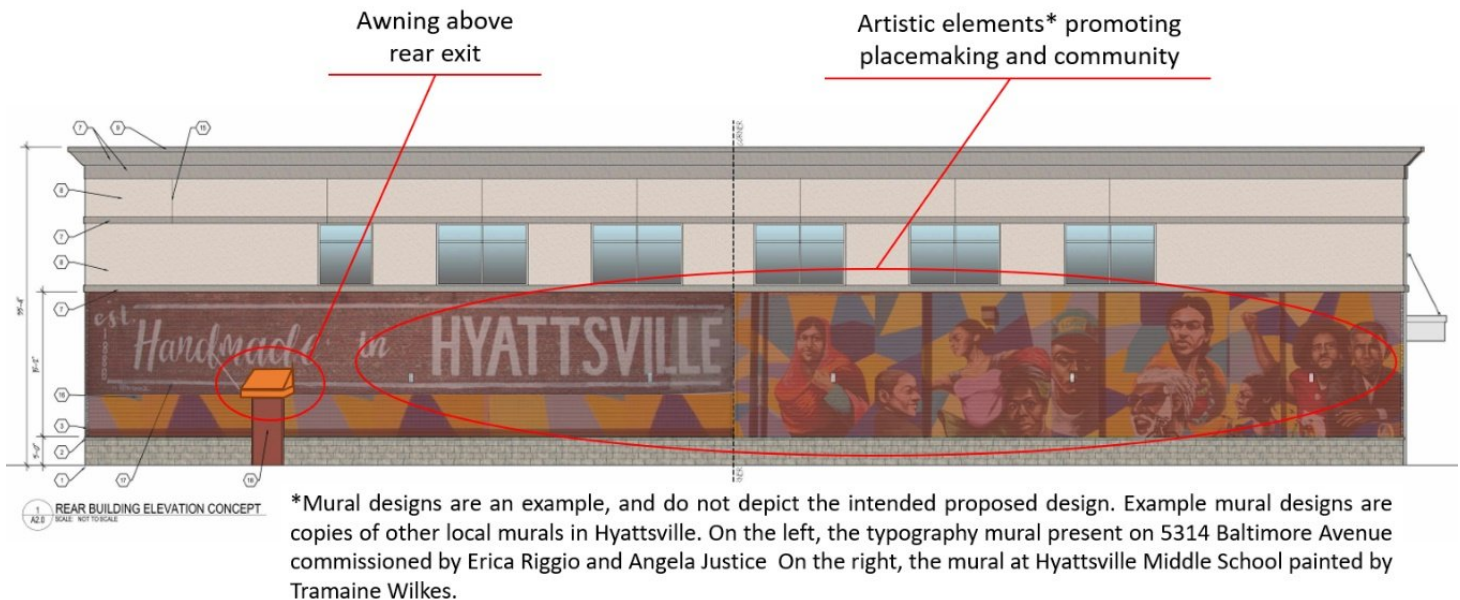
Recommendation: The proposed ATM shall either be affixed to the exterior of the convenience store or reside within the interior of the convenience store. Removing the proposed standalone ATM would alleviate any potential issues with vehicular circulation on the site, as well as reduce the opportunity and fear of potential predatory crime relating to the location of the ATM. Once the ATM is removed, Staff recommends the curb line where the ATM was proposed be reduced and rounded off. Staff recommends the area that once housed the ATM, that protrudes onto the site, be designated as a green space and potential pedestrian plaza. This provides pervious area on a site almost entirely made up of impervious surface, as well as improves the aesthetics of the site.

2. *Artistic Elements*. Current architectural renderings presented in DSP-19039 lack artistic interest and placemaking markers.

Recommendation: The location of the site, where East-West Highway and Belcrest Road meet, is a prominent corner in the City's Downtown Core. This is an ideal location to promote placemaking and community. This can be achieved by incorporating artistic and architectural interest to the site. It has been emphasized multiple times by the Planning Committee that the site can be significantly improved with the addition of artistic elements. Staff recommends the applicant include a mural or alternative artistic and visual element to the rear wall of the building. In addition, Staff recommends a commissioned sculptural element be located adjacent to the building in the area that was proposed for the stand-alone ATM.

3. *Visible Entry and Exit Points.* The current architectural renderings show the rear exit as being unmarked and having no visible designated.

Recommendation: To ensure the safety of individuals entering and exiting the building on a high traffic site, Staff recommends awnings be required above all pedestrian and service entrances. This will improve the safety of the site as awnings will mark the locations of entrances and exits to vehicles.



Above: Example rendering of rear building elevation, including a sample mural and awning above the exit

4. *Second Story Office Space.* The applicant is proposing a two-story building that will contain a food and beverage store on the first floor and offices on the second floor.

Recommendation: Staff recommends the removal of the second story and subsequently any operable, leasable office space from the site. It has been expressed by the applicant that this office space would most likely be used solely by the owner and therefore would be non-competitive. In addition, the removal of the office space from the site will eliminate a new use from being introduced to the site.

Though the second story would be eliminated, Staff recommends maintaining the proposed height of the canopy to be carried over to the convenience store. This height will provide visual consistency as well as allow for desirable high ceilings in the convenience store.

5. *Frontage and Setback Variances.* The applicant is requesting modifications to the TDDP standards in relation to building setbacks and frontage depth requirements. Specifically, a build-to line of 50' on East-West Highway and 43' on Belcrest Road for the proposed convenience store and a build-to line of 25.6' for the proposed canopy. In addition, the applicant is proposing an 8-foot sidewalk and 6.3-foot tree and furnishing zone along East-West Highway and a 10-foot sidewalk along Belcrest Road.

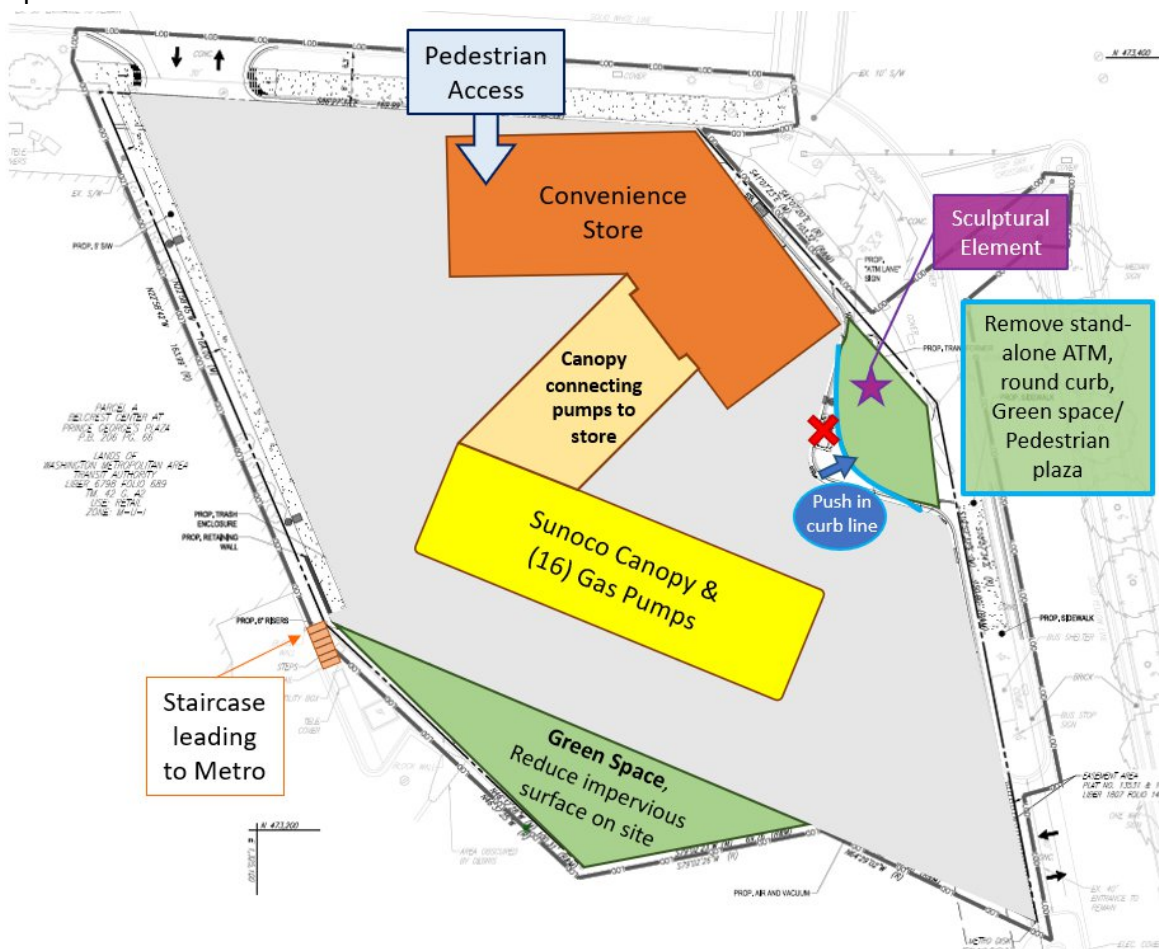
Recommendation: In order to eliminate the need for a significant number of variance requests by the applicant, Staff recommends the site layout be reconfigured whereby the convenience store is relocated along East-West Highway and Belcrest Road and the canopied gas pumps are moved to the

south side of the site. If followed, the applicant will no longer need to request setback variances as part of this redevelopment.

This layout would be non-traditional; however, this site is unique in nature as it is directly adjacent to Metro and within a Transit District Overlay Zone. Having the convenience store about East-West Highway and Belcrest Road would allow for the site to better serve pedestrian patrons, as oppose to solely catering to vehicular customers. In addition, it will provide the opportunity to better utilize a prominent corner in the Downtown Core.

Furthermore, it is Staff opinion that any modification requests relating to frontage depth and sidewalk construction should be denied as new construction should be in conformance with the development standards of the 2016 Prince George's Plaza TDDP. Aiming to be consistent with adjacent properties should not be the goal, as neighboring properties were developed under a previous standard.

In addition to the reconfigured site, Staff recommends the addition of a canopy connecting the convenience store to the gas pumps. This will enhance safety, provide patrons with protection from the elements, and improve pedestrian egress. As another addition, Staff recommends the south side of the site be dedicated green space. This will reduce the amount of impervious surface area of the site as well as improve the aesthetics.



Above: Potential reconfiguration of the subject property with the convenience store building along the north side of the site and the gas pumps and canopy along the south side of the site.

City Council Action

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider DSP-19039 on Thursday, November 7, 2019. Any recommendations adopted by the City Council at the September 17, 2019 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

Staff is recommending the City Council adopt the following motion:

“I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Detailed Site Plan 19039, subject to the following conditions:

1. The layout of the site shall be reconfigured where the convenience store building resides along the north end of the site, adjacent to East-West Highway and Belcrest Road, and the proposed canopy and gas pumps reside along the south side of the site. To improve pedestrian safety and egress, the canopy above the gas pumps shall be extended to the convenience store. In addition, the south side of the site shall be dedicated green space.
2. The proposed stand-alone ATM shall be removed. Any proposed ATM shall either be affixed to the building exterior or reside within the building interior. The space shall be redesigned as a pedestrian plaza.
3. A mural or other equivalent artistic element shall be integrated into the proposed convenience store building. In addition to a mural element, the applicant shall incorporate into the site design a commissioned sculptural element to be located adjacent to the building in the area that was proposed for the stand-alone ATM.
4. All pedestrian and service entrances shall have overhead awnings.
5. The second story and subsequent office space shall be eliminated from the site plan. The single-story convenience store height shall be consistent with the height of the canopy.
6. All sidewalks and frontage depths shall be designed and constructed to the development standards of the 2016 Prince George's Plaza Transit District Development Plan.

STATEMENT OF JUSTIFICATION
DSP-12062/01

APPLICANT: NSR Properties, LLC
7303 Hanover Parkway, #A
Greenbelt, Maryland 20770

CORRESPONDENT: Daniel F. Lynch, Esq.
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Greenbelt, Maryland 20770
(301) 441-2420 Voice
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REQUEST: Amendment to Detailed Site Plan, Sections 27-285(b), 27-548.25,
27-548.26 of the Zoning Ordinance.

I. DESCRIPTION OF PROPERTY

1. Addresses – 3599 East West Highway, Hyattsville, MD
2. Proposed and Use – Gas station, food and beverage store and offices
3. Election District – 17
4. Lots – Part of Parcel L
5. Total Area – 0.8370 acres
6. Tax Map – 042 /A2
7. Location – Located in the southwest quadrant of the intersection of East West Highway and Belcrest Road.
8. Zoned – M-U-I (with DDOZ overlay)
9. Owners – NSR Properties, LLC.
10. Zoning Map – 207NE03
11. Incorporated Area – City of Hyattsville

II. NATURE OF REQUEST

The applicant is requesting the approval of an amendment to an approved detailed site plan (DSP-12062) to allow for the reconstruction of a gas station and food and beverage store on the subject property. The property is currently developed with a 2,983 square foot food and beverage store and 4 multi-product gas dispensers under cover of a canopy. The applicant is proposing to raze all existing improvements on the subject property and construct a 9,446 square foot two story building that will contain a food and beverage store on the first floor and offices on the second floor, and 8 multi-product dispensers and canopy.

II. PROCEDURAL HISTORY

Special Exception SE-691 was originally approved for a gas station on the subject property in 1961. The existing buildings on-site were built in conformance with that approval. The special exception was revised in 1979 for a kiosk on-site. Subsequently SE-3885 was approved for the subject property in 1989 for the purpose of adding a freestanding car wash and revising the gas station layout. The property was never developed in conformance with SE-3885. A Transit District Overlay Zone was first established for Prince George's Plaza in 1992. The TDDP retained the subject property in the C-S-C Zone, but implemented a T-D-O on the property. The gas station was certified as a nonconforming use through NCGS 14 approved by the District Council on June 13, 1995. In 1998, Council Resolution re-established the Transit District Overlay Zone and adopted the TDDP. The TDDP rezoned the property to the M-X-T Zone and retained the T-D-O. Permit 1438-99-CU/01 certified the food and beverage store and fast food restaurant on site. Permit 8749-99-CG was issued for the installation of a automated teller machine. In April of 2014, the District Council approved CSP-13003 and DSP-12062 for the subject property. The CSP and DSP proposed the redevelopment of the site with a gas station, food and beverage store and car wash. Since the purpose of those applications was to add a car wash to the site, and the amendment to the Table of Uses to allow the car wash was not approved, the applicant chose not to redevelop the site in accordance with those approvals. In July 2016, the District Council re-established the Transit District Overlay Zone for Prince George's Plaza. The TDDP rezoned the subject property from the M-X-T Zone to the M-U-I Zone. On February 28, 2019, the Planning Board approved Preliminary Plan 4-18013 for the Subject Property, subject to 8 conditions.

III. CRITERIA FOR APPROVAL

The required findings for a Detailed Site Plan in the TDOZ are stated in Section 27-548.08(c) of the Zoning Ordinance. As will be demonstrated below, the Applicant complies with the criteria as follows:

1. The Transit District Site Plan is in strict conformance with any mandatory development requirements of the TDDP.

Comment: The Detailed Site Plan conforms with the Mandatory Development Requirements is as follows:

Street and Frontages – Blocks

Comment: The applicant is not proposing to create any new blocks with this application and therefore this standard is not applicable.

Streets and Frontages – Frontage Zones

Comment: The proposed building will be set back 50 feet from the street line. The applicant is proposing a 8 foot sidewalk and 6.3 foot tree and furnishing zone along East-west Highway and a 10 foot sidewalk along Belcrest Road. The Belcrest Road sidewalk configuration is consistent with the properties with frontage on Belcrest Road located to the south and east of the subject property. These frontage improvements are also consistent with the conditions imposed by DPIE in its approval of the Site Development Concept Plan (“SDCP”). The applicant is not proposing a 10’ cycle track as there is insufficient room in the dedicated right-of-way to accommodate that track and its installation would conflict with the standards imposed by DPIE in its SDCP approval letter. The 8-foot sidewalk and 6.3 foot tree and furnishing zone along East-West Highway is comparable to the sidewalk and tree and furnishing zone provided to the west of the subject property. In addition, the proposed front entrance to the building will open into the parking area associated with the proposed development. The applicant is therefore requesting an amendment to the TDDP to allow the frontage zone as proposed herein and to allow the front entrance of the building to open into the parking area.

Streets and Frontages – Build-to Lines and Zones

Comment: The minimum build-to line along East-West Highway is 20’ which includes a 6’ wide tree and furnishing zone and 6’ wide clear zone (as set forth in Table 42). The proposed food and beverage store will be set back 133’ from East West Highway and the applicant is therefore requesting an amendment. The build-to line on Belcrest Road is set for in Table 42 as 33’. The proposed food and beverage store and office building will be setback 43 feet from Belcrest and the applicant is therefore requesting an amendment.

Street and Frontages – Build-to lines - Building Entrances

Comment: The standards require that the primary entrance be located at the front façade of the building. The primary entrance to the food and beverage store faces East West Highway and therefore complies with this standard.

Articulation – As shown on the elevations submitted with the application package, the applicant is proposing a two story building and the architecture of that building includes canopies over the main entrance as well as the windows facing East West Highway, a tower element and a variation of building materials that add visual interest to the building.

Alleys – The applicant is not constructing any alleys as part of this proposal.

Tree and Furnishing Zones – The applicant is not constructing any streets as part of this proposal and not proposing any improvements within the right-of-way.

Street Lights – The applicant is not proposing to perform any work within the right-of-way.

Street and Frontages – Build-to lines - Articulation

Comment: In order to provide visual interest and reduce the perceived massing and scale of buildings, building architecture shall incorporate at least three of the elements listed. The applicant's architecture does incorporate at least three of those elements. Specifically, the applicant is proposing a tower, covered entry and repetitive windows facing East-West Highway.

Street and Frontage – Alleys

Comment: The applicant is not proposing any alleys as part of this Detailed Site Plan and therefore this standard is not applicable.

Street Frontage – Tree and Furnishing Zones

Comment: As shown in the Detailed Site Plan, the applicant will conform to the standard that is applicable to this site.

Street and Frontage – Street Lights

Comment: The applicant will install street lights along Belcrest Road and East-West Highway as required by SHA and Prince George's County.

Bulk and Height – Lots and Building Placement

Comment: The applicant is not creating any new lots as part of this proposal. The building faces East West Highway, an A Street.

Bulk and Height - Density and Building Height

Comment: The applicant is proposing a two story building. The TDDP states that the maximum building height for this property shall be 28 stories.

Bulk and Height - Public Amenity Height/Bonus Program - This Detailed Site Plan does not propose residential development and this standard is therefore inapplicable.

Site Elements – Placemaking and Open Space

Comment: This Detailed Site Plan does not propose any open space.

Site Elements – Lighting

Comment: This Detailed Site Plan complies with this standard in that the applicant is providing sufficient on-site lighting as to provide for the safe circulation of pedestrians and vehicles on-site, but the lighting fixtures provided will limit the amount of light spillage off-site.

Site Elements - Green Infrastructure

Comment: The proposed development will not impact the Primary Management Area and in addition, the site will be developed in accordance with an approved Site Development Concept Plan.

Site Elements - Tree Canopy Coverage

Comment: As noted on the Special Exception Landscape Plan, the proposed development complies with the Tree Canopy Coverage Requirements.

Site Elements – Screening

Comment: The external mechanical equipment for the building will be located on the roof and screened. The applicant is not proposing a loading space, but the trash dumpster will be screened from public view via a 6-foot site tight fence. The applicant is also screening the proposed air and vacuum pump.

Site Elements - Walls, Fences and Gates

Comment: As noted above, the applicant is proposing to install a fence around the trash dumpster for screening purposes. The proposed fence complies with the Standards. There are no other fences or walls being proposed by this Detailed Site Plan.

Architectural Elements - Signage

Comment: The applicant is proposing wall signs and a freestanding sign as part of this Detailed Site Plan.

Wall Signs – The proposed building mounted signage meets the dimension requirements.

Freestanding Sign – There is an existing freestanding sign on the property that the applicant is proposing to maintain. The Exemptions found on page 200 of the TDDP state that an existing sign for an existing use, building or structure that was lawful or could have been certified as a nonconforming use on July 19, 2016 are exempt from the Transit District Standards and are not nonconforming.

Architectural Elements – Awning

Comment: The applicant is proposing a metal awning, which is prohibited under the standard. The applicant believes that this awning adds visual interest to the building and is requesting an amendment to this standard.

Architectural Elements – Balconies

Comment: The applicant is not proposing any balconies

Architectural Elements – Sustainable Building Materials

Comment: The applicant will explore the use of green building materials in the construction of the building.

Parking and Loading

Standards – The standards permit 22.5 parking spaces for this use and the applicant is proposing 17 parking spaces. The Detailed Site Plan therefore complies with the parking cap for the Transit District.

Surface Parking- The surface parking lot proposed as part of this Detailed Site Plan has existed since 1961 and therefore not subject to the restrictions or standards contained in the TDDP. The applicant is restriping the parking lot to create 5 additional general purpose spaces and is requesting an amendment to these standards to accomplish such.

Reconstruction – The applicant is proposing to reconstruct the surface parking lot. This reconstruction will result not result in an increase in impervious area.

Loading – This Detailed Site Plan does not proposed a loading facility.

Transportation Adequacy

Comment: A transportation adequacy finding for this project was made during the review and approval of the preliminary plan of subdivision (4-18013)

Downtown Core - General

Comment: The applicant is not proposing any accessory buildings in this Detailed Site Plan.

Downtown Core - Blocks

Comment: As shown on the Detailed Site Plan, the building is facing East West Highway, an A Street.

Downtown Core - A Street

Comment: The Detailed Site Plan demonstrates that the building entrance faces East West Highway. There is no service or loading areas adjacent to East West Highway or Belcrest Road.

Downtown Core- B Street – Not applicable.

Downtown Core - Pedestrian Streets and Promenade – Not applicable.

Downtown Core – Fenestration

Comment: More than 50% of the front facade of the proposed building contains glass and therefore this proposal complies with the TDDP.

Downtown Core -Mixed Use and Nonresidential Buildings

Comment: The applicant is proposing an amendment to the build-to line requirement as it is proposing to locate the building along the southern property line of the subject property. It is also requesting an amendment to this requirement since the building on the adjacent property meets the BTL requirement. As noted, the applicant is proposing to construct a canopy and fueling dispensers along the East West Highway frontage and given the nature of the use, compliance with this requirement is not conducive to the circulation of vehicles and pedestrians on the property.

Transit District Table of Uses

Comment: The Table of Uses for the Prince George's Transit District Development Plan provides that in the MUI Zone a gas station "is permitted and not nonconforming within the Prince George's Plaza Transit District if legally existing on July 19, 2016. New uses of this type are prohibited within the Transit District. New uses of this type are prohibited within the Transit District.' As indicated above, the subject gas station has existed on the subject property since the early 1960s and under the plain reading of the TDDP, the use is therefore a permitted use. This is not a "new use." The applicant's proposal to raze and rebuild the food and beverage store and increase the number of fuel pumps does not change the use of the property. "Use" is defined in the Zoning Ordinance as follows:

Use:

(A) A "Use" is either:

- (i) The purpose for which a "Building," "Structure," or land is designed, arranged, intended, maintained, or occupied; or
- (ii) Any activity, occupation, business, or operation carried on in, or on, a "Building," "Structure," or parcel of land

Building is defined in the Zoning Ordinance as follows:

Building:

(A) A "Structure" having a roof and used for the shelter, support, or enclosure of persons, animals, or property. Any part of a "Building" is considered a separate "Building" when:

- (i) It is entirely separated from all other parts by a wall extending from the lowest floor to the roof; and
- (ii) It has no door or other opening directly to the other parts.

The applicant is proposing to raze the existing food and beverage store and gas canopy on the property and construct a larger food and beverage store and gas canopy. The applicant is not proposing to introduce a new gas station use to the property as the gas station use currently exists and has existed since the early 1960s and under the plain reading of the TDDP, it is a permitted use.

This is further supported on page 180 of the TDDP which contains a discussion of the rezoning of the subject property from the M-X-T to the M-U-I Zone. The TDDP states, in part,

that “[t]his rezoning permits these properties to retain the uses that they have on an interim basis while they transition as the market allows to the walkable urban products the real estate market increasingly demands.” The applicant is proposing to retain the existing use, a gas station and food and beverage store, on the subject property, as anticipated by the TDDP. The fact that this applicant is proposing to construct a new food and beverage store and increase the size on the canopy and number of fuel pumps does not change the use.

However, out of an abundance of caution, should the District Council determine that the applicant’s proposal introduces a new use to the property, the applicant requests that the Table of Uses be amended in accordance with Section 27-548.09.01(b)(1) of the Zoning Ordinance. Section 27-548.09.01(b)(1) provides that a property owner may request a change to the list of allowed uses to the approved Transit District Overlay Zone. This applicant requests to change the list of allowed uses for the Prince George’s Plaza Approved District Development Plan.

Section 27-548.09.01– Amendment of Approved Transit District Overlay Zone

(b) Property Owner

- (1) A property owner may ask the District Council, but not the Planning Board, to change the boundaries of the T-D-O Zone, a property’s underlying zone, the list of allowed uses, building height restrictions or parking standards in the Transit District Development Plan.
- (2) The owner's application shall include:
 - (A) A statement showing that the proposed development conforms with the purposes and recommendations for the Transit District, as stated in the Transit District Development Plan; and
 - (B) A Detailed Site Plan or Conceptual Site Plan, in accordance with Part 3, Division 9

The applicant is proposing to redevelop and existing gas station and convenience store that has existing on the subject property since the early 1960s. Generally, the redevelopment will bring the site into conformance with current stormwater management regulations, reduce the number of access driveways along East-West Highway and Belcrest Road, improve the sidewalks along the site’s road frontage, create a greater mix of uses on the property, and replace a replace a 2,983 square foot single story building with a 9,580 square foot two story building. The applicant is therefore bringing the site into conformance with the TDDP. First, it is retaining two of the existing uses on the property as anticipated when the property was placed in the M-U-I Zone. Further, the development of the site with a 2 story building will be greater bulk and height to this property which is located in the downtown core. Finally, the reduction of number of access driveways and modifications of the sidewalks along East-West Highway and Belcrest Road will improve the pedestrian system in the Transit District. Overall, the applicant believes that this proposal conforms to the purposes and recommendations contained in the TDDP.

2. The Transit District Site Plan is consistent with, and reflects the Site Design Guidelines and criteria contained in, the TDDP.

Comment: The proposed gas station, food and beverage store and office building,, as shown on the Detailed Site Plan, is consistent with the applicable Design Guidelines contained in the TDDP except for the amendments requested herein.

3. The Transit District Site Plan meets all the requirements of the TDOZ and applicable regulations of the underlying zone.

Comment: The regulations for the TDOZ are contained in Section 27-548.06 of the Zoning Ordinance. The applicant's proposal, as shown on the Detailed Site Plan, complies with these regulations.

4. The location, size and design of buildings, signs, other structures, open spaces, landscaping, pedestrian and vehicular circulation systems, and parking and loading areas maximize safety and efficiency and are adequate to meet the purposes of the TDOZ.

Comment: With the amendments being requested by the applicant, the location, size and design of the building proposed and other site features will not only improve the safety and efficiency of the site, but will meet the purposes of the TDOZ found in Section 27-548.03 of the Zoning Ordinance.

5. Each structure and use, in the manner proposed, is compatible with other structures and uses in the transit district and with existing and proposed development.

Comment: The applicant is proposing to raze the existing single story gas station and convenience store building and construct a two story building that will not only contain the food and beverage store use, but will also contain office uses on the second story. Not only will this proposal create greater mass on site, but the proposed architecture of the building and building materials complement the structure located on the adjacent property. In addition, the applicant will be improving the pedestrian system along the East-West Highway and Belcrest Road frontages of the property. The applicant is requesting amendments to the TDDP standards relative to each frontage, but the amendments will allow for a design that is compatible with the properties located to the west, south and east of the subject property.

6. In addition to the findings above, the following is required for Detailed Site Plans:

- a. The Planning Board shall find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one is required).**

Comment: The property is zoned M-U-I and conceptual site plan approval is not applicable.

IV. CONFORMANCE WITH PRELIMINARY PLAN SUBDIVISION

As indicated above, Preliminary Plan 4-18013 was approved by the Prince George's Planning Board on February 28, 2019 subject to 8 conditions. The conditions relevant to this Detailed Site Plan are follows:

- 2. Total development within the subject parcel shall be limited to uses which generate no more than**

166 AM and 130 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.

Comment: The development of this site with the gas station, convenience store and offices complies with this condition of approval.

4. Development of this site shall be in conformance with an approved Stormwater Management Concept Plan, 2296-2018-00, and any subsequent revisions.

Comment: The development conforms to that proposed under SDCP 2296-2018-00.

5. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following unless modified by the road operating agency:

- a. An eight-foot-wide sidewalk along the frontage of MD 410 (East West Highway).
- b. A 10-foot-wide cycle track along the frontage of Belcrest Road.

Comment: The frontage improvements to MD 410 and Belcrest Road conform to the requirements of SHA and DPIE.

7. Prior to approval of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide an exhibit that illustrates the location, limits, and details of the off-site bicycle and pedestrian impact statement improvements along Belcrest Road, consistent with Section 24-124.01(f) of the Subdivision Regulations.

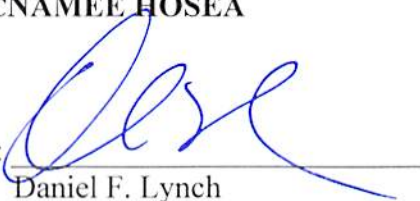
Comment: The applicant has included this exhibit in the application package.

V. CONCLUSION

The applicant, NSR Properties, LLC, is seeking approval of this Detailed Site Plan to allow it to reconstruct a gas station and food and beverage store on the abovementioned property. The applicant believes that this request, subject to the amendments requested herein, meets the standards of the approved TDDP for Prince George's Plaza and therefore the applicant respectfully requests approval of DSP-12062/01

Respectfully submitted,

MCNAMEE HOSEA

By: 

Daniel F. Lynch

STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ON SITE	---
---	PROPERTY LINE / ROW LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
=====	CONCRETE CURB & GUTTER	=====
		CURB AND GUTTER
		SPILL CURB TRANSITION CURB
		DEPRESSED CURB AND GUTTER
=====	UTILITY POLE WITH LIGHT	=====
=====	POLE LIGHT	=====
=====	TRAFFIC LIGHT	=====
=====	UTILITY POLE	=====
=====	TYPICAL LIGHT	=====
=====	ACORN LIGHT	=====
=====	TYPICAL SIGN	=====
=====	PARKING COUNTS	=====
-----170-----	CONTOUR LINE	-----190-----
-----169-----		-----187-----
TC 516.4 DP 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.95
SAN #	SANITARY LABEL	SAN #
ST	STORM LABEL	ST
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
=====	STORM SEWER	=====
S	SANITARY SEWER MAIN	S
Y	HYDRANT	Y
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	WM
WV	WATER VALVE	WV
□	GAS VALVE	□
⊗	GAS METER	⊗
▽	TYPICAL END SECTION	▽
HW	HEADWALL OR ENDWALL	HW
IN	YARD INLET	IN
CI	CURB INLET	CI
○	CLEAN OUT	○
⊙	ELECTRIC MANHOLE	⊙
⊙	TELEPHONE MANHOLE	⊙
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
△	MONITORING WELL	△
⊕	TEST PIT	⊕
⊕	BENCHMARK	⊕
⊕	BORING	⊕

STANDARD ABBREVIATIONS			
FOR ENTIRE PLAN SET			
AC	ACRES	POG	POINT OF GRADE
ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
BC	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BK	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY
BLDG	BUILDING	R	RADIUS
BM	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE
BRL	BUILDING RESTRICTION LINE	RET WALL	RETAINING WALL
CF	CUBIC FEET	R/W	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
CMP	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
CONN	CONNECTION	SF	SQUARE FEET
CONC	CONCRETE	STA	STATION
CPP	CORRUGATED PLASTIC PIPE	STM	STORM
CY	CUBIC YARDS	SW	SIDEWALK
DEC	DECORATIVE	TBR	TO BE REMOVED
DEP	DEPRESSED	TBRL	TO BE RELOCATED
DIP	DUCTILE IRON PIPE	TC	TOP OF CURB
DOM	DOMESTIC	TELE	TELEPHONE
ELEC	ELECTRIC	TPF	TREE PROTECTION FENCE
ELEV	ELEVATION	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	TYP	TYPICAL
ES	EDGE OF SHOULDER	UG	UNDERGROUND
EW	END WALL	UP	UTILITY POLE
EX	EXISTING	W	WIDE
FES	FLARED END SECTION	WIL	WATER LINE
FF	FINISHED FLOOR	W/M	WATER METER
FH	FIRE HYDRANT	±	PLUS OR MINUS
FG	FINISHED GRADE	°	DEGREE
G	GRADE	Ø	DIAMETER
GF	GARAGE FLOOR (AT DOOR)	#	NUMBER
GH	GRADE HIGHER SIDE OF WALL		
GL	GRADE LOWER SIDE OF WALL		
GRT	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LOS	LINE OF SIGHT		
LP	LOW POINT		
LS	LANDSCAPE		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		

DETAILED SITE PLAN

DSP-19039

FOR

NSR PROPERTIES, LLC

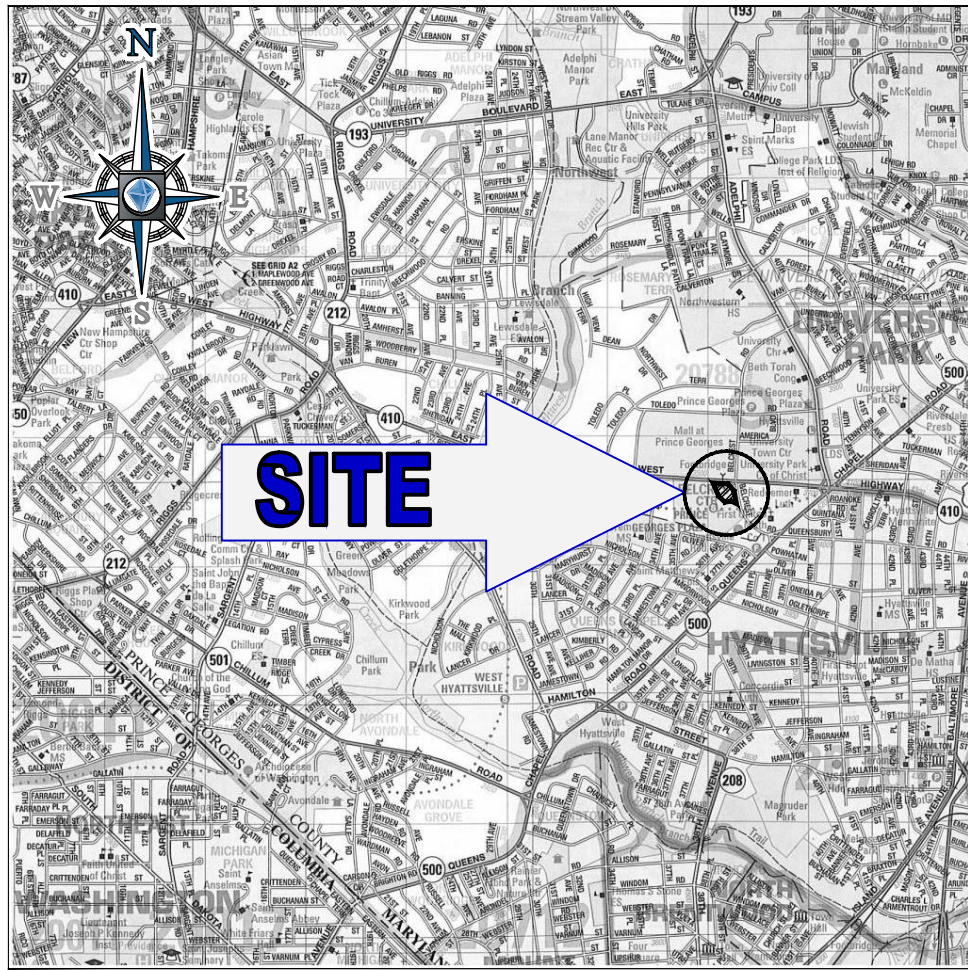
LOCATION OF SITE

3599 EAST-WEST HIGHWAY

HYATTSVILLE, MD 20782

PRINCE GEORGE'S COUNTY

TM 42, GRID A2



LOCATION MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

APPLICANT
NSR PROPERTIES, LLC
7303 HANOVER PARKWAY, SUITE A
GREENBELT, MD 20770
CONTACT: SAJID CHAUDHRY
PHONE: (301) 982-5400



PREPARED BY

BOHLER
ENGINEERING

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

CONTACT: NICHOLAS SPEACH, P.E.

GENERAL NOTES

- THIS PLAN IS BASED ON AN ALTA/ACSM TITLE SURVEY BY:
BOHLER ENGINEERING
NSR PETRO
3599 EAST WEST HIGHWAY
17TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
PROJECT NO.: SB172062
DATED: 12/14/17
- APPLICANT:
NSR PROPERTIES, LLC
7303 HANOVER PARKWAY, SUITE A
GREENBELT, MD, 20770
CONTACT: SAJID CHAUDHRY
PHONE: (301) 982-5400
- SITE DATA:
NSR PETRO SERVICES
TAX MAP / GRID: 042 / A2
WSSC GRID: 207NE03
- EXISTING ZONING: SURVEYED AREA 0.861 AC M-U-1 (MIXED-USE INFILL)
PROPOSED ZONING: SURVEYED AREA 0.861 AC M-U-1 (MIXED-USE INFILL)
- NUMBER OF LOTS: 1
- THIS SITE LIES WITHIN THE PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN (TDDP). WITHIN THE PRINCE GEORGE'S PLAZA TDDP, THE SITE LIES IN THE DOWNTOWN CORE CHARACTER AREA.
- EXISTING USE: THE SITE CONSISTS OF A GAS STATION AND A SINGLE STORY BUILDING WITH A CONVENIENCE STORE.
PROPOSED USE: GAS STATION, FOOD AND BEVERAGE STORE, AND OFFICES.
- GROSS FLOOR AREA:
EXISTING: 2,985 SF
PROPOSED: 9,592 SF
- THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN PER FEMA FLOODPLAIN MAP 2403300129E, EFFECTIVE SEPTEMBER 16, 2016.
- THIS SITE DOES NOT DISCHARGE INTO A TIER II WATERSHED.
- NO AVIATION POLICY AREAS EXIST ON OR IN VICINITY OF THE PROPERTY.
- NO CEMETERIES ARE KNOWN TO EXIST ON THE PROPERTY.
- THE PROPERTY IS NOT WITHIN A HISTORIC PROPERTY.
- THE PROPERTY IS NOT WITHIN THE CRITICAL AREA.
- THERE ARE NO STEAMS OR WETLANDS LOCATED ON THE SITE.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OVERLAY.
- SITE TO BE SERVICED WITH PUBLIC WATER AND SEWER.
EXISTING AND PROPOSED WATER/SEWER DESIGNATIONS: W3 / S3
- TOPOGRAPHY PROVIDED BY DOCUMENTS FROM NOTE 1 ABOVE.
- COMPANION APPLICATIONS:
SDCP: #2296-2018
- FRONTAGE IMPROVEMENTS ALONG BELCREST ROAD TO INCLUDE SIDEWALK REPLACEMENT, STREET LIGHTS / UPGRADE, MILL AND OVERLAY OF PAVEMENT, AND STREET TREES PER STORMWATER MANAGEMENT CONCEPT APPROVAL DATED AUGUST 7, 2018.

PARKING REQUIREMENTS					
LOT	USE	MAX. REQUIREMENTS	REQUIRED (MIN.)	REQUIRED (MAX.)	PROPOSED
1	COMMERCIAL DEVELOPMENT	2.3 SPACES PER 1,000 SF OF GLA	NA*	24	16 INCLUDING 1 ADA
*PER PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN DATED JULY 2016, THERE IS NO MINIMUM NUMBER OR RATIO OF OFF-STREET PARKING SPACES FOR ANY DEVELOPMENT WITHIN THE TRANSIT DISTRICT					

BICYCLE PARKING REQUIREMENTS				
LOT	USE	REQUIREMENTS	REQUIRED	PROPOSED
1	COMMERCIAL DEVELOPMENT	1 SPACE PER 10,000 SF OF BUILDING AREA	1	1

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	DSP-1
APPROVALS SHEET	DSP-2
EXISTING CONDITIONS AND DEMOLITION PLAN	DSP-3
SITE PLAN	DSP-4
CIRCULATION PLAN	DSP-5
GRADING AND UTILITY PLAN	DSP-6
DRAINAGE AREA MAP	DSP-7
LANDSCAPE PLAN	DSP-8
LANDSCAPE NOTES & DETAILS	DSP-9
LIGHTING PLAN / PHOTOMETRIC STUDY	DSP-10
LIGHTING NOTES AND DETAILS	DSP-11
SITE DETAILS	DSP-12
ARCHITECTURAL ELEVATIONS	DSP-13 - DSP-16

SOIL TYPES			
SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
RuB	URBAN LAND-RUSSETT-CHRISTIANA COMPLEX COMPLEX, 0 TO 5 PERCENT SLOPES	D	N/A
UrB	RUSSETT-CHRISTIANA-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	D	MODERATELY WELL-DRAINED

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC

APPROVAL

PROJECT NAME: NSR PROPERTIES, LLC

PROJECT NUMBER: DSP-19039

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

REFERENCES

- BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:**
BOHLER ENGINEERING
NSR PETRO
3599 EAST WEST HIGHWAY
17TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
PROJECT NO.: SB172062
DATED: 12/14/17
- UTILITIES:**
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 14178109
- CONTACT INFORMATION:**
UTILITY COMPANY
VERIZON - LAMBERT CABLE (410) 536-0070
BGE ELECTRIC-USIC (800) 778-9140
BGE GAS-USIC (800) 778-9140
COMCAST-UTILQUEST (410) 536-0070
MCI (800) 289-3427
ZAYO/STAKE CENTER LOCATION (888) 267-1063
PEPCO - OCCLS (410) 712-0202
QWEST GOVERNMENT SERVICES (703) 464-7592
QWEST COMMUNICATIONS (303) 864-8090
WASHINGTON GAS-UTILQUEST (301) 210-0355
WSSC - PINPOINT UG (301) 868-6803
- WOODLAND CONSERVATION LETTER OF EXEMPTION:**
BOHLER ENGINEERING, LLC
APPROVAL DATE: 01/05/2018
- NRI EQUIVALENCY LETTER:**
BOHLER ENGINEERING, LLC
APPROVAL DATE: 01/05/2018
- SITE DEVELOPMENT CONCEPT PLAN:**
BOHLER ENGINEERING, LLC
"SITE DEVELOPMENT CONCEPT PLAN FOR NSR PETRO SERVICES"
DATED: 01/19/2018
APPROVAL DATE: 07/23/2018
- GEO-TECHNICAL REPORT:**
HILLIS-CARNES ENGINEERING ASSOCIATES, INC.
"GEO-TECHNICAL ENGINEERING STUDY 3599 EAST-WEST HIGHWAY"
DATED: 05/04/18

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING, ARCHITECTURE, LAND SURVEYING, DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN

UPSTATE NEW YORK • BALTIMORE, MD • CHARLOTTE, NC
NEW ENGLAND • PHILADELPHIA, PA • SOUTHERN MARYLAND
NEW YORK, NY • LEHIGH VALLEY, PA • CENTRAL VIRGINIA
SOUTHEASTERN, PA • GREENSBORO, NC • SOUTH FLORIDA
NEW YORK, NY • DALLAS, TX

FROM MAJOR FURNITURE, ONLY APPROVED TO BE USED FOR CONSTRUCTION PURPOSES

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB172062
DRAWN BY: TJM
CHECKED BY: NBS
DATE: 03/01/18
SCALE: AS SHOWN
CAD I.D.: SD0

PROJECT: DETAILED SITE PLAN

FOR: NSR PROPERTIES, LLC

LOCATION OF SITE
3599 EAST-WEST HIGHWAY
HYATTSVILLE, MARYLAND
PRINCE GEORGE'S COUNTY
TM 42, GRID A2

BOHLER ENGINEERING

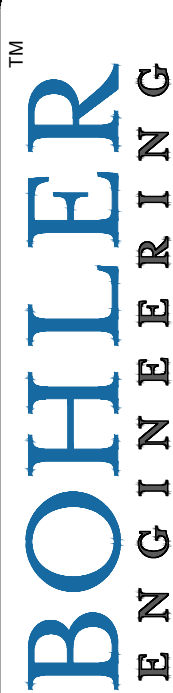
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH

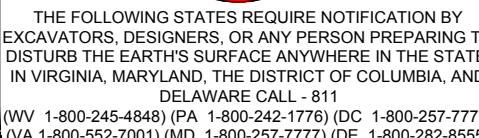
PROFESSIONAL ENGINEER
NICHOLAS B. SPEACH, P.E.
LICENSE NO. 10063, EXPIRATION DATE 01/01/2021

SHEET TITLE: COVER SHEET

SHEET NUMBER: DSP-1



LAND SURVEYING	LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT	TRANSPORTATION SERVICES
PERMITTING SERVICES	
UPSTATE NEW YORK	CHARLOTTE, NC
NEW ENGLAND	BALTIMORE, MD
BOSTON, MA	NORTHERN MARYLAND
NEW YORK, NY	ATLANTA, GA
NEW YORK METRO	TAMPA, FL
NORTHERN NEW JERSEY	CENTRAL VIRGINIA
REHOBOTH BEACH, DE	SOUTHERN NEW JERSEY
	PHILADELPHIA, PA
	PITTSBURGH, PA
	LEHIGH VALLEY, PA
	SOUTHEASTERN PA
	FALCON, NC
	DALLAS, TX
	WASHINGTON, DC

[illegible]

PROJECT No.:	MB172062
DRAWN BY:	TJM
CHECKED BY:	NBS
DATE:	03/01/18
SCALE:	N/A
CAD I.D.:	SD0

FOR

LOCATION OF SITE
3599 EAST-WEST HIGHWAY
HYATTSVILLE, MARYLAND
PRINCE GEORGE'S COUNTY
TM 42, GRID A2



16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH

PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 40263
PROFESSIONAL CERTIFICATION
 I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/21

SHEET NUMBER: _____

DSP-2

THIS BLOCK IS FOR
OFFICIAL USE ONLY

QR LABEL CERTIFIES THAT THIS PLAN
MEETS CONDITIONS OF FINAL APPROVAL
BY THE PLANNING BOARD, ITS DESIGNEE
OR THE DISTRICT COUNCIL.

M-NCPPC
APPROVAL

PROJECT NAME: NSR PROPERTIES, LLC

PROJECT NUMBER: DSP-19039

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER



PLAN NO. 13530 & 13531
ASPHALT PAVED PUBLIC ROADWAY
35 MPH POSTED SPEED LIMIT

PARCEL A
BELCREST CENTER AT
PRINCE GEORGE'S PLAZA
P.B. 206 PG. 66

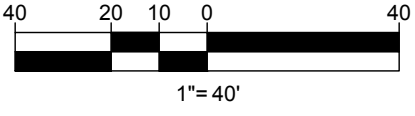
LANDS OF
WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY
LIBER 6798 FOLIO 689
TM. 42 G. A2
USE: RETAIL
ZONE: M-U-1

PARCEL A
BELCREST CENTER AT
PRINCE GEORGE'S PLAZA
P.B. 206 PG. 66

LANDS OF
WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY
LIBER 6798 FOLIO 689
TM. 42 G. A2
USE: RETAIL
ZONE: M-U-1

BELCREST ROAD
VARIABLE WIDTH RIGHT-OF-WAY
PLAT NO. 13531 & 13535
PUBLIC ROADWAY
PAVED

PEDESTRIAN CIRCULATION



FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

THE FOLLOWING STATES REQUIRE NOTIFICATION BY
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND
DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MB172062
DRAWN BY:	AJH
CHECKED BY:	NBS
DATE:	03/18/19
SCALE:	1" = 40'
CAD I.D.:	MT0

DETAILED SITE PLAN

FOR

NSR PROPERTIES,
LLC

LOCATION OF SITE
3599 EAST-WEST HIGHWAY
HYATTSVILLE, MARYLAND
PRINCE GEORGE'S COUNTY
TM 42, GRID A2



BOHLER
ENGINEERING

**16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715**
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH

PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40263
PROFESSIONAL CERTIFICATION
I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/21

SHEET TITLE:

CIRCULATION PLAN

SHEET NUMBER: _____

DSP-5



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
BALTIMORE, MD
BIRMINGHAM, AL
BOULDER, CO
BOSTON, MA
CHICAGO, IL
CINCINNATI, OH
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
FORT MYERS, FL
FORT WORTH, TX
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
KANSAS CITY, MO
LAS VEGAS, NV
LONG BEACH, CA
LOS ANGELES, CA
LYNN, MA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
MOBILE, AL
NEW YORK, NY
NEWARK, NJ
NEWPORT NEWS, VA
NORFOLK, VA
OKLAHOMA CITY, OK
OMAHA, NE
ORLANDO, FL
PHILADELPHIA, PA
PHOENIX, AZ
PORTLAND, ME
RICHMOND, VA
SAN ANTONIO, TX
SAN JOSE, CA
SEATTLE, WA
SPRINGFIELD, IL
TAMPA, FL
TULSA, OK
WASHINGTON, DC
WICHITA, KS
WILMINGTON, DE
WYOMING, WY

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSONS PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (MV 1-800-345-4848) (PA 1-800-242-1776) (DC 1-800-287-7777) (VA 1-800-552-7070) (MD 1-800-257-7777) (DE 1-800-282-8559)

PROJECT No.: MB172062
DRAWN BY: TJM
CHECKED BY: NBS
DATE: 03/01/18
SCALE: 1" = 20'
CAD I.D.: GPD

DETAILED SITE PLAN

FOR

NSR PROPERTIES, LLC

LOCATION OF SITE
3599 EAST-WEST HIGHWAY
HYATTSVILLE, MARYLAND
PRINCE GEORGE'S COUNTY
TM 42, GRID A2

BOHLER ENGINEERING

16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH

PROFESSIONAL ENGINEER
WASHINGTON, DC
1/19/19

UNLESS I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4083, EXPIRATION DATE 01/01/2021.

SHEET TITLE:
GRADING AND UTILITY PLAN

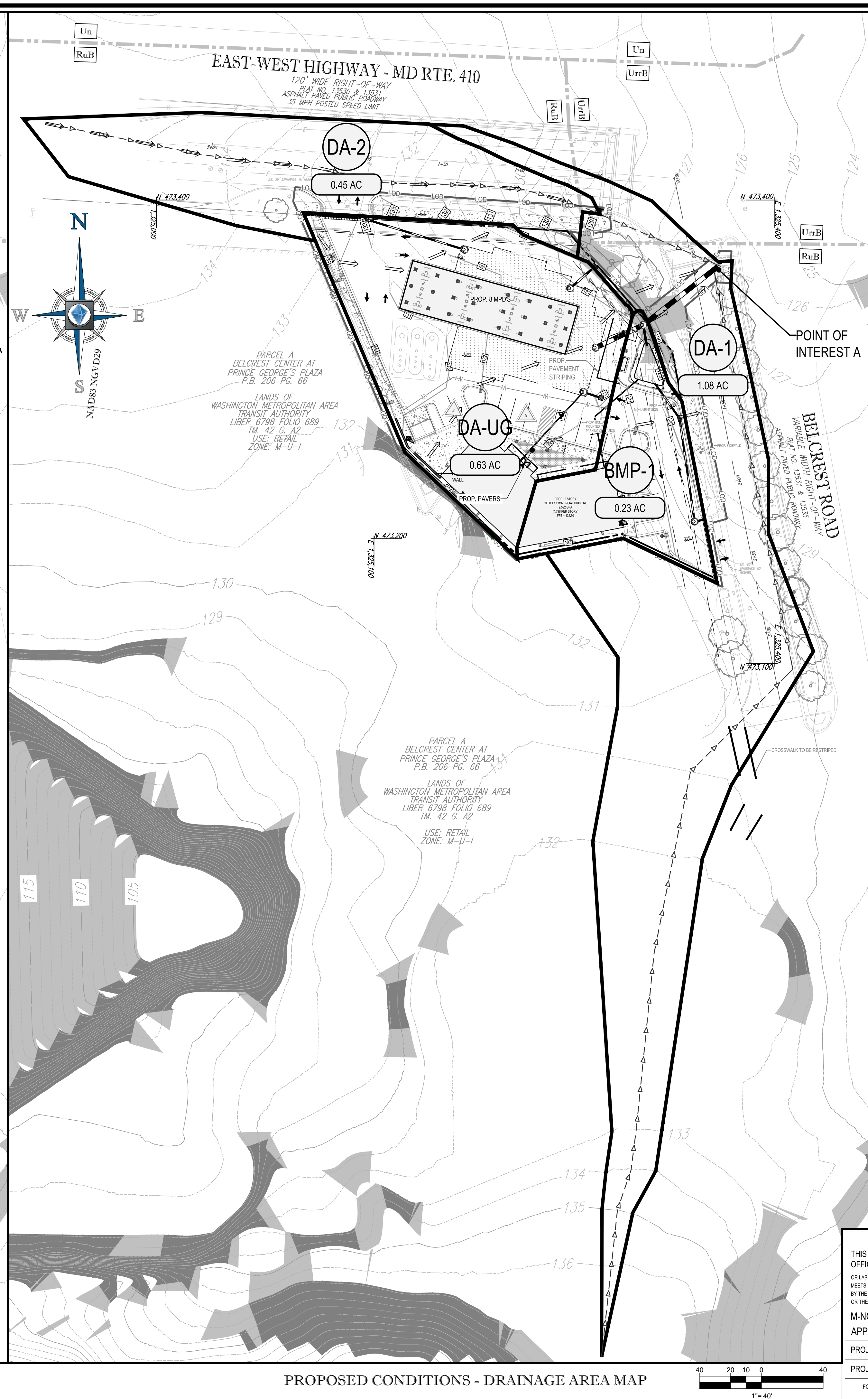
SHEET NUMBER:
DSP-6

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: NSR PROPERTIES, LLC
PROJECT NUMBER: DSP-19039

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

[illegible]

PROJECT No.:	MB172062
DRAWN BY:	TJM
CHECKED BY:	NBS
DATE:	03/01/18
SCALE:	1" = 40'
CAD I.D.:	DA0

PROJECT: DETAILED
SITE PLAN

FOR

NSR PROPERTIES,
LLC

LOCATION OF SITE
3599 EAST-WEST HIGHWAY
HYATTSVILLE, MARYLAND
PRINCE GEORGE'S COUNTY
TM 42, GRID A2



BOHLER
ENGINEERING

**16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715**

Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 40263

PROFESSIONAL CERTIFICATION

I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 8/14/21

SHEET TITLE: DRAINAGE AREA MAP
SHEET NUMBER: DSP-7

THIS BLOCK IS FOR OFFICIAL USE ONLY	
OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.	
M-NOPCC APPROVAL	
PROJECT NAME:	NSR PROPERTIES, LLC
PROJECT NUMBER:	DSP-19039
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBER MUST BE INCLUDED IN THE PROJECT NUMBER	



SECTION 4.9 SUSTAINABLE LANDSCAPING REQUIREMENT	
1. PERCENTAGE OF PLANT MATERIAL REQUIRED IN EACH CATEGORY:	
REQUIRED	PROVIDED
SHADE TREES: 9 x 50% = 5 ORNAMENTAL TREES: 0 x 50% = 0 EVERGREEN TREES: 0 x 30% = 0 SHRUBS: 162 x 30% = 49	SHADE TREES: 6 (67% NATIVE) ORNAMENTAL TREES: N/A EVERGREEN TREES: N/A SHRUBS: 126 (79% NATIVE)
2. ARE INVASIVE SPECIES PROPOSED	NO
3. ARE EXISTING INVASIVE SPECIES ON-SITE IN AREAS THAT ARE TO REMAIN UNDISTURBED	NO
4. IF "YES" IS CHECKED IN NUMBERS 2 OR 3, IS A NOTE INCLUDED ON THE PLAN REQUIRING REMOVAL OF INVASIVE SPECIES PRIOR TO CERTIFICATION IN ACCORDANCE WITH SECTION 1.5, CERTIFICATION OF INSTALLATION OF PLANT MATERIALS	N/A
5. ARE TREES PROPOSED TO BE PLANTED ON SLOPES GREATER THAN 3:1	NO
PARKING AND LOADING SURFACE PARKING FACILITIES	
1 TREE PER 24 SPACES REQUIRED	
1. NUMBER OF SPACES PROVIDED	16 SPACES
2. TREES REQUIRED	16 / 24 = .7 1 TREE REQUIRED
3. TREES PROVIDED	1 TREES
*IF INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	

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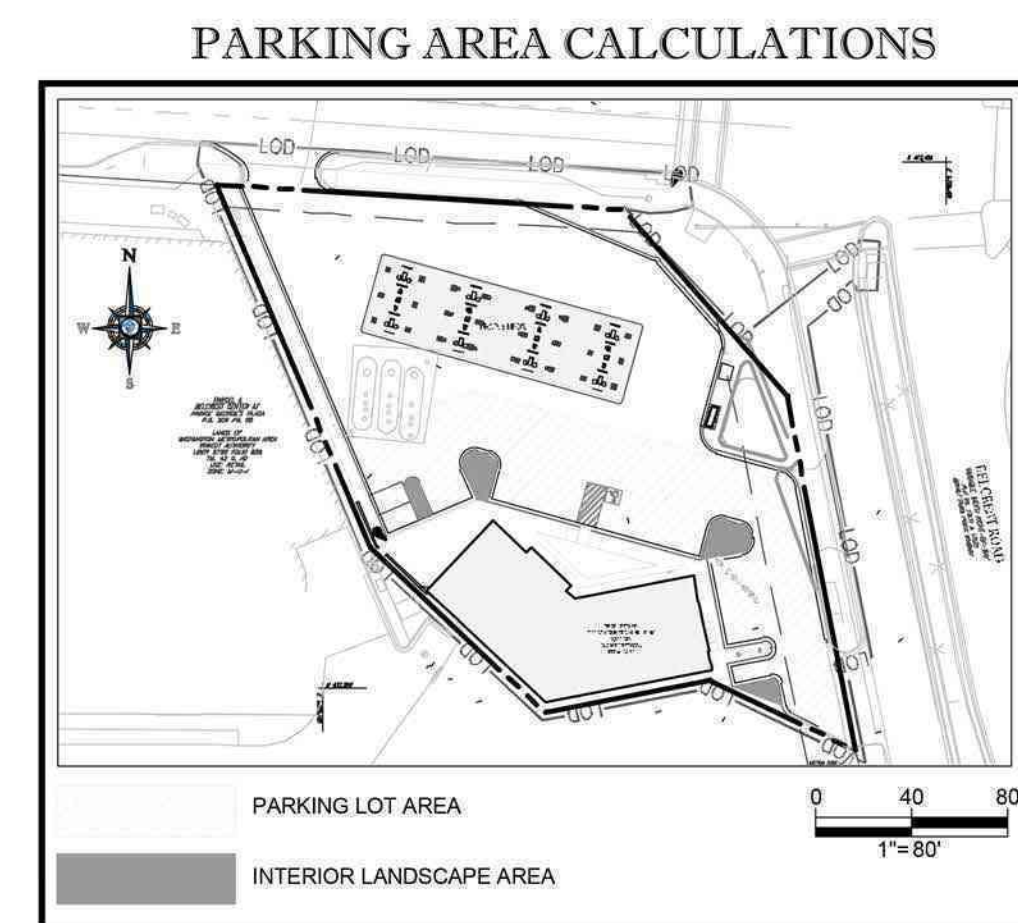
NOT APPROVED FOR
CONSTRUCTION

PROJECT:
DETAILED
SITE PLAN
FOR

LOCATION OF SITE
3599 EAST-WEST HIGHWAY
HYATTSVILLE, MARYLAND
PRINCE GEORGE'S COUNTY
TM 42, GRID A2

LANDSCAPE
PLAN

DSP - 8



PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 3697 EXPIRATION DATE: 9/20/20

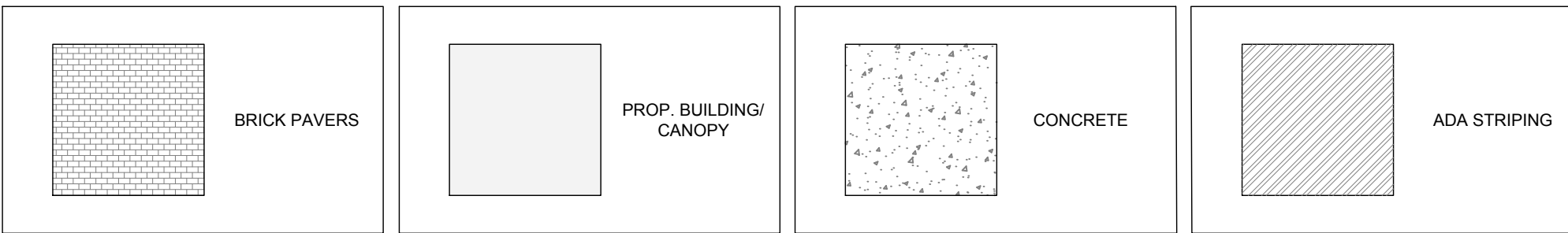


NOTES:

1. LIGHTING PLAN AND SPECIFICATIONS DESIGNED/PREPARED BY:
DUNNING GROUP
NSR PETRO
STORE # T80
3599 EAST-WEST HIGHWAY, HYATTSVILLE, MD, PRINCE GEORGE'S
COUNTY, STATE OF MARYLAND*
2. LIGHT POLE BASES/FOUNDATIONS TO BE DESIGNED AND CERTIFIED
BY A STRUCTURAL ENGINEER. BOHLER ENGINEERING TO BE HELD
HARMLESS IN THE EVENT OF A STRUCTURAL FAILURE.
3. LIGHTS ARE TO BE DOWNWARD FACING AND SHIELDED SO AS TO
PREVENT LIGHT SPILLAGE ON ADJACENT PROPERTIES.

LUMINAIRE SCHEDULE						
SYMBOL	QUANTITY	LABEL	ARRANGEMENT	TOTAL LAMP LUMENS	LLF	DESCRIPTION
①	6	LED SHOWBOX	SINGLE	N.A.	0.9000	LSI CAT # XLCS-FTE-LED-HO-NW-HSS ON 12FT POLE
②	24	CANOPY LED	SINGLE	N.A.	0.9000	LSI CAT # XSL2-S-LED-50-HO-CW
③	8	UTILITY WALL MOUNT	SINGLE	N.A.	0.9000	FC LTG CAT # FCW3453-120V-4K-SL
④	4	BOLLARD	SINGLE	N.A.	0.9000	MA30-L1W18-R5
⑤	4	WALL MOUNT	SINGLE	N.A.	0.9000	EC600-L1W48-R3

HATCH LEGEND



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OR LABEL CERTIFIES THAT THIS PLAN
MEETS CONDITIONS OF FINAL APPROVAL
BY THE PLANNING BOARD, ITS DESIGNEE
OR THE DISTRICT COUNCIL.

M-NCPPC
APPROVAL

PROJECT NAME: NSR PROPERTIES, LLC

PROJECT NUMBER: DSP-19039

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN
SUSTAINABLE DESIGN

TRANSPORTATION SERVICES
PERMITTING SERVICES

CHARLOTTE, NC
ATLANTA, GA
BALTIMORE, MD
BOSTON, MA
CHICAGO, IL
CINCINNATI, OH
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PORTLAND, ME
SAN ANTONIO, TX
SAN JOSE, CA
SEATTLE, WA
SPRINGFIELD, IL
TAMPA, FL
WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB172062
DRAWN BY: TJM
CHECKED BY: NBS
DATE: 03/01/18
SCALE: 1" = 20'
CAD I.D.: IPO

PROJECT: DETAILED SITE PLAN FOR NSR PROPERTIES, LLC

LOCATION OF SITE
3599 EAST-WEST HIGHWAY
HYATTSVILLE, MARYLAND
PRINCE GEORGE'S COUNTY
TM 42, GRID A2

BOHLER ENGINEERING

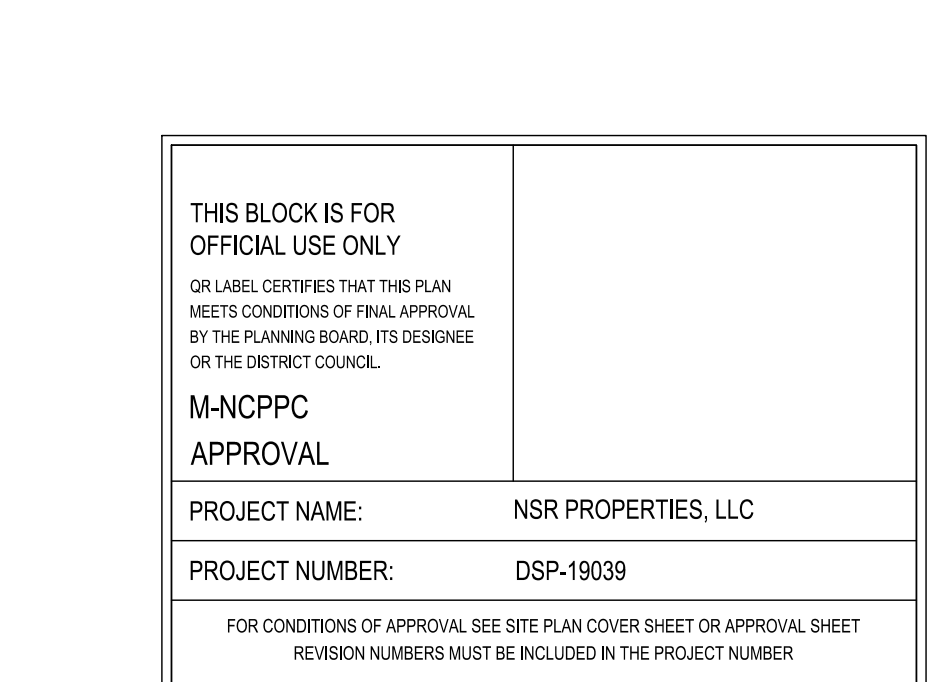
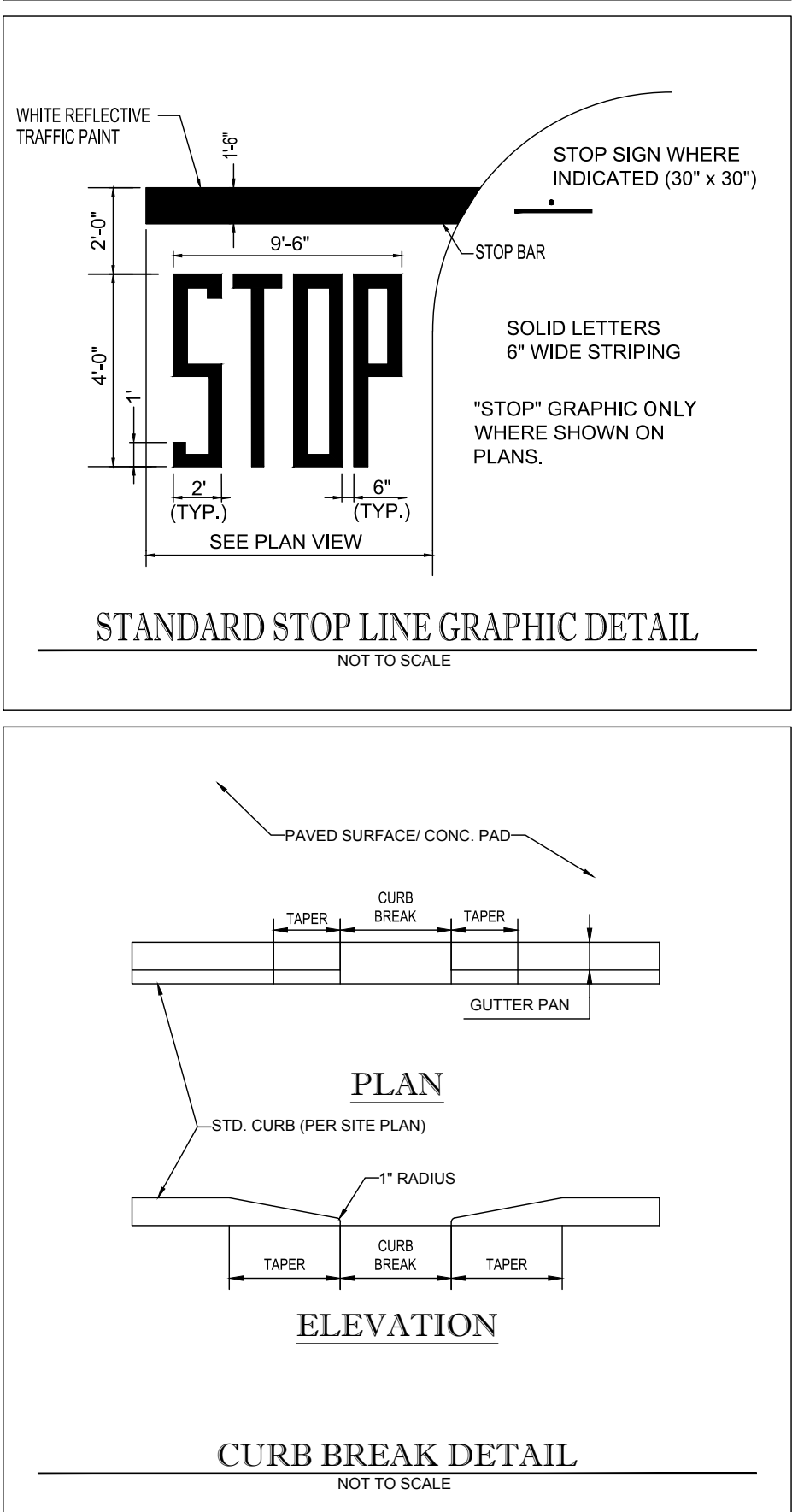
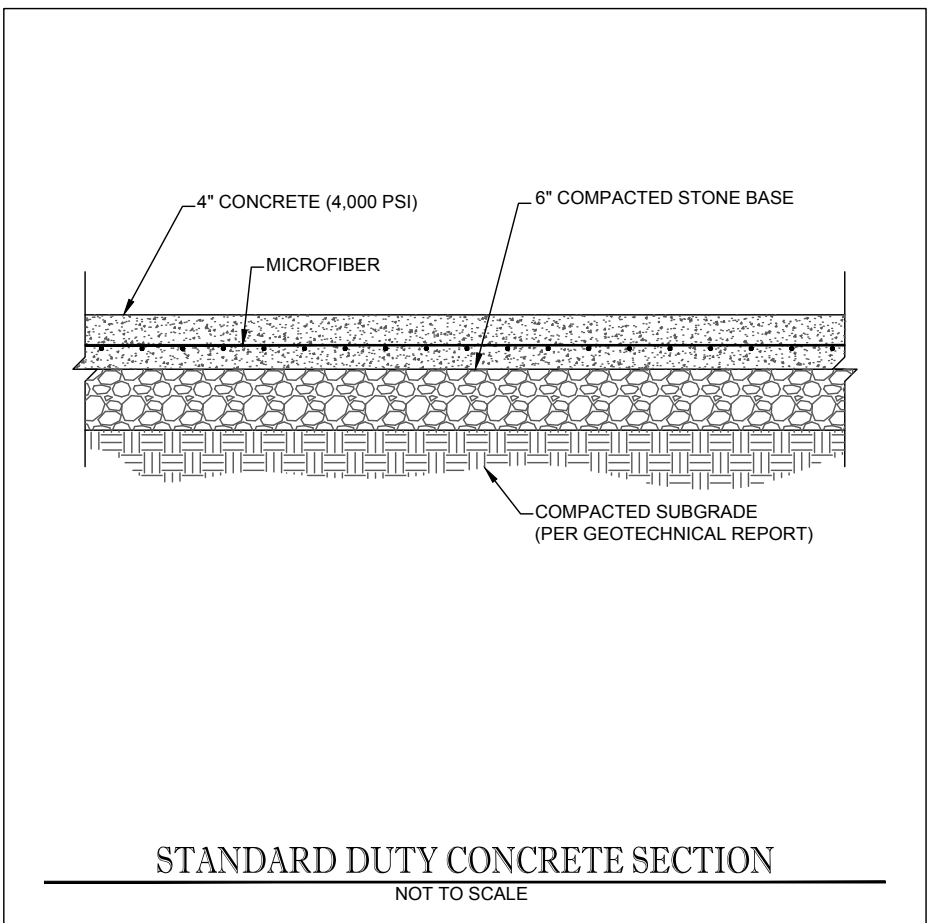
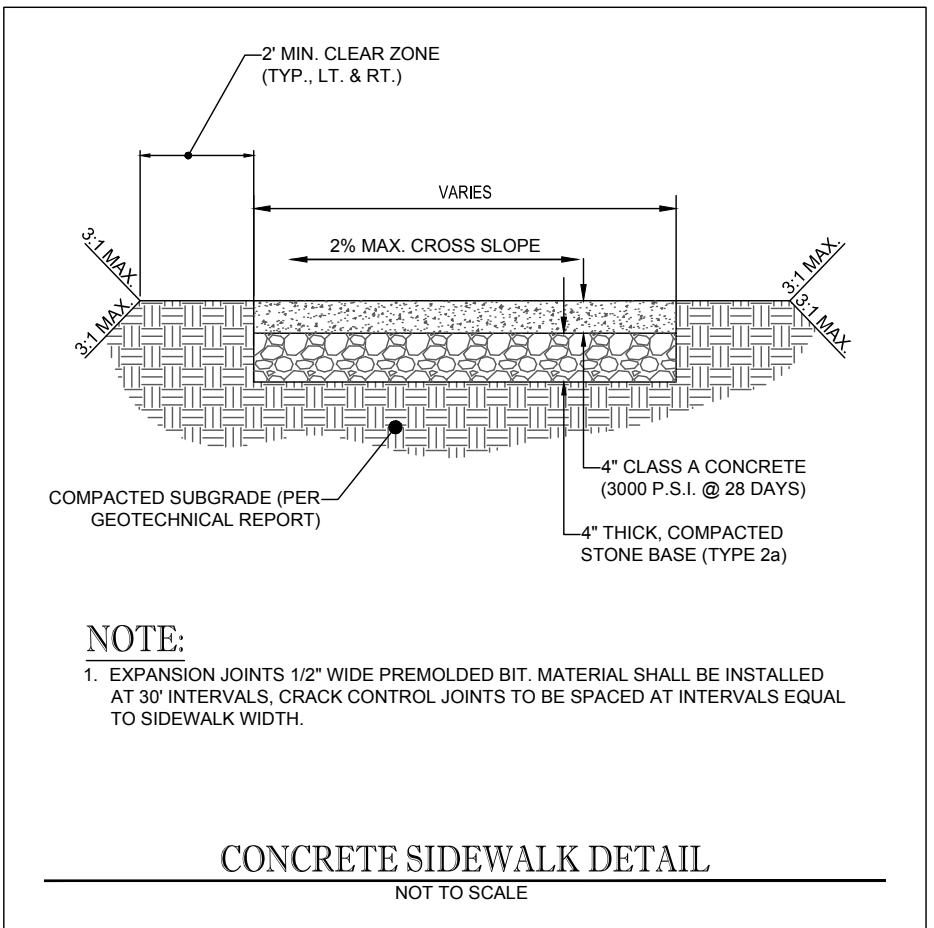
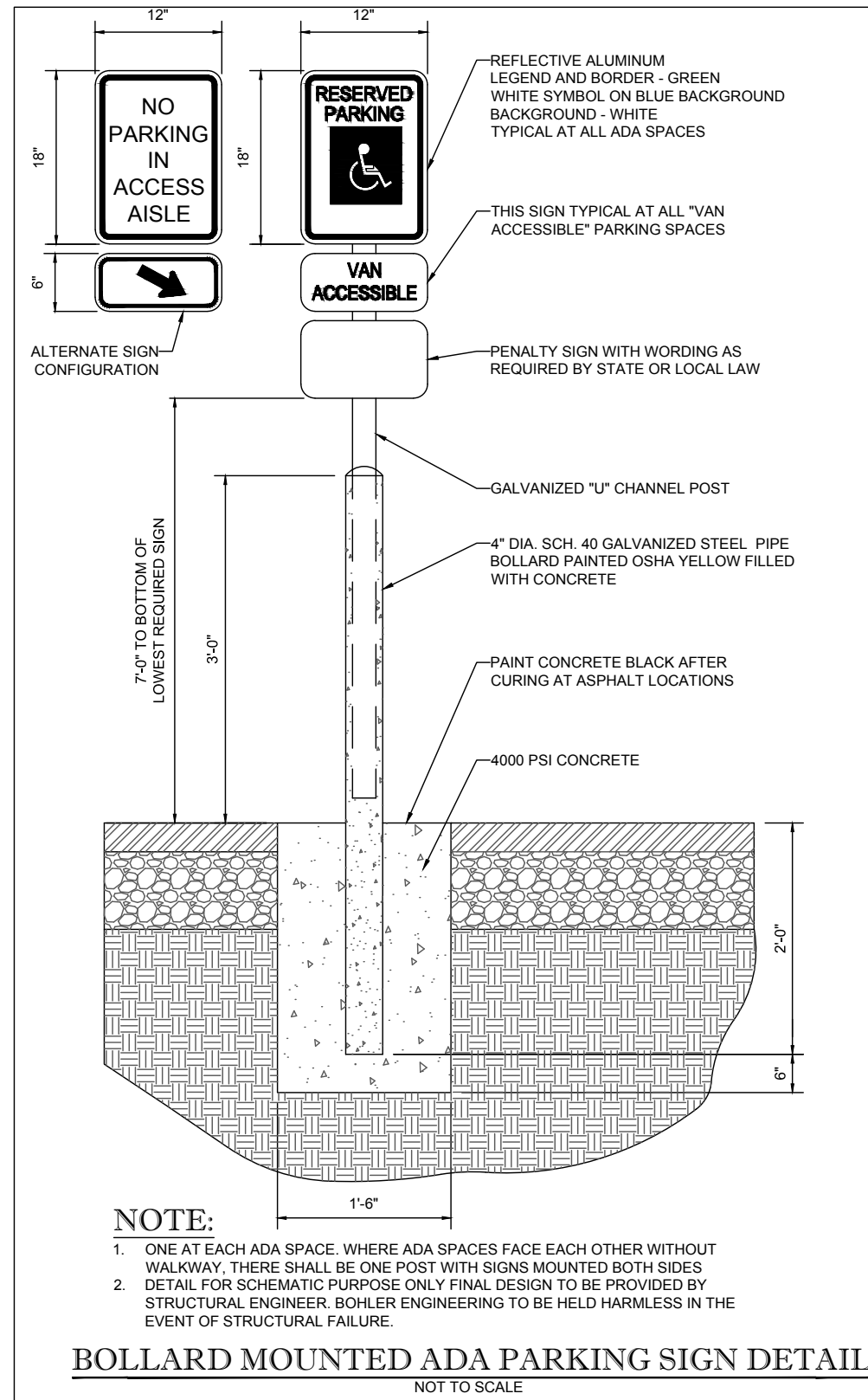
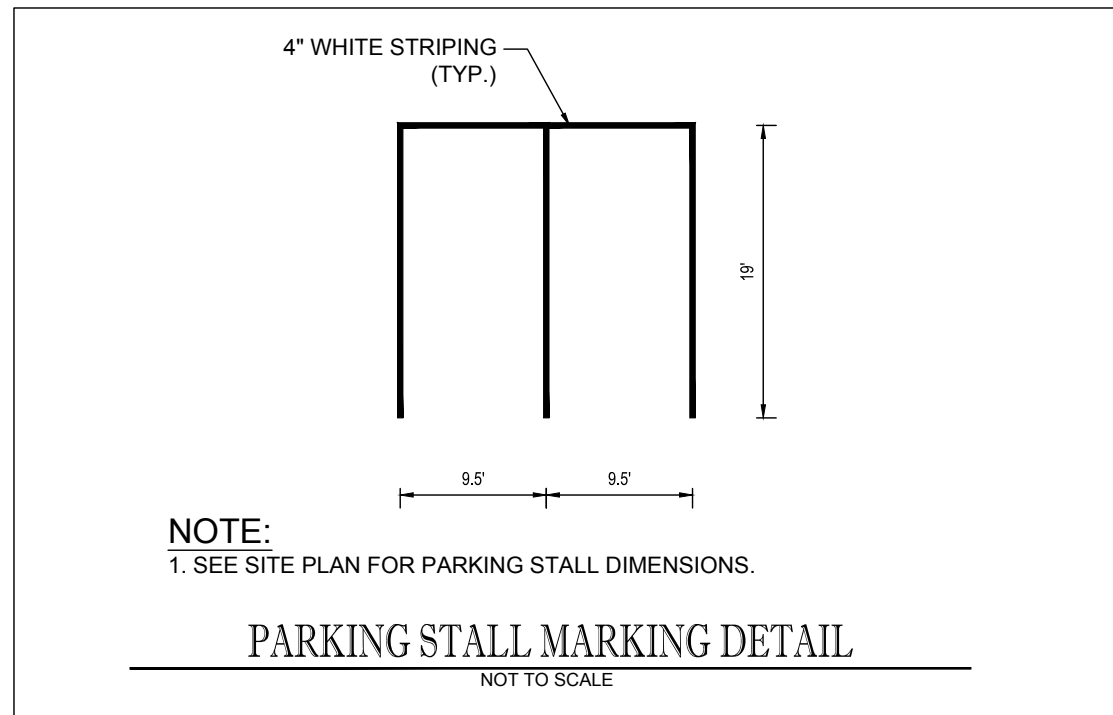
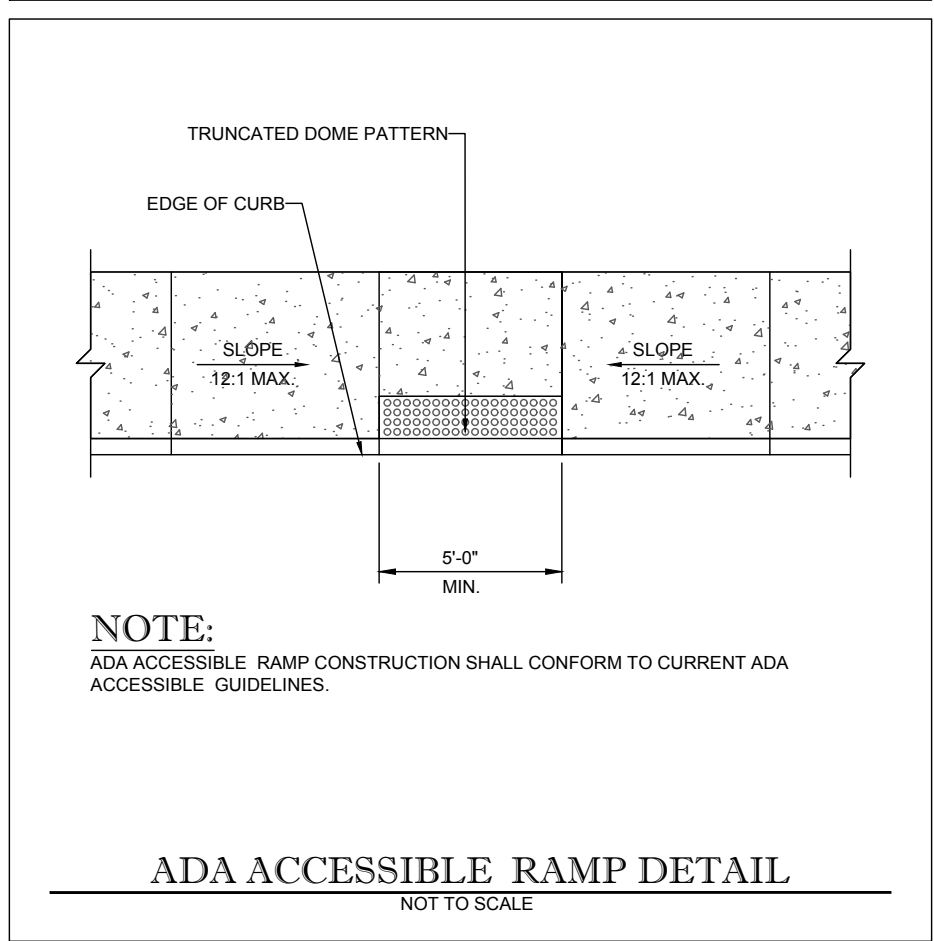
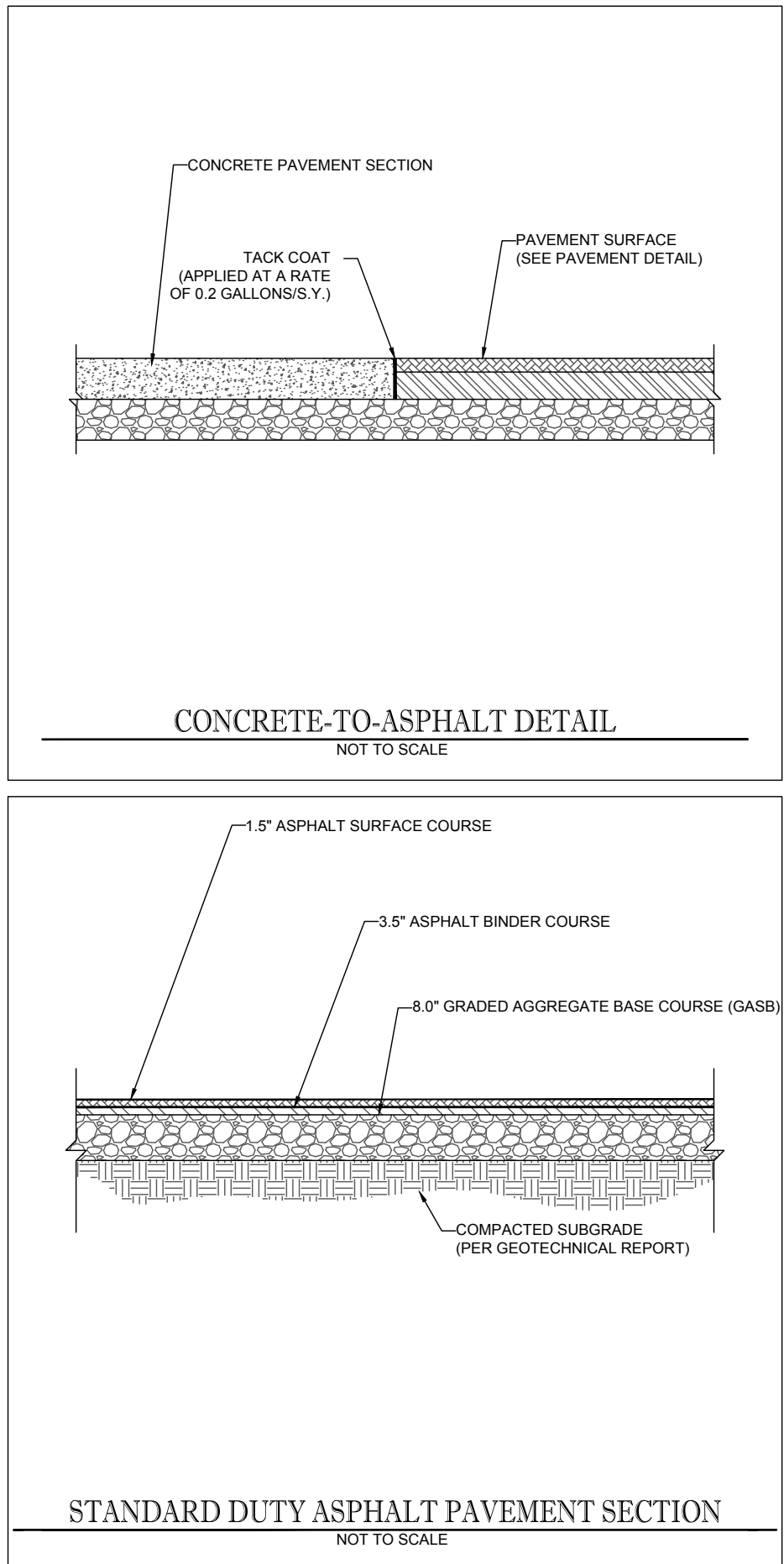
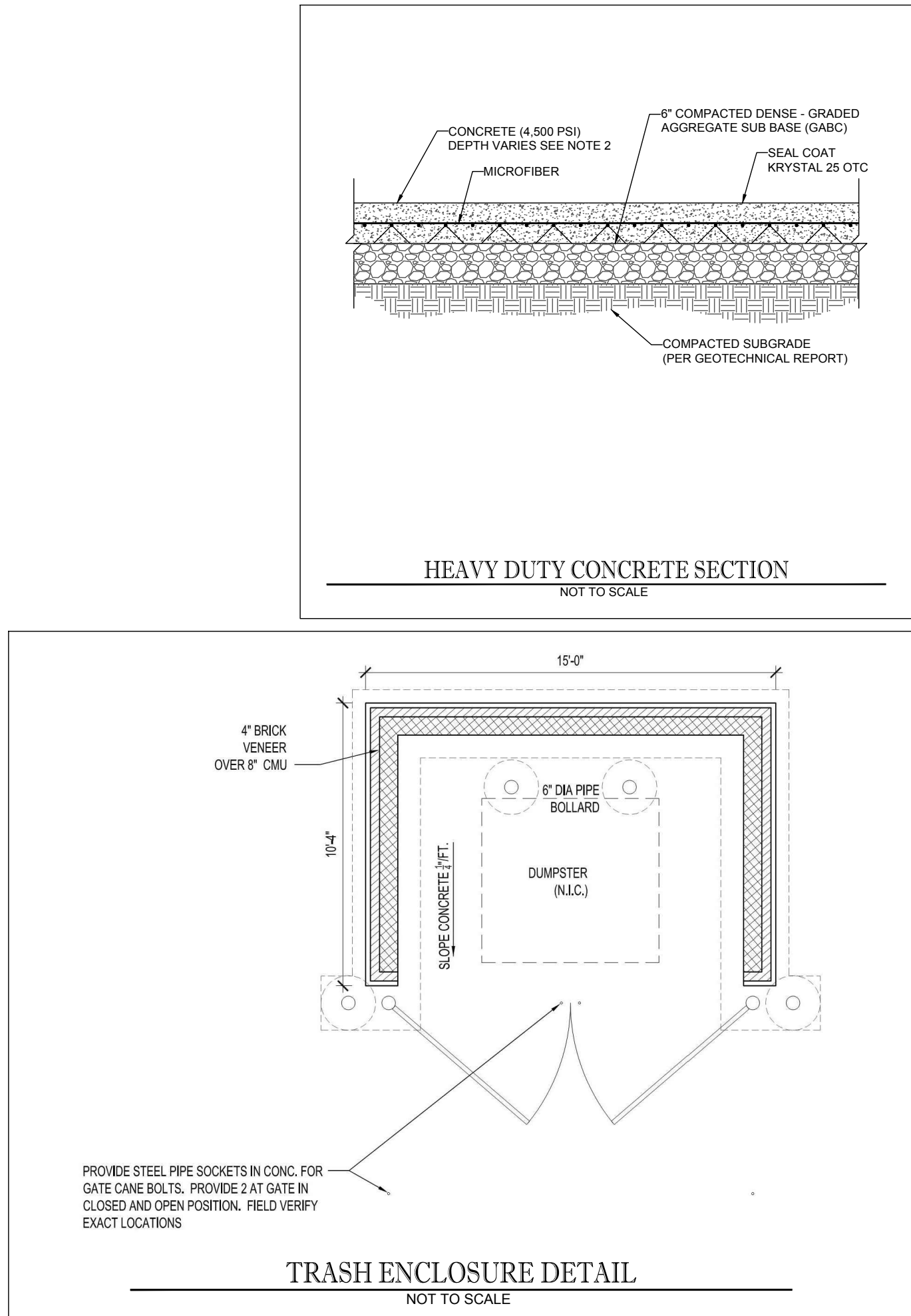
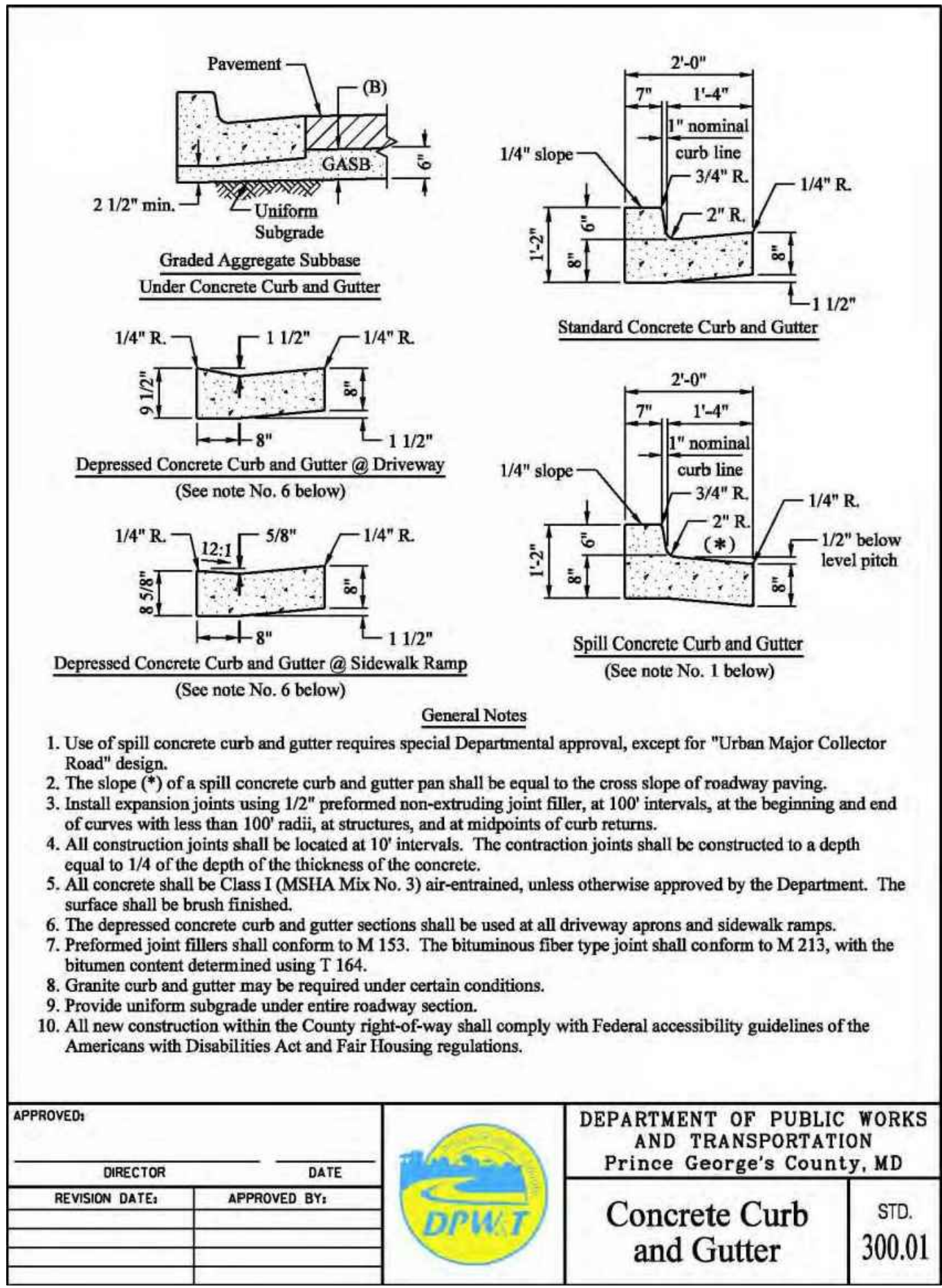
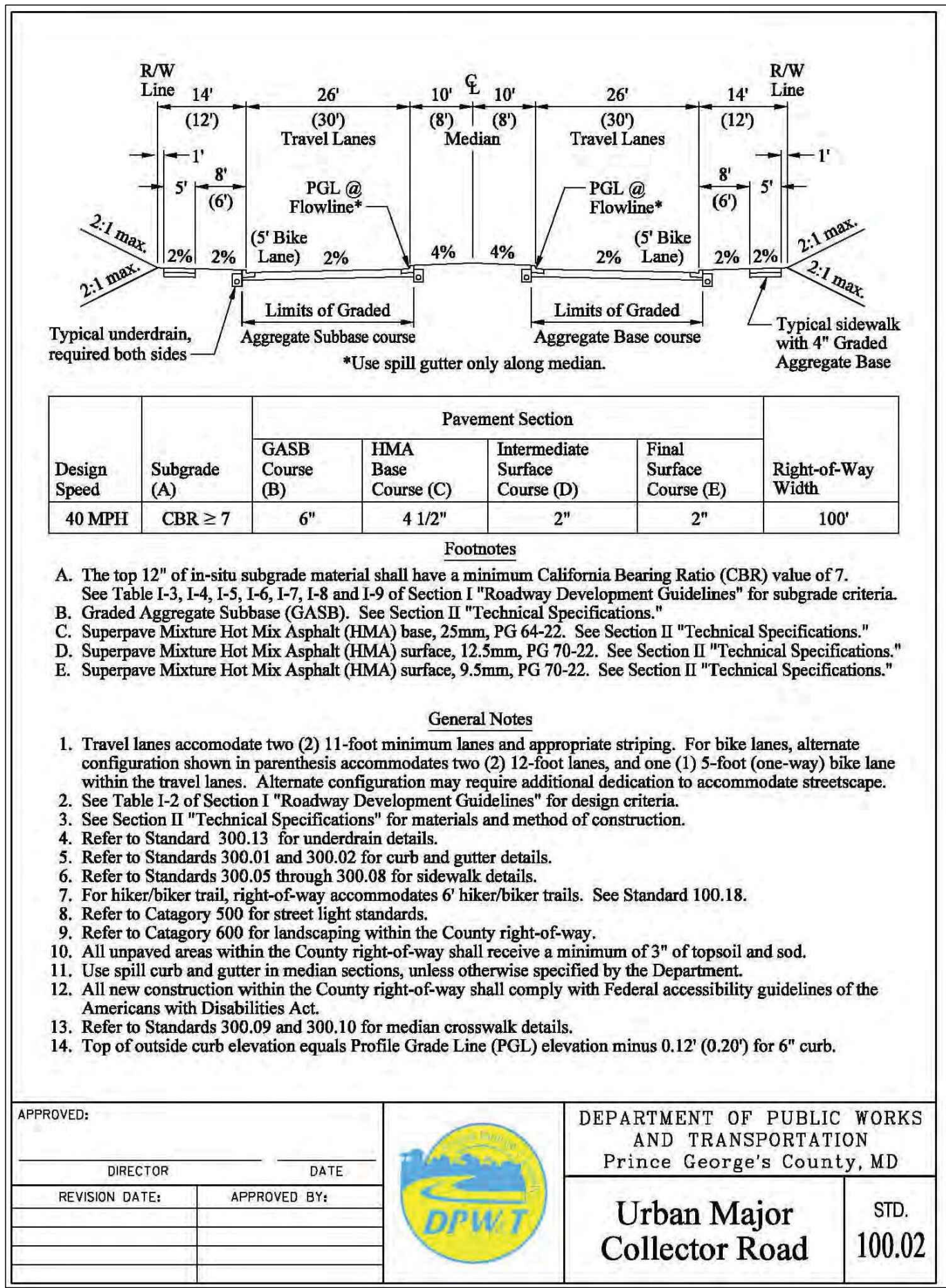
16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 19191
EXPIRATION DATE 04/01/2021

SHEET TITLE: LIGHTING PLAN/PHOTOMETRIC STUDY

SHEET NUMBER: DSP-10



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES SUSTAINABLE DESIGN

UPSTATE NEW YORK • SOUTHERN NEW JERSEY • BALTIMORE, MD • CHARLOTTE, NC • PHILADELPHIA, PA • SOUTHERN MARYLAND • ATLANTA, GA • NEW ENGLAND • CENTRAL VIRGINIA • NEW YORK, NY • LEHIGH VALLEY, PA • RALEIGH, NC • SOUTH FLORIDA • MIAMI, FL • DALLAS, TX

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REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB172062

DRAWN BY: TJM

CHECKED BY: NBS

DATE: 03/01/18

SCALE: N/A

CAD I.D.: SD0

PROJECT: DETAILED SITE PLAN

FOR: NSR PROPERTIES, LLC

LOCATION OF SITE

3599 EAST-WEST HIGHWAY

HYATTSVILLE, MARYLAND

PRINCE GEORGE'S COUNTY

TM 42, GRID A2

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB172062

DRAWN BY: TJM

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DATE: 03/01/18

SCALE: N/A

CAD I.D.: SD0

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HYATTSVILLE, MARYLAND

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HYATTSVILLE, MARYLAND

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FOR: NSR PROPERTIES, LLC

LOCATION OF SITE

3599 EAST-WEST HIGHWAY

HYATTSVILLE, MARYLAND

PRINCE GEORGE'S COUNTY

TM 42, GRID A2



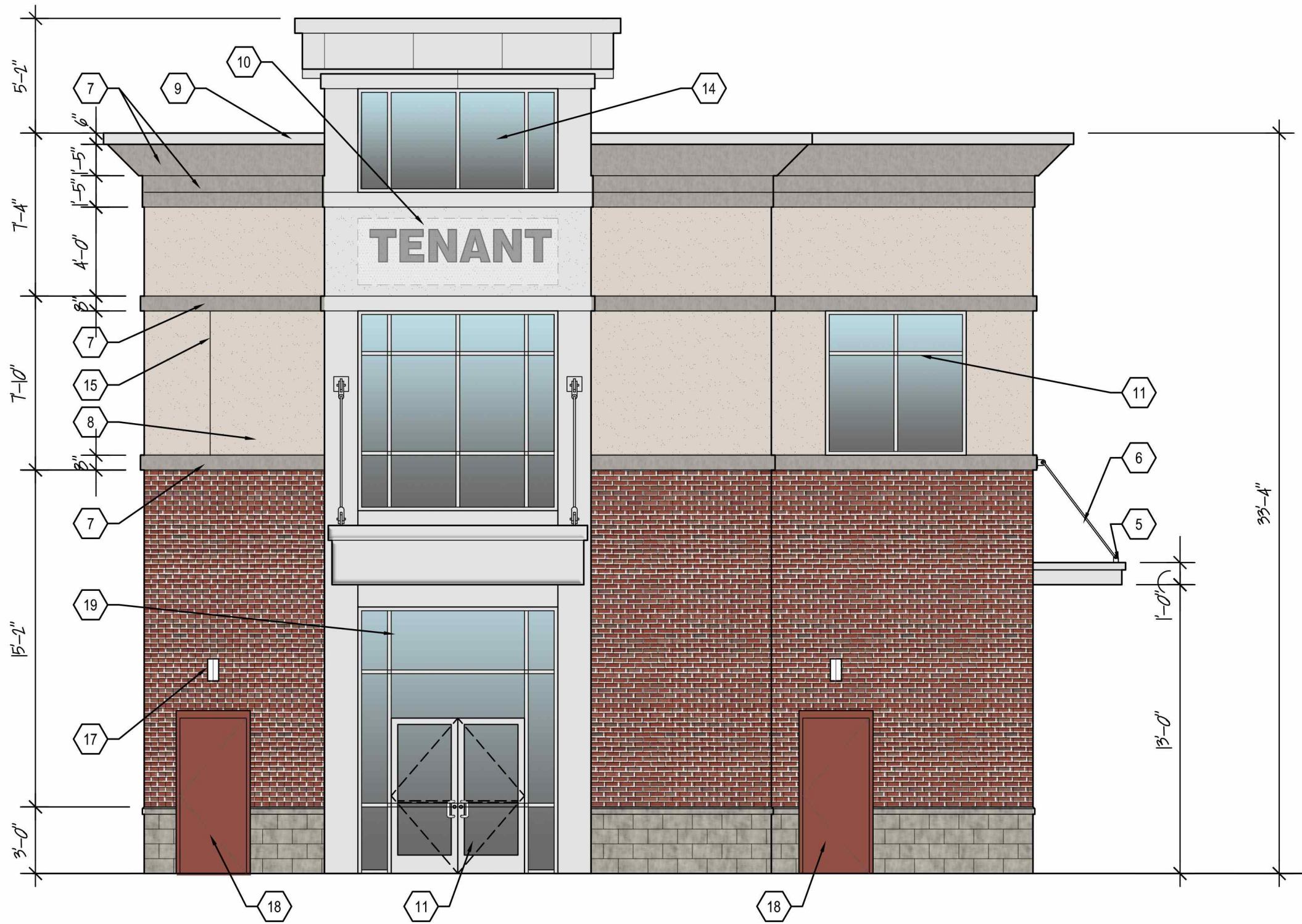
1 BUILDING FRONT ELEVATION CONCEPT
SCALE: 3/16" = 1'-0"

KEYED NOTES: EXTERIOR FINISH MATERIALS

- CMU: ARRISCRAFT, RENAISSANCE "DRIFTWOOD" CHISELED FINISH
- CMU: ARRISCRAFT, RENAISSANCE "DRIFTWOOD" SMOOTH FINISH
- BRICK VENEER: REDLAND BRICK / CUSHWA; #237 'CAMBRIDGE' STANDARD MODULAR
- STOREFRONT: FRAME - CLEAR ANODIZED W/ CLEAR GLAZING
- STEEL CANOPY (PAINTED TO MATCH CLEAR ANODIZED ALUMINUM)
- STEEL CANOPY SUPPORT ROD (PAINTED TO MATCH CLEAR ANODIZED ALUMINUM)
- EXTERIOR INSULATED FINISH SYSTEM (EIFS) #1: SANDBLAST FINISH (COLOR TO MATCH #1 MASONRY)
- EXTERIOR INSULATED FINISH SYSTEM (EIFS) #2: SANDBLAST FINISH (DRYVIT #104 DOVER SKY - TO BE CONFIRMED IN FIELD)
- PREFINISHED 2-PIECE ALUMINUM COPING SYSTEM: PERMASNAP, COLOR 'CLEAR ANODIZED'
- SIGNAGE (52.5 SQ. FT. EACH)
- STOREFRONT: DOORS & WINDOWS - CLEAR ANODIZED ALUMINUM. GLAZING - CLEAR
- METAL CLADDING SYSTEM; PAC-CLAD: CLEAR ANODIZED ALUMINUM (BRAKE METAL)
- SIGNAGE - BY SUB-TENANT (TBD)
- STOREFRONT WINDOWS - CLEAR ANODIZED ALUMINUM FRAME WITH BLACK SPANDREL GLAZING
- EIFS #2: SANDBLAST FINISH (DRYVIT #104 DOVER SKY - "V" GROOVE)
- CEMENTITIOUS SIDING; JAMES HARDI, PAINTED TO MATCH #8 COLOR.
- LIGHT FIXTURE, UTILITY - EGRESS (WALL MOUNTED)
- METAL DOOR & FRAME (PAINTED TO MATCH BRICK VENEER COLOR #3)
- LIGHT FIXTURE, DECORATIVE (WALL MOUNTED)
- NOT USED
- CANOPY COLUMN METAL WRAP: COLOR - SUNOCO 'MORNING FOG GRAY'
- MULTI-PRODUCT FUEL DISPENSER
- PIPE BOLLARD (PAINTED SUNOCO 'GRAY')
- 'SUNOCO' LOGO GRAPHIC, NASCAR / FLAG GRAPHIC APPLIED TO METAL CANOPY FASCIA
- NOT USED



2 BUILDING RIGHT SIDE ELEVATION CONCEPT
SCALE: 3/16" = 1'-0"



3 BUILDING LEFT SIDE ELEVATION CONCEPT
SCALE: 3/16" = 1'-0"

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M-NCPPC APPROVAL	
PROJECT NAME:	NSR PROPERTIES, LLC
PROJECT NUMBER:	DSP-19039
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.	

DunningGroup

a professional limited liability company

14420 Albemarle Point Place, Suite 230
Chantilly, Virginia 20151

703.378.7991 703.378.7994 (fax)

www.dunningarchitects.com

PROJECT:

PG PLAZA
SUNOCO

NSR PETROLEUM
3599 EAST-WEST HIGHWAY
HYATTSVILLE
PRINCE GEORGE'S COUNTY,
MARYLAND 20782

DEVELOPER:

CONSULTANTS:

PROFESSIONAL SEAL:

ISSUED: DATE:
SUBMISSION MARCH 08, 2018
REVISION APRIL 09, 2019
REVISION MAY 23, 2019

NO. REVISION: DATE:

DESIGNED/DRAWN BY: JA / BJ
REVIEWED/APPROVED BY: BJ
PROJECT NO: 2018-002
SCALE: AS NOTED

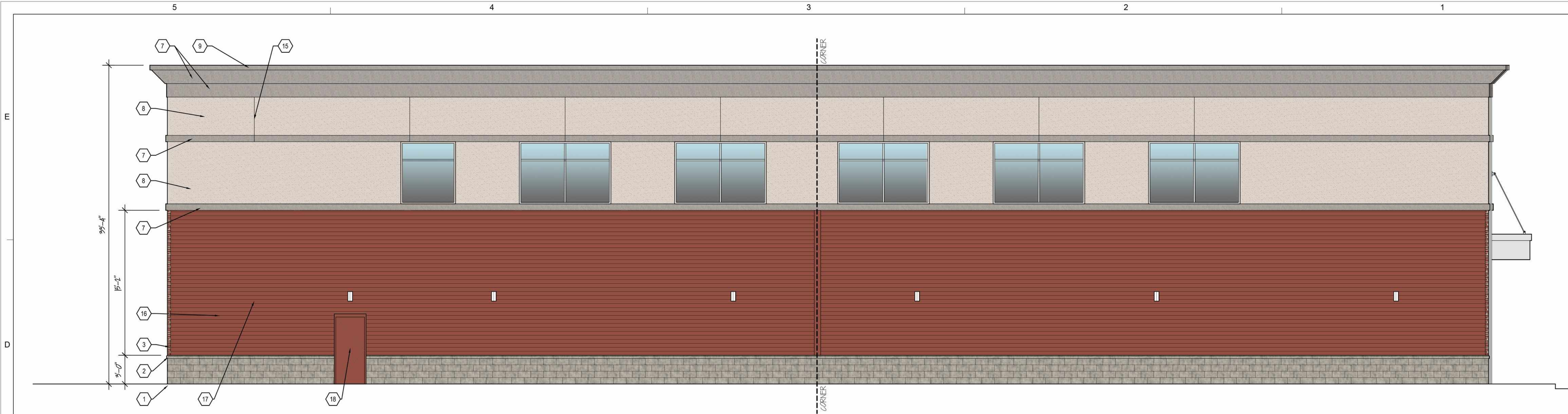
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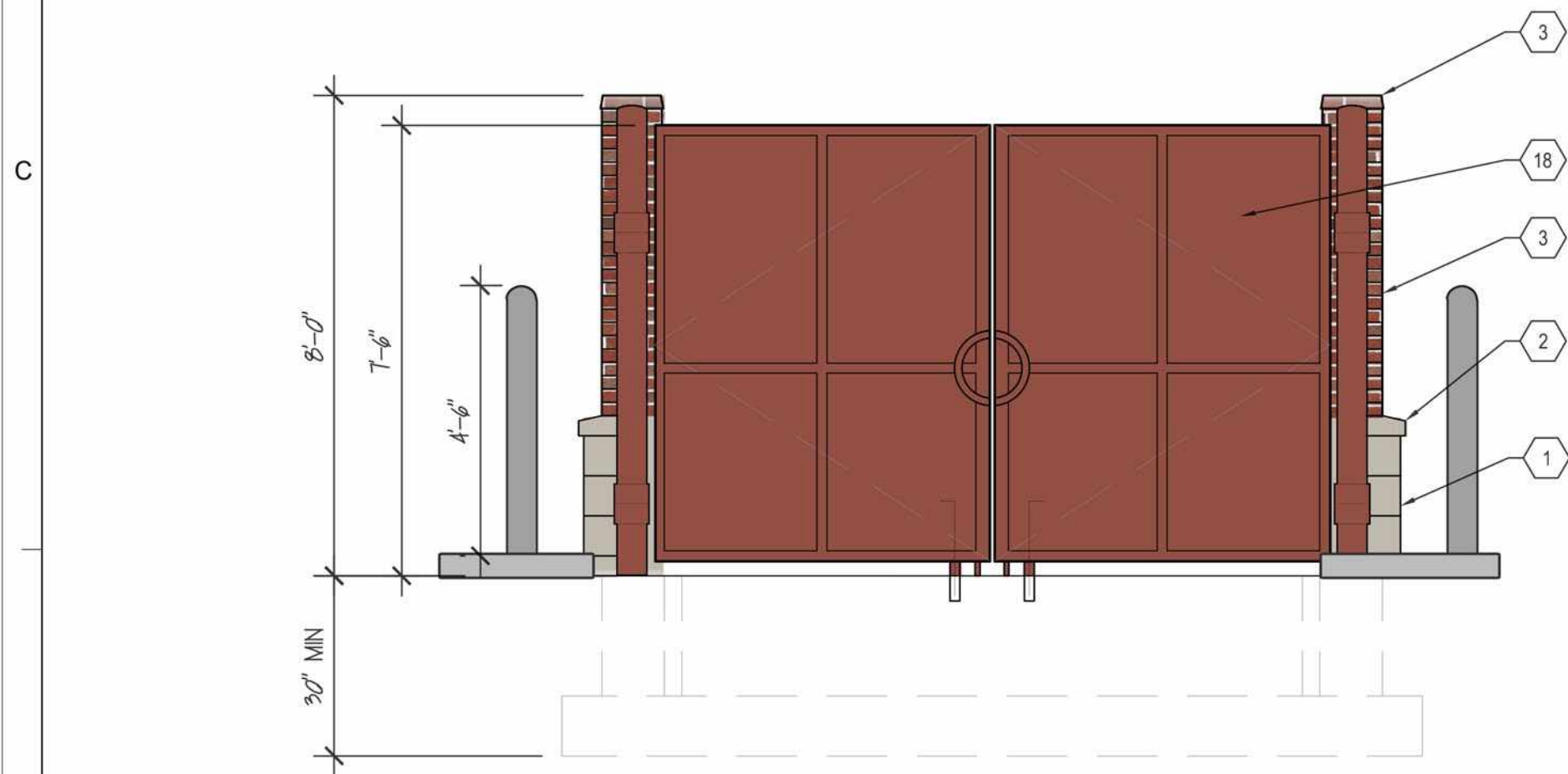
BUILDING
CONCEPTUAL
EXTERIOR
ELEVATIONS

SHEET NUMBER:

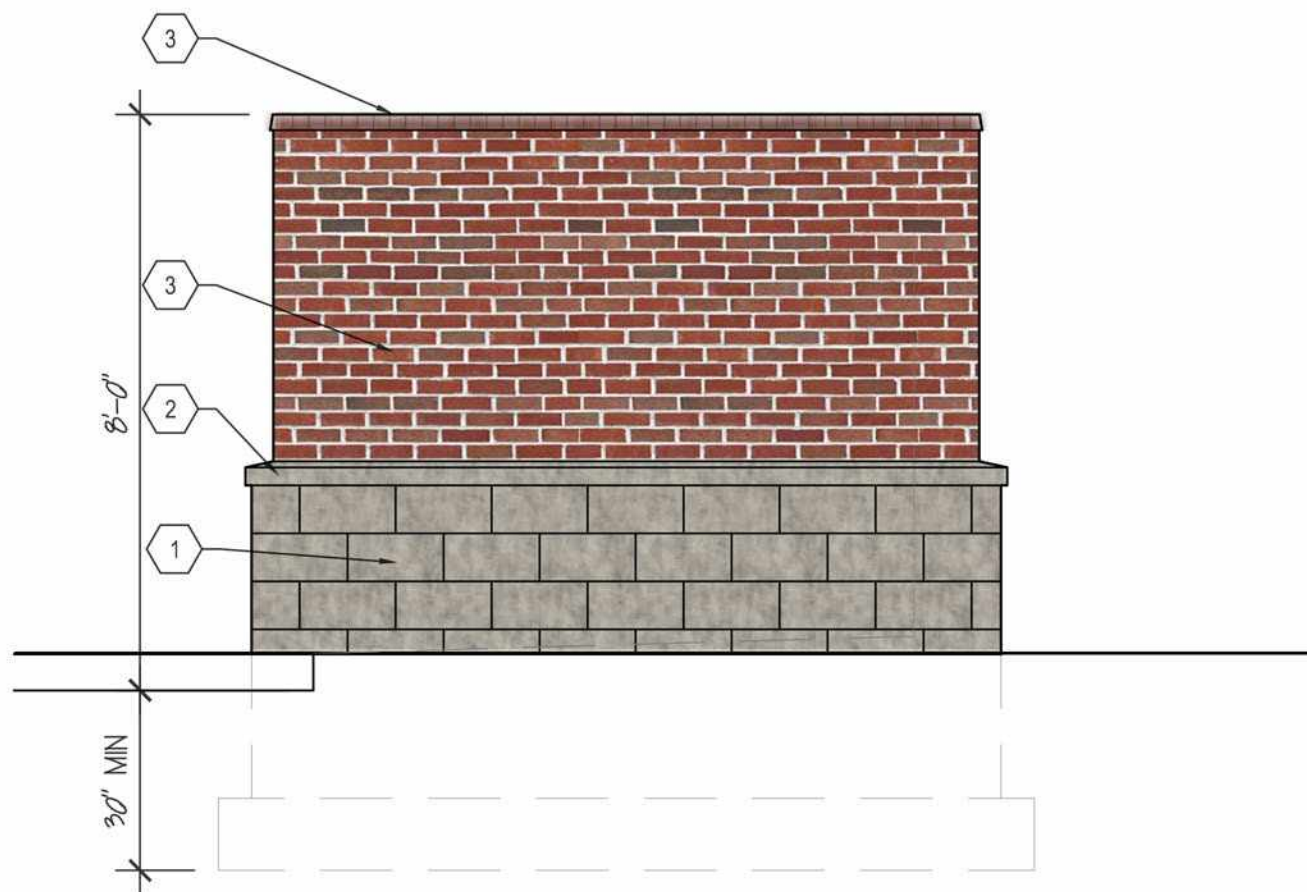
DSP-13



1
A2.0
REAR BUILDING ELEVATION CONCEPT
SCALE: NOT TO SCALE



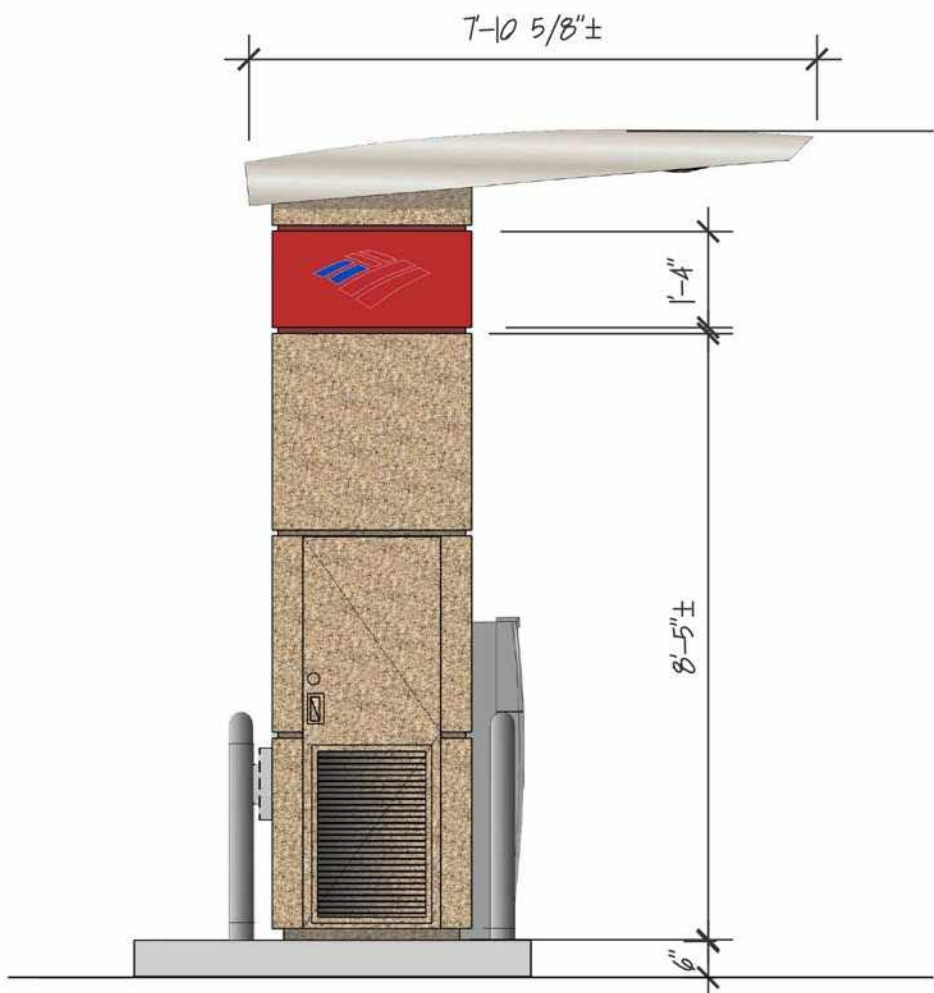
2
A2.0
TRASH ENCLOSURE FRONT ELEVATION CONCEPT
SCALE: 3/8" = 1'-0"



3
A2.0
TRASH ENCLOSURE RIGHT SIDE ELEVATION CONCEPT
SCALE: 3/8" = 1'-0"



4
A2.0
ATM FRONT ELEVATION CONCEPT
SCALE: 3/8" = 1'-0" (STONE AGGREGATE PANEL W/ METAL ROOF - PER BANK OF AMERICA STANDARD DETAILS)



5
A2.0
ATM LEFT SIDE ELEVATION CONCEPT
SCALE: 3/8" = 1'-0" (STONE AGGREGATE PANEL W/ METAL ROOF - PER BANK OF AMERICA STANDARD DETAILS)

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PROJECT NAME:	NSR PROPERTIES, LLC
PROJECT NUMBER:	DSP-19039
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

KEYED NOTES: EXTERIOR FINISH MATERIALS

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- 18 METAL DOOR & FRAME (PAINTED TO MATCH BRICK VENEER COLOR #3)
- 19 LIGHT FIXTURE, DECORATIVE (WALL MOUNTED)
- 20 NOT USED
- 30 CANOPY COLUMN METAL WRAP: COLOR - SUNOCO 'MORNING FOG GRAY'
- 31 MULTI-PRODUCT FUEL DISPENSER
- 32 PIPE BOLLARD (PAINTED SUNOCO 'GRAY')
- 33 'SUNOCO' LOGO GRAPHIC, NASCAR / FLAG GRAPHIC APPLIED TO METAL CANOPY FASCIA
- 34 NOT USED

DunningGroup

a professional limited liability company

14420 Albemarle Point Place, Suite 230
Chantilly, Virginia 20151

703.378.7991 703.378.7994 (fax)

www.dunningarchitects.com

PROJECT:

PG PLAZA
SUNOCO

NSR PETROLEUM
3599 EAST-WEST HIGHWAY
HYATTSVILLE
PRINCE GEORGE'S COUNTY,
MARYLAND 20782

DEVELOPER:

CONSULTANTS:

PROFESSIONAL SEAL:

ISSUED: DATE:
SUBMISSION MARCH 08, 2018
REVISION APRIL 09, 2019

NO. REVISION: DATE:

DESIGNED/DRAWN BY: JA / BJ
REVIEWED/APPROVED BY: BJ
PROJECT NO: 2018-002
SCALE: AS NOTED

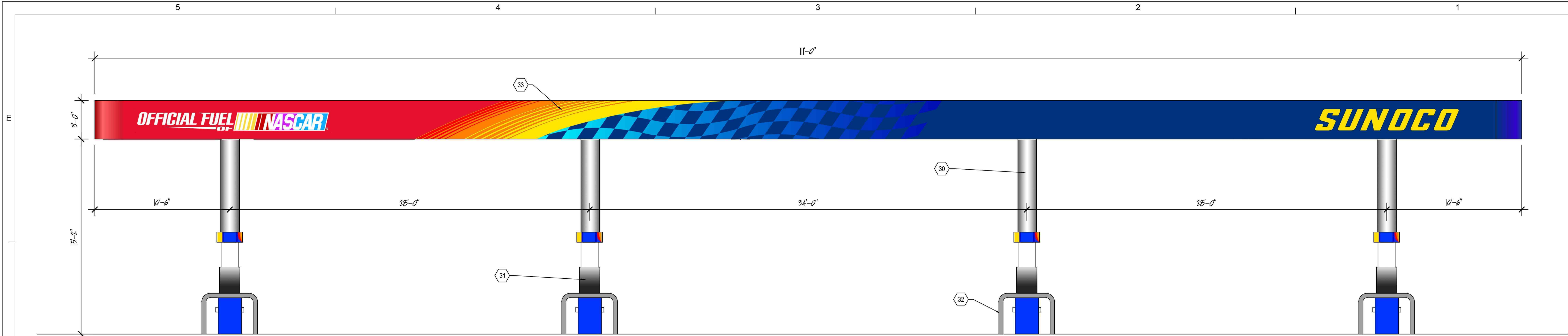
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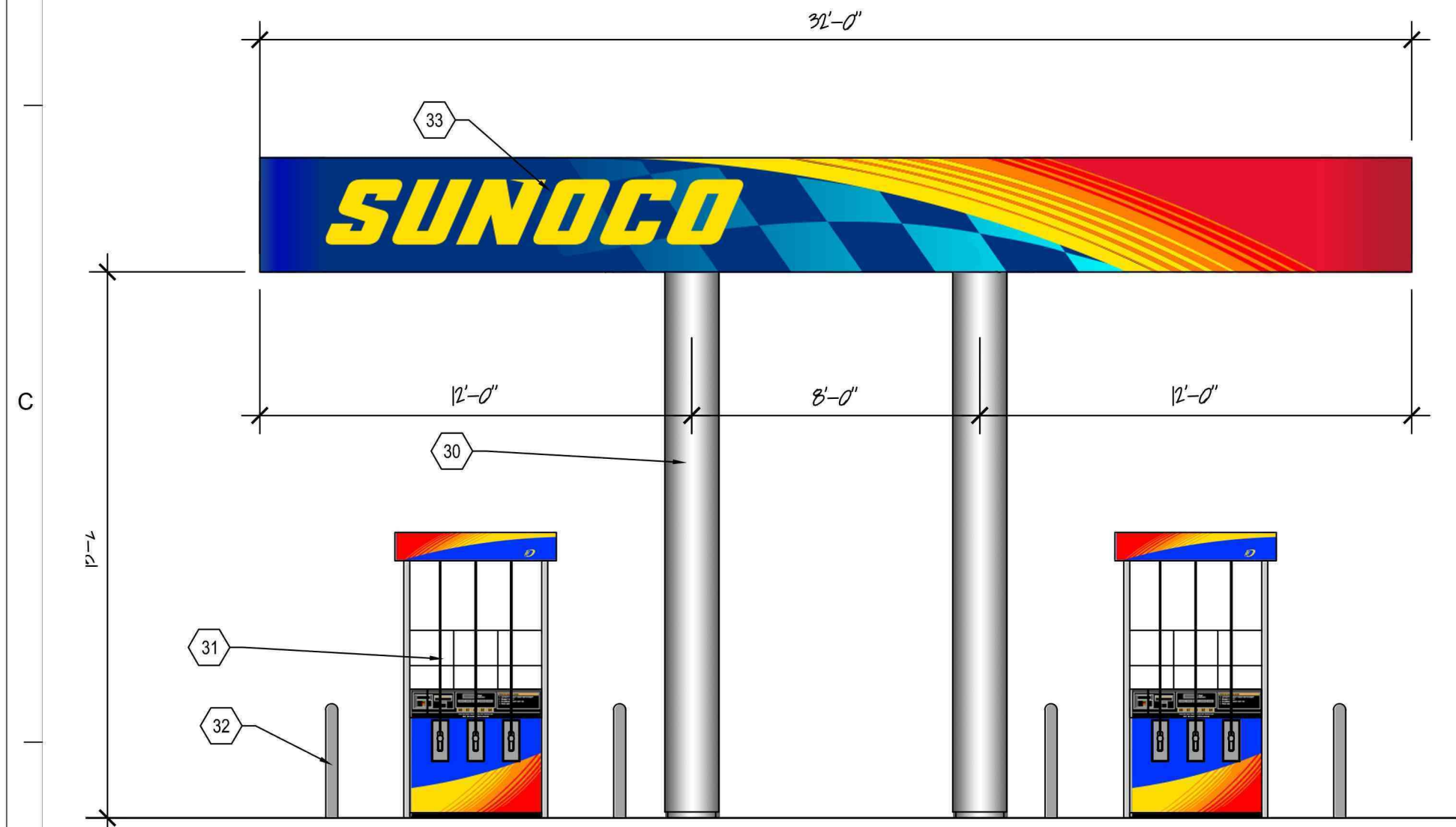
BUILDING / TRASH
ENCLOSURE & ATM
CONCEPTUAL
ELEVATIONS

SHEET NUMBER:

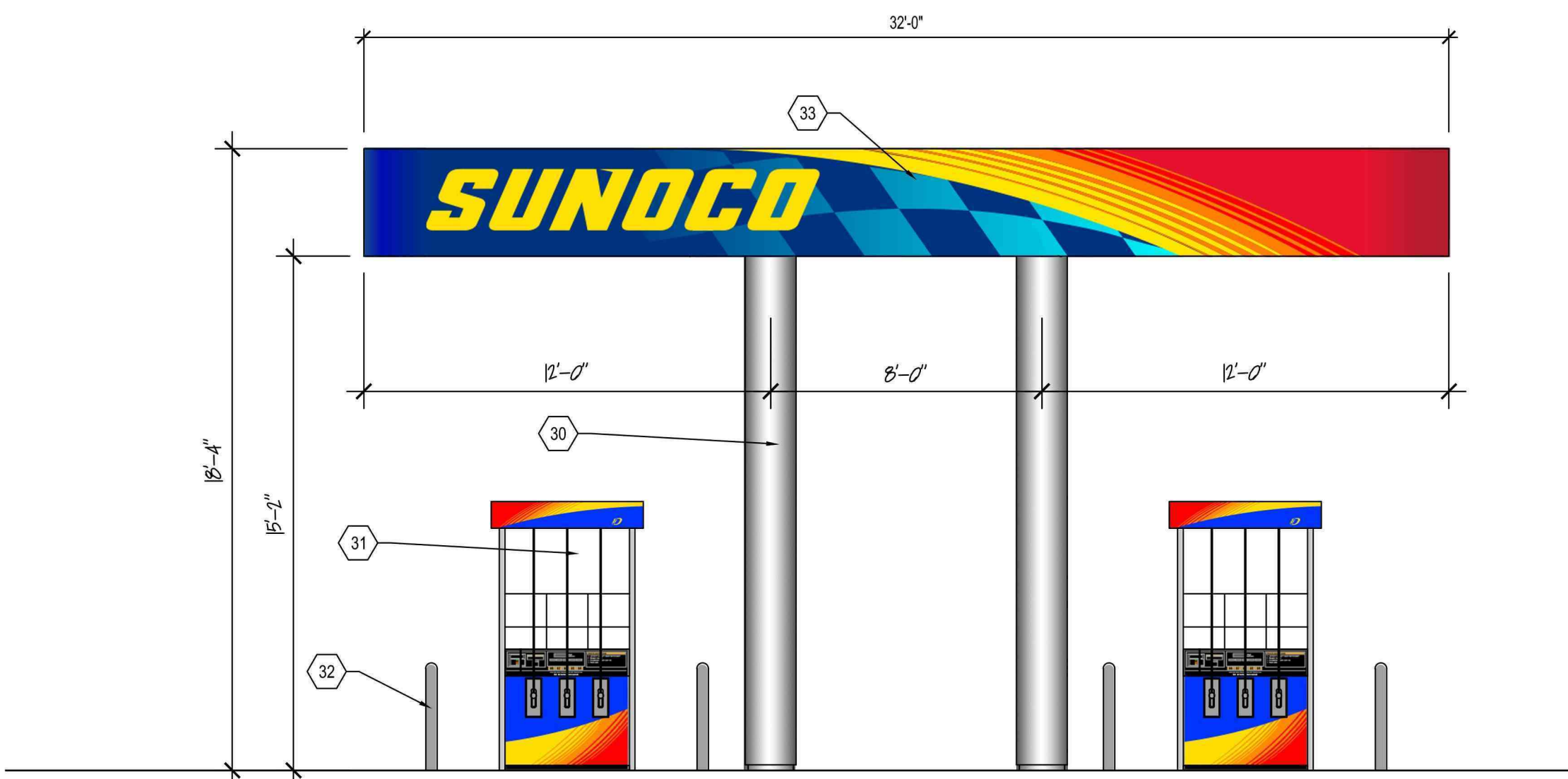
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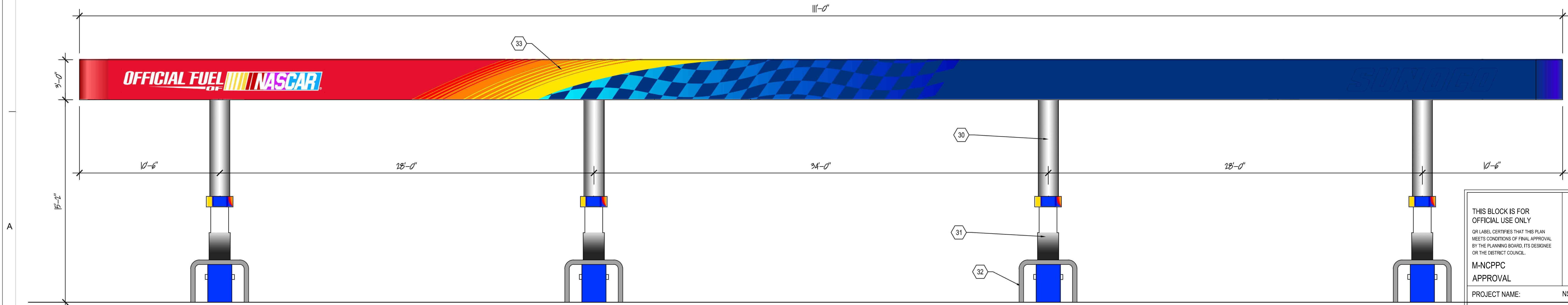
1 NORTH CANOPY ELEVATION CONCEPT
SCALE: 1/4" = 1'-0"



2 EAST CANOPY ELEVATION CONCEPT
SCALE: 1/4" = 1'-0"



3 WEST CANOPY ELEVATION CONCEPT
SCALE: 1/4" = 1'-0"



4 SOUTH CANOPY ELEVATION CONCEPT
SCALE: 1/4" = 1'-0"

KEYED NOTES: EXTERIOR FINISH MATERIALS

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M-NCPPC APPROVAL	
PROJECT NAME:	NSR PROPERTIES, LLC
PROJECT NUMBER:	DSP-19039
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

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DEVELOPER:

CONSULTANTS:

PROFESSIONAL SEAL:

ISSUED: DATE:

SUBMISSION MARCH 08, 2018

NO. REVISION: DATE:

DESIGNED/DRAWN BY: JA / BJ
REVIEWED/APPROVED BY: BJ
PROJECT NO: 2018-002
SCALE: AS NOTED

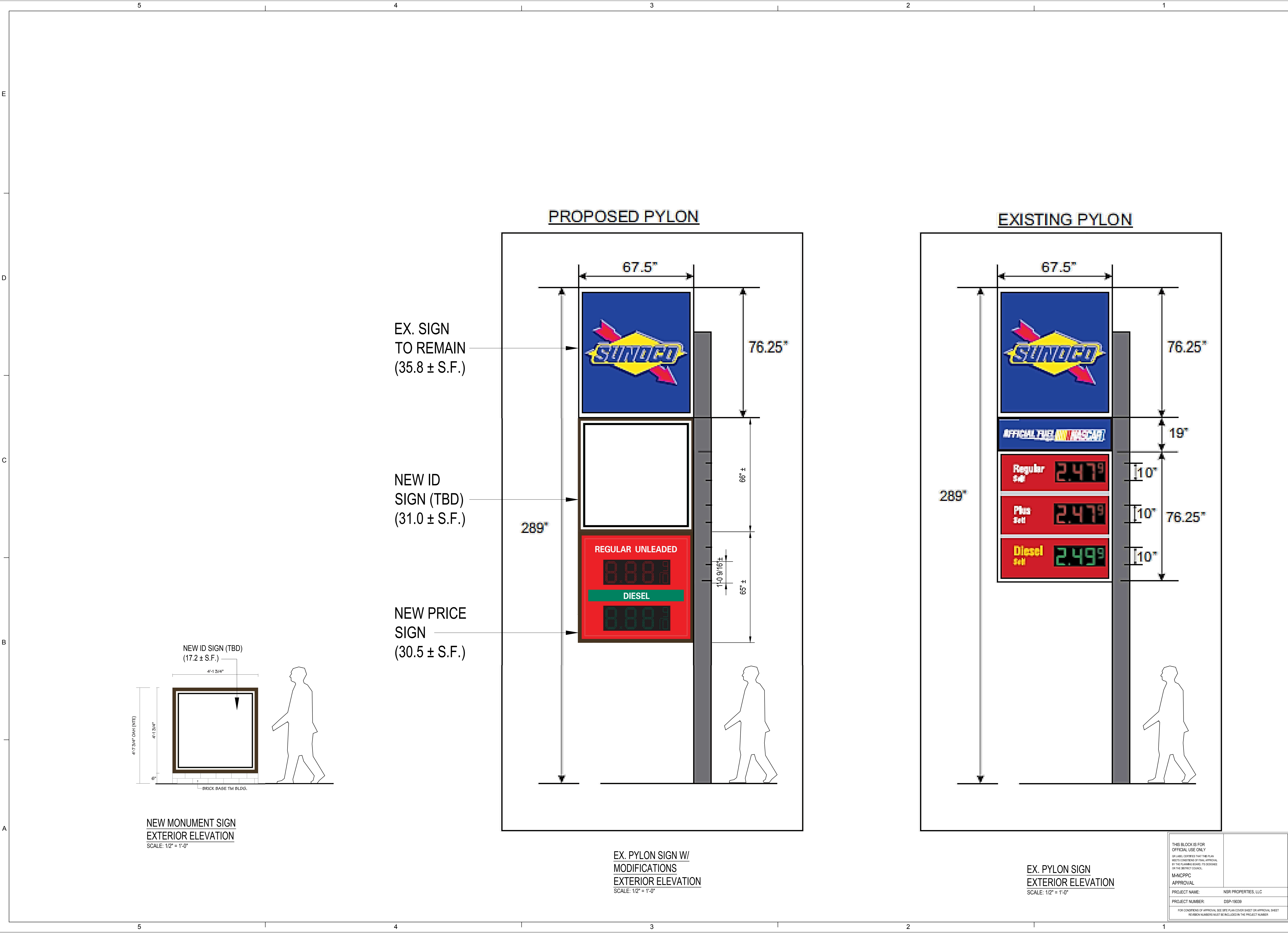
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SHEET TITLE:

GAS PUMP
CANOPY
CONCEPTUAL
ELEVATIONS

SHEET NUMBER:

DSP-15



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a r c h i t e c t s
a professional limited liability company

14420 Albemarle Point Place, Suite 230
Chantilly, Virginia 20151

703.378.7991 703.378.7994 (fax)
www.dunningarchitects.com

PROJECT:

**PG PLAZA
SUNOCO**

NSR PETROLEUM
3599 EAST-WEST HIGHWAY
HYATTSVILLE
PRINCE GEORGE'S COUNTY,
MARYLAND 20782

DEVELOPER:

CONSULTANTS:

PROFESSIONAL SEAL:

ISSUED: DATE:
SIGNAGE APRIL 26, 2018

NO. REVISION: DATE:

DESIGNED/DRAWN BY: JA / BJ
REVIEWED/APPROVED BY: BJ
PROJECT NO: 2018-002
SCALE: AS NOTED

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WITHOUT THE WRITTEN AUTHORIZATION
OF DUNNING GROUP ARCHITECTS, LLC.

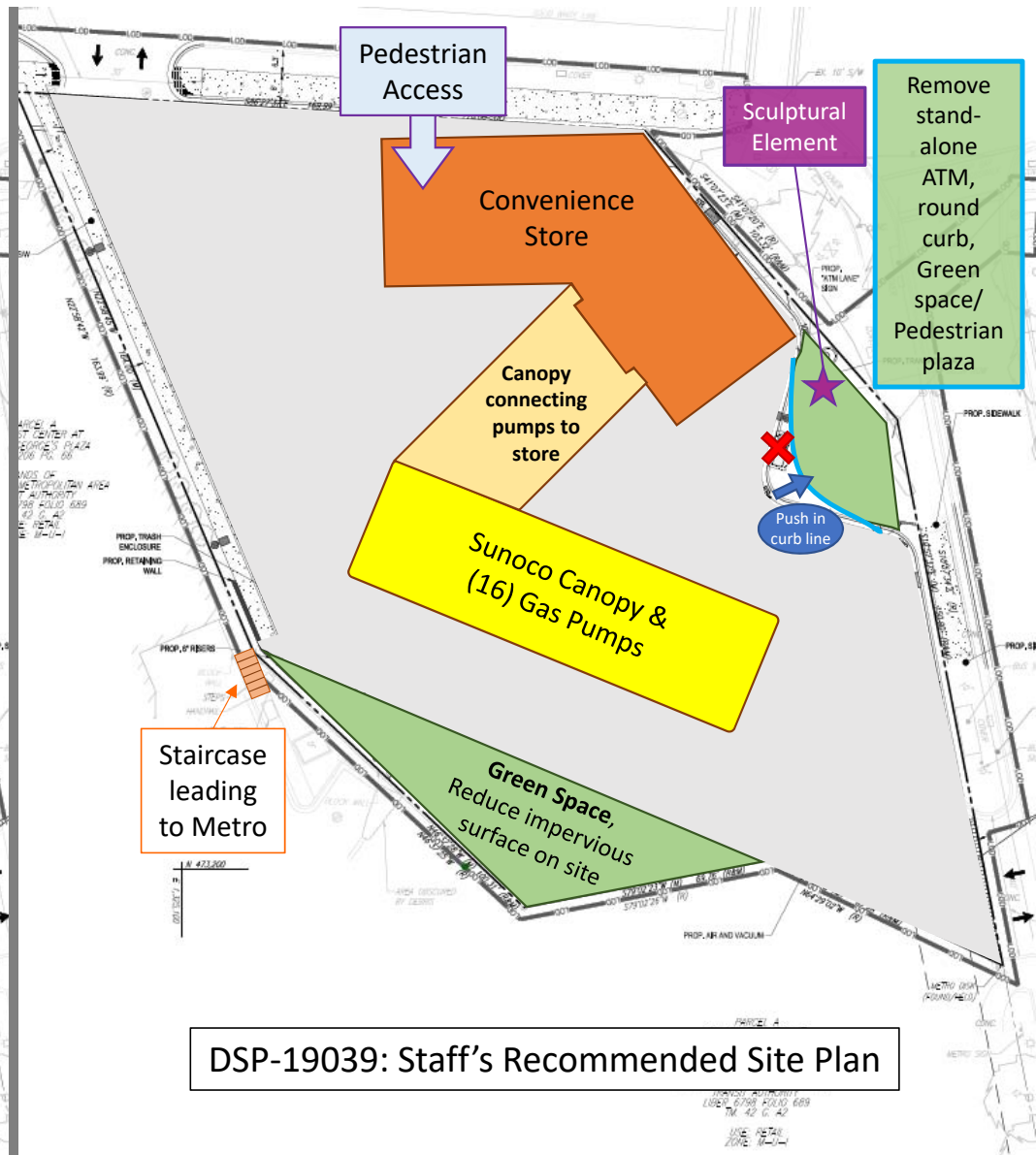
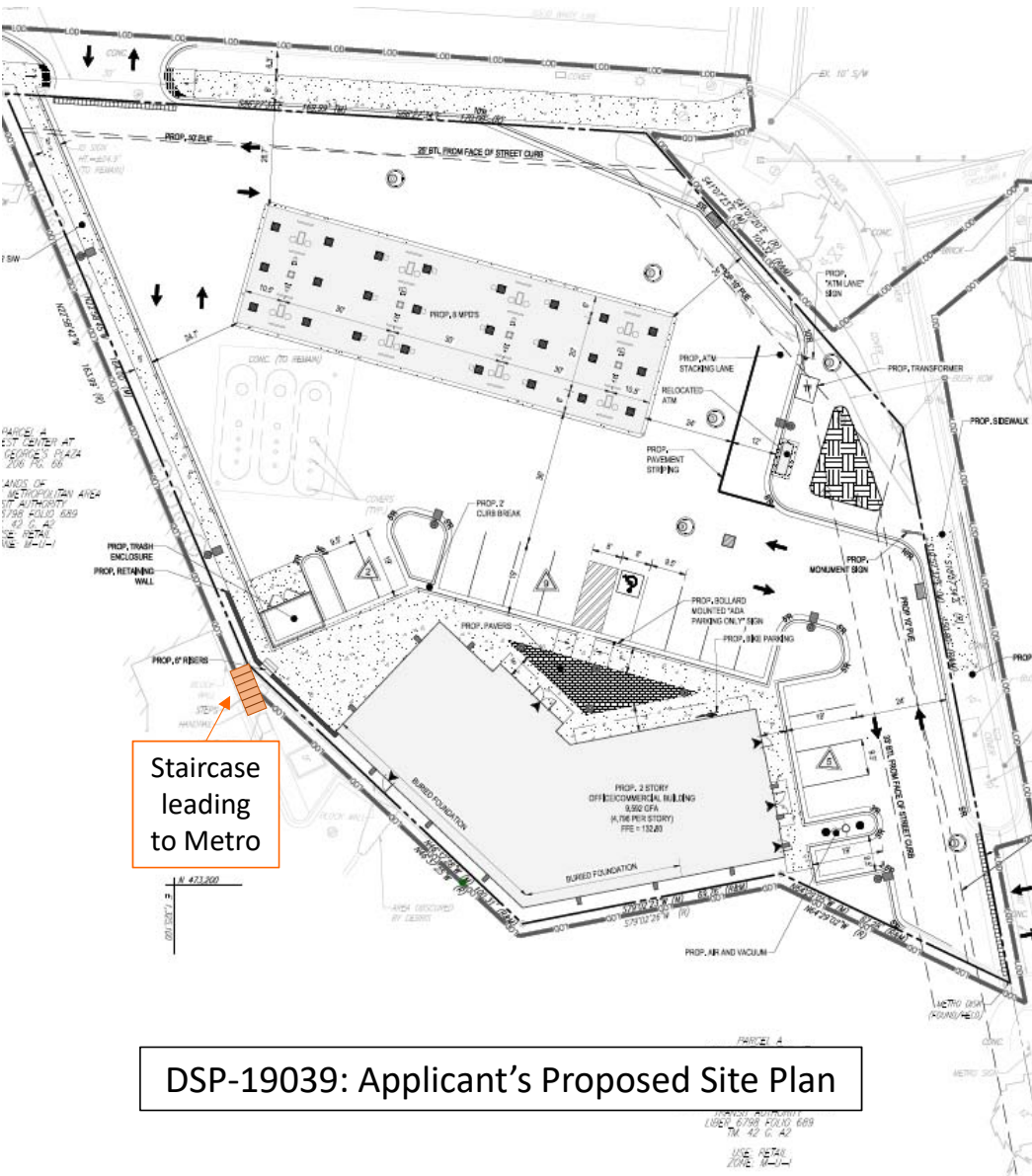
SHEET TITLE:

**CONCEPT
SIGN
ELEVATIONS**

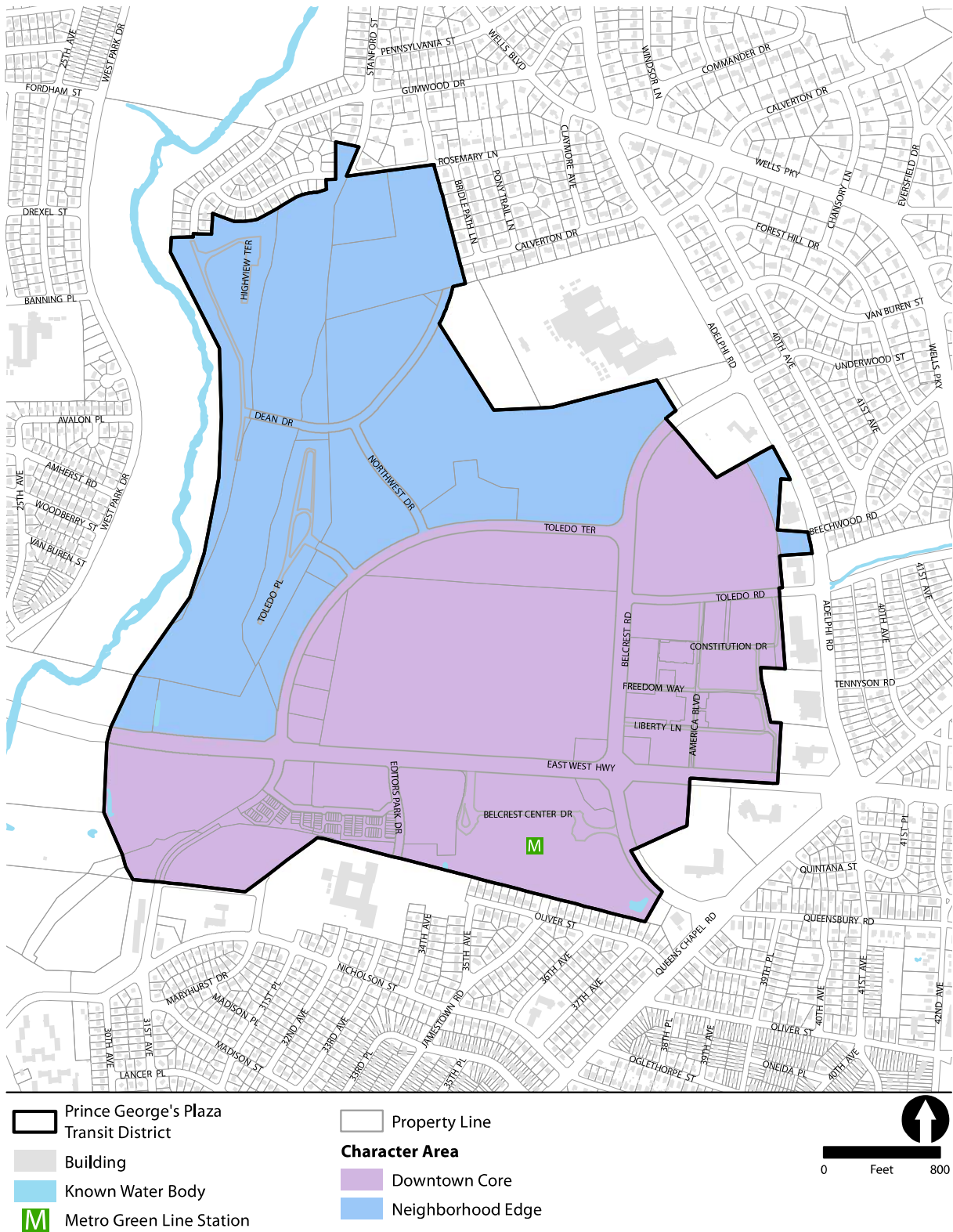
SHEET NUMBER:

DSP-16

THIS BLOCK IS FOR OFFICIAL USE ONLY ON LABEL, CERTIFIED THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DELEGATE OR THE DISTRICT COUNCIL. MANCPPC APPROVAL	
PROJECT NAME:	NSR PROPERTIES, LLC
PROJECT NUMBER:	DSP-19039
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	



Map 14. Character Areas



Land Use | Future Land Use

The anticipated pattern of development reflects the desire for a mix of commercial, institutional, residential and other uses nearest the Metro station, MD 410 (East West Highway), and Belcrest Road, with primarily residential development decreasing in intensity to the north and west. Classification in the mixed-use land category is not intended to mandate a vertical mix of uses but rather to reflect a mix of uses—horizontal as well as vertical—that are desired in the Downtown Core as it redevelops over time. The use of the flexible

Mixed-Use Infill (M-U-I) Zone throughout the Transit District permits property owners the option of constructing single- or mixed-use buildings in response to market conditions. In addition, the Transit District Standards focus more on building form than use, permitting a great deal of flexibility in leasing, construction, and mixing of uses. Map 15 shows the recommended future land use in the Transit District.

Land Use | Future Land Use | *Anticipated Phasing*

During the outreach phase, there were a number of questions about the phasing of development. In small districts such as this, with multiple property owners, the location and timing of development will respond largely to market conditions and the willingness of property owners to invest in their properties. During the development of this TDDP, we heard from several property owners who indicated that redevelopment of their properties was possible soon following approval of the TDDP.

Contributing nonmarket factors to the phasing of development are:

1. The creation of a management entity for the Transit District.
2. The creation of an infrastructure funding mechanism.
3. The construction of a regional stormwater management facility in the Wells Run subwatershed.
4. Construction or reconstruction of the envisioned street network.
5. The availability of incentives, such as the Prince George's County Economic Development Incentive Fund.

The timing of these nonmarket factors could affect the phasing of development; as these occur, the development climate will be more supportive of market demand.

Additional contributing factors to the phasing of development include:

6. The desire to keep The Mall at Prince Georges visible from MD 410 (East West Highway).
7. Long-term retail leases preventing redevelopment of structures or major reductions in surface parking.
8. Redevelopment of Prince George's Plaza Professional Park (between the Mall at Prince Georges and Toledo Terrace) complicated by condominium ownership.

Development activity is generally moving west to east; this trend may continue, culminating in the redevelopment of the parcels at the intersection of Belcrest Road and MD 410 (East West Highway). Greater land values (due to the proximity to the Metro station) and the need for underground parking will likely position this area for the highest-intensity of development only after the Transit District has reached a certain level of maturation.

The following table shows the level of development anticipated by 2035.

Table 13. Anticipated 2035 Buildout (Net New Development)

Multifamily	8,201 units
Single-family (attached/detached)	232 units
Office (RBA*)	171,000 sq. ft.
Retail (RBA)	24,000 sq. ft.
Other (hotel, community center, etc) (RBA)	213,000 sq. ft.

* RBA-Rentable Building Area.

Plan 2035 recommends that 50 percent of new dwelling units and 50 percent of new jobs be located within Regional Transit Districts. Plan 2035 projects that 31,500 new dwelling units will be constructed in Regional Transit Districts by 2035. The growth anticipated for Prince George's Plaza represents 27 percent of that total. Plan 2035 projects 57,000 new jobs to be added to the Regional Transit Districts; this TDDP does not anticipate significant additional office construction and a relatively consistent level of retail offerings. These market limitations will inhibit the ability of the Transit District to meet the Plan 2035 goal; however, this TDDP provides regulatory flexibility that allows commercial development throughout the Transit District as market conditions dictate.

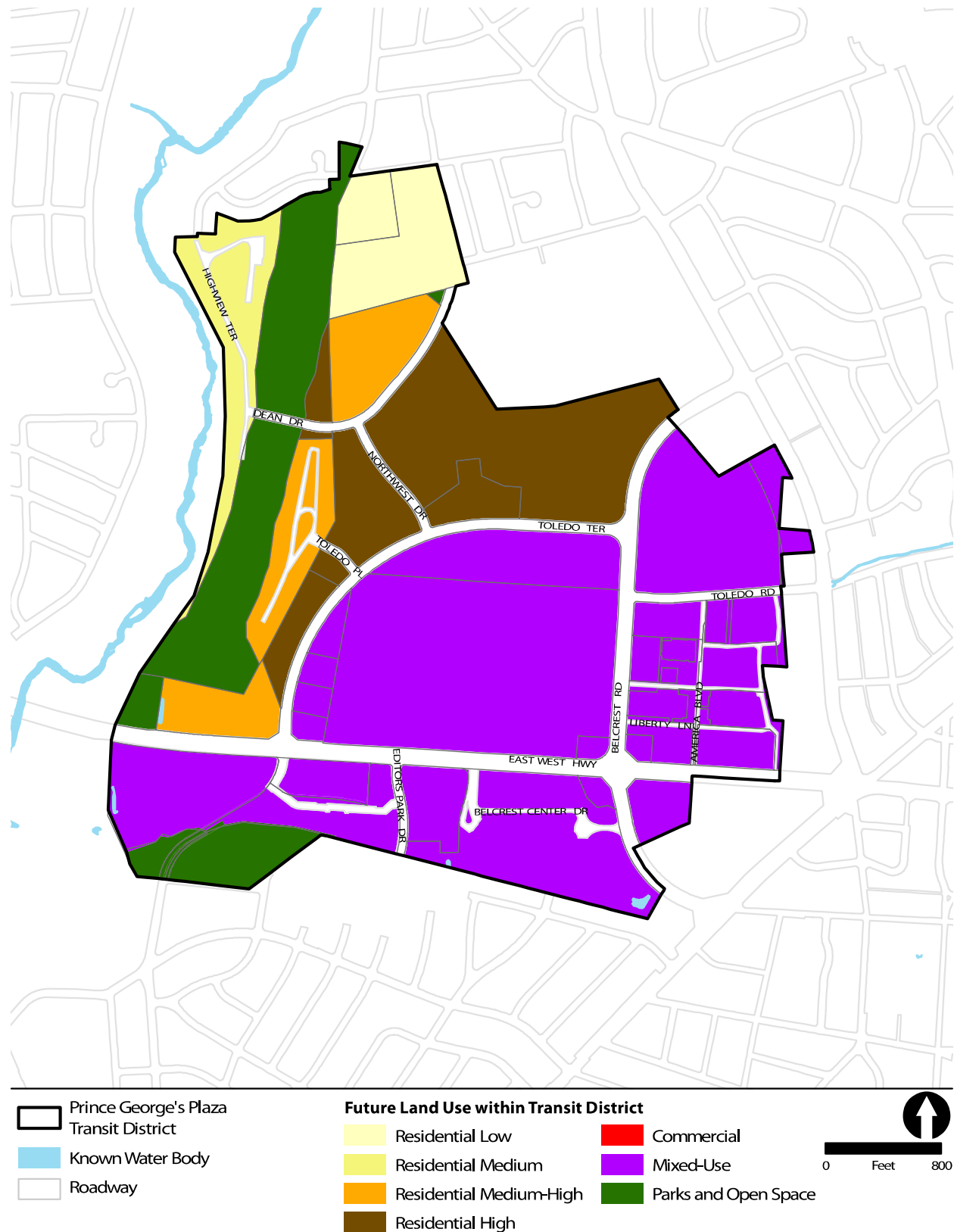
Post 2035

This TDDP anticipates the potential partial or complete replacement of the Mall with infill development sometime after the plan's horizon year of 2035. The TDDP prepares for this possibility by proposing a street network on the Mall site with block dimensions that can accommodate medium- to high-density mixed-use development.

There are a number of examples illustrating the successful phased redevelopment of malls. Peninsula Town Center in Hampton, Virginia was transformed from a suburban mall to a mixed-use town center with an active and vibrant main street. After one of the Mall anchor stores was closed because of financial difficulties, the remaining anchors were relocated into existing buildings on site. The rest of the Mall was torn down and redeveloped with two new streets and mixed-use buildings with ground level retail and multifamily housing above.

Locally, plans are underway at the Ballston Common Mall in Arlington, Virginia to remove the roof of the 1980s era suburban mall, transforming its galleria into an open-air terrace and plaza. A new residential high-rise tower will link the Mall with adjacent streets, integrating it with the broader transit-oriented development that has occurred around the Ballston Metro Station. The intensity and vibrancy of that development has sponsored the transformation of the suburban shopping center into a mixed-use development that is fully integrated with and contributes to the active, urban environment around the Ballston Metro Station.

Map 15: Future Land Use



Land Use | Areawide Land Use Policies and Strategies

POLICY LU1 Promote a pedestrian-friendly, transit-supportive development pattern in the Transit District.

Strategy LU1.1: Provide consolidated public parking facilities, underground utilities, new sidewalks, street trees, bicycle facilities, landscaping, and public spaces to build the urban fabric and infrastructure needed to support and facilitate new development opportunities.

Strategy LU1.2: Incorporate an integrated and safe pedestrian, bicycle, and transit circulation network into the overall design of the Transit District (see the Transportation and Mobility section).

POLICY LU2 Create sufficient residential capacity to help meet the County's Growth Management Goal of 50 percent of new dwelling units within Regional Transit Districts.

Strategy LU2.1: Preserve the Neighborhood Edge as an exclusively residential area.

Strategy LU2.2: Encourage high-rise and mid-rise apartments, condos, and townhouses, consistent with the Regional Transit District Growth Management Goal.

Strategy LU2.3: Rezone commercially-zoned properties to mixed-use zones, increasing available space for dense residential construction.

POLICY LU3 Facilitate transition to new zoning and subdivision ordinances.

Strategy LU3.1: Engage property owners in the zoning and subdivision rewrite project, educate them on the new ordinances, and work with them to seamlessly transition to the new regulations and procedures.



Land Use | Areawide Land Use Policies | *Downtown Core Policies and Strategies*

POLICY LU4 Concentrate medium- to high-density development in the Downtown Core.

Strategy LU4.1: Frame streets in the Downtown Core with mixed-use buildings containing active-ground uses, such as retail, community spaces, and institutions to enliven these key routes.

Strategy LU4.2: Explore opportunities to colocate or relocate public facilities and community services to the Downtown Core to help catalyze redevelopment in the Transit District.

Strategy LU4.3: Concentrate the largest buildings at key intersections and near the Metro station.

POLICY LU5 Create sufficient commercial capacity to help meet the County's Growth Management Goal of 50 percent of new jobs in Regional Transit Districts.

Strategy LU5.1: Use mixed-use zoning to allow for market responsiveness in the Downtown Core.

Strategy LU5.2: Work with property owners to retain current retail and commercial tenants while simultaneously marketing the Transit District to new retailers, offices, and other commercial enterprises.



Land Use | Areawide Land Use Policies | *Neighborhood Edge Policies and Strategies*

POLICY LU6 Create a residential neighborhood north of Toledo Terrace east of Belcrest Road.

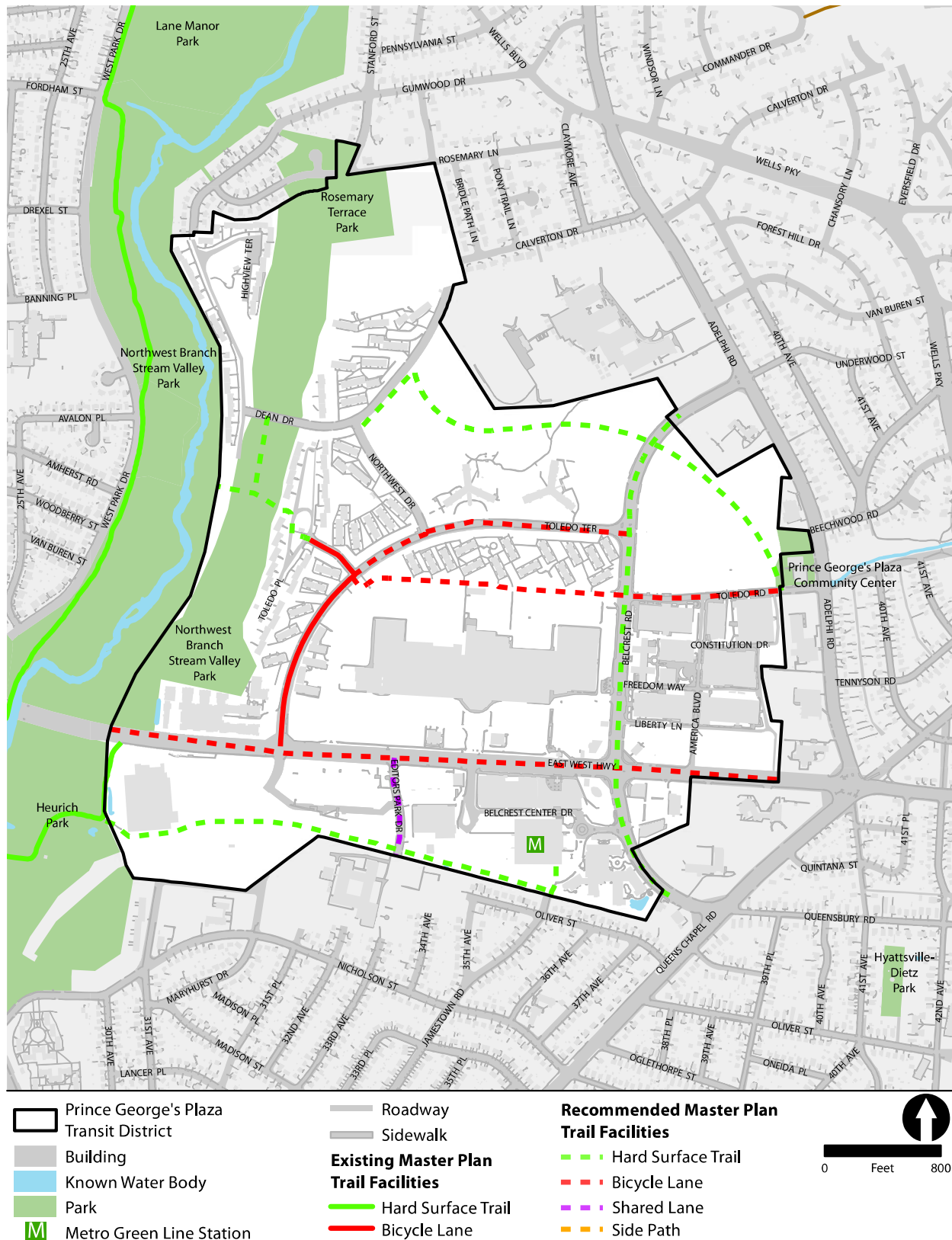
Strategy LU6.1: Incorporate a mix of housing types, including multifamily units, townhouses, two over twos, and single-family houses, attractive to a range of homebuyers and renters, including families, young professionals, empty-nesters, and seniors.

POLICY LU7 Limit nonresidential development in the Neighborhood Edge.

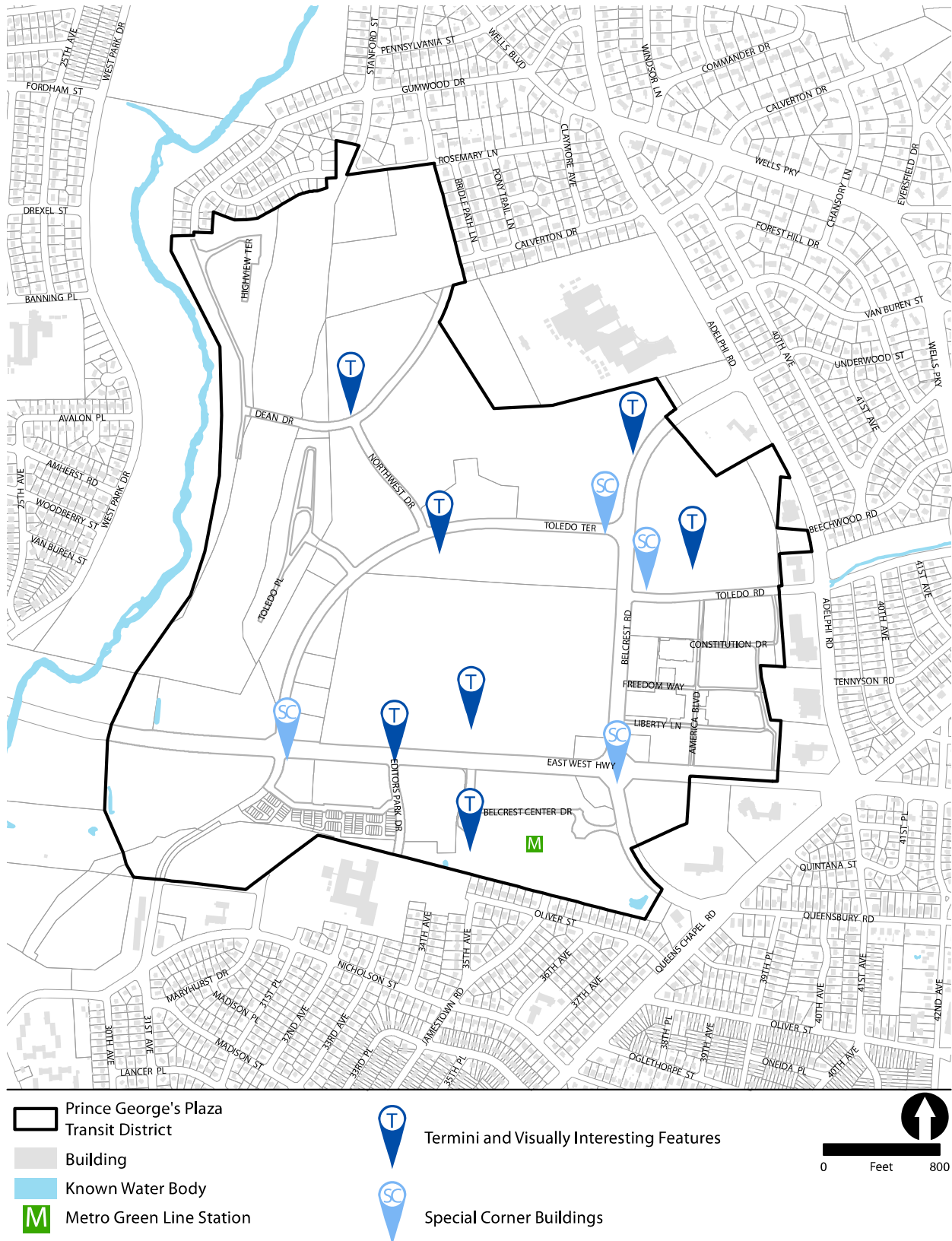
Strategy LU7.1: Limit the use of underlying mixed-use zones to the Downtown Core or to properties previously zoned for mixed use.

Strategy LU7.2: Prohibit incompatible or inappropriate uses in the Neighborhood Edge.

Map 18. Recommended Bicycle/Pedestrian Facilities



Map 19. Suggested Termini, Visually Interesting Features, and Special Corner Locations



Map 32. Character Area Map

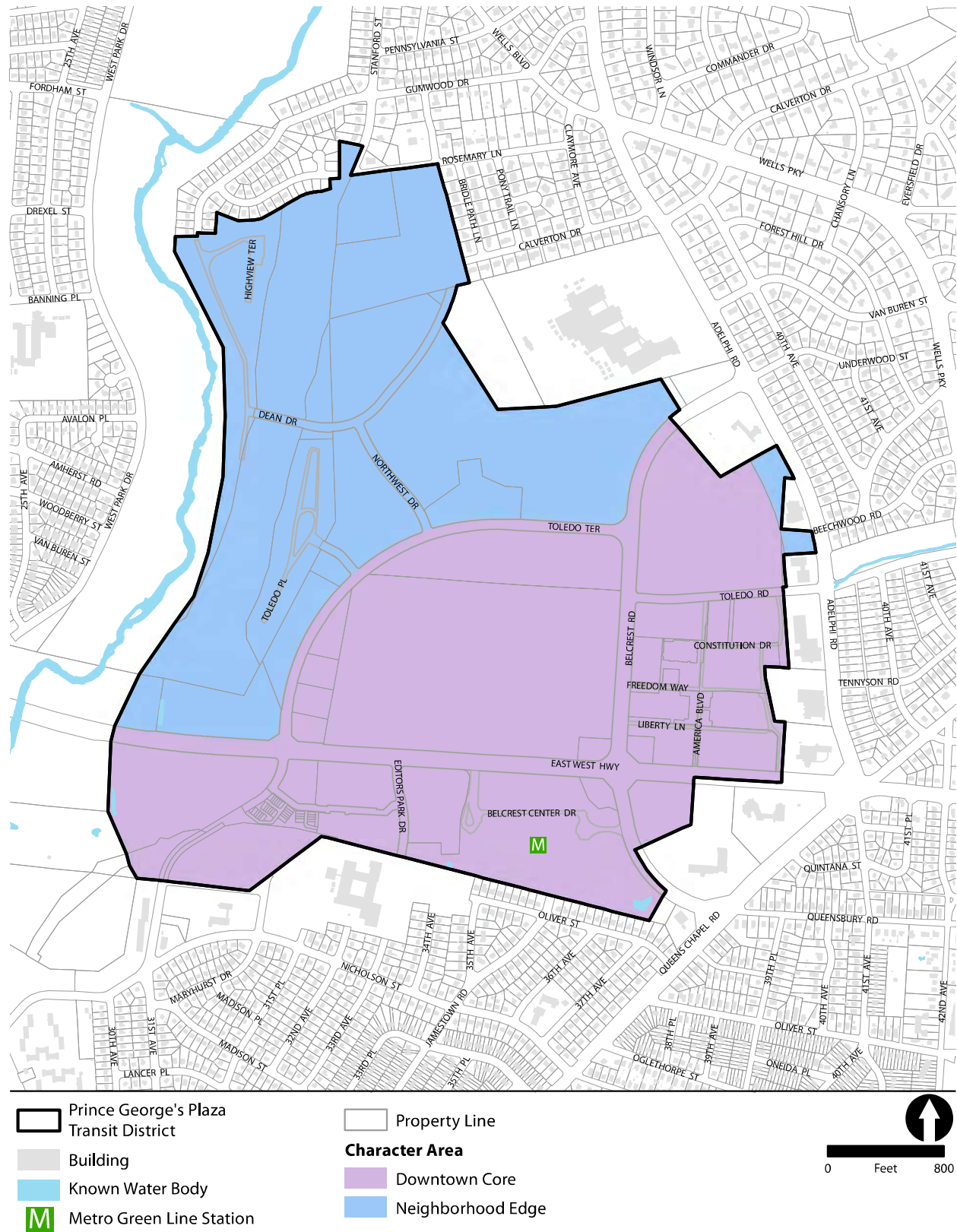


Table 35. Zoning Change 7: C-S-C, C-O, and R-18 to M-U-I

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
7	C-S-C to M-U-I C-O to M-U-I R-18 to M-U-I	52.61 3.85 12.29	14-1998	6/23/98	208NE03

DISCUSSION: These properties are located in the Downtown Core of the Transit District, are considerably underdeveloped considering their proximity to a transit station, have auto-oriented uses that are incompatible with a walkable downtown environment, and are envisioned for a significantly increased intensity of development and mix of uses. This rezoning permits these properties to retain the uses that they have on an interim basis while they transition, as the market allows, to the walkable urban products the real estate market increasingly demands. The M-U-I Zone, coupled with the Transit District Standards, permits a range of uses in a variety of buildings, creating the flexibility most conducive to development and redevelopment.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003321 Toledo Ter	041F2	1835560	Bldg A Unit LI-06			
003331 Toledo Ter	041F2	1835784	Bldg 2 Unit 206			
003321 Toledo Ter	041F2	1835727	Bldg 1 Unit 304			
003331 Toledo Ter	041F2	1835776	Bldg 2 Unit 205			
003311 Toledo Ter	041F2	1835529				
003311 Toledo Ter	041F2	1835289	Suite B-101			
003321 Toledo Ter	041F2	1835651	Bldg 1 Unit 201			
003311 Toledo Ter	041F2	1835388	Suite C-103			
006404 Belcrest Rd	042A2	3234812	Parcel A-2 (Town Annexation 2006)			
003321 Toledo Ter	041F2	1835594				
003321 Toledo Ter	041F2	1835578	Bldg 1 Unit 1			
003321 Toledo Ter	041F2	1835644	Bldg 1 Unit 104			
003331 Toledo Ter	041F2	1835768				
003321 Toledo Ter	041F2	1835685	Bldg 1 Unit 204			
003500 East West Hwy	041F2	3234804	Parcel A-1 (Town Annexation 2006)			
003321 Toledo Ter	041F2	1835677	Bldg 1 Unit 203			
003311 Toledo Ter	041F2	1835537	Bldg A Unit LI-03			
003321 Toledo Ter	041F2	1835628	Bldg 1 Unit 102			
003311 Toledo Ter	041F2	1835511				
003311 Toledo Ter	041F2	1835487	Bldg A Unit A-201			
003321 Toledo Ter	041F2	1835636	Bldg 1 Unit 103			
003321 Toledo Ter	041F2	1835610	Bldg 1 Unit 101			
003311 Toledo Ter	041F2	1835503	Bldg A Unit A-203			
003331 Toledo Ter	041F2	1835834	Bldg 2 Unit 307			
003321 Toledo Ter	041F2	1835701	Bldg 1 Unit 302			
003311 Toledo Ter	041F2	1835321	Suite B-201			
003400 East West Hwy	041F2	1835271	Parcel R (Town Annexation 2006)(Entire Imps Razed 5/1/09			

**Table 42. Downtown Core (DC) and Neighborhood Edge (NE) Frontage/Build-To Zone Standards:
Existing Public Streets**

CONTEXT	DOWNTOWN CORE				NEIGHBORHOOD EDGE			ALL
	MD 410 (East West Highway) (A)	Belcrest Road * (A)	Toledo Road (A)	Toledo Terrace (A)	Adelphi Road (A)	Northwest Drive (A)	Dean Drive (A)	All Existing (B)
Building Orientation (Entrance location)	Front	Front, side	Front, side	Front, side	Front	Front	Front	Front, side
Minimum Frontage Zone Depth/Build-To Line								
Tree and Furnishing Zone (Required)	6'	6'	6'	6'	7'	7'	7'	5'
Sidewalk Clear Zone (Required)	6'	6' East Side 5' West Side	6'	6'	8'	8'	8'	5'
Retail, Residential, and/or Buffer Zones (Total)	Varies as needed	Varies as needed	Varies as needed	Varies as needed	Varies as needed	Varies as needed	Varies as needed	Varies as needed***
Total Frontage Minimum Depth Requirement/ Minimum Build-To Line	20'	20' East Side 28' West Side*	20'	20'	18'	18'	18'	15'
Maximum Frontage Zone Depth/Build-To Line								
Total Frontage Maximum Depth Requirement/ Maximum Build-To Line	25'	5' East Side 33' West Side	25'	25' South/ East Side 30' North/ West Side	28'	28'	28'	20'
Off-Street Parking								
Off-Street Parking Type Permitted	Structured	Structured	Structured	Structured	Structured	Structured	Structured	Any
New Off-Street Parking Permitted on Side of Building	No	No	No	No	Yes	Yes	Yes	Yes
New Off-Street Parking Access	No	No	No	No	No	No	No	Yes
New Driveways Permitted	No	No	No	No	Yes	No	No	Yes
* West side Belcrest Road frontage zone integrates a 10' off-street cycle track (see Chapter 3). ***Small furniture or benches are encouraged in the retail zone.								

SINGLE-FAMILY DETACHED HOME AND TOWNHOME DEVELOPMENT IDENTIFICATION

Standards

- Maximum sign area per sign face shall be 24 square feet, not exceeding 4 feet in height.
- Entranceway signs shall be separated from signs at other entranceways by at least 200 feet and from

other on-site signs by at least 100 feet, such distance to be measured along the build-to line.

Guidelines

Signs should be located within 30 feet of an entranceway as follows:

- Wall-mounted: one face may be provided on each side of the entranceway, mounted flat against the entranceway wall.
- Ground-mounted development identification signs may be one of the following:
 - » A single-faced sign
 - » A double-sided sign back-to-back
 - » A double-sided sign in a “V” configuration with a maximum 45-degree angle.



Example of a development identification.

OTHER

Standards

Sculptural and A-frame sign boards placed on the sidewalk are permitted if they are temporary, removed during non-operating hours, and do not obstruct the Sidewalk Clear Zone.

OTHER FREESTANDING SIGNS

Standard

Freestanding signs, other than monument signs, single-family detached home and townhome development identification signs, sculptural signs, and A-frame sign boards, shall be located only in the

Tree and Furnishing Zone or retail zone within the Downtown Core. Such freestanding signs shall not exceed eight feet in height nor three feet in width.

Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone

USE	ZONE	
	M-U-I	T-D-O/M-U-I
(1) Commercial		
(A) Eating or Drinking Establishments:		
Eating or drinking establishment, with drive-through service (CB-49-2005; CB-19-2010)	P ²⁴	X
Eating or drinking establishment, excluding drive-through service (CB-49-2005; CB-19-2010)	P	P
Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 midnight, excluding adult entertainment (CB-49-2005; CB-19-2010; CB-56-2011)	SE	P
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:		
Bus maintenance accessory to:		
(i) A private school or educational institution	SE	X
(ii) A church or other place of worship	SE	X
Boat fuel sales at the waterfront	P	X
Boat sales, service, and repair, including outdoor storage of boats and boat trailers:		
(i) Accessory to a marina	P	X
(ii) All others	SE	X
Boat storage yard	X	X
Car wash:		
(i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any residential zone or land proposed to be used for residential purposes on an approved basic plan for a comprehensive design zone, approved official plan for an R-P-C Zone, or any approved conceptual or detailed site plan	P	X
(ii) Self-service, coin-operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two miles of a Metro station (CB-76-1998)	P	X
(iii) All others (CB-76-1998; CB-114-2004)	SE	X
Gas station (in the C-M Zone, subject to detailed site plan review in accordance with Section 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9), and (10) (CB-1-1989; CB-72-1999)	SE	P ^c
Incidental automobile service in a parking garage ³	SE	P
Private Automobile and Other Motor Vehicle Auctions		
(i) Operating prior to January 1, 2011, as a use that conforms to the definition under Section 27-107.01, subject to the provisions of Section 27-464.06(c), (d), and (f)	X	X
(ii) All others, subject to the requirements of Section 27-464.06 (CB-59-2010)	X	X
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	SE	X
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	SE ¹⁹	X
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale, but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles that the dealership will repair ³⁷ (CB-95-1987; CB-87-2000; CB-29-2002)	SE ⁶⁰	X
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c))	SE	X
Vehicle or camping trailer storage yard (CB-80-1996)	X	X
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage:		

Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone

USE	ZONE	
	M-U-I	T-D-O/M-U-I
(C) All others (CB-19-1985)	P	P
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed ⁶ (CB-4-1987)	X	X
Taxicab dispatching station:		
(A) Without cab storage, repair, or servicing	P	P
(B) With cab storage	SE	X
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	X	X
Taxicab stand	P	P
Telegraph or messenger service	P	P
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving):		
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	P
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	P	P
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	p ²³	p ²³
(D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000)	SE	P

- a Signs within the Prince George's Plaza Transit District are subject to the Transit District Standards as well as certain provisions of Part 12 of the Zoning Ordinance. See Applicability clause SG2 to determine which standards apply.
- b Use is not permitted above the second story above grade in a multifamily building, except where footnote "h" applies.
- c Use is permitted and not nonconforming within the Prince George's Plaza Transit District if legally existing on July 19, 2016. New uses of this type are prohibited within the Transit District.
- d Permitted pursuant to a currently valid Preliminary Plan of Subdivision or Detailed Site Plan approved on or before July 19, 2016. Otherwise, only multifamily dwelling units are permitted in the T-D-O/M-X-T Zone. All other dwelling unit types are prohibited.
- e [Reserved]
- f Driving instruction limited to classroom instruction; no on-site driving course permitted.
- g Airport, airpark, airfield, airstrip, and heliport prohibited within the Transit District. Helistop permitted.
- h Use is permitted on the top floor or roof of a multifamily building, but on no other floor except where footnote "b" also applies. .
- i Use must meet the requirements of Section 27.464.05(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.
- j Use must meet the requirements of Section 27.445.09(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.

The following footnotes apply to sections (1), (2), (4), (5), (7), and (8) above:

- 1 Provided the site is either:
 - (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
 - (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
 - (C) Occupied by a station that was in use immediately prior to July 1, 1982.

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES (DRAFT)
JULY 16, 2019

1. Introduction of Committee & Guests Members (7:30 PM)
 - Maureen Foster, Co-Chair
 - Wil Marshall, Co-Chair
 - Chad Copeland, Committee Member
 - Todd Dengel, Committee Member
 - David Marshall, Committee Member
 - Jonathan Muller, Committee Member
 - Thomas Sheffer, Committee Member
 - Nkosi Yearwood, Committee Member
 - Ben Simasek, Council Liaison
 - Erica Spell, Council Member
 - Jim Chandler, Staff Liaison
 - Kate Powers, City Planner
 - Dan Lynch, Attorney for the Applicant
 - Nasir Cheema, Applicant
 - Sajid Chaudhry, Applicant
 - John Sheridan, Resident
2. 3599 East West Highway, Gas Station Reconstruction: Detailed Site Plan (DSP-19039)
 - Presentation
 - Dan Lynch, Attorney for the Applicant, McNamee Hosea, Attorneys & Advisors
 - Project Background
 - Presenter, Dan Lynch, is a land use attorney who has been working on the redevelopment of the subject site for 2 years.
 - This applicant has come before the Planning Committee in the past, with their original DSP. After this initial presentation, Parks and Planning required the applicant get a PPS approved first, which they did. Now, they are returning to the Planning Committee with their final DSP, which has been filed with Park and Planning but has not yet been accepted. Once accepted, a Planning Board Hearing will be set within 70 days and an official referral will be send to the City. This application will likely go to the Planning Board in October or November of 2019.
 - Current condition: The subject site is an older gas station, developed with kiosks typical of this use and limited commercial space. Four (4) gas dispensers reside along East-West Highway. There is a convenience store on site with parking present behind the building. There are driveway access points both on East-West Highway and Belcrest Road.

- The applicant plans to raze the current site and construct a 9,000 square foot building with the gas dispensers and canopy along East-West Highway. The building will be two stories, with a convenience store on the first floor and offices on the second floor (mix of uses). The applicant is proposing a two-story building in order to add bulk and be in conformance with the TDDP. Parking will be available in front of the building and there will be a drive-thru ATM.
- The applicant's landscape plan will bring the site into conformance with current standards.
- Most of the building façade will be brick with a tower element towards the center. There will be a brick trash screen on site and signage along East-West Highway.
- The applicant is requesting four (4) amendments to the standards outlined in the TDDP:
 1. Allow for an 8-foot sidewalk and 6.3-foot tree and furnishing zone along East-West Highway in order to be consistent with the neighboring properties to the west.
 2. Allow the canopy to be set back 25.6' from East-West Highway (TDDP minimum of 20').
 3. Allow a build-to line on Belcrest Road of 43' (TDDP BLT of 33').
 4. Due to conflicting viewpoints between the applicant and Park and Planning regarding the grandfathered use of the site, the District Council will likely determine the appropriate use for the site. As a cautionary measure, in case the District Council denies the applicant grandfathered status, the applicant is requesting that the Table of Uses be amended in accordance with Section 27-548.09.01(b)(1) of the Zoning Ordinance to allow the site to be used as a gas station.
- Clarifying Questions
 - Todd Dengel: Are the minutes from the Committee's past meeting regarding this property on the record for our current meeting?
 1. Jim Chandler: There are some modifications between the DSP being presented today and the DSP the Planning Committee reviewed last year, therefore some of the comments may not be relevant. However, past comments made regarding this site can be referenced during this meeting.
 2. Todd Dengel: What changes have been made to the current DSP from the previous DSP?
 3. Dan Lynch: In response to SHA, there is a "right-in, right-out" path along East-West Highway. In addition, the pathway through Belcrest has been altered.
 - Wil Maxwell: Will the office space be leased out? Would the applicant occupy this space themselves?
 1. Dan Lynch: Yes, the office will be available to lease. But if it is not leased out, the applicant will use the offices for accounting space.

- D. Marshall: Is the door on the backside of the building an emergency door or a service door?
 1. Nasir Cheema: It is an emergency door.
 2. D. Marshall: Regarding the variance for sidewalk consistency, would this apply to both East-West Highway and Belcrest Road?
 3. Dan Lynch: The sidewalk variance only applies to East-West Highway.
- Nkosi Yearwood: As part of the DSP, are there any proposed physical street space improvements?
 1. Dan Lynch: It will include sidewalk and gutter improvements
 2. Nkosi Yearwood: As part of this DSP, are there any dedications?
 3. Dan Lynch: No, the right-of-way along Belcrest abuts the property line, and there is no room for additional dedication.
- Ben Simasek: Will there be dedicated parking for building tenants?
 1. Dan Lynch: No, but the parking proposed is in conformance with the TDDP.
- John Sheridan: How many offices will there be in the building?
 1. Dan Lynch: 6 occupants.
 2. Dan Lynch: The applicant does not know if they will be leasing out the office space. They will likely use this space themselves.
- D. Marshall: Who owns the staircase towards the metro along the southside of the property?
 1. Dan Lynch: I don't know.
 2. D. Marshall: Does this project in any way alter access to the staircase?
 3. Dan Lynch: It does not.
 4. D. Marshall: Is the coloring of the building presented in the DSP a part of the branding or just generic?
 5. Dan Lynch: The brick presented in the DSP is what the applicant is proposing in terms of building color and material.
- Thomas Sheffer: Are there any restraints on the proposed signage along the canopy? It seems very large and a potential eyesore.
 1. Dan Lynch: The signage meets requirements.
- Jim Chandler: What prevents you from locating the canopy along the southwest corner of the site?
 1. Dan Lynch: We have not laid out this configuration from an engineering standpoint. There are some concerns with that layout, as the pumps will be screened from the main road (East-West Highway), decreasing visibility of individuals pumping gas. This tends to make customers uncomfortable, especially when accessing the gas station at night. The proposed layout in the DSP, with the gas dispensers out front, has worked for other gas stations in the past from a retail standpoint. Also, if the building is placed in the southwest corner of the site, it will likely prevent trucks from accessing the gas pumps.
- Nkosi Yearwood: Is the opening along Belcrest Road channelized?

1. Dan Lynch: The opening is channelized (right-in, right-out) on both Belcrest Road and East-West Highway in order to allow trucks to circulate. The entrances were designed so field trucks can safely enter and exit.
 2. Nkosi Yearwood: Why is the applicant proposing a stand-alone ATM, when it is currently attached to the building?
 3. Dan Lynch: The applicant wants the ATM to be directly accessed from individuals' cars.
- Comments and Committee Recommendations to the City Council
 - D. Marshall: I am interested in revisiting the comments the Committee previous made regarding this site.
 1. Jim Chandler: Here are the comments made by the Committee during the April 2018 meeting:
 - a. Consider reducing the number of curb cuts and enhancing pedestrian access and safety on the site
 - b. Need clarification on the number of parking spaces
 - i. Dan Lynch: 15
 - c. The rear wall should include some interesting, artistic, or attractive feature.
 - d. Retain the staircase as it is important in accessing the Metro
 - **Recommendation: The Committee recommends that the comments and recommendations made by the Committee regarding this site during the April 2018 meeting be transferred to the current meeting record; Approved 6-1 with 1 abstention.**
 - D. Marshall: The building is very tan; I'd like for it to stand out more.
 - Chad Copeland: The Sunoco brand has bright colors, but the proposed building is bland and generic looking.
 - Jonathan Mueller: The applicant has been very responsive to previous requests and I continue to support the proposed project and the applicant's proposed amendments, including the site's continued use as a gas station.
 - D. Marshall: Does City Staff have any concerns with the amendments proposed by the applicant?
 1. Jim Chandler: City Staff has not spent enough time reviewing the DSP at this point to have an answer. It will be brought to City Council on August 5th as a presentation. The biggest issue moving forward will be the interpretation of use for the site and the City will need to take a position on that.
 - **Recommendation: The Committee supports the 8-foot sidewalk and 6.3-foot tree and furnishing zone along East-West Highway as proposed by the applicant; Approved 8-0.**
 - **Recommendation: The Committee supports the canopy be set back 25.6' from East-West Highway as proposed by the applicant; Approved 6-0 with 2 abstentions.**

- **Recommendation: The Committee supports the 43' build-to line on Belcrest Road as proposed by the applicant; Approved 6-0 with 2 abstentions.**
- Chad Copeland: In terms of the applicant's 4th proposed amendment, I believe this is a legal question outside the scope of this committee and therefore I will abstain from any vote related to it.
- Wil Maxwell: Instead of voting for the 4th amendment, we could vote indicating if we are in favor of the project overall.
- Chad Copeland: Voting for or against this amendment will not change the legal outcome.
- Todd Dengel: I concur. A legal team will be responsible for determining appropriate use.
- Jim Chandler: Typically, the Planning Committee does not weight in on legal matters; However, the County expects the City to take a position.
- D. Marshall: Rather than take a position, we could vote on whether we support the continuing use of this site as a gas station based on renovations and reconstruction.
- Maureen Foster: We can vote on the support of this amendment separate from the legal opinion while recognizing that some people will abstain or not support the motion.
- **Recommendation: The Committee support the applicant's argument of continued use according to the Zoning Ordinance; Failed 2-0 with 6 abstentions.**
- **Recommendation: The Committee supports the use of this site as a gas station with the renovations and reconstruction proposed by the applicant; Approved 6-0 with 2 abstentions.**
- Todd Dengel: It should be made clear to the Council that a significant amount of Committee Members abstained from voting on this issue.
- Chad Copeland: The reason the recommendation failed was because the majority of Committee Members abstained because they believed this is a legal determination.
- Nkosi Yearwood: This property specifically is addressed in the TDDP as a footnote. It would be helpful for this to be available to the Committee.
- Wil Maxwell: Will the issue regarding the Table of Uses come back to the Planning Committee for further review?
 1. Dan Lynch: This item will ultimately be approved by the District Council.
- Chad Copeland: The City will provide a recommendation – Will the Council adopt the recommendation, or will this be the job of the City attorney?
 1. Jim: The latter. If the Mayor wants clarification from the City attorney, it will be requested and allow the council to have some legal basis.
- Chad Copeland: The City needs to determine the legal standing first before bringing it to the Planning Committee.

1. Jim Chandler: This may not be practical, as the attorney may not have enough time to address it before it needs to come to the Planning Committee. This sort of issue coming to the Planning Committee is uncommon.
 - Wil Maxwell: If the staircase is behind the trash screen, it will not be visible to pedestrians.
 1. Nasir Cheema: The staircase is essential to the success of the building, so it is a priority.
 - Thomas Sheffer: Regarding the comments about the aesthetics of the building, I would like to see the canopy be less “in-your-face.” It is very large and is essentially a billboard. The intent of the TDDP was to move from a highway aesthetic to a pedestrian aesthetic. The canopy is an eyesore and not in the spirit of the TDDP.
 - D. Marshall: I am comfortable with the aesthetics of the canopy as displayed in the DSP.
 - Todd Dengel: Franchises need to comply with their company branding.
 - **Recommendation: The Committee supports the canopy branding as presented in the DSP; Approved 6-1 with 1 abstention.**
 - D. Marshall: I support the project and the site’s continued use as a gas station and convenience store. It serves the community and is the only gas station in that part of the area (Jonathan Muller and Todd Dengel agreed with these comments).
- Summary of Planning Committee’s Recommendations
 - *Since the Planning Committee has already reviewed a version of this site plan, they recommended that the relevant comments from the April 17, 2018 meeting be put into record, as they are pertinent to the discussion of the updated DSP submitted by the applicant.*
 - *In terms of the applicant’s variance requests, the Planning Committee supports the applicant’s first three (3) amendments without any major contention, which include an 8-foot sidewalk and 6.3-foot tree and furnishing zone along East-West Highway, canopy set back of 25.6’ from East-West Highway, and a 43’ build-to line on Belcrest Road. In addition, the Planning Committee supports the canopy branding presented in the DSP, with one (1) member opposed stating the highway-styled branding is not in the spirit of the TDDP.*
 - *The fourth variance request concerns the permitted use of the property. The Planning Committee discussed whether this issue was within their scope, as it will ultimately be a legal determination. A vote specific to supporting the fourth variance and the applicant’s interpretation of the zoning ordinance failed due to most Planning Committee members abstaining from the vote. Abstentions were based on the belief that this variance will need to be legally determined and this decision is outside the purview of the Planning Committee.*
 - *However, the Planning Committee did vote to support the current use of the site as a gas station with the renovations and reconstruction proposed by the*

applicant; this vote was premised on the value members believe this use brings to the community, and not on any legal basis.

3. Development Update

- Miller's Ale House – City Council Decision
 - Miller's Ale House is a restaurant pad site in the western most out parcel of the Mall at Prince George's.
 - The applicant stated that they got their SWM concept approval in order to be grandfathered into previous regulations. With that, they proceeded with related stormwater work. Due to the SWM measures in place along the south frontage, the applicant asserts that the building must be pushed back 70'.
 - City Staff believes if the building must setback 70', the applicant is obligated to mitigate for this major variance from the standards. These mitigation measures include an outdoor dining area like matchbox in Rockville, reduced parking on the west side of the building, and increased pedestrian connectivity with dedicated public space.
 - The County received a letter from DPIE stating that the applicant was aware that they can maintain their grandfathered status even if the structure is moved closer to the street as required by the TDDP.
 - Miller's Ale House provided an exhibit demonstrating a 70' setback, while the County presented an exhibit with a 35' setback requiring minimal mitigation measures.
 - City Council adopted a position based on a 70' setback for the building. Conditions supported by the Council will reorient some of the site and are necessary, as the applicant's effort to activate the streetscape is insufficient.
 - Recommendations will pull pedestrian elements to the south and west, while vehicular and service traffic will be to the north and east of the building.
 - If the applicant does not accept these mitigation measures, the Council indicated that they would defer to Park and Planning's recommendations.
 - The TDDP is not intended for pad sites, and the southwestern most parcel of the mall most likely won't be high density for a while. With the Council's recommendations, the applicant has an opportunity to monetize some of the improvements.
 - D. Marshall: With the shorter setback, is the applicant able to accomplish the underground elements of their SWM?
 1. With a shorter setback, the applicant will need to relocate their underground stormwater pipes.
 2. Is a high voltage electric cable on the site?
 3. Yes, at a 45-degree angle. It is in an unusual location. The City has had conversations with the mall in the past regarding it, but they did not consider relocating it. It is the main powerline to the mall.
 4. Has the pad site been built?

5. The pad is not complete, as they are not permitted to build a pad. However, they have been approved to move forward with some of the infrastructure.

- Dewey Parcel – M-NCPPC Planning Board Hearing & Dewey East Parcel
 - Approved by the Planning Board in June 2019.
 - The development will be on Toldeo and Belcrest and includes proposed multi-family units and 2-over-2 condos, with an out parcel of townhouses.
 - The City's position includes the support of a non-motorized connection to the out parcel. The creation of this connection will be left up to DER, who will be managing the SWM facility. The applicant's DSP will give us an idea of what it will look like.
 - The adjacent Dewey Parcel has just been submitted. The Planning Committee will likely see it at the meeting in September.
- Kiplinger Project – Inspection of Sentinel Drive
 - Sentinel Drive bisects the property and has been dedicated to the City. To be publicly dedicated, it must comply with City and County standards.
 - Staff conducted a walk-through with the Kiplinger engineer, then again with DPW Staff.
 - The punch list put together is significant and includes the replacement of concrete, inclusion of signage, and additional striping. Staff anticipates it will take between 60 and 90 days to complete the items listed on the punch list with the street being publicly dedicated at the end of 2019.
 - D. Marshall: Is street parking still allowed?
 1. Jim Chandler: Currently, Sentinel Drive functions as private property until the City officially accepts responsibility for its ownership and maintenance.
 - D. Marshall: There is no signage currently. There is parking on both sides of the street which would make it difficult if there was an emergency.
 1. Jim Chandler: The only exception is the Fire Department – If they deem it unacceptable, then cars can be moved.
 - Wil Maxwell: What about the connecting streets on the property? Are they publicly dedicated?
 1. Jim Chandler: Alleys are not planned to be dedicated, as they were built under a private standard.

4. Committee Business

- **Motion to approve the minutes for the June 18, 2019 meetings with the following edits:**
 - "Will Maxwell" changed to "Wil Maxwell" throughout
 - Under 'Presentation,' change John Sheridan to John Lender
 - "Oliver Garden" changed to "Olive Garden" throughout
- **Motion passes; Approved 7-0 with 1 abstention**

5. Additional Questions & Discussion

- Nkosi Yearwood: Why did the City appeal the Magruder Pointe project?
 - D. Marshall: The document has been received, and the City Council has formed a resolution.
 - **Motion to have City Staff provide the Planning Committee with appeal information regarding this project. Motion passes; Approved 7-0 with 1 abstention.**
 - Nkosi Yearwood: It is sad to see the City against this project, as the building has been vacant.
- Nkosi Yearwood: I like the new blue streets signs at the intersections. The blue ones are better than the green ones.
 - Jim Chandler: In addition, as outlined in our Transportation Plan, wayfinding signs should be installed in the next 6-8 weeks.
- Nkosi Yearwood: I'm interested in receiving updates on Ager Road, parking at the Arts District, and with Cedar Realty and County Revenue Authority.
 - Jim Chandler: Ager Road is under construction and there are no updates for the remaining items.
- Thomas Sheffer: What is the City's involvement with the Middle School and Magruder Park?
 - Jim Chandler: The City has a facilities task force to work through some items related to this and help the City develop a position.
 - Part of the conversation with the County is, what are you looking for in terms of acceptable school sites? They have responded that they prefer suburban sites with significant acreage, which doesn't exist in the City. In addition, the County does not want to acquire a site at fair market value.
 - Magruder Park is technically an open space. Potential sites further north and west are outside the service area for a City School.
 - There are 2 different funding models – 1.) Public Private Partnership where the school selects a builder who constructs the school and then the school pays a lease; and 2.) Traditional County CIP
 - P3 sites are not yet public but will likely be made public in the fall.
 - If the CIP model is used, the school will likely be prefabricated to expedite the process.
 - There may be a viable site along 38th Avenue but there is uncertainty as to whether this location can support the increased traffic. Also, there may be flooding issues in this location.
 - One potential option is placing the Middle School at Magruder Park and moving the Elementary School to the current Middle School site. The current Elementary School site would then be sold.
 - If the County were to rebuild at the existing sites, the buildings would need to be much denser (2-3 stories).
 - The Elementary School site layout is not conducive to meaningful outdoor space.
 - In terms of the Planning Committee's engagement, it is at the discretion of the Council. Committee members are welcome to attend the Education

Facility Task Force meetings. Keep in mind, it is a very consuming process –
In March, April, and May, the Task Force met once a week.

- Chad Copeland: I am disappointed and upset that the City doesn't want people to know why they are appealing the Magruder project. It is contrary to the principle of transparency that is preached by the Council (Nkosi Yearwood and Todd Dengel agreed with these comments).
- D. Marshall: For the Kiplinger project, does the City have the power to require the word "street" be removed from signs along alleyways?
 - Jim Chandler: Street naming is under the authority of the County.

6. Adjourn (9:30 PM)

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
APRIL 17, 2018

1. Introduction of Committee & Guests Members (7:32 PM)
 - David Marshall
 - Jonathan Mueller
 - Maureen Foster
 - Wil Maxwell
 - Todd Dengel
 - Katie Gerbes
 - Jim Chandler
 - Tom Wright
 - Yohannes Bennehoff
 - Dan Lynch, McNamee Hosea
 - Matt Gordon, Linowes and Blocker
 - Emmanuel Isong, Mama's Care
2. Committee Business (7:34 PM)
 - Adoption of Minutes from March 2018
 - i. Approved unanimously with edits.
3. Mama's Care Congregate Living Facility: DSP-17054 (7:39 PM)
 - Matt Gordon, Linowes and Blocher
 - Property is located at 4111 East West Highway
 - Currently exists as a congregate living facility with 8 beds. In 2012, underwent addition to add 6 more beds to the facility, for a total of 14 allowable residents.
 - Typically, wouldn't need to go through a DSP, but in this case M-NCPPC is requiring a DSP
 - Only changes to property is the restriping of parking spaces; all other physical changes have already been made.
 - DM: Currently have four parking spaces, and you plan to keep the same amount of spaces?
 - i. Under the zoning ordinance, the requirement is 1 space per 4 residents, so we can keep the same amount of spaces even with the increased occupancy.
 - ii. DM: So where do visitors go to park?
 1. They mostly park on the street.
 - TD: Currently there are 8 beds, you are looking for 14 and the expansion was done in 2012 to accommodate the 14? Has it met all of the relevant codes?

- i. Will have to go through the state to get their updated license, but the fire department has already inspected since the addition of the additional bedrooms and approved it.
- DM: I have no issue with the project exceptt for parking. I don't know how many houses are on the block?
 - i. MF: There is only one other house on the block, it is weird
 - ii. DM: My concern would be about visitors parking on the street preventing residents from parking at their homes, but that doesn't seem to be an issue.
- MF: Motion to support the project
 - i. 4 in favor, 1 abstention

4. 3599 East West Highway: DSP-12062 (7:50 PM)

- Dan Lynch, McNamee Hosea
- Property is the gas station located at the intersection of East West Highway and Belcrest Road
- Proposing to tear down all structures on the site, add 8 pumps and a new convenience store with second floor offices.
- Need to go through detailed site plan to show conformance with the Prince George's Plaza TDDP
- Property has been a gas station since 1961 with the only change being the 1979 addition of the convenience kiosk to the property.
- Will be retaining existing access to site and not doing any work within the right-of-way
- Will be introducing new landscaping strips along the road frontages
- Building will be two-story with three different façade elements
- Requesting two amendments: The build to lines along Belcrest Road and East West Highway
 - i. Build to Lines:
 - 1. Need 0.6 feet further set back on East West Highway to accommodate truck circulation
 - 2. 10-foot amendment on Belcrest
 - ii. Connecting buildings:
 - 1. TDDP calls for connecting the buildings to create a solid frontage, but that is not possible with a gas station as vehicles need to get in and out of the site
- TD: You said overall operation, besides the gas station and convenient store, but what other operations will be there?
 - i. Office space for the "corporate office" of the business owners
- TD: Are you making any lighting changes, such as changing to LED?
 - i. Will be providing onsite lighting that conforms with the TDDP; not sure if it is LED or not. I do not have the specifications for that lighting at this time.
- TD: Are there any landscape requirements for any stormwater runoff?

- i. Have received site plan approval from Maryland Department of Environment
- WM: Are the stairs that are on the back of the property remaining?
 - i. I think so, but I will check on that and get back to Jim
- WM: Is the parking sufficient for both the gas station and the office use above?
 - i. TDDP tries to limit parking spaces this close to Metro. We can provide up to 22 spaces and we are providing 17 on site.
 - ii. MF: Can you show me how we get to 17?
 - iii. In recounting, counts 16 spaces. Will confirm that number and relay to staff.
- JM: How many parking spaces exist currently?
 - i. 10.
- JM: Have you dropped the plan for the car wash that came to us a while ago?
 - i. Yes.
- DM: I am not getting the same amount of spaces that you are. I am seeing these triangles between the spaces, but they seem to be the buffers between handicapped spaces.
 - i. They are not,
- DM: At the Council meeting, you stated that the office space is for the owner's business, not to lease to other tenants. Is that correct?
 - i. Yes.
- DM: The staircase at the back of the property that allows people to get to and from the Metro is important. It needs to remain to give those folks access. IF you don't make a space for them, they will create their own space.
- DM: Can you talk about why the dumpsters are located where they are?
 - i. We felt it was the best location given the access aisles available on the rest of the site.
- DM: There was a question about LED lights and the City wants to see things that are as energy efficient as possible. If you can incorporate that, that would be a good thing to do.
 - i. Lighting will be LED.
- DM: Still concerned about the number of parking spaces and the lack of gaps/aisles for handicapped spaces.
 - i. The ADA space is in the middle and here is the buffer area. We are only required to provide one space.
- JM: You are doubling the number of gas pumps?
 - i. Correct.
- TD: Is this location the headquarters for a franchise of Sunoco? Will it be consistent with other sites?
 - i. It will be Sunoco brand along with the A Plus market store that is consistent with Sunoco franchise.
 - ii. TD: If there is a chance for anything new, there is a change for new opportunities. I would recommend that you take the opportunity to reflect on all of the things we talked about: LED, maybe EV charging, stormwater runoff. This station is an epicenter of sorts, so there is an

opportunity to enhance the space that creates it as a flagship and hope you take that into consideration.

- iii. MF: This is the opportunity to incorporate native species.
- MF: I would like to see the incorporation of a different building material other than efface, which is essentially Styrofoam and not very durable.
- MF: This is a great opportunity to make this station a flagship. There have been others nearby closing as a result of the Purple Line, I think.
 - i. That is correct, this will soon be the only one on this side of East West Highway
- DM: Are there any plantings going in along the back of the building? It could be a great tagging wall.
 - i. No plantings.
 - ii. DM: Approximately how long is that wall?
 - iii. DM: Is there anything behind the wall or is that where the roadway to Metro goes in?
 - It backs up to the vacant parcel that is owned by Metro.
 - iv. DM: I would suggest that maybe you talk to the City or someone about putting a piece of artwork along that wall to detract from those who may want to tag it.
- DM: On your building in general because of where it is at, there is an opportunity to put something on the front of the building that is significant to the City. That would be a nice piece of neon or an icon, and could be more attractive than a regular convenient store.
- TD: As part of the TDDP, this area is poised for pedestrian use. To take it a step further for pedestrian, is there talk about removing one of the vehicle curb cuts to allow for better pedestrian use?
- DM: You currently have 3 access points?
 - i. 4.
 - ii. DM: This plan retains all of those?
 - Yes.
- TD: Is this a non-conforming use?
 - i. Yes, certified nonconforming use, so it is maintaining its use as a gas stations, but needs to get improvements approved through the detailed site plan process.
- WM: I echo the comments about art on that back wall.
- CC: I agree with Todd's comments about the curb cuts. 4 seems excessive and not consistent with the TDDP. It seems like you could eliminate the curb cuts on East West or eliminate one on East West and one on Belcrest.
- DM: Where is the kiosk to be located? Is it drive up or walk up?
 - i. Walk up.
- DM: I understand you need the two curb cuts on East West Highway, but could you live without one of the curb cuts on Belcrest Road?
 - i. Will have to do some engineering about the turning radius and see if that is feasible.
- TD: Have you thought about electric charging?
 - i. We are not proposing it as part of this station.

- ii. I have not seen too many gas stations that are proposing EV charging stations and am not sure how well it would practically work here.
- CC: What is the little peninsula in the top corner?
 - i. It is associated with stormwater.
- MF: One thing I heard is that people are pleased that the lighting is going to be LED and consistent with the TDDP. Recommendations could go further into no efface, better plantings and otherwise turning this station into more of a flagship. There is concern about stormwater runoff.
 - i. We will be compliant with the current standards, which is almost 100% of runoff.
 - ii. TD: There is a strong marketing opportunity in focusing on the environmental impact of the station and how it fits into the aesthetic of the building.
- MF: I think I heard agreement that there be a recommendation about doing something to that rear wall to make it interesting or artistic in some way. "Some form of attractive feature"
 - i. Approved unanimously.
- JM: Is there any environmental issues that need to be addressed with the gas tanks underneath, etc.?
 - i. These would be issue with a complete raise and rebuild. In redoing this site, they will be putting in new tanks and making significant upgrades to the site to make it more environmentally planning. We're bringing the site up to date and into this century.
- MF: There was a recommendation about removing one curb cut on Belcrest.
 - i. JM: I don't want to be second guessing how your operations work and recommend something against the functionality or if it becomes too tight. I want to look at the possibilities.
 - ii. MF: What if the recommendation read "consider reducing the number of curb cuts and enhancing pedestrian access and safety on the site."
 - Because some of the entrances are close to the light at the intersection, people prefer to use different curb cuts to come in and out of the property.
 - Approved unanimously.
 - DM: When the proposal was for the car wash, it was proposed to eliminate one of the curb cuts. You are now saying that it is not feasible, so these two plans contradict themselves.
 - I don't know what that layout was, but from a circulation standpoint of the site, the trucks will come in through East West Highway and out through Belcrest. Closing the Belcrest curb cut may interfere with the functionality of some of the parking spaces, but it may be possible.
- MF: Need a clarification on the number of parking spaces given to Jim/Katie.
 - i. Agreed unanimously.
- MF: We like seeing that the staircase is staying as it is important for access to Metro.

- Can I get clarification? You mentioned native species, is that the improvement you would like with the landscaping?
 - i. MF: Yes, that is one of many options.
- DM: We are not trying to burden you with extras, but we want to see ways to improve the site and make it representative of the community and what we want. This is to give you this information, so you don't get in the middle of the process and start hearing these things. I think we all want to see this development.
 - i. We appreciate that, it is not my first rodeo. We will do what we can to address concerns raised.

5. Open Meetings Act Debriefing (8:40 PM)

- Let the record show that Jonathan and Wil were both at the Open Meetings Act Training.
- MF: For those who took it, how are we doing as a committee?
 - i. JC: We're doing really good. A few golden rules:
 1. Can't have conversations via email about topics germane to the committee
 2. We cannot conduct a meeting without a quorum. If we lose a quorum, we must end the meeting. If you plan on being absent, please let the chair know in advance so we can determine if the meeting needs to be cancelled or not. There could be issues with the timeline of development projects if a meeting gets cancelled and therefore cannot get planning committee recommendations first.
 3. Chair can entertain public comment at their discretion, but it is not mandatory. Open meetings give the public the opportunity to view, not to participate.
 4. Ensuring the agenda is published in an adequate amount of time. We're pretty good about it
 5. If committee wants specific updates about specific projects, we should state it on the agenda. We cannot get too deep into the weeds of a specific project at length. If something is specifically requested, we should list it under development updates.
- DM: What constitutes a quorum?
 - i. 51%. In our committee's case, we need 5 members present.
- Another thing that could be an issue is consistent absenteeism if it affects the ability to reach a quorum. Please continue to let staff know if you will be absent
- MF: I will send a note out this week to everyone about attendance and reminding them to give staff notice if they will not be here.

6. Development Updates (8:54 PM)

- Riverfront at West Hyattsville architectural DSP will come back in May or June to the Planning Committee.
- Council had Discussion on Werrlein last night. Council will likely have one more day of discussion and then take action on May 21.

- i. Lots of public speakers, some in favor, some against.
 - ii. If there are any substantive changes to their subdivision package, we will bring it back to the Committee. If there is not is not, we will continue with the committee's prior comments.
- DM: Any mall updates?
 - i. Ulta is open, the pad site has probably gone away. &Pizza just signed a lease to be in the mall food strip area.
 - ii. TD: Is the proposed teen club supposed to go over there?
 - 1. In UTC, not the mall. Unlikely this committee will be involved in that unless the Council explicitly directs the body to do it.
- DM: What is up with the Marche property? Are they done?
 - i. Mostly done, but looking to put up some exterior shades of some sort.
- DM: Last night the developer on Route 1 mentioned a cost of \$100 million. Does that sound right?
 - i. Yes. They are still working on the detailed site plan to see what the retail/unit mix looks like. Will probably come to the Planning Committee in the fall.
- Hyatt Park:
 - i. Final concept plan delivered to City from NDC. Will be presented at the City Council meeting tomorrow. Tomorrow will also start the window where the plan will be posted on the Speak Up site. Comments will be accepted until May 1.
 - ii. Staff will begin electrical plan and sourcing materials in the upcoming weeks. Hoping to start building at the end of summer and complete the process before the end of the calendar year.
- TD: Did the Streetsense TESST building go under contract?
 - i. Yes. Cannot say who yet, but they will hope to renovate and occupy it in the near future.
- TD: Is the Demmer's building under contract?
 - i. Not to our knowledge.
- TD: Is the property along Route 1 across from UIP still under contract? Can you talk about it?
 - i. Yes, under contract. No cannot talk about it.
 - ii. TD: Does this impact the parking garage site?
 - 1. Yes and no.
- MF: What is happening with the building on Route 1 that is falling down?
 - i. It is under contract, but they are having difficulty finding one of the lien holders and they need to demonstrate that they have made contact with all lien holders to move forward.
- MF: What about the former Mi Patio site? It seems awfully vacant.
 - i. They recently contacted us and may be using our Commercial Façade Improvement program this year.
- MF: What is the status of the closed synagogue on Adelphi Road?
 - i. M-NCPPC is in the process of selecting the next multigenerational site in the county. It is one of the four sites they are considering, which will be determined by the next County Executive. They are also going through

the process of finding a new director for recreation, so until that is settled, a site will not be selected.

- DM: Harvey Maisel's property at Queen's Chapel Town Center – is there any redevelopment happening there?
 - i. Nothing yet. If it redevelops, it will not be by them. Their portfolio is about holding on to properties. I imagine that will change in the upcoming years as the market changes and they might sell.
- JM: On Hamilton and Queen's Chapel the crosswalk is always torn up.
 - i. The county is aware of it and their strategy is to replace the popped up pavers with asphalt in a piecemeal fashion.
 - ii. WM: there are no pavers left, the crosswalks are all asphalt now.

7. Adjourn (9:19 PM)

* Times listed are estimates and may vary.



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019
Submitted by: Michelle Dunklee
Submitting Department: Police Department
Item Type: Ordinance
Agenda Section:

SUBJECT

Proposed Changes to the Noise Ordinance (20 minutes)

HCC-85-FY20

Recommendation:

Sponsor(s):

Hollingsworth

Co-Sponsor(s):

N/A

ATTACHMENTS

[Noise Ordinance Draft 9.13.19.docx](#)

[Hollingsworth_Noise Ordinance Modification.pdf](#)

[Current Chapter 79.docx](#)

Summary Background:

Mayor Hollingsworth submitted proposed modifications to Chapter 79 of the Hyattsville Charter and Code to allow for the extension of nighttime hours to 11 PM for permitted special events in City parks and commercial districts. Council authorized the City Attorney to draft these changes. During the drafting process staff identified other areas for improvement in the code, pertaining to the regulation and measurement of noise and enforcement.

Next Steps:

Council discussion of the draft ordinance. The ordinance is tentatively scheduled to return to Council for a first reading on October 21 with adoption scheduled for November 4.

Fiscal Impact:

TBD

City Administrator Comments:

For discussion

Community Engagement:

Upon adoption the Clerk's office will publish legal notification of the Ordinance in the Prince George's Sentinel.

Strategic Goals:

Goal 5 – Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

Legal Review Required?
Complete

**CITY OF HYATTSVILLE
ORDINANCE 2019-____**

An Ordinance whereby the City of Hyattsville amends the Noise Ordinance in Chapter 79 of the Hyattsville Code to prohibit sound that is plainly audible at a fifty-foot distance, to regulate contemporary sound devices, and add an exception to delay the imposition of nighttime hours in the limited and specific circumstance in which an applicant has sought and obtained a special events permit from the City.

WHEREAS, the Local Government Article § 5-202(1), (2) & (5) of the Maryland Code grants to municipalities the power to adopt ordinances to assure the good government of the municipality, to protect and preserve the municipality's rights, property and privileges, and to protect the health, comfort, and convenience of the residents of the municipality; and

WHEREAS, § C3-1 of Article III of the City Charter grants to the City Council the power to pass all such ordinances, resolutions and laws not contrary to the Constitution and laws of the State of Maryland or this Charter as it may deem necessary for the good government of the City in order to promote health, safety, comfort, convenience, welfare and happiness of the residents of the City and visitors thereto and sojourners therein; and

WHEREAS, § C3-2(30) of Article III of the City Charter grants to the City Council the power to regulate noise for the purpose of protecting the citizenry from unreasonable noise; and

WHEREAS, it is the sense of the Mayor and Council, after having heard numerous complaints from the residents of the City, that additional reasonable regulatory measures are necessary in order to protect the citizenry from unreasonable noise; and

WHEREAS, it is the sense of the Mayor and Council that reasonable regulatory measures are available to the City that are capable of addressing these stated complaints and that also promote the welfare and happiness of the City's residents; and,

Evidence based on the audible impressions formed by a police officer or code compliance officer is equally sufficient to that of a sound level meter reading.

C. The officer or code compliance official must be able to determine the source or origin of the plainly audible sound whether by direct line of sight from the affected residential property or by articulating such other reasonable basis for such determination if there is no line of sight confirmation of the source or origin of the sound.

* * *

§ 79-2. Noise standards.

A. No person shall cause or permit the following noise/sound levels measured at points on or within a property line or reasonably adjacent thereto of the source of said noise above the maximum permissible levels in a designated zoning district. Levels exceeding said permissible levels are prohibited.

Land Use	Day- or Night-Time Hours	Level (dBA's)
Industrial	Day	75
	Night	75
Commercial	Day	67
	Night	62
Residential	Day	60
	Night	50

B. Exceptions.

(1) Construction or demolition activities shall be permitted during daytime hours, provided that such activity shall not exceed a level of ninety (90) dBA's.

(2) Household tools and portable appliances in normal usage.

1 (3) Lawn care and snow removal equipment (daytime only) when used and maintained in
2 accordance with the manufacturer's specifications.

3 (4) Agricultural field machinery when used and maintained in accordance with manufacturer's
4 specifications.

5 (5) Blasting operations for demolition, construction and mining or quarrying (daytime only).

6 (6) Motor vehicles on public roads.

7 (7) Aircraft.

8 (8) Motor vehicles or boats on state lands or waters.

9 (9) Emergency utility operations.

10 (10) Pile-driving equipment during the daytime hours of 8:00 a.m. to 5:00 p.m.

11 (11) Sound not electronically amplified created by sporting, amusement and entertainment
12 events and other public gatherings operating according to terms and conditions of the
13 appropriate local jurisdictional body. This includes but is not limited to athletic contests,
14 amusement parks, carnivals, fairgrounds, sanctioned auto racing facilities, parades and public
15 celebrations.

16 (12) Rapid rail transit vehicles and railroads.

17 (13) Any activity causing noise if a variance for such activity and the noise resulting there from
18 has been obtained from the environmental health administration of the Maryland Department
19 of Health and Mental Hygiene or is being processed pursuant to the rules and regulations of
20 that Department. This exception shall apply only to the extent of any such variance so granted
21 or being processed.

(14) Use of any machinery or vehicles by personnel of the State of Maryland or any political subdivision thereof.

(15) The term “special event” in this subparagraph (15) shall have the same meaning as the term is defined in Chapter 86 of the City of Hyattsville Code.

a. Solely for the purpose of special events authorized by a special events permit issued by the City for an event held in the City’s parks or commercial districts, the definition of “nighttime hours” set forth in §79-1 above, is altered so that nighttime restrictions do not begin to apply until 11:01 p.m.

b. In all other locations in the City, nighttime restrictions may be altered at the discretion of the City Administrator and upon the issuance of a special events permit, but in no circumstance shall nighttime restrictions apply any later than 11:01 p.m.

C. During nighttime hours it shall be unlawful for any person or persons to emit or cause to emit any type of plainly audible sound in such manner as to disturb the peace, quiet and comfort of the neighboring inhabitants, unless:

(1) It complies with the decibel restrictions in the industrial or commercial district from which the plainly audible sound is emanating, or

(2) It is subject to an applicable exception found elsewhere in this Chapter.

§ 79-3. Loud and unnecessary noise prohibited.

A. It shall be unlawful for any person or persons to emit or cause to emit any type of plainly audible sound identified in § 79-3 of this Chapter, except as otherwise provided herein.

~~AB.~~ The sounding of any horn or signaling device on any automobile, motorcycle or other vehicle on any street, way, avenue or alley or other public place of the City, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh

1 sound; the sounding of any such device for any unnecessary or unreasonable length of time; the
2 use of any signaling device except one operated by hand or electricity; the use of any horn, whistle
3 or other device operated by engine exhaust; and the use of any such signaling device when traffic
4 is for any reason held up.

5 ~~BC.~~ Use of radios, phonographs loud speakers, computers, tape players, disc players, other
6 machines or devices, and musical instruments.

7 (1) The using of, operating of or permitting to be played, used, or operated any radio
8 receiving set, musical instrument, phonograph loud speaker, computer, tape player, disc player or
9 other machine or device for the producing or reproducing of plainly audible sound in such manner
10 as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder
11 volume than is necessary for convenient hearing for the person or persons who are in the room,
12 vehicle or chamber in which such machine or device is operated and who are voluntary listeners
13 thereto.

14 (2) The using of, operating of or permitting to be played, used, or operated any radio
15 receiving set, musical instrument, phonograph loud speaker, computer, tape player, disc player or
16 other machine or device for the producing or reproducing of plainly audible sound ~~between the~~
17 ~~hours of 12:00 midnight and 7:00 a.m. in such a manner as to be plainly audible at a distance of~~
18 ~~fifty (50) feet from the building, structure or vehicle in which it is located.~~

19 ~~CD.~~ Yelling, shouting, hooting screaming, whistling and singing.

20 (1) Yelling, shouting, hooting screaming, whistling or singing on the public streets or
21 from private property at any time or place so as to annoy or disturb the quiet, comfort or repose of
22 persons in any dwelling, hotel or other type of residence or any persons in the vicinity.

(2) Yelling, shouting, ~~hooting~~ screaming, whistling or singing on the public streets or private property at any time or place in such a manner as to be plainly audible ~~at a distance of fifty~~ (50) feet from the building, structure or vehicle from which the noise emanates.

* * *

AND BE IT FURTHER ORDAINED that if any provision of this Ordinance or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other applications of the Ordinance which can be given effect without the invalid provision or applications, and to this end, all the provisions of this Ordinance are hereby declared to be severable;

AND BE IT FURTHER ORDAINED that this Ordinance shall take effect twenty (20) days from the date of its adoption;

AND BE IT FURTHER ORDAINED that a fair summary of this ordinance shall forthwith be published twice in a newspaper having general circulation in the City and otherwise be made available to the public.

INTRODUCED by the City Council of the City of Hyattsville, Maryland, at a regular public meeting on (INSERT DATE), 2019.

ADOPTED by the City Council of the City of Hyattsville, Maryland, at a regular public meeting on (INSERT DATE), 2019.

Adopted: _____

Attest:

Laura Reams, City Clerk

Candace B. Hollingsworth, Mayor

- 1 indicate deletions
- 2 Underline indicates additions
- 3 Asterisks * * * indicate matter retained in existing law but omitted herein
- 4 Effective Date: (Insert)
- 5

DRAFT



Hyattsville City Council Agenda Item Report

Meeting Date: December 18, 2017

Submitted by: Candace Hollingsworth, Mayor

Submitting Department: Legislative

Item Type: Charter Amendment

Agenda Section: Discussion Items (9:45 p.m. - 10:35 p.m.)

SUBJECT

Noise Ordinance - Modification (10 minutes)

HCC-37-FY18

Recommendation:

I move that the Mayor and Council direct the City Attorney to draft an ordinance amending Chapter 79 of the Hyattsville Charter and Code to allow for an extension of nighttime hours to 11pm for events that have obtained a special events permit from the City of Hyattsville. This extension is applicable to events held in any of the City's parks and commercial districts. Approval for other locations is to be determined on a case-by-case basis at the discretion of the City Administrator.

Sponsor(s):

Hollingsworth

Co-Sponsor(s):

N/A

ATTACHMENTS

[Chapter 79 Noise.pdf](#)

Summary Background:

This amendment is intended to allow for special events to be held in the City of Hyattsville that promote evening arts and entertainment experiences held in suitable locations across the City.

Next Steps:

The city attorney will draft a revision to the city code for discussion and action by the Mayor and Council.

Fiscal Impact:

Legal review.

City Administrator Comments:

Discussion Only

Community Engagement:

TBD

Strategic Goals:

Goal 5 – Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

Legal Review Required?

Pending

Chapter 79

NOISE

- § 79-1. Definitions.
- § 79-2. Noise standards.
- § 79-3. Loud and unnecessary noise prohibited.
- § 79-4. Responsibility of property owner.
- § 79-5. Violations and penalties.

[HISTORY: Adopted by the Mayor and Council of the City of Hyattsville 12-1-69. Section 79-1 amended at time of adoption of Code; see Ch. 1, General Provisions, Art. 1. Other amendments noted where applicable]

GENERAL REFERENCES

Municipal infractions - See CH. 20.
Amusements and entertainment - See Ch. 40.
Dogs and other animals - See Ch. 52.
Peace and good order - See Ch. 87.

§ 79-1. Definitions. [Amended 2-2-83 by HB No. 3-83; 12-19-83 by HB No. 15-83]

For purposes of this chapter, the following words or terms shall have meanings ascribed to them:

ANSI - American National Standards Institute or its successor bodies.

CONSTRUCTION - Any site preparation, assembly, erection, repair, alteration or similar activity.

DAYTIME HOURS - 8:00 a.m. to 8:00 p.m., local time.

DBA - Abbreviation for the sound level in decibels determined by the A-weighting network of a sound level meter or by calculation from octave band or one-third (1/3) octave band data.

DECIBEL (dB) - A unit of measure equal to ten (10) times the logarithm to the base ten (10) of the ratio of a particular sound pressure squared to a standard reference pressure squared. For the purpose of this chapter, twenty (20) micropascals shall be the standard reference pressure.

DEMOLITION - Any dismantling, destruction or removal activities.

EMERGENCY - Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.

NIGHTTIME HOURS - 8:00 p.m. to 8:00 a.m., local time.

NOISE - The intensity, frequency, duration and character of sound, including sound and vibration of sub-audible frequencies.

NOISE POLLUTION - The presence of noise of sufficient loudness, character and duration, which, whether from a single source or multiple sources, is, or may be predicted with reasonable certainty to be, injurious to health or which unreasonably interferes with the proper enjoyment of property or with any lawful business or activity.

PERSON - Any individual, group of individuals, firm, partnership, voluntary association or private, public or municipal corporation, or political subdivision of the state.

SOUND LEVEL - In decibels, the weighted sound pressure level measured by the use of a sound level meter satisfying the requirements of ANSI S1.4 1971 Specifications for Sound Level Meters. "Sound Level" and noise level are synonymous. The weighting employed shall always be specified.

HYATTSVILLE CHARTER AND CODE

SOUND LEVEL METER - An instrument, meeting ANSI S1.4 1971 Specifications for Sound Level Meters, comprising a microphone, an amplifier, an output meter and frequencyweighting network(s) that is used for the measurement of sound pressure levels in a specified manner.

ZONING DISTRICT - The general land use category as designated and defined in Subtitle 27, Zoning, of the Prince George's County Ordinances.

§ 79-2. Noise standards. [Amended 2-23-83 by HB No. 3-83]

A. No person shall cause or permit the following noise/sound levels measured at points on or within a property line or reasonably adjacent thereto of the source of said noise above the maximum permissible levels in a designated zoning district. Levels exceeding said permissible levels are prohibited.

Land Use	Day- or Night-Time Hours	Level (dBA's)
Industrial	Day	75
	Night	75
Commercial	Day	67
	Night	62
Residential	Day	60
	Night	50

B. Exceptions:

- (1) Construction or demolition activities shall be permitted during daytime hours, provided that such activity shall not exceed a level of ninety (90) dBA's.
- (2) Household tools and portable appliances in normal usage.
- (3) Lawn care and snow removal equipment (daytime only) when used and maintained in accordance with the manufacturer's specifications.
- (4) Agricultural field machinery when used and maintained in accordance with manufacturer's specifications.
- (5) Blasting operations for demolition, construction and mining or quarrying (daytime only).
- (6) Motor vehicles on public roads.
- (7) Aircraft.
- (8) Motor vehicles or boats on state lands or waters.
- (9) Emergency utility operations.
- (10) Pile-driving equipment during the daytime hours of 8:00 a.m. to 5:00 p.m.
- (11) Sound not electronically amplified created by sporting, amusement and entertainment events and other public gatherings operating according to terms and conditions of the appropriate local jurisdictional body. This includes but is not limited to athletic contests, amusement parks, carnivals, fairgrounds, sanctioned auto racing facilities, parades and public celebrations.

(12) Rapid rail transit vehicles and railroads.

(13) Any activity causing noise if a variance for such activity and the noise resulting there from has been obtained from the environmental health administration of the Maryland Department of Health and Mental Hygiene or is being processed pursuant to the rules and regulations of that Department. This exception shall apply only to the extent of any such variance so granted or being processed.

(14) Use of any machinery or vehicles by personnel of the State of Maryland or any political subdivision thereof.

§ 79-3. Loud and unnecessary noise prohibited. [Amended 2-23-83 by HB No. 3-83]

It shall be unlawful for any person to make, continue or cause to be made or continued any of the following noises, which are hereby declared to be loud and unnecessary.

A. The sounding of any horn or signaling device on any automobile, motorcycle or other vehicle on any street, way, avenue or alley or other public place of the City, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; the sounding of any such device for any unnecessary or unreasonable length of time; the use of any signaling device except one operated by hand or electricity; the use of any horn, whistle or other device operated by engine exhaust; and the use of any such signaling device when traffic is for any reason held up.

B. Use of radios, phonographs and musical instruments.

(1) The using of, operating of or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle or chamber in which such machine or device is operated and who are voluntary listeners thereto.

(2) The using of, operating of or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound between the hours of 12:00 midnight and 7:00 a.m. in such a manner as to be plainly audible at a distance of fifty (50) feet from the building, structure or vehicle in which it is located.

C. Yelling, shouting, hooting, whistling and singing.

(1) Yelling, shouting, hooting, whistling or singing on the public streets or from private property at any time or place so as to annoy or disturb the quiet, comfort or repose of persons in any dwelling, hotel or other type of residence or any persons in the vicinity.

(2) Yelling, shouting, hooting, whistling or singing on the public streets or private property at any time or place in such a manner as to be plainly audible at a distance of fifty (50) feet from the building, structure or vehicle from which the noise emanates.

D. The operation of any vehicle equipped with any broadcasting, record-playing or amplification system when any music, the human voice or any other noise shall be broadcast from said vehicle.

§ 79-4. Responsibility of property owner. [Amended 2-23-83 by HB No. 3-83]

HYATTSVILLE CHARTER AND CODE

Any owner of property who shall permit loud and unnecessary noise or noise which is in violation of the level established by this chapter shall be subject to the penalties hereof.

§ 79-5. Violations and penalties. [Added 3-3-80 by HB No. 6-80; Amended 8-2-82 by HB No. 13-82, Amended 6-1-98 by HR 98-03, Amended 7-16-01 by HB No. 01-03, Amended 12-3-07 by HO-2007-14]

Violations of this chapter shall be punishable as a municipal infraction as provided in Chapter 20 of this Code. The fine for any single initial violation shall be one hundred dollars (\$100.00), and the fine for each repeat of that offense shall be two hundred dollars (\$200.00).

Chapter 79

NOISE

- § 79-1. Definitions.
- § 79-2. Noise standards.
- § 79-3. Loud and unnecessary noise prohibited.
- § 79-4. Responsibility of property owner.
- § 79-5. Violations and penalties.

[HISTORY: Adopted by the Mayor and Council of the City of Hyattsville 12-1-69. Section 79-1 amended at time of adoption of Code; see Ch. 1, General Provisions, Art. 1. Other amendments noted where applicable]

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HYATTSVILLE CHARTER AND CODE

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§ 79-2. Noise standards. [Amended 2-23-83 by HB No. 3-83]

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HYATTSVILLE CHARTER AND CODE

(12) Rapid rail transit vehicles and railroads.

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(2) The using of, operating of or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound between the hours of 12:00 midnight and 7:00 a.m. in such a manner as to be plainly audible at a distance of fifty (50) feet from the building, structure or vehicle in which it is located.

C. Yelling, shouting, hooting, whistling and singing.

(1) Yelling, shouting, hooting, whistling or singing on the public streets or from private property at any time or place so as to annoy or disturb the quiet, comfort or repose of persons in any dwelling, hotel or other type of residence or any persons in the vicinity.

(2) Yelling, shouting, hooting, whistling or singing on the public streets or private property at any time or place in such a manner as to be plainly audible at a distance of fifty (50) feet from the building, structure or vehicle from which the noise emanates.

D. The operation of any vehicle equipped with any broadcasting, record-playing or amplification system when any music, the human voice or any other noise shall be broadcast from said vehicle.

§ 79-4. Responsibility of property owner. [Amended 2-23-83 by HB No. 3-83]

HYATTSVILLE CHARTER AND CODE

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§ 79-5. Violations and penalties. [Added 3-3-80 by HB No. 6-80; Amended 8-2-82 by HB No. 13-82, Amended 6-1-98 by HR 98-03, Amended 7-16-01 by HB No. 01-03, Amended 12-3-07 by HO-2007-14]

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HYATTSVILLE CHARTER AND CODE



Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Laura Reams

Submitting Department: City Clerk

Item Type: Community Notices

Agenda Section:

SUBJECT

Main City Calendar: September 17 - October 7, 2019

HCC-84-FY20

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Main City Calendar_Sept 16 - Oct 7 2019.pdf](#)

Summary Background:

N/A

Next Steps:

N/A

Fiscal Impact:

None

City Administrator Comments:

N/A

Community Engagement:

N/A

Strategic Goals:

Goal 1 – Ensure Transparent and Accessible Governance

Legal Review Required?

N/A

Main City Calendar: September 17 – October 7, 2019

Weekly Program Offerings

Ageless Grace Senior Exercise Classes

Wednesdays and Fridays, 10:00 AM @ City Municipal Building

Teen Center

Center Hours: Monday-Thursday 3:30 PM - 7:00 PM; Fridays 3:30 PM - 10 PM

Community Yoga

Sundays, 5:00 PM - 6:00 PM @ Second Floor Prangley Room of the City Building

Movin' with the Mayor

Wednesdays through August 28, 2019, 5:00 PM - 6:00 PM @ City Building

City Calendar: Sept 17 – Oct 7, 2019

Manorwood Drive Community Meeting

September 17, 2019, 7:00 PM @ St. Matthews Hall (5901 36th Avenue)

Residents of the 3500 block of Manorwood Drive are invited to discuss the parking and proposed road striping plan along Manorwood Drive.

Planning Committee Meeting

September 17, 2019, 7:30 PM @ The City Building (Prangley Room)

Code Compliance Advisory Committee Meeting

September 18, 2019, 7:00 PM @ The City Building (Prangley Room)

Park(ing) Day

September 20, 2019, All Day @ Citywide

Summer Jam

September 20, 2019, 6:30 PM - 8:30 PM @ The City Building

Movin' with the Mayor Special Event @ 38th Avenue Fitness Center

September 21, 2019, 10:00 AM - 11:00 AM

Downtown Hyattsville Arts & Ales Festival

September 21, 2019, 12:00 PM - 6:00 PM

Local Grocery Trips - Bus pick up at Friendship Arms and Community Residences

September 23, 2019, 9:00 AM - 11:00 AM

September 30, 2019, 9:00 AM - 11:00 AM

Seniors Fall Art Camp

September 24, 2019, 10:30 AM - 12:30 PM @ Art Works Now

Hyattsville Corridor Community Meeting

September 26, 2019, 6:00 PM - 7:30 PM @ The City Building (Multipurpose Room)

Education Advisory Committee Meeting

September 26, 2019, 6:30 PM @ The City Building (Prangley Room)

Main City Calendar: September 17 – October 7, 2019

Health, Wellness, and Recreation Advisory Committee (HWRAC) Meeting

September 26, 2019, 7:00 PM @ The City Building (Mayor's Office)

Sunset Movie Series: Ralph Breaks the Internet

September 27, 2019, 7:00 PM @ Heurich Park

Board of Supervisors of Elections Meeting

October 1, 2019, 4:00 PM @ The City Building (Mayor's Office)

Race and Equity Task Force Meeting

October 1, 2019, 7:00 PM @ The City Building (Prangley Room)

National Coffee with a Cop Day

October 2, 2019, 8:00 AM - 10:00 AM @ Vigilante Coffee

Heat's on - Water's Off

October 5, 2019, 8:00 AM - 1:00 PM @ Citywide

The Prince George's County Department of Family Services, the Mechanical Contractors Association, and the County Fire Department are proud to sponsor the Heat's On – Water's Off project on Saturday, October 5, 8 a.m. - 1 p.m. The project provides homeowners ages 60+ with a FREE safety check for their heating/plumbing systems and smoke detectors. For more information and to register, please call (301) 265-8485.

Hyattsville Zombie Run

October 5, 2019, 8:00 AM @ Magruder Park

Cyclocross

October 6, 2019, All Day @ Magruder Park

City Council Meeting

October 7, 2019, 8:00 PM @ The City Building (Third Floor - Council Chambers)