

# City Council of Hyattsville, Maryland

## AGENDA

### City Council Regular Meeting

Monday, August 1, 2016

7:30 PM



#### Council Chambers

Hyattsville Municipal Building

4310 Gallatin Street, 3<sup>rd</sup> Floor

Hyattsville, MD 20781

(301) 985-5000 [www.hyattsville.org](http://www.hyattsville.org)

#### CITY COUNCIL

[Mayor Candace B. Hollingsworth](#)

[Edouard Haba, Council President, Ward 4](#)

[Bart Lawrence, Council Vice President, Ward 1](#)

[Kevin Ward, Ward 1](#)

[Robert S. Croslin, Ward 2](#)

[Shani N. Warner, Ward 2](#)

[Patrick A. Paschall, Ward 3](#)

[Thomas Wright, Ward 3](#)

[Paula J. Perry, Ward 4](#)

[Ruth Ann Frazier, Ward 5](#)

[Joseph Solomon, Ward 5](#)

#### ADMINISTRATION

Tracey E. Nicholson, City Administrator

Laura Reams, City Clerk, 301-985-5009, [lreams@hyattsville.org](mailto: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](http://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.

Ways to Watch the Meetings Live: City Council meetings are broadcast live on cable television channel 71 (Comcast) and channel 12 (Verizon). You may also view meetings live online at [hyattsville-md.granicus.com/MediaPlayer.php?camera\\_id=2](http://hyattsville-md.granicus.com/MediaPlayer.php?camera_id=2)

Replay Schedule: The meetings will be re-broadcast on cable television, channel 71 (Comcast) and channel 12 daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at [www.hyattsville.org/councilagendas](http://www.hyattsville.org/councilagendas).

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1. **Call to Order and Council Roll Call**
2. **Pledge of Allegiance to the Flag**
3. **Approval of Agenda**
4. **Public Comment (7:40 p.m. – 7:50 p.m.) Limit 2 minutes per speaker**
5. **Presentations (7:50 p.m. – 8:55 p.m.)**
  - 5.a) **Update FY-2015 Audit (5 minutes)**  
**Motion #:** Presentation Only  
**Sponsor(s):** At the Request of the City Administrator
  - 5.b) **Presentation of Proposals for the Redevelopment of 4310 Gallatin Street (60 minutes)**  
**Motion #:** Presentation Only  
**Sponsor(s):** At the Request of the City Administrator  
[Gallatin Lofts Presentation Dillon Warner 2016.pdf](#)  
  
[Arcade Row Presentation - Community.pdf](#)
6. **Consent Items (8:55 p.m. – 9:00 p.m.)**
  - 6.a) **Rock Salt Purchase**  
I move that the Mayor and Council approve the purchase of rock salt from Morton Salt Company utilizing the State of Maryland contract rider, not to exceed \$35,000.00  
**Motion #:** 11-08-FY17  
**Sponsor(s):** At the Request of the City Administrator  
[Maryland Rider Rock Salt 2016.pdf](#)
  - 6.b) **Street Sweeper Purchase**  
I move that the Mayor and Council approve the purchase of Stewart- Amos Street Sweeper, Starfire S4 from Stewart-Amos Equipment Company/ALBANCAT Baltimore Maryland as a rider to the GSA Contract (GS-30F-021AA) at a cost not to exceed 205,000.00.  
**Motion #:** 12-08-FY17  
**Sponsor(s):** At the Request of the City Administrator  
[Memo Street Sweeper TN.docx](#)  
  
[Proposal - Street Sweeper.pdf](#)  
  
[Sweeper GSA Terms & Conditions 1.16.pdf](#)
  - 6.c) **Evergreen Solution LLC Proposal for Personnel Related Issues**  
I move that the Mayor and Council authorize the City Administrator to execute an agreement with Evergreen Solutions LLC to provide contract services for a series of personnel actions in an amount not to exceed \$15,000, upon the review and approval by the City Attorney for legal sufficiency.

**Motion #:** 13-08-FY17

**Sponsor(s):** At the Request of the City Administrator

[Evergreen Solutions Memo 1ten 07 16-1v1.docx](#)

**6.d) Appointment to the Health, Wellness and Recreation Advisory Committee**

I move that the Mayor and Council appoint Abdoulaye Bangoura (Ward 3) to the Health, Wellness and Recreation Advisory Committee for a term of 2 years to expire on August 1, 2018.

**Motion #:** 14-08-FY17

**Sponsor(s):** Haba

[Bangoura HWRAC Application redacted.pdf](#)

**6.e) Appointment to the Police and Public Safety Advisory Committee**

I move that the Mayor and Council appoint Jennifer Bangoura (Ward 3) to the Police and Public Safety Advisory Committee for a term of 2 years to expire on August 1, 2018.

**Motion #:** 15-08-FY17

**Sponsor(s):** Haba

[Bangoura PPSAC Application redacted.pdf](#)

**6.f) Appointment to the Code Compliance Advisory Committee**

I move that the Mayor and Council appoint Edward Bohls (Ward 2) to the Code Compliance Advisory Committee for a term of 2 years to expire on August 1, 2018.

**Motion #:** 16-08-FY17

**Sponsor(s):** Warner, Perry

[Bohls Code Application redacted.pdf](#)

**6.g) Proclamation in Recognition of National Farmers Market Week**

I move that the Mayor and Council adopt a Proclamation in honor of National Farmers Market Week, August 7 through August 13, 2016.

**Motion #:** 17-08-FY17

**Sponsor(s):** At the Request of the City Administrator

[2016 Proclamation Farmers Market.docx](#)

**6.h) Selection of Parking Management Services Provider**

I move that the Mayor and Council accept the proposal of Passport Parking Inc. to provide the City with parking management services with partner firms Duncan Solutions and LAZ providing specialized sub-contracted services, including the acquisition of parking equipment not to exceed a total cost of \$380,000, and authorize the City Administrator to execute a contract for services, for a term of three (3) years with an additional one-year term based on performance, upon the legal review and approval of the City Attorney.

**Motion #:** 18-08-FY17

**Sponsor(s):** At the Request of the City Administrator

[Memo - Parking Management Services RFP Selection.docx](#)

**7. Action Items (9:00 p.m. – 9:45 p.m.)**



**7.a) Hyattsville Resolution 2016-03: Issuance of Refunding Bonds Relating to the University Town Center Special Taxing District in City of Hyattsville (5 minutes)**

I move that the Mayor and Council adopt Hyattsville Resolution 2016-03 for the Issuance of Refunding Bonds Relating to the University Town Center Special Taxing District in the City of Hyattsville in an aggregate principal amount not to exceed \$17,750,000, at an interest rate or rates not to exceed 5% per annum. This issue will be for the purpose of refunding or advance refunding in whole or in part the outstanding City of Hyattsville Special Obligation Bonds (University Town Center Project), Series 2004 and funding or paying other costs permitted within RESOLUTION 2016-03. Additionally, RESOLUTION 2016-03 provides that such refunding bonds and the interest thereon shall never constitute a general obligation debt of, or a pledge of the City's full faith and credit or taxing powers; such refunding bonds shall be payable solely from special taxes levied on property within the University Town Center Special Taxing District in accordance with the existing Rate and Method identified in RESOLUTION 2016-03. RESOLUTION 2016-03 authorizes the Mayor by executive order (as permitted by the Special Taxing District Act) to make certain approvals and determinations relating to any such refunding bonds and the documents relating thereto. (SECOND READING).

**Motion #:** 19-08-FY17

**Sponsor(s):** At the Request of the City Administrator

[Resolution 2016-03 UTC.docx](#)

[Legal Notice of Public Hearing HR 2016 03.pdf](#)

**7.b) Hyattsville Life and Times FY17 Contract (5 minutes)**

I move that the Mayor and Council authorize the City Administrator to execute a one-year contract with the Hyattsville Life and Times for distribution of City information at a cost not to exceed \$28,680 upon the review and approval by the City Attorney for legal sufficiency.

**Motion #:** 20-08-FY17

**Sponsor(s):** At the Request of the City Administrator

**7.c) Community Planning Facilitation and Strategic Planning Consulting Services (10 minutes)**

I move that the Mayor and Council accept the proposal of Beyer Blinder Belle to provide the City with contracted services and authorize the City Administrator to execute a contract for services in an amount not to exceed \$32,000, upon the legal review and approval of the City Attorney.

**Motion #:** 21-08-FY17

**Sponsor(s):** At the Request of the City Administrator

[Memo - Community Planning Facilitation.docx](#)

**7.d) Contract for Services: Raze and Removal of 4229 Oglethorpe Street, Hyattsville (5 minutes)**

I move that the Mayor and Council accept the proposal of E/LOC Construction for the razing of the existing blighted residential structure at 4229 Oglethorpe Street, Hyattsville and authorize the City Administrator to execute a contract for services, not to exceed \$28,194, upon the legal review and approval by the City Attorney.

**Motion #:** 22-08-FY17

**Sponsor(s):** At the Request of the City Administrator

[Memo 4229 Oglethorpe - Razing and Removal -7.26.16 final.docx](#)

**7.e) The Blue Development: 5334 Baltimore Avenue, Hyattsville – PPSD 4-15016 & DSP-15016 (10 minutes)**

I move that the Mayor and Council authorize the Mayor to send a letter to the M-NCPPC Planning Board expressing the City of Hyattsville's concerns regarding the proposed 18-unit residential townhouse cul-de-sac development. The letter to the M-NCPPC Planning Board and Prince George's County District Council should clearly state that any approval of the Preliminary Plan of Subdivision (PPSD 4-15016) and Detailed Site Plan (DSP) 15016 shall be subject to the City's expressed concerns, stated conditions and revisions to the site plan being met. Conditions include:

1. The proposed vehicular entrance to the site will restrict access to southbound traffic only. It is incumbent upon the applicant to secure a safer means of vehicle access to the site. The City requests that the applicant secure shared use/access to the existing fully signalized intersection south of the subject site as a condition for approval.
2. A minimum of two proposed townhomes and related subdivision lots be revised to a single non-buildable subdivision lot. The undeveloped lot locations should be at the discretion of the applicant, but should be contiguous.
3. The single sub-division lot be a dedicated green space and as a minimum include a sitting area, paved walkway and either a dog park or playground equipment. The issuance of a building permit be subject to the City's approval. The issuance of a Use & Occupancy (U&O) permit is subject to the fulfillment of the park space completion.
4. Any pedestrian street lighting on Baltimore Avenue & within the development is required to meet Pepco specifications and be accepted by Pepco into the public lighting system prior to issuance of U&O permits.
5. The Bike & Pedestrian Impact Statement (BPIS) include as a minimum the furnishing and installation of bicycle racks on-site, at Centennial Park and City Lot #5. The bicycle rack type will be consistent with the existing model and branding type utilized by the City of Hyattsville.

**Motion #:** 23-08-FY17

**Sponsor(s):** At the Request of the City Administrator

[Memo - 08.01.2016 Council Meeting.docx](#)

[Planning Committee Minutes 6.21.16.pdf](#)

[Planning Committee Minutes- 10.13.2015.pdf](#)

[SOJ-DSP15016.pdf](#)

[ARCP-DSP15016\\_004Color rev.pdf](#)

[CIVP-DSP15016\\_001.pdf](#)

**7.f) University Hills Project Approval (10 minutes)**

I move that the Mayor and Council approve the staff recommendations for the University Hills Sidewalk Street Rehabilitation Project and approve the expenditure of funds in an amount not to exceed \$1,000,000.00 for NZI Construction to execute Phase 2 of the project.

**Motion #:** 24-08-FY17

**Sponsor(s):** At the Request of the City Administrator

[University Hills Sidewalk and Streets Project - comparison 2016.doc](#)

**8. Discussion Items (9:45 p.m. – 9:55 p.m.)**

**8.a) 37th Street Traffic Calming and Sidewalk Installation (10 minutes)**

**Motion #:** TBD: Scheduled for Consent on 9/19/16

**Sponsor(s):** At the Request of the City Administrator

**9. Council Dialogue (9:55 p.m. – 10:05 p.m.)**

**10. Community Notices and Meetings**

**10.a) City Calendar: August 2 - September 19, 2016**

**Motion #:** N/A

**Sponsor(s):** At the Request of the City Administrator

[Main City Calendar Aug 2 Sept 19 2016.pdf](#)

[Aug 2016 Calendar.docx](#)

[Sept 2016 Calendar.docx](#)

**11. Motion to Adjourn**



## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Finance

### **SUBJECT**

Update FY-2015 Audit (5 minutes)

### **Motion #**

Presentation Only

### **Recommendation:**

### **Sponsor(s):**

At the Request of the City Administrator

### **ATTACHMENTS**

### **Summary Background:**

The FY-2015 audit is progressing along various stages of activities including but not limited to the following:

- Review of revenues recorded in the General Fund and Special Revenue Funds.
- Preparing questions for interviews that are being scheduled with various employees and Council members.
- Stakeholder's responses to previously submitted confirmation letters are being reviewed.

The revised time frame to complete the FY-2015 audit is still trending for the end of October 2016.

### **Next Steps:**

Continue pressing forward thru the review of various stages associated multiple financial transactions.

### **Fiscal Impact:**

Late audit filings with the Department of Administrative Services can result in the loss of various State Grants, loss of revenue from the State Highway Fund and limited opportunities to secure funding for current and future capital improvement needs.

### **City Administrator Comments:**

See summary background above.

### **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: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Community & Economic Development

## SUBJECT

Presentation of Proposals for the Redevelopment of 4310 Gallatin Street (60 minutes)

## Motion #

Presentation Only

## Recommendation:

## Sponsor(s):

At the Request of the City Administrator

## ATTACHMENTS

[Gallatin Lofts Presentation\\_Dillon Warner\\_2016.pdf](#)

[Arcade Row Presentation - Community.pdf](#)

## Summary Background:

In July 2015, the City of Hyattsville issued a Request for Qualifications (RFQ) to determine if there was an interest in redeveloping the current City building at 4310 Gallatin Street. The City issued a Request for Proposal requesting a detailed development proposal from the two responding firms.

On August 1st, both project teams will be presenting their proposed redevelopment concepts to the City Council.

Presentation #1: Gallatin Lofts presented by Dillon\Warner

Presentation #2: Arcade Row presented by Flywheel Development

The development proposal presentations are available on the City's website at:  
<http://www.hyattsville.org/688/4310-Gallatin-Street-Redevelopment>

## Next Steps:

The City Council will schedule Discussion of these presentations in the Fall.

## Fiscal Impact:

N/A

## City Administrator Comments:

N/A

## Community Engagement:

A public open house presentation is scheduled for Wednesday, September 7th at 7:00 PM in the 2nd Floor Prangley Room. Both firms will be provided the opportunity for a 1-hour presentation and will field questions from those in attendance. Individuals interested in hearing more about each project are encouraged to attend.

**Strategic Goals:**

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

Action 2.4 – Provide economic development programming and projects to support and facilitate infill, revitalization, redevelopment and transit-oriented investment.

**Legal Review Required?**

N/A



# GALLATIN LOFTS

A world within walking distance...



# Agenda

- Team Intro – Who we are
- Project Program – 4310 Gallatin St.
- Building Design – The Gallatin Lofts
- Zoning – Gateway Arts District / Town Center Character
- Traffic Studies
- Financial Discussion
- Closing Remarks



## Team Intro – Who We Are



- Dillon/Warner - Developer
- Orchard Development Corporation – Joint Venture Partner
- Armiger Management – Property Manager
- BCT Architects – Architect
- Bohler Engineering – Civil Engineer Consultant
- Bozzuto Construction – General Contractor
- O'Malley, Miles, Nylan & Gilmore, P.A. – Legal Counsel
- Wells + Associates, Inc. – Traffic Consultant

## Project Program – 4310 Gallatin St.

Gateway Arts District:

- Opportunity  
Community Interaction  
Live, Work, Play
- District Goals  
Activate areas  
Increase density  
Community space
- Community Enhancement  
Opportunities for local artists



# Guiding Principles



Place

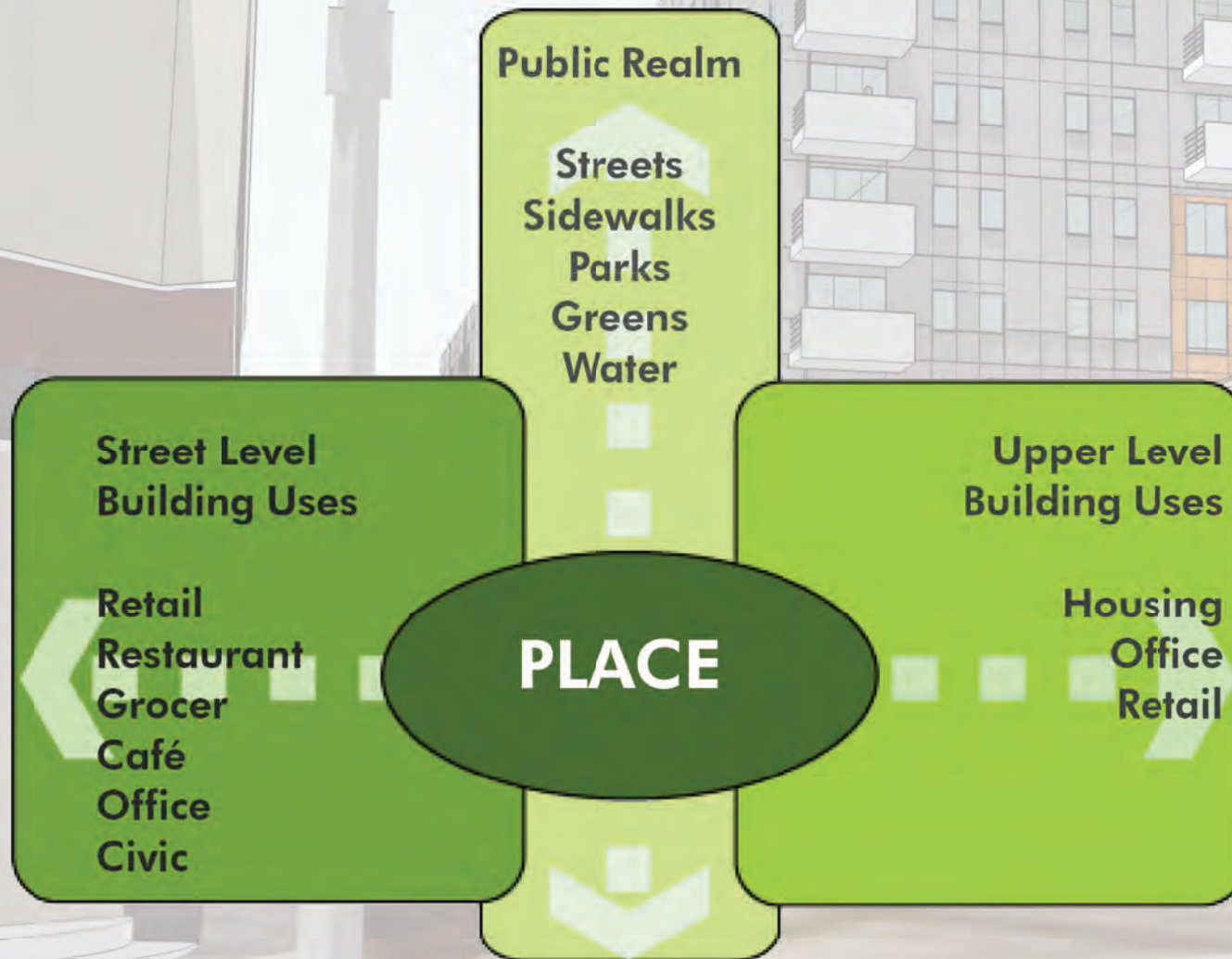


Community



Sustainability

# Place





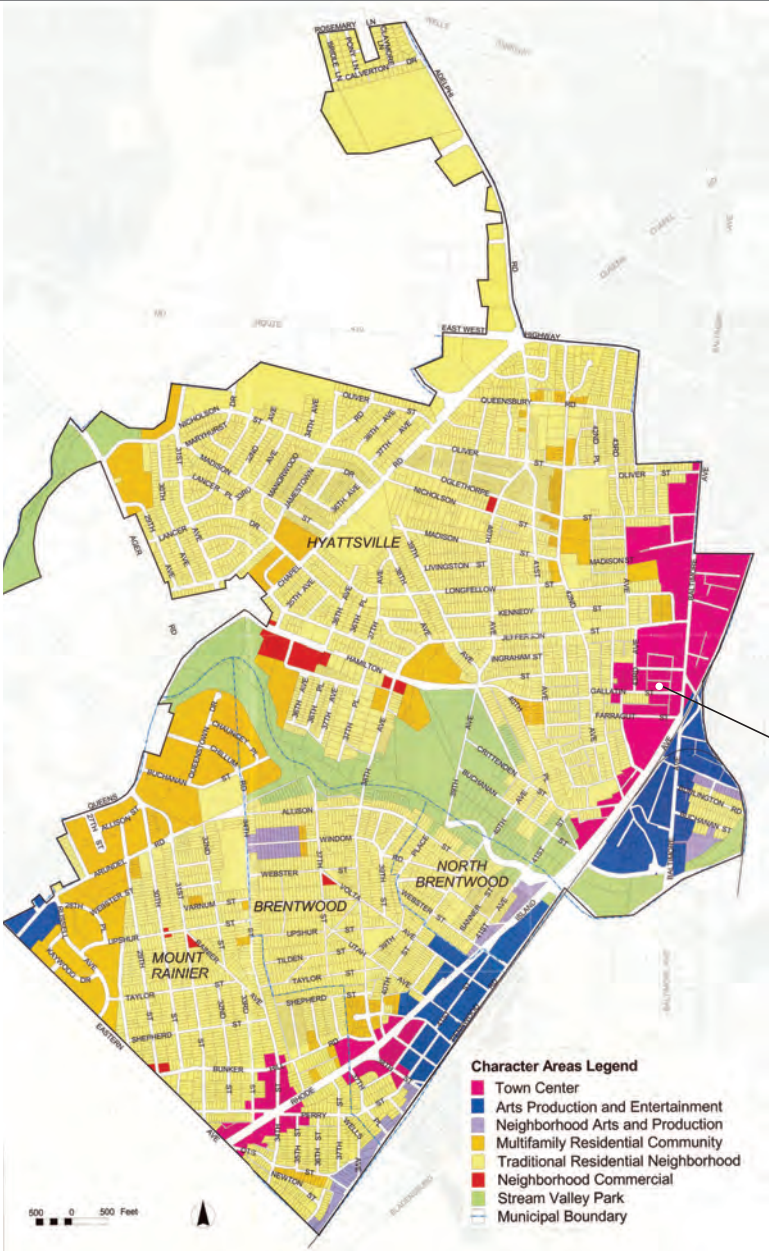
# Community



# Sustainability





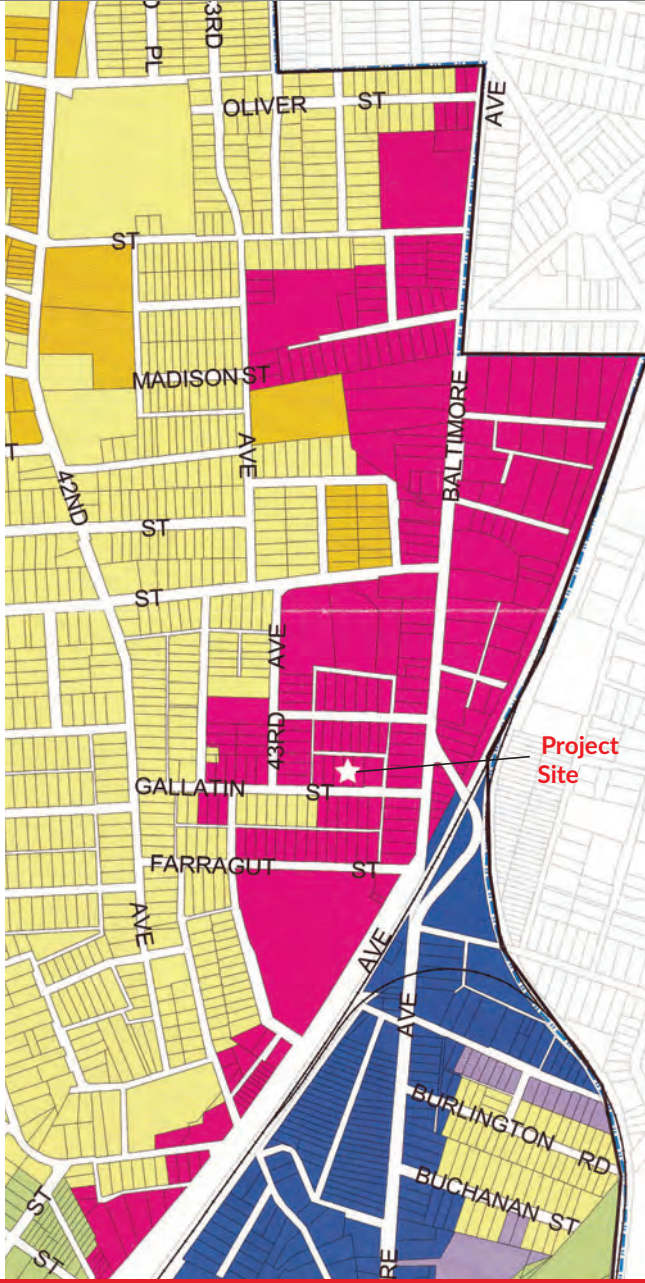


TOWN CENTER CHARACTER AREA

“The town center character areas are bustling with residential and business life.... Development district standards emphasize the creation of a pedestrian-oriented streetscape that will welcome residents and visitors, establish a build-to line to ensure a common street wall that creates a comfortable sense of enclosure, and minimize total parking requirements while encouraging shared parking. ...

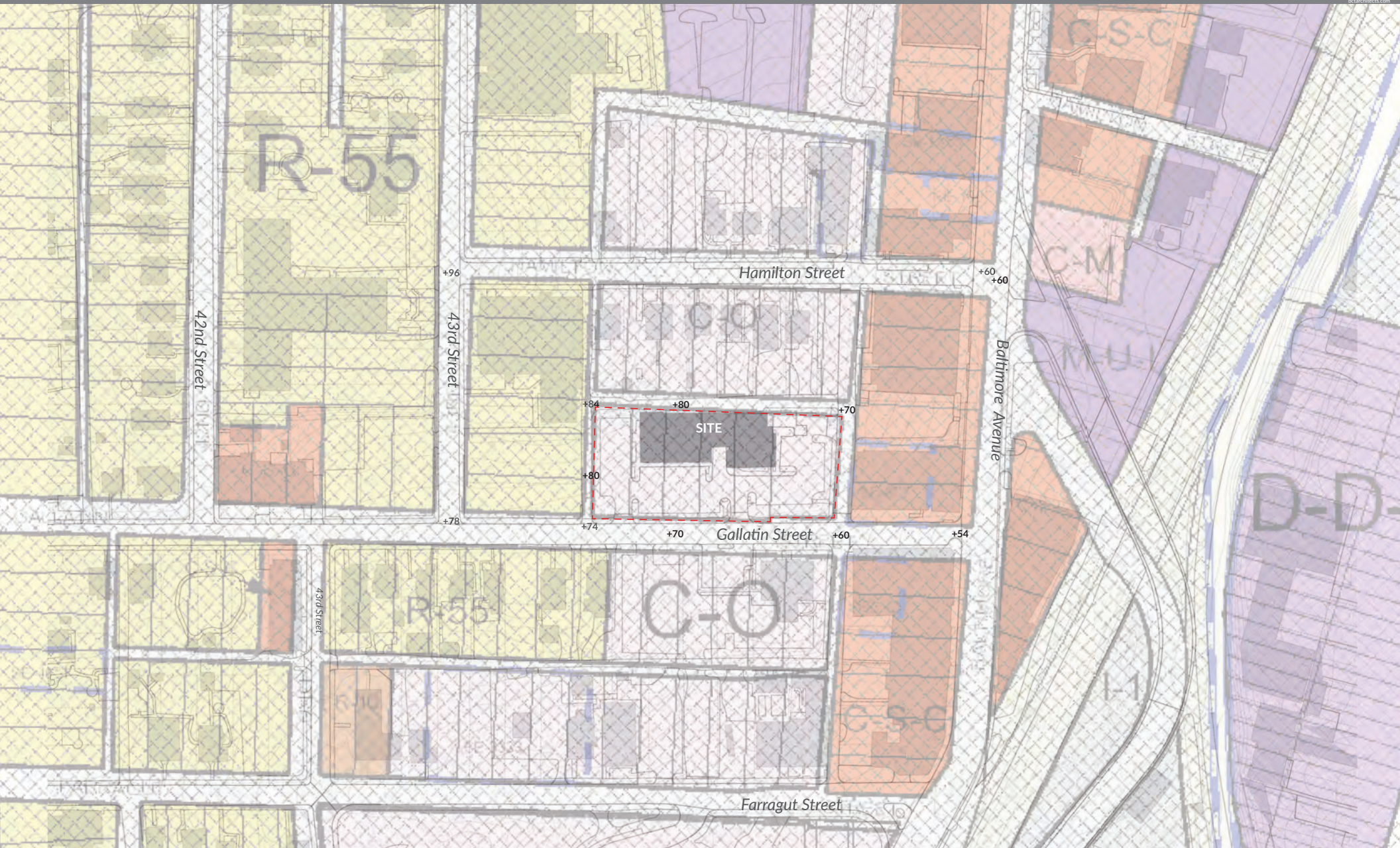
This development character supports both a horizontal and vertical mix of uses (commercial, residential, civic, arts and entertainment). In particular, residential uses above first-floor retail or commercial uses are desired in the town centers to infuse the areas with new residents who can enliven the streets and support commercial retail. Middle- to high-end housing with structured parking is encouraged.”

Project Site



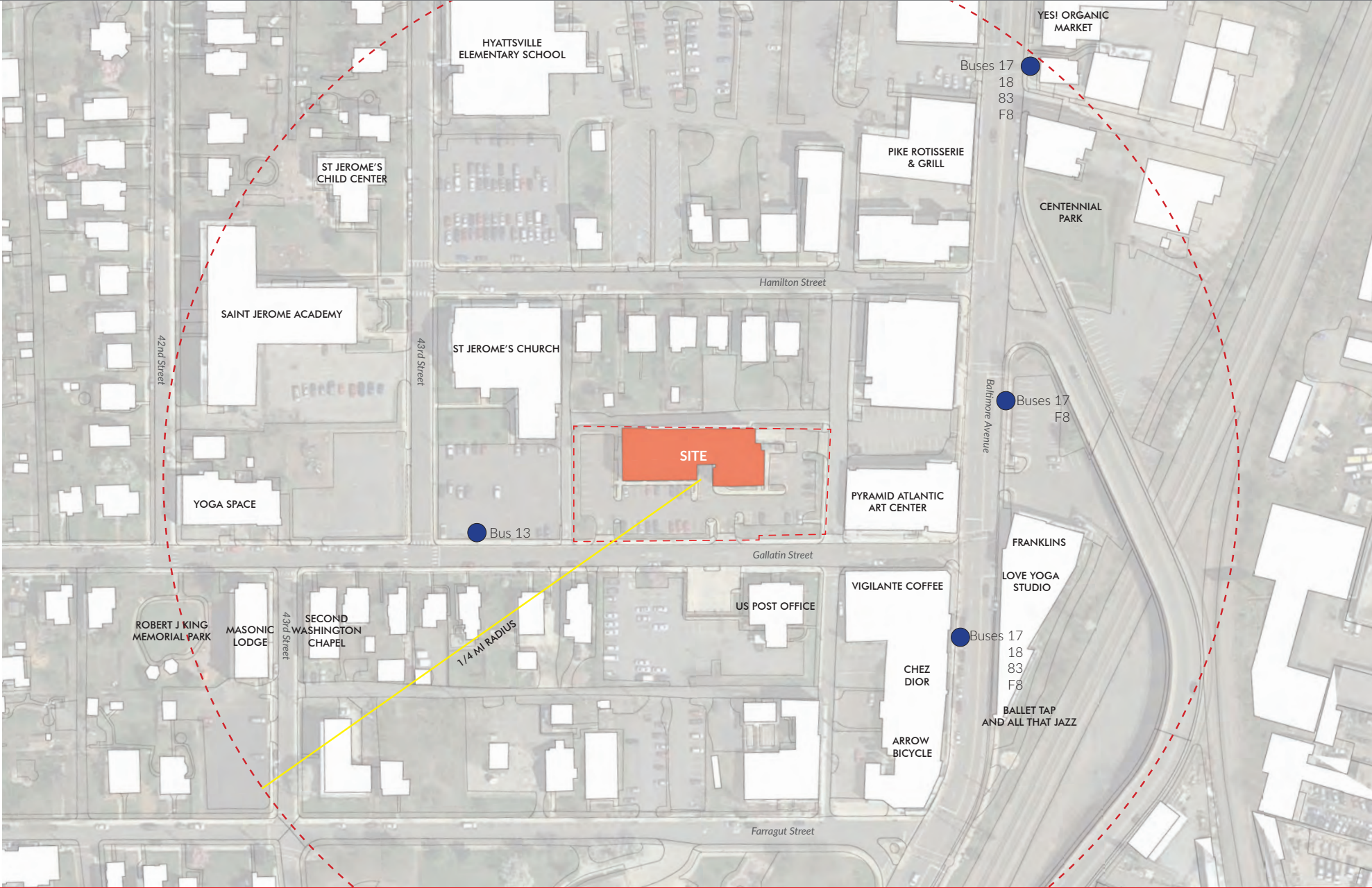
Zoning Character Map





**Zoning Map**





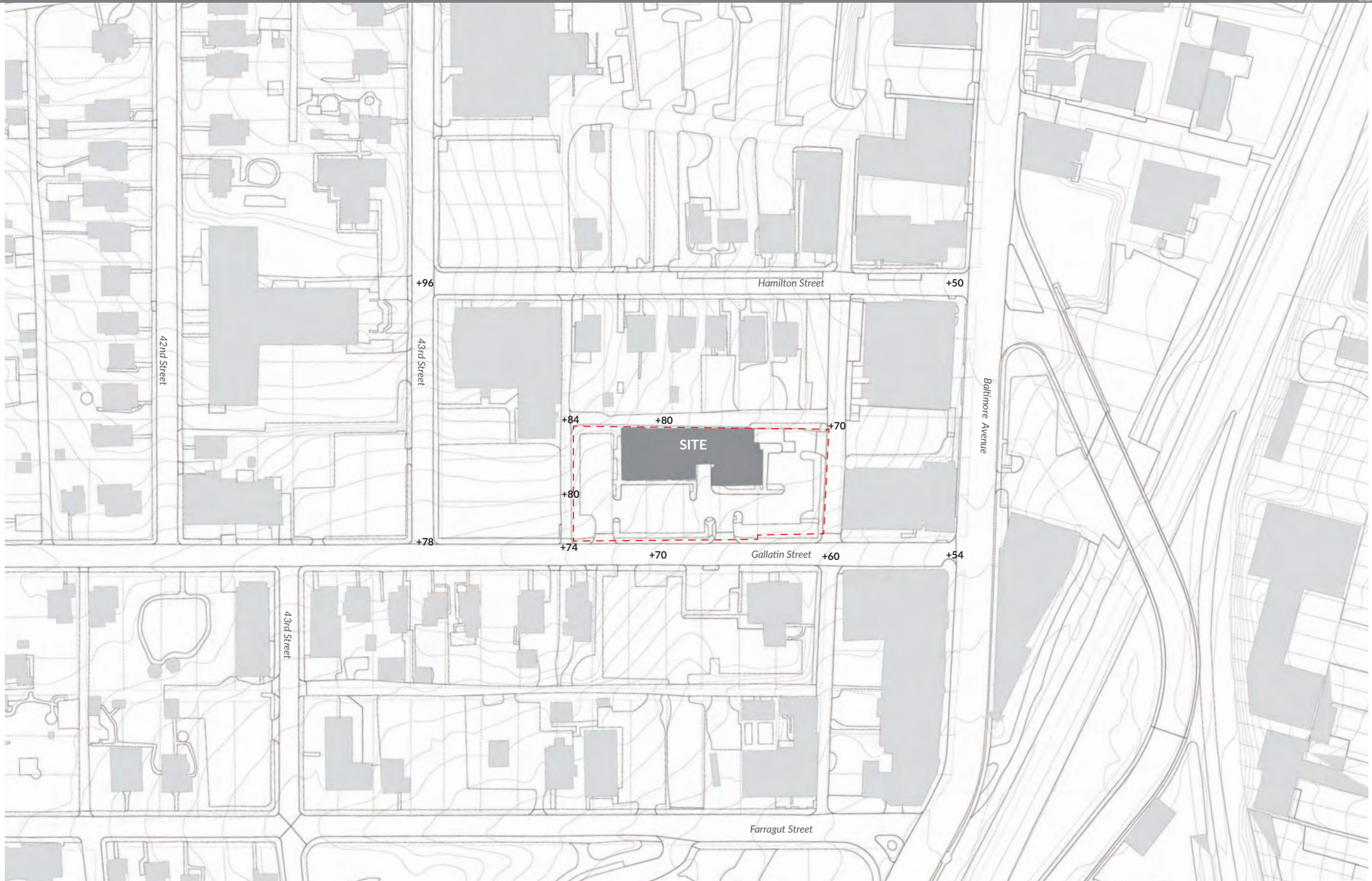
Existing Transit





Existing Site Aerial





**Existing Site Plan - Topo & Parcels**









Pyramid Atlantic Arts Center



Baltimore Avenue



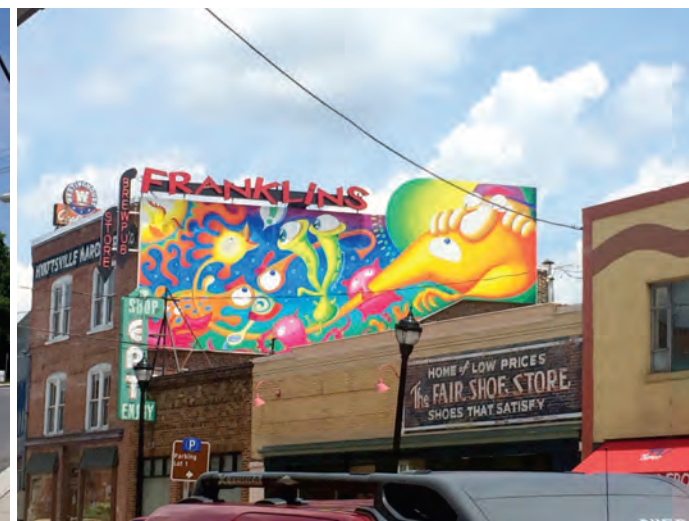
US Post Office



St Jeromes Church



Gallatin Street Looking West



Franklin's





County Center Park



Vigilante Coffee



Baltimore Avenue Retail



Robert King Memorial Park

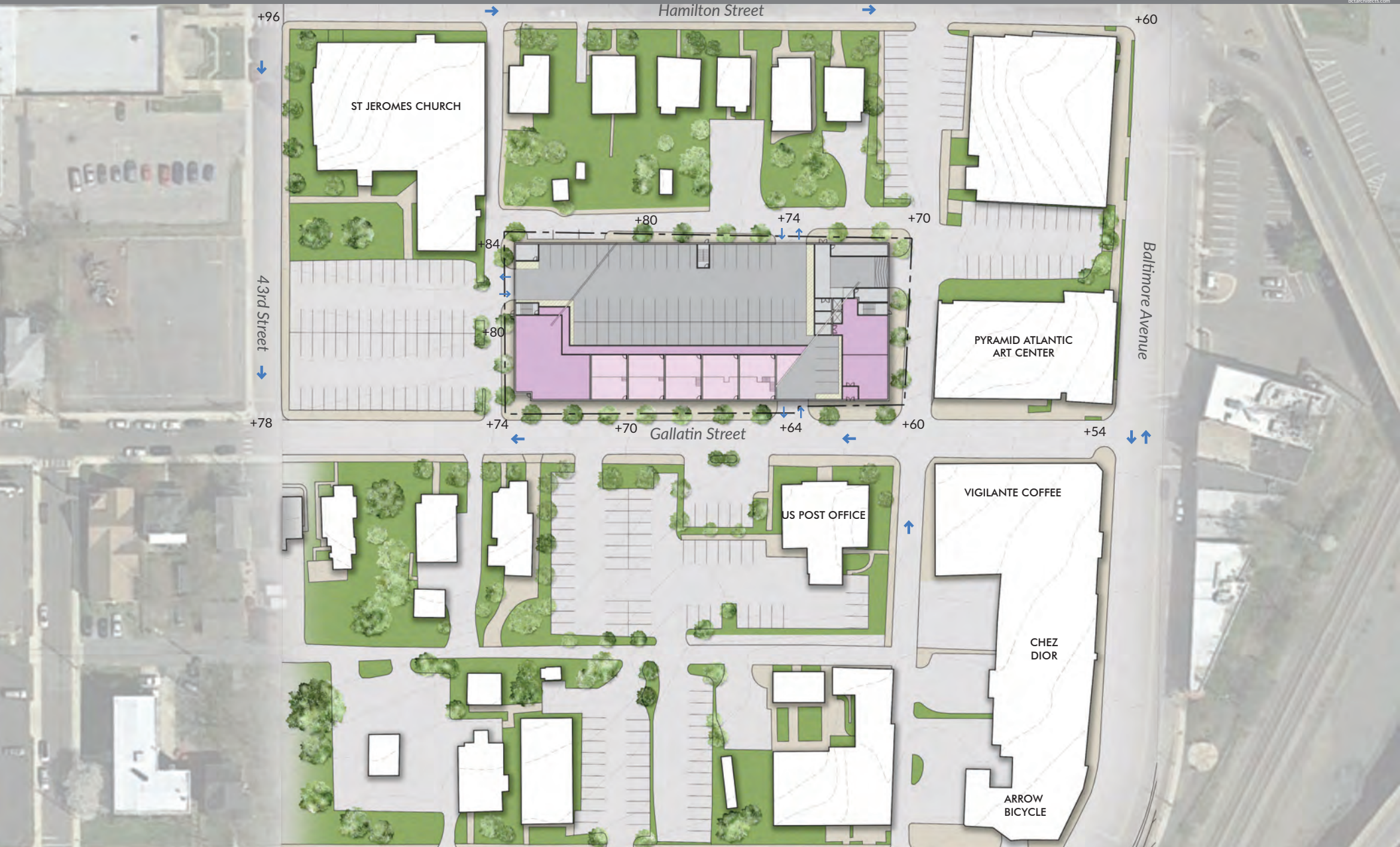


Pallete @ Arts District



Baltimore Avenue Retail





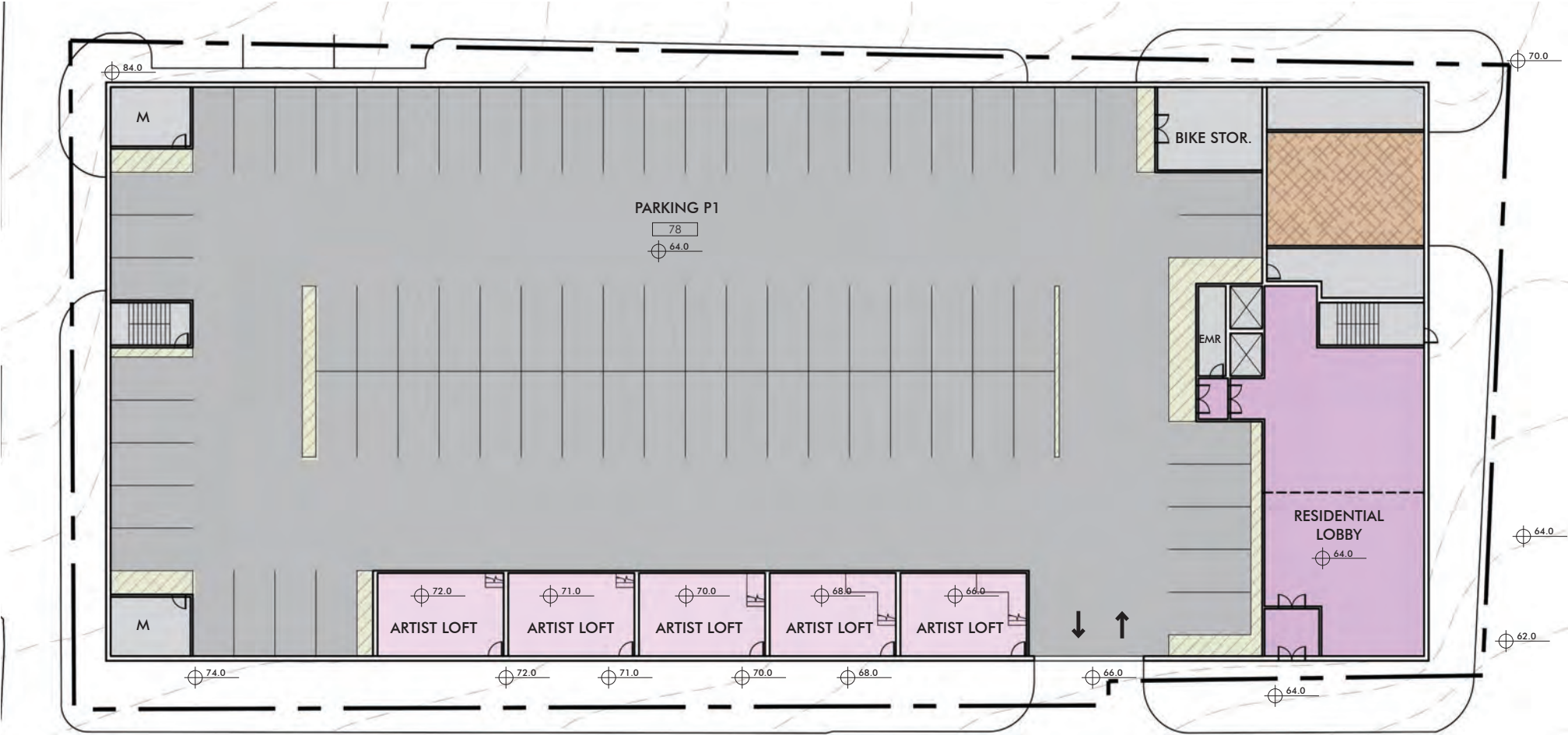
Site Plan





Parking Summary

|          |                      |
|----------|----------------------|
| Level 1: | 78 Structured Spaces |
| Level 2: | 61 Structured Spaces |
| Level 3: | 42 Structured Spaces |
| Site:    | 3 Surface Spaces     |
| Total:   | 184 Spaces           |



Level 1



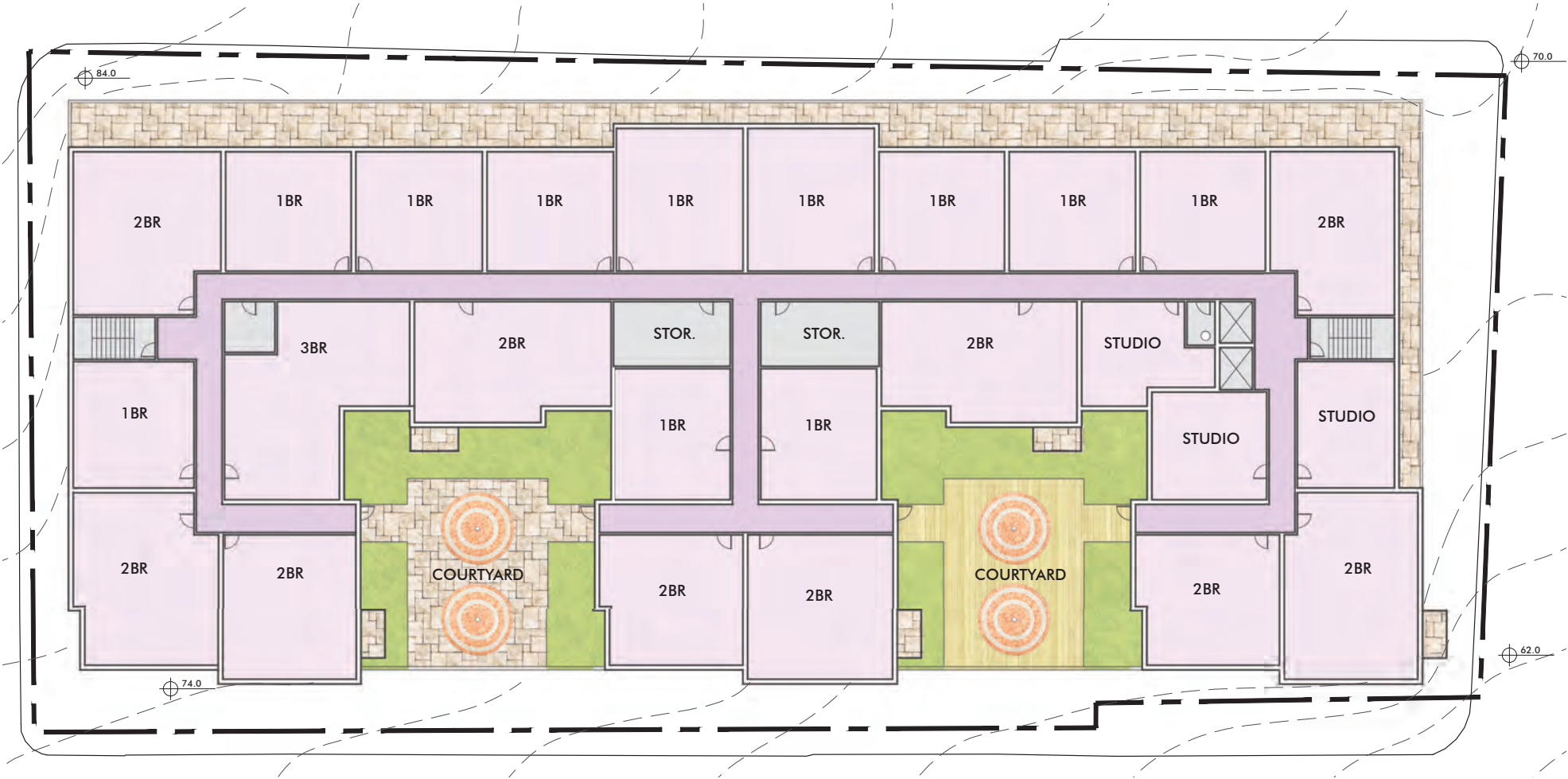
Parking Summary

|          |                      |
|----------|----------------------|
| Level 1: | 78 Structured Spaces |
| Level 2: | 61 Structured Spaces |
| Level 3: | 42 Structured Spaces |
| Site:    | 3 Surface Spaces     |
| Total:   | 184 Spaces           |



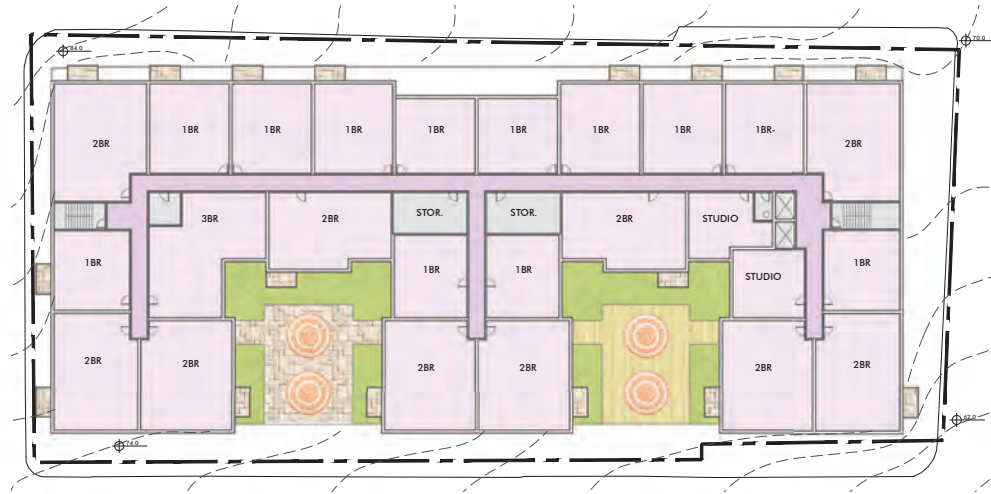
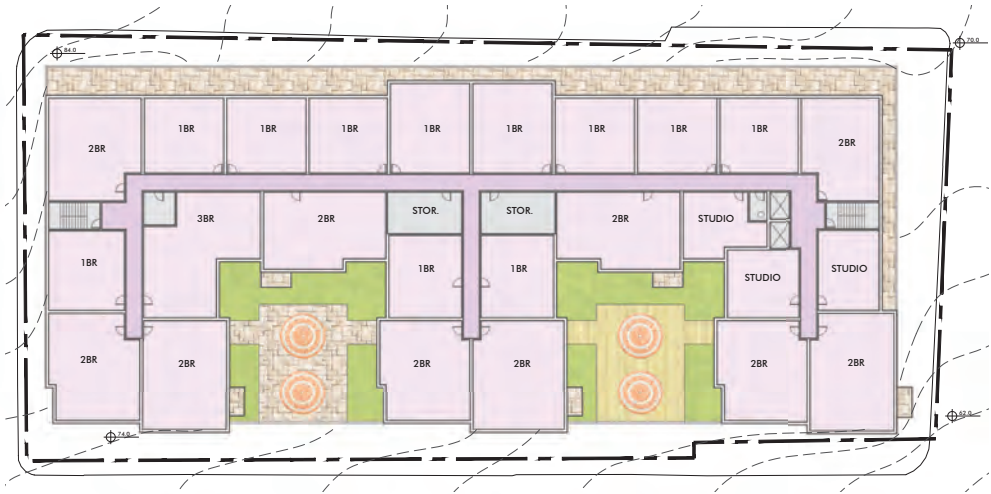
Levels 2 & 3

|                   |         |
|-------------------|---------|
| Program Summary   |         |
| Community Center: | 3230 sf |
| Apartments:       | 126     |
| Artist Loft:      | 5       |
| Studio:           | 12      |
| 1 Bedroom:        | 58      |
| 2 Bedroom:        | 47      |
| 3 Bedroom:        | 4       |





|                   |         |
|-------------------|---------|
| Program Summary   | 3230 sf |
| Community Center: |         |
| Apartments:       | 126     |
| Artist Loft:      | 5       |
| Studio:           | 12      |
| 1 Bedroom:        | 58      |
| 2 Bedroom:        | 47      |
| 3 Bedroom:        | 4       |



Levels 5 & 6

## Storm Water Management Strategy

Environmental Site Design on Site through the following systems:

- Green Roof
- Bio-Retention Planters
- Rain Water Collection



Roof Plan







1. MASONRY
2. FIBER CEMENT PANEL
3. WOOD PANEL
4. ALUMINUM STOREFRONT
5. OPERABLE WINDOW
6. METAL CANOPY
7. METAL RAILING
8. METAL SCREEN

South Elevation



North Elevation







West Elevation



East Elevation

- 1. MASONRY
- 2. FIBER CEMENT PANEL
- 3. WOOD PANEL
- 4. ALUMINUM STOREFRONT
- 5. OPERABLE WINDOW
- 6. METAL CANOPY
- 7. METAL RAILING
- 8. METAL SCREEN



Aerial Perspective Looking East





Gallatin Street Perspective Looking South



Gallatin Street Perspective Looking West





Gallatin Street Perspective Looking East



Gallatin Street Perspective Looking West





# Financial Discussion

## Fiscal Impacts:

Grant to fund demolition costs

Public safety impact fee waiver

\$9 million in estimated local government revenues over 10 years

## Construction Period:

- \$14.7 million in local income
- \$2.7 million in taxes and other revenue for local government
- 202 local jobs

## Annual:

- \$3.2 million in local income
- \$633,000 in taxes and other revenue for local government
- 55 local jobs

*Construction Period and Annual Fiscal impacts based upon NAHB averages*



# A World Within Walking Distance

- Our project fulfills the Gateway Arts District goals and objectives
- Provides substantial fiscal benefits to the City of Hyattsville and surrounding businesses
- Limited need for City services (trash pickup, snow removal, etc. all paid for privately)
- Provides the community with sufficient space equivalent to the space currently used by the community at this location
- Leverages the existing public amenities to provide a one of a kind lifestyle experience
- Enhances pedestrian walkability on Gallatin Street
- Provides for the highest and best use for the redevelopment of the property



Gallatin Street Perspective Looking West





Aerial Perspective Looking East





View Looking North-West



# Arcade Row

*Inspired  
Urban Living*



Flywheel Development LLC

48

GreenSpace Investment LLC

Beracah Homes, Inc.

# Outline

- ▶ Project Team
- ▶ Project Overview
  - Development Program
  - Site Plan
  - Project Concept
  - Street Identities
- ▶ Revitalization Strategy
- ▶ Economic Impact
- ▶ Feasibility
- ▶ Marketability
- ▶ Community Investment
- ▶ Sustainability
  - Net Zero Energy (Home + Car)
  - Passive House
  - LEED + Stormwater
- ▶ Construction Quality
- ▶ Stages of Construction
- ▶ Schedule
- ▶ Conclusion



## Project Team

|                                  |                                     |
|----------------------------------|-------------------------------------|
| ▶ Developer:                     | Flywheel Development LLC            |
| ▶ Co-Developer:                  | GreenSpace Investment LLC           |
| ▶ Construction Company:          | Beracah Homes, Inc.                 |
| ▶ Architect:                     | Peter Henry Architecture, LLC       |
| ▶ Land Use Attorney:             | Thomas Haller / Gibbs and Haller    |
| ▶ Real Estate Attorney:          | Blair Woodside / Blair Woodside Law |
| ▶ Lender:                        | EagleBank                           |
| ▶ Capital Markets:               | Gimbert & Associates, LLC           |
| ▶ Infrastructure Consultant:     | Jansen Land Consulting              |
| ▶ Development Review Consultant: | William Mayah                       |
| ▶ Passive House Consultant:      | CertiPHIers Cooperative             |
| ▶ Public Art:                    | Hyattsville CDC                     |

The project team is comprised of industry-leading experts in real estate development, finance, green design, and urban revitalization.

# Flywheel Development LLC

Flywheel Development is a real estate development company that operates in the DC metro area

- ▶ Principles bring over 20 years of wide-ranging real estate and energy industry experience:
  - Institutional-grade real estate asset management and development
  - \$82 million in renewable energy installations
  - \$22 million consulting engagement with 10 major U.S. cities
- ▶ Currently developing \$8 million in net zero energy infill projects:
  - Perry Street Townhomes in Mount Rainier, MD will be Passive House certified and net zero energy
  - CycleHouse, a 20,000 square foot mixed use building in DC's Truxton Circle neighborhood will be LEED Gold and net zero energy
- ▶ Based in the District of Columbia

Flywheel Development focuses on rebuilding urban neighborhoods, which like our namesake hum with untapped energy. We build projects that draw on the best of historic design and follow the latest in sustainable practices.



# Flywheel Development LLC

## Perry Street Townhomes

- Model for Arcade Row
- First market rate Passive House and net zero energy homes in Prince George's County
- Currently under construction in Mount Rainier, MD
- Recipient of Maryland DHCD SDGIF investment
- Site plan responded to community feedback
- Features include green roofs, a green alley, and solar PV



## Cycle House

- RFP recently awarded to Flywheel Development and Urban Green LLC by the District of Columbia
- 15 residential units and a new family-friendly restaurant by Jaime Vargas, owner of Brookland's San Antonio Grill
- District's first mixed-use net zero energy building
- LEED Gold
- Features include a vegetated "living" wall, solar PV, and optimized layout for bikers



# GreenSpace Investment LLC

GreenSpace Investment is a real estate investment firm led by Robert Sahadi, a nationally-recognized expert in mortgage finance and green investment

- ▶ Principal has over 35 years of experience in real estate and mortgage finance
- ▶ Previously Vice President of Product Development at Fannie Mae. Created the Energy Efficient Mortgage, HomeStyle Renovation product suite, and other innovative financial products
- ▶ Worked with over 65 cities and developed customized housing strategies for 20 cities while at Fannie Mae and HUD
- ▶ Awarded 7 patents for financial innovation and product development

GreenSpace's mission is to provide financial leadership in sustainable residential investment by working with local governments, developers, builders, and lenders to create projects that meet workable standards for green and sustainable development.



## Beracah Homes, Inc.

Beracah Homes is a modular construction company based in Greenwood, Delaware

- ▶ Specializes in custom homes and light commercial projects
- ▶ Builds over 125 homes per year, ranging from bungalows to 10,000 square foot custom homes
- ▶ Works with individual homebuyers as well as land developers on build-out of new neighborhoods
- ▶ Industry leader in quality construction – Beracah built the first Passive House in Prince George’s County and is also providing modules for Flywheel Development’s Perry Street Townhomes



| ARCADE ROW<br>PROJECT DEVELOPMENT SUMMARY |                           |
|-------------------------------------------|---------------------------|
| Building Size                             | 64,560 square feet        |
| Building Height                           | 32 feet                   |
| FAR                                       | 1.5                       |
| Product Type                              | For-sale townhomes        |
| Units                                     | 31                        |
| Occupancy Projection                      | 80 residents              |
| Parking                                   | 62 spaces<br>(2 per unit) |



# Project Concept

- ▶ Vibrant, walkable streetscapes
- ▶ Encourages residents to put down roots in the community through home ownership
- ▶ Respects the neighborhood scale and building height limits
- ▶ Unlocks opportunities for additional real estate investment
- ▶ Responds to community vision and planning documents
- ▶ Enhances public spaces through direct investment
- ▶ Strengthens the arts economy
- ▶ Net Zero Energy (Home + Car)



# Site Plan



Caption Here, Photo XXXXX



# GALLATIN STREET





## Gallatin Street

- ▶ Two types of bay-front facades: gable roof and flat roof
- ▶ Alternating styles create rhythm in the streetscape
- ▶ Classic front stoops and porches with cascading steps create places where residents and neighbors can socialize
- ▶ Inspired by great cities across the country and Hyattsville's historic Victorian homes
- ▶ Garages that are sunk below the street level
- ▶ In scale with the surrounding community and the historic post office





## Gallatin Street

“Human-scale architecture is inviting through its eye-level details such as stoops, decorative railings, storefront windows, details, cornices, signs, banners and flags.”

- *Gateway Arts District Sector Plan*





CHURCH PLACE

JAY STREET





## Church Place

- ▶ Engaging Church Place contributes to a fine-grained urban street network
- ▶ The most “urban” feel of the 3 streetscapes
- ▶ Carriage house style facades
- ▶ Attention to proper proportion and architectural structure
- ▶ Human-scale architecture echoes Vigilante Coffee Company
- ▶ Window boxes and planters create splashes of color and enrich the streetscape



## Church Place

“...great places are not sterile environments, but are lived in with a visible record of those who live, work and play in the area.”

- *Gateway Arts District Sector Plan*





# JAY STREET





Existing  
Property Line

Site Plan



Caption Here, Photo XXXXX



## Jay Street

- ▶ Enlarges 15-foot alley to create legal public street, and adds new sidewalk and planting strip
- ▶ Public space dedication is 11% of total site
- ▶ Varied architectural styles create a vibrant street front
- ▶ “Inside-out” redevelopment unlocks the opportunity for more development
- ▶ Opportunity to create a model “green” street



## Jay Street



“Preservation of historic buildings while retrofitting rights-of-way to accommodate an improved pedestrian environment may present challenges. Creative urban design and redevelopment will be needed for improvements to the built environment.”

- *City of Hyattsville Community Sustainability Plan 2011-2015*



# Outline

- ▶ Project Team
- ▶ Project Overview
  - Development Program
  - Site Plan
  - Project Concept
  - Street Identities
- ▶ Revitalization Strategy
- ▶ Economic Impact
- ▶ Feasibility
- ▶ Marketability
- ▶ Community Investment
- ▶ Sustainability
  - Net Zero Energy (Home + Car)
  - Passive House
  - LEED + Stormwater
- ▶ Construction Quality
- ▶ Stages of Construction
- ▶ Schedule
- ▶ Conclusion

## “Inside-Out” Revitalization Strategy



- ▶ Church Place and the new Jay Street create a fine-grained urban form that is a key ingredient of successful cities
- ▶ Connects outstanding community resources: St. Jerome Catholic Church, Vigilante Coffee, Pyramid Atlantic Art Center, historic Post Office, and others
- ▶ An opportunity for an “inside-out” revitalization of vacant storefronts on neighboring Route 1
- ▶ On DC’s historic Blagden Alley and Naylor Court, new homes and pioneering businesses attracted significant investment to neighboring properties



# Economic Impact

## ► Highest and Best Use

- \$23.02 M in long-term economic development impact
- \$15.35 M in direct impact
- \$7.67 M in induced impact from unique site plan characteristics
- \$96 k in annual real property tax revenue for City of Hyattsville

## ► Most Fitting & Appropriate Use

- Best fit with the neighborhood character, architectural style, and project scale
- Provides 2 parking spaces per unit and ample homeowner storage space, avoiding street impacts

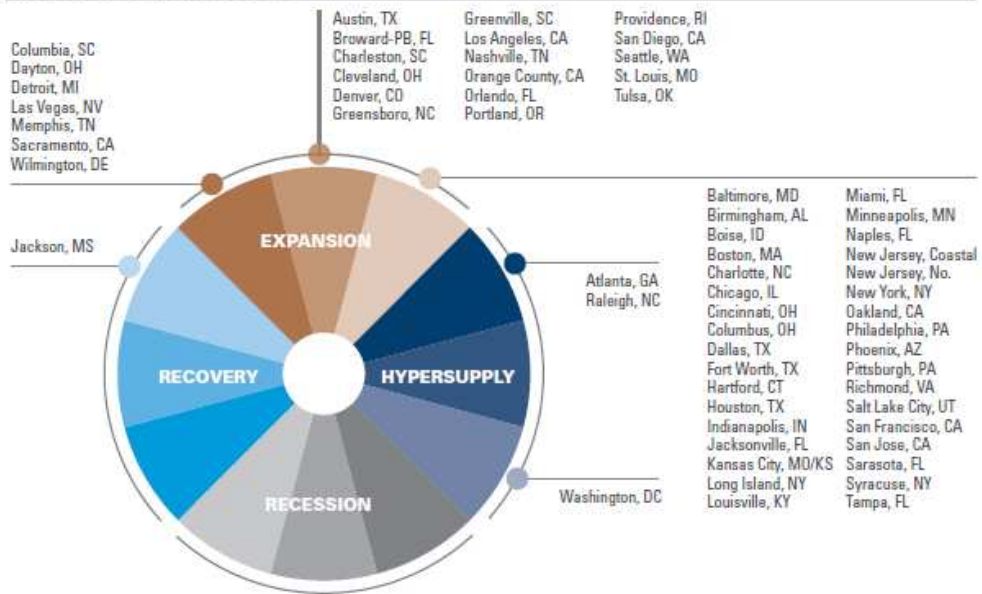
## ► New Construction Jobs

- 151 green construction jobs contribute to the green economy in Prince George's County

Arcade Row reimagines the urban fabric to unlock more development potential within the site and create additional redevelopment opportunities on neighboring properties.

# Project Feasibility

## MULTIFAMILY MARKET CYCLE



### EXPANSION

Decreasing Vacancy Rates  
Moderate/High New Construction  
High Absorption  
Moderate/High Employment Growth  
Med/High Rental Rate Growth

### HYPERSUPPLY

Increasing Vacancy Rates  
Moderate/High New Construction  
Low/Negative Absorption  
Moderate/Low Employment Growth  
Med/Low Rental Rate Growth

### RECESSION

Increasing Vacancy Rates  
Moderate/Low New Construction  
Low Absorption  
Low/Negative Employment Growth  
Low/Neg Rental Rate Growth

### RECOVERY

Decreasing Vacancy Rates  
Low New Construction  
Moderate Absorption  
Low/Moderate Employment Growth  
Neg/Low Rental Rate Growth

- Fundamentals for the single family for-sale market are expected to remain strong over the coming years.
- The multifamily sector is nearing recession in the Washington, DC metro area. New multifamily buildings are going to be tough to finance in the coming months and years, especially in emerging submarkets.

Source: Integra IRR Viewpoint: 2016 Commercial Real Estate Trends Report, page 22



## Marketability

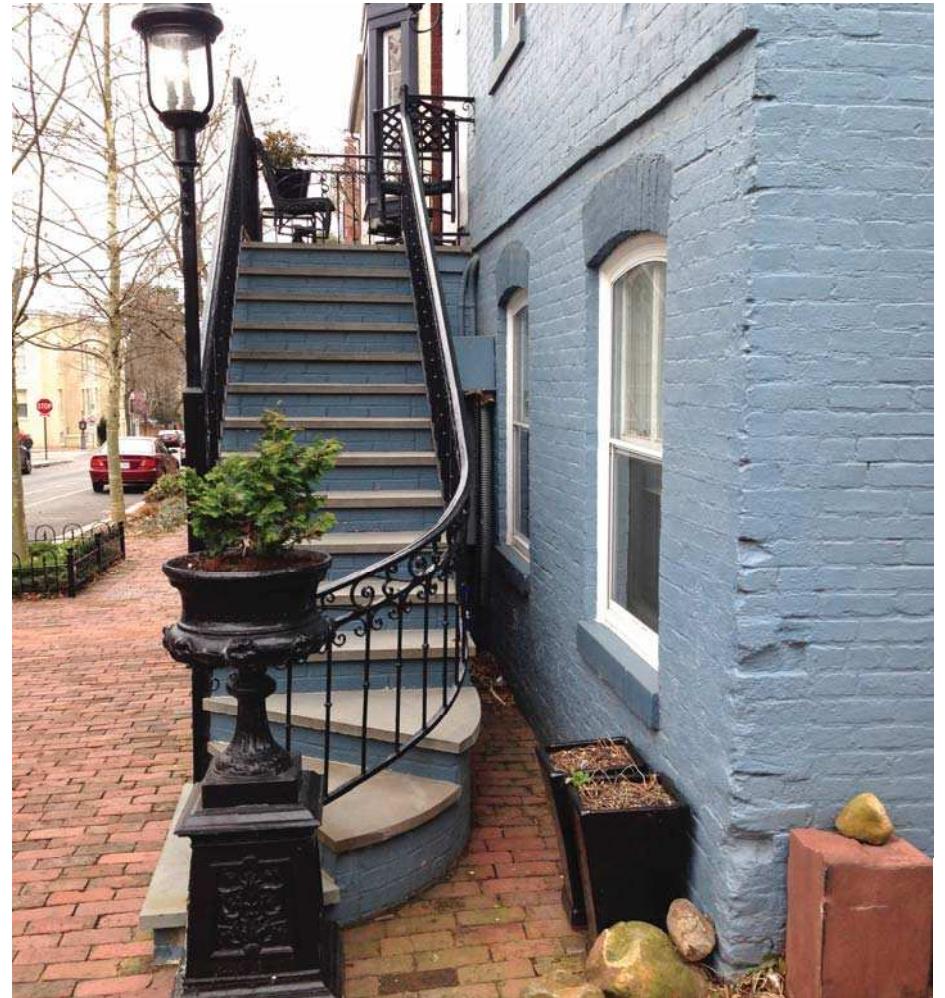
84% of homebuyers rate a patio as either desirable or essential for their home. Millennials desire the most in outdoor living: a patio, a deck, and a porch.

- *National Association of Home Builders 2015 Annual Housing Preferences Survey*



# Community Investment

- ▶ \$625k in direct community investment
- ▶ Public Infrastructure improvements
  - Burying power lines improves the visual quality of the streets
  - Jay Street (the widened alley) adds street frontage to the historic town center
  - Shade trees, high quality street lamps, and brick sidewalks improve the pedestrian experience
- ▶ Homeownership
  - 31 new families contribute to a sense of community
- ▶ Investment in the Arts
  - Public art in partnership with Hyattsville CDC
  - Memberships to Pyramid Atlantic Art Center
  - Commissioning of building components from artist community contributes to the arts economy





## Sustainability



### GREEN ATTRIBUTES

Net Zero Energy (Home + Car)

Passive House Certified

LEED for Homes Platinum Qualified

Superior Stormwater Management

Moderate income families face a significant financial burden for housing and transportation. In the DC region, the full cost of these basic necessities consumes 54% of annual income, leaving relatively little for education, food, and health care.

- *Losing Ground, a report by CNT and the Center for Housing Policy*

## Net Zero Energy (Home + Car)

- ▶ A nationally significant commitment to sustainability using today's technology
- ▶ 6.8 kW rooftop solar array produces enough energy to power the home and charge an electric car for 21 miles of daily driving
- ▶ Homeowners with conventional cars will get a rebate from PEPCO through net metering
- ▶ Homes build wealth for owners through energy cost savings

| Energy Use            |              | Solar Resource Available |            |              |
|-----------------------|--------------|--------------------------|------------|--------------|
|                       | kW           |                          | Panels     | kW           |
| Car                   | 4.72         | Gallatin                 | 276        | 82.8         |
| House                 | 2.08         | Church                   | 105        | 31.5         |
| Total, Household      | 6.8          | Jay                      | 322        | 96.6         |
| <b>Total, Project</b> | <b>210.8</b> | <b>Total, Project</b>    | <b>703</b> | <b>210.9</b> |



## Net Zero Energy (Home + Car)

### Energy Cost Comparison for Maryland Homeowners

|                           | Home Construction Type |               |                 |
|---------------------------|------------------------|---------------|-----------------|
|                           | Built to Code          | Passive House | Net Zero Energy |
| Square Feet               | 2,224                  | 2,224         | 2,224           |
| Total Energy Use, kWh     | 26,054                 | 4,737         | 4,737           |
| Energy Generation, kWh    | 0                      | 0             | 4,737           |
| Energy Cost / Square Foot | \$1.75                 | \$0.32        | \$0             |
| <b>Total Energy Cost</b>  | <b>\$3,903</b>         | <b>\$709</b>  | <b>\$0</b>      |

Annual savings of \$3,903 invested at a 6% annual rate of return would grow to \$309,000 over the course of 30 years, and that's just for home energy use.

# Passive House Construction

## Fundamentals of Passive House Design

- ▶ Proper Insulation
- ▶ No Air Leakage
- ▶ No Thermal Bridging
- ▶ High-Performance Windows
- ▶ Orientation and Shading
- ▶ Energy Recovery Ventilation

Passive Houses are superinsulated and do not radiate heat. It is easy to spot them with thermal imaging cameras.

The Passive House standard is a proven method for the design and construction of comfortable, healthy and durable buildings. Passive House buildings use 80% less energy than typical buildings.





## LEED Rating

- ▶ Arcade Row will be built to the LEED Platinum Standard
- ▶ Flywheel Development and Beracah Homes can achieve this level of performance without changes to their supply chain



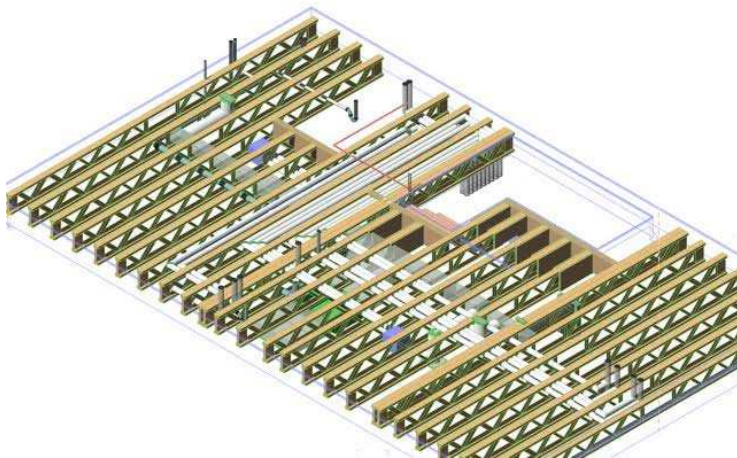
## Stormwater Management

- ▶ Impervious surface reduction of over 40%
- ▶ Native landscaping
- ▶ Brick pavers instead of monolithic concrete
- ▶ Opportunity to make Jay Street a “model” green street



# Quality Construction

- ▶ Superior Components
  - Quality modular homes are superior to “site-built” homes
- ▶ Precision Manufacturing
  - 3-D modeling of system components
  - Fully coordinated building trades
- ▶ Quality Control
  - Essential for Passive House construction, easily achievable in the factory



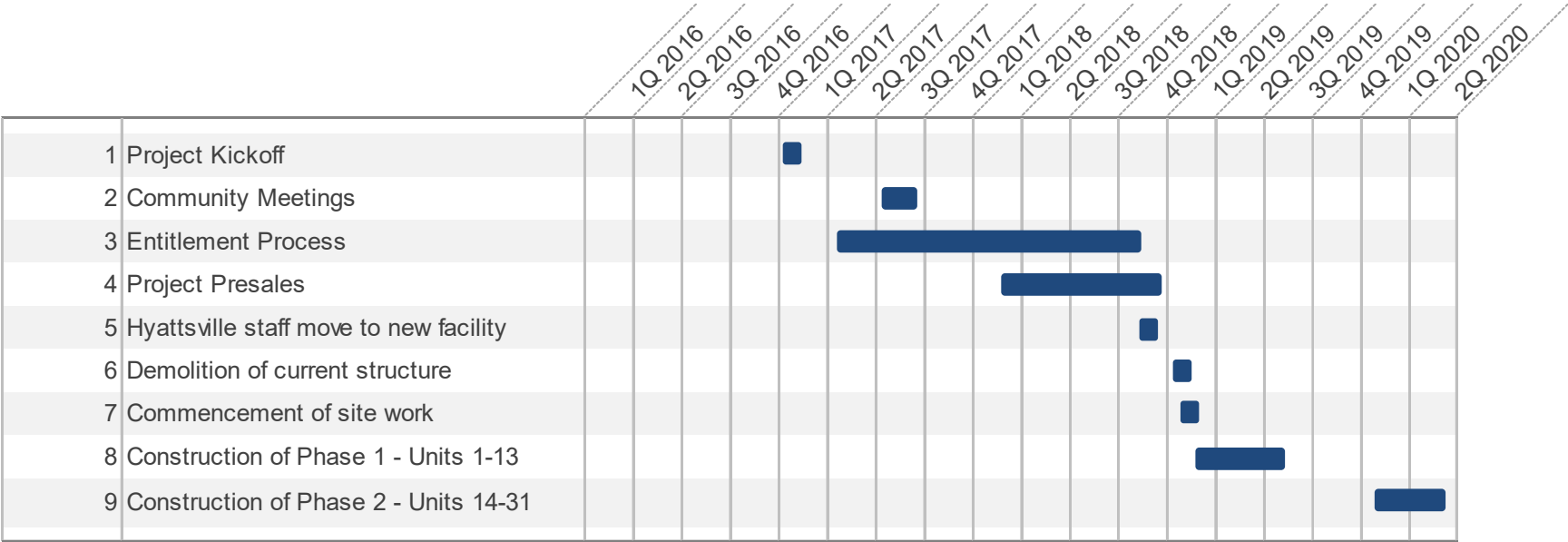
Building a modular Passive House is like building a Swiss watch or Apple iPhone – the team spends many months in integrative design, ensuring that all the components fit within the product’s case. Construction doesn’t start until every detail is worked out.



## Stages of Construction

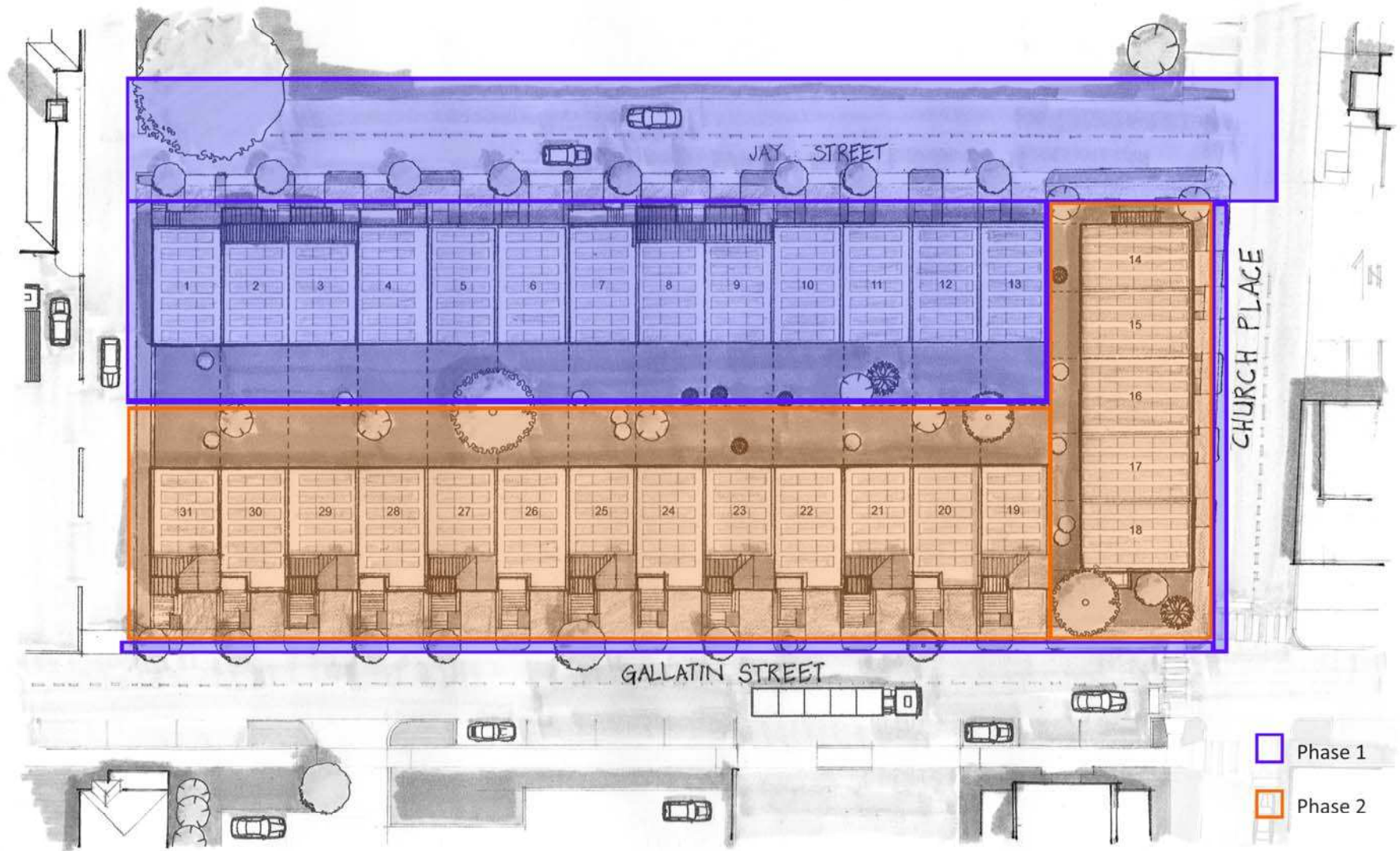


# Schedule





# Construction Phasing Plan



## ARCADE ROW

### 31 TOWNHOMES

80 New Residents

Net Zero Energy

Vibrant Streetscapes

\$15.35M Development Value

\$625k in Community Investment

Seasoned Development  
Team

Arcade Row will be a **vibrant** community of 31 **net zero energy** townhomes that **enlivens** Hyattsville's historic town center.

Tell us what you think:  
[info@flywheeldevelopment.com](mailto:info@flywheeldevelopment.com)





## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Public Works

### **SUBJECT**

Rock Salt Purchase

### **Motion #**

11-08-FY17

### **Recommendation:**

I move that the Mayor and Council approve the purchase of rock salt from Morton Salt Company utilizing the State of Maryland contract rider, not to exceed \$35,000.00

### **Sponsor(s):**

At the Request of the City Administrator

### **ATTACHMENTS**

[Maryland Rider Rock Salt 2016.pdf](#)

### **Summary Background:**

The purchase of rock salt for the 2016 – 2017 winter season ensures that the Department of Public Works (DPW) can keep our City streets safe and passable during winter storms.

DPW is requesting that the City Council accept the quote for road salt from Morton Salt riding off the State of Maryland contract at \$63.90 per ton for the 2016-2017 winter season. Using the State of Maryland contract rider can potentially save the City about \$13.00 per ton. The FY17 budget has \$35,000.00 in the operating budget for road salt; this would allow the city to purchase up to approximately 530 tons of road salt for snow events.

### **Next Steps:**

With Council approval the purchase and delivery of rock salt will be scheduled.

### **Fiscal Impact:**

Funds for this purchase are in the operating budget, purchase not to exceed \$35,000.00

### **City Administrator Comments:**

Recommend Support

### **Community Engagement:**

None

### **Strategic Goals:**

Promote a Safe and Vibrant Community

### **Legal Review Required?**

N/A





# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*  
BPO NO: 001B6400116 PRINT DATE: 11/23/15 PAGE: 01

**SHIP TO:**

AS SPECIFIED ON INDIVIDUAL ORDERS

**VENDOR ID:** 1273146174

MORTON SALT INC

123 N WACKER DRIVE

25TH FLOOR

CHICAGO, IL

(312 )807-2737

60606

**REFER QUESTIONS TO:**

LISA FORTUNE MCDONALD

(410 )767-4084

LISA.MCDONALD@MARYLAND.GOV

**ITB:****EXPR DATE:** 12/31/16**POST DATE:** 11/20/15**DISCOUNT TERMS:** .**CONTRACT AMOUNT:**

NET 30 DAY

.00

**TERMS:**

ARTICLES HEREIN ARE EXEMPT FROM MARYLAND SALES AND USE TAXES BY EXEMPTION CERTIFICATE NUMBER 3000256-3 AND FROM FEDERAL EXCISE TAXES BY EXEMPTION NUMBER 52-73-0358K. IT IS THE VENDOR'S RESPONSIBILITY TO ADVISE COMMON CARRIERS THAT AGENCIES OF THE STATE OF MARYLAND ARE EXEMPT FROM TRANSPORTATION TAX.

\*\*\*\*\*

## STATEWIDE CONTRACT FOR

ROAD SALT - DISTRICTS 3, 4, &amp; 7

(BALTIMORE CITY, BALTIMORE, CARROLL, FREDERICK, HARFORD,  
HOWARD, MONTGOMERY, AND PRINCE GEORGE'S COUNTIES)

\*\*\*\*\*

ORGINIAL CONTRACT: 001B5400262

1ST RENEWAL: 001B6400116

THIS IS (1) ONE OF (2) TWO OPTIONS

## SCOPE OF CONTRACT:

THE TERM OF THIS CONTRACT IS ONE (1) YEAR FROM DECEMBER 1, 2015  
THROUGH DECEMBER 31, 2016,  
MUTUAL AGREEMENT OF THE DEPARTMENT OF GENERAL SERVICES AND THE  
VENDOR. DGS MAY EXTEND THE EXPIRATION DATE OF THE CONTRACT DURING  
THE FINAL RENEWAL OPTION FOR NINETY (90) DAYS UPON THE AGREEMENT  
BETWEEN THE DEPARTMENT OF GENERAL SERVICES AND THE VENDOR.

CONTRACTS WILL REMAIN IN EFFECT FOR THE TIME PERIOD AND QUANTITY

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

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TERMS (cont'd):

SPECIFIED UNLESS THE CONTRACT IS TERMINATED BY THE STATE. THE STATE MAY TERMINATE ANY CONTRACT WITHOUT SHOWING CAUSE UPON THIRTY (30) DAYS WRITTEN NOTICE.

ANY ITEM LISTED HEREIN NOT DELIVERED IN A TIMELY MANNER OR DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT, MAY BE PURCHASED ON THE OPEN MARKET BY THE USING AGENCY. THE CONTRACTOR WILL BE CHARGED FOR ANY PRODUCT COST INCURRED BY THE STATE THAT IS IN EXCESS OF THE CONTRACTED PRICE.

DESIGNATED AGENCY & ADDITIONAL USERS CLAUSE: STATE HIGHWAY ADMINISTRATION, MARYLAND TRANSPORTATION AUTHORITY, AND OTHER MARYLAND STATE AND LOCAL DIVISIONS ARE AUTHORIZED TO PURCHASE FROM THIS CONTRACT.

PROCUREMENT OFFICER: LISA MCDONALD (410) 767-4084  
LISA.MCDONALD.MARYLAND.GOV

VENDOR: MORTON SALT, INC.

VENDOR FEIN: 27-3146174

VENDOR CONTACT: ANTHONY PATTON (312) 807-2723  
MANAGER, US GOV'T. BULK DEICING SALES  
APATTON@MORTONSALT.COM

FOR PLACING ORDERS: MICHELLE STAUNTON (855) 665-4540  
BIDS@MORTONSALT.COM

LIESL DIGATE (630) 861-2721

### QUANTITIES:

QUANTITIES STATED ARE AN ESTIMATE BASED ON PAST CONSUMPTION AND ARE ONLY INTENDED TO ESTABLISH UNIT PRICES AND SHOULD NOT BE CONSTRUED AS ANY MINIMUM OR MAXIMUM GUARANTEE. THE CONTRACT WILL BE FOR THE ACTUAL NEEDS AND DELIVERY LOCATIONS AND MAY VARY FROM THE STATED ESTIMATE.

### MATERIALS:

SODIUM CHLORIDE (ROCK OR SOLAR SALT) OFFERED IN THIS BID SHALL MEET ALL THE REQUIREMENTS OF ASTM DESIGNATION D632 (LATEST REVISION), TYPE 1, GRADE 1. THE SODIUM CHLORIDE (SOLAR OR ROCK SALT) SHALL CONTAIN A MINIMUM OF 20 PARTS PER MILLION OF SODIUM FERRO CYANIDE UNIFORMLY MIXED WITH THE SALT TO PREVENT CAKING. THE MOISTURE CONTENT OF ROCK SALT AND SOLAR SALT SHALL NOT EXCEED THREE PERCENT (3.0%) BY WEIGHT.

IN THE EVENT THAT THE MATERIAL FAILS TO MEET THE MINIMUM

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*

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### TERMS (cont'd):

SPECIFICATION, THE AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE THE SUPPLIER TO TAKE WHATEVER CORRECTIVE ACTION IS DEEMED NECESSARY TO BRING THE MATERIAL UP TO SPECIFICATION, OR REQUIRE THE SUPPLIER TO REMOVE AND REPLACE THAT MATERIAL WHICH FAILS TO MEET THE SPECIFICATIONS, AT THE VENDOR'S EXPENSE.

FAILURE OF THESE SAMPLES TO MEET SPECIFICATIONS MAY RESULT IN THE VENDOR BEING REQUIRED TO REMOVE THE UNACCEPTABLE MATERIAL AND REPLACING IT WITH SPECIFICATION MATERIAL, ALL AT THE VENDOR'S EXPENSE. AS AN ALTERNATIVE, SHA RESERVES THE RIGHT TO REQUIRE FULL PLANT REPRESENTATION BY PERSONNEL OF SHA'S OFFICE OF MATERIALS AND TECHNOLOGIES. IN ADDITION, SHA RESERVES THE RIGHT TO SAMPLE THE MATERIAL AS IT IS UNLOADED FROM EACH ARRIVING SHIP.

THE VENDOR SHALL BE ALLOWED TO SHIP MATERIAL BASED ON CERTIFICATION. THIS CERTIFICATION MUST INCLUDE ACTUAL TEST DATA FROM THE MANUFACTURER AND REPRESENT THE MATERIAL BEING SHIPPED. CERTIFIED TEST VALUES MUST MEET ALL REQUIREMENTS OF THIS SPECIFICATION. SHA RESERVES THE RIGHT TO, AND WILL SAMPLE SHIPMENTS AT, THE FINAL POINT OF DELIVERY FOR TESTING BY THE SHA LABORATORY.

### WEIGHING:

THE VENDOR SHALL PROVIDE ACCURATE APPROVED SCALES TO BE USED FOR WEIGHING SHIPMENTS OF SODIUM CHLORIDE. THE PLATFORM OF THE TRUCK SCALES SHALL BE OF SUFFICIENT LENGTH AND WIDTH TO CONVENIENTLY ACCOMMODATE ANY TRUCKS OR COMPLETE HAULING UNITS THAT MAY BE USED TO TRANSPORT THE SODIUM CHLORIDE IN SUCH A MANNER THAT THE COMPLETE UNIT LOAD CAN BE WEIGHED AT ONE DRAFT. NO SPLIT WEIGHING WILL BE ALLOWED. ALL DELIVERIES MUST BE MADE IN BULK BY COVERED TRUCKS. A CERTIFIED WEIGHT SLIP FROM THE SUPPLIER MUST ACCOMPANY EACH TRUCK. ALL WEIGHING OPERATIONS WILL BE CONDUCTED IN ACCORDANCE WITH TC-7.01 MEASUREMENT OF QUANTITIES OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS (CURRENT EDITION). A LINK TO THIS EDITION OF THE SPECIFICATIONS BOOK IN PDF FORM IS:

[HTTP://APPS.ROADS.MARYLAND.GOV/BUSINESSWITHSHA/BIZSTDSSPECS/DESMANUALS  
TDPUB/PUBLICATIONSONLINE/OHD/BOOKSTD/INDEX.ASP](http://apps.roads.maryland.gov/businesswithsha/bizstdsspecs/desmanualsTDPUB/PUBLICATIONSONLINE/OHD/BOOKSTD/INDEX.ASP)

### CUSTOMER PICK-UP:

CUSTOMER PICKUP WILL BE AVAILABLE TO SHA DURING NORMAL WORKING HOURS (MONDAY THROUGH FRIDAY, 7:30AM - 3:30PM). DURING PERIODS OF "INVENTORY SHORTAGE" (SEE BELOW), CUSTOMER PICKUP WILL BE AVAILABLE TO SHA 24 HOURS PER DAY, 7 DAYS PER WEEK. PICKUP WILL BE MADE BY SHA AND/OR SHA-CONTRACTED VEHICLES. THE COST TO SHA FOR "CUSTOMER PICKUP SALT" WILL REFLECT THE UNIT PRICE BID FOR SALT MINUS ITS TRANSPORTATION COST COMPONENT.

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# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*  
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TERMS (cont'd):

DELIVERY REQUIREMENTS - NORMAL PRIORITY:  
SHA HAS IDENTIFIED ON SECTION "A" SALT STRUCTURES THAT ARE NORMAL PRIORITY FOR DELIVERIES DURING THE COURSE OF THIS CONTRACT. DELIVERIES WILL BE MADE ONLY DURING NORMAL WORKING HOURS (MONDAY - FRIDAY, 7:30AM-3:30PM), UNLESS THE SUPPLIER MAKES ARRANGEMENTS IN ADVANCE OF ANTICIPATED DELIVERY DURING NON-WORK HOURS. SHA WILL CONSIDER EXTENDED DELIVERY HOURS, OVERNIGHT IF NEEDED, PROVIDED THE VENDOR COMMITS TO A VERY HIGH TONNAGE TO SPECIFIC SALT STRUCTURES. THE VENDOR MUST CONTACT AN SHA REPRESENTATIVE WITH THE START TIME OF DELIVERY, NUMBER OF TRUCKS, AND ANTICIPATED TONNAGE. IN ADDITION, THE LAST LOAD MUST BE IDENTIFIED. THE VENDOR SHALL GIVE THE SHOP 24 HOURS' NOTICE PRIOR TO BEGINNING ITS SHIPMENTS.

ONCE A VENDOR COMMITS TO HAULING TO A LOCATION, HE OR SHE SHALL DELIVER A MINIMUM OF 200 TONS TO THE SITE PER DAY. THE MINIMUM 200 TONS OF SALT DOES NOT HAVE TO BE ON CONTINUOUS DAYS. THE 200 TON MINIMUM DELIVERY WILL NOT APPLY WHEN THE REMAINING UNSHIPED MATERIAL IS LESS THAN 200 TONS, HOWEVER, THE REMAINING BALANCE SHALL BE SHIPPED IN ONE DAY. THE INTENT OF THE MINIMUM DELIVERY IS TO ALLOW SHA RECEIVING PERSONNEL TO BE SCHEDULED EFFICIENTLY.

DELIVERIES ARE TO BE COMPLETED WITHIN EIGHT (8) CALENDAR DAYS AFTER THE SUPPLIER RECEIVES AN ORDER, ORALLY OR IN WRITING, FROM THE USING AUTHORITY. IN THE EVENT THE DELIVERY IS NOT COMPLETED WITHIN THE SPECIFIED TIME, IN ADDITION TO ALL OTHER DAMAGES FOR WHICH THE VENDOR MAY BE LIABLE, AND IN ADDITION TO ALL OTHER REMEDIES WHICH MAY BE AVAILABLE TO THE STATE, THE VENDOR SHALL BE LIABLE TO PAY \$6.00 PER SHORT TON IN LIQUIDATED DAMAGE, REFLECTING THE COST OF SHA MOVING SALT FROM ONE OF ITS FACILITIES TO ANOTHER. LIQUIDATED DAMAGES CAN ONLY BE INSTITUTED BY THE MARYLAND DEPARTMENT OF GENERAL SERVICES (DGS).

IF IT BECOMES APPARENT TO THE VENDOR THAT IT CANNOT MEET A DELIVERY SCHEDULE, THE VENDOR SHALL NOTIFY THE SHA MAINTENANCE SHOP(S) IT SERVICES. IF THE VENDOR CANNOT MEET THE DELIVERY SCHEDULE ON A REGIONAL OR STATEWIDE BASIS, IT SHALL CONTACT THE CHIEF OF THE HIGHWAY MAINTENANCE DIVISION, (410-582-5565), OR HIS DESIGNEE. THE VENDOR MAY SEEK RELIEF FROM THE LIQUIDATED DAMAGES BY EXPLAINING THE REASONS FOR NOT MEETING THE DELIVERY SCHEDULE, AS WELL AS ACTIONS BEING TAKEN TO CORRECT OR IMPROVE THE SHIPMENTS. THE CHIEF OF THE HIGHWAY MAINTENANCE DIVISION OR HIS DESIGNEE, IN CONSULTATION WITH DGS, WILL MAKE THE FINAL DETERMINATION OF THE REQUEST FOR WAIVER OF THE LIQUIDATED DAMAGES.

SHA WILL MAKE EVERY EFFORT TO MAINTAIN ADEQUATE INVENTORY LEVELS THROUGHOUT THE WINTER. IT IS IMPERATIVE THAT THE VENDOR AND SHA WORK

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# BLANKET PURCHASE ORDER

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### TERMS (cont'd):

TOGETHER TO MEET SHA'S DELIVERY REQUIREMENTS DURING PERIODS OF MINIMAL WINTER STORM ACTIVITY IN ORDER TO MINIMIZE THE OCCURRENCE OF SALT SHORTAGE DURING PERIODS OF BACK-TO-BACK STORMS.

#### DELIVERY REQUIREMENTS - HIGH PRIORITY:

SHA HAS IDENTIFIED ON ATTACHMENT "A" SALT STRUCTURES THAT ARE A HIGH PRIORITY FOR DELIVERIES DURING THE COURSE OF THIS CONTRACT. THE TERMS AND CONDITIONS FOR HIGH PRIORITY WILL BE IDENTICAL TO NORMAL DELIVERY EXCEPT FOR THE FOLLOWING:

DELIVERY TO HIGH PRIORITY SALT STRUCTURES WILL BE COMPLETED WITHIN FIVE (5) CALENDAR DAYS AFTER THE SUPPLIER RECEIVES AN ORDER, ORALLY OR IN WRITING, FROM THE USING AUTHORITY.

IN THE EVENT THE DELIVERY IS NOT COMPLETED WITHIN THE SPECIFIED TIME, IN ADDITION TO ALL OTHER DAMAGES FOR WHICH THE VENDOR MAY BE LIABLE, AND IN ADDITION TO ALL OTHER REMEDIES WHICH MAY BE AVAILABLE TO THE STATE, THE VENDOR SHALL BE LIABLE TO PAY \$6.00 PER SHORT TON IN LIQUIDATED DAMAGE, REFLECTING THE COST OF SHA MOVING SALT FROM ONE OF ITS FACILITIES TO ANOTHER. LIQUIDATED DAMAGES CAN ONLY BE INSTITUTED BY THE MARYLAND DEPARTMENT OF GENERAL SERVICES (DGS).

#### SPECIAL DELIVERY REQUIREMENTS - INVENTORY SHORTAGE:

SPECIAL NOTE: IF SHA INITIATES INVENTORY SHORTAGE; IT WILL ONLY REDIRECT ITS OWN INTERNAL SALT ORDERS. SALT VENDORS SHALL CONTINUE TO FULFILL ORDERS MADE BY OTHER NON-SHA SALT USING ENTITIES.

SHA WILL MAKE EVERY EFFORT TO KEEP THE INVENTORY IN ITS SALT STRUCTURES AT A VERY HIGH LEVEL THROUGHOUT WINTER. IF SEVERE WINTER STORMS, AND SHA'S SUBSEQUENT SALT USAGE, CAUSE ITS INVENTORY TO REACH LOW LEVELS, IT WILL MAKE VENDORS AWARE OF ITS INVENTORY SHORTAGE. INVENTORY SHORTAGE WILL BE DEFINED AS SHA STORAGE STRUCTURE INVENTORIES REACHING A LEVEL WHERE THE ADMINISTRATION IS IN DANGER OF NOT BEING ABLE TO SERVICE THE LANE MILES MAINTAINED BY THE FACILITIES IN LIGHT OF FORECASTED STORMS. THE VENDOR WILL BE NOTIFIED IF AND WHEN THIS SITUATION OCCURS.

DURING PERIODS OF INVENTORY SHORTAGE, THE CHIEF OF SHA'S HIGHWAY MAINTENANCE DIVISION OR DESIGNEE WILL ACT AS THE SHA CENTRAL CONTACT TO PRIORITIZE THE DELIVERY SCHEDULE STATEWIDE AND MAY REDIRECT THE DELIVERIES TO SALT STORAGE SITES IN NEED. IN ADDITION, THE VENDOR SHALL HAVE A REPRESENTATIVE AVAILABLE 24 HOURS PER DAY, SEVEN DAYS PER WEEK TO COORDINATE DELIVERIES TO MEET CRITICAL SHA NEEDS. THE VENDOR SHALL PROVIDE THE CHIEF OF SHA'S HIGHWAY MAINTENANCE DIVISION OR DESIGNEE WITH THE NAME OF THE REPRESENTATIVE AND HIS OR HER PHONE NUMBERS.

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## STATE OF MARYLAND

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### TERMS (cont'd):

DURING PERIODS OF INVENTORY SHORTAGE, THE CHIEF OF SHA'S HIGHWAY MAINTENANCE DIVISION OR DESIGNEE WILL COORDINATE WITH THE VENDOR TO IDENTIFY A LIST OF HAUL SITES, APPROXIMATE STARTING TIME OF DELIVERY FOR THE SITES, NUMBER OF TRUCKS MAKING DELIVERIES AND THE ANTICIPATED TONNAGE FOR THE SITES. THE LAST LOAD DELIVERED TO EACH SITE MUST BE IDENTIFIED BY THE VENDOR.

IF AND WHEN THE CHIEF OF THE HIGHWAY MAINTENANCE DIVISION OR DESIGNEE INITIATES THE PROCESS OF REDIRECTING DELIVERIES, SHA WILL WAIVE LIQUIDATED DAMAGES ON OPEN ORDERS NOT ALREADY COMPLETED WHICH WERE MADE PRIOR TO THE DECLARATION OF INVENTORY SHORTAGE, BUT HAD NOT ALREADY EXCEEDED THE TIME REQUIREMENTS OF THEIR DELIVERY SCHEDULE. ONCE THE CHIEF OF THE HIGHWAY MAINTENANCE DIVISION RETURNS THE DELIVERY PROCESS BACK TO ITS NORMAL STATE AND CONTROL IS RETURNED TO THE MAINTENANCE SHOPS, THE VENDOR SHALL HAVE 12 CALENDAR DAYS TO BACKFILL AND COMPLETE ORDERS. IF THE ORDERS ARE NOT BACKFILLED AND COMPLETED WITHIN 12 CALENDAR DAYS, IN ADDITION TO ALL OTHER DAMAGES FOR WHICH THE VENDOR MAY BE LIABLE, AND IN ADDITION TO ALL OTHER REMEDIES WHICH MAY BE AVAILABLE TO THE STATE, THE VENDOR SHALL BE LIABLE TO PAY SHA \$6.00 PER SHORT TON IN LIQUIDATED DAMAGES, REFLECTING THE COST OF SHA MOVING SALT FROM ONE OF ITS FACILITIES TO ANOTHER.

### ADDITIONAL DELIVERY REQUIREMENTS:

ALL SALT MUST BE PROTECTED IN TRANSIT BY WATERPROOF COVERING. DELIVERY MUST BE MADE BY TRUCKS THAT HAVE UNDERGONE A THOROUGH CLEANING OF THE TRUCK BED FOR THE PURPOSE OF ASSURING THAT THE SODIUM CHLORIDE IS NOT CONTAMINATED BY FOREIGN MATERIAL SUCH AS CONCRETE, AGGREGATES, ASPHALT, SOIL, ETC. IN THE EVENT THE AUTHORIZED REPRESENTATIVE, AT THE DELIVERY POINT, DETERMINES THAT A LOAD OF SALT IS CONTAMINATED, THE SHIPMENT WILL BE REJECTED.

IF A SHIPMENT IS REJECTED DUE TO CONTAMINATION OR IF IT'S REJECTED BECAUSE IT DOESN'T MEET OTHER SPECIFICATIONS, THE SALT WILL NOT BE PLACED IN A SALT STRUCTURE BUT WILL BE ISOLATED AND COVERED. SHA WILL CONTACT THE VENDOR ABOUT THE UNACCEPTABLE SALT. THE VENDOR WILL PICK UP THE LOAD WITHIN 48 HOURS OF SAID NOTIFICATION.

ALL DELIVERIES WILL BE SUBJECT TO RANDOM WEIGHT VERIFICATION BY THE MARYLAND STATE POLICE AT THE DELIVERY SITES. ALL DELIVERIES FOUND TO BE ABOVE GVW LIMITATIONS WILL BE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION BY THE MARYLAND STATE POLICE. ADJUSTMENTS WILL BE MADE ON ANY INVOICES WHERE DELIVERIES ARE FOUND TO BE SHORT-LOADED.

ALL DELIVERIES MUST BE RECEIVED BY AN AUTHORIZED SHOP REPRESENTATIVE

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### TERMS (cont'd):

WHO WILL SIGN A DELIVERY RECEIPT CERTIFYING RECEIPT OF THE MATERIAL. NO PAYMENT WILL BE MADE UNLESS A DELIVERY TICKET IS SIGNED BY AN AUTHORIZED SHOP REPRESENTATIVE. THE VENDOR WILL COORDINATE ALL DELIVERIES WITH THE RESIDENT MAINTENANCE ENGINEER OR REPRESENTATIVE.

#### INVENTORY STATUS AND DELIVERY REPORTS:

THE VENDOR SHALL DELIVER TO THE CHIEF OF THE HIGHWAY MAINTENANCE DIVISION OR DESIGNEE A WEEKLY REPORT ON THE STATUS OF ITS INVENTORY INCLUDING ANTICIPATED SHIPMENTS BY RAIL AND BY SEA. THE REPORT MUST BE SENT BY E-MAIL TO CROBINSON@SHA.STATE.MD.US AND MLIPNICK@SHA.STATE.MD.US. THE REPORT SHALL MAKE SHA AWARE OF ANY POTENTIAL DELIVERY PROBLEMS DUE TO MINE CLOSURES, STRIKES, ACCIDENTS OR NATURAL DISASTERS, OR SHIPPING DELAYS BY RAIL OR SEA. ALL INFORMATION SUPPLIED TO SHA IN THE WEEKLY INVENTORY STATUS REPORT WILL REMAIN CONFIDENTIAL.

IN ADDITION, VENDORS SHALL EMAIL A DAILY DELIVERY REPORT DETAILING ALL OF THE VENDOR'S DELIVERIES TO SHA FACILITIES DURING THE PREVIOUS DAY. THE DAILY REPORT SHALL INCLUDE THE LOCATION OF DELIVERIES, SHA PURCHASE ORDER NUMBER, PURCHASE ORDER DATE, TONS ORDERED, AMOUNT DELIVERED, TONS REMAINING ON THE PURCHASE ORDER, AND THE ANTICIPATED COMPLETION DATE. ALL INFORMATION SUPPLIED TO SHA IN THIS REPORT WILL REMAIN CONFIDENTIAL.

#### VENDOR SALT HAULERS:

EACH OF THE VENDOR'S SALT HAULERS ASSIGNED TO A PARTICULAR SHOP MUST BE AVAILABLE TO DELIVER SALT TO ANY SHA SALT STORAGE FACILITY WITHIN THE SHOP'S AREA OF RESPONSIBILITY. SEE THE INFORMATION PROVIDED AT THE END OF THIS SECTION FOR A LISTING OF SALT FACILITIES AND THE SHOPS THAT MANAGE THEM. THE VENDOR SHALL PROVIDE SHA WITH A LIST OF HAULERS, MONTHLY, THAT WILL BE USED TO SHIP MATERIAL TO SHA FACILITIES. THE HAULER LIST WILL BE E-MAILED TO COLLEEN ROBINSON AND MARC LIPNICK AT CROBINSON@SHA.STATE.MD.US AND MLIPNICK@SHA.STATE.MD.US, RESPECTIVELY ON THE FIRST OF EACH MONTH BEGINNING IN NOVEMBER. SHA WILL REVIEW THE LIST TO DETERMINE IF ANY OF THE SALT HAULERS ARE UNDER CONTRACT WITH SHA FOR ITS SNOW AND ICE CONTROL OPERATIONS. SHA WILL MAKE THE VENDOR AWARE OF ANY POTENTIAL CONFLICTS.

#### BASIS OF AWARD:

THE AWARD FOR THIS SOLICITATION WAS ON A LINE ITEM BASIS TO THE RESPONSIVE AND RESPONSIBLE BIDDER WITH THE LOWEST PRICE, AS DETERMINED BY THE PROCUREMENT OFFICER TO BE IN THE BEST INTERESTS OF THE STATE OF MARYLAND.

PRICING IS FOR SODIUM CHLORIDE (ROCK OR SOLAR SALT) FOR DISTRICT 3 (MONTGOMERY AND PRINCE GEORGE'S COUNTIES) AND DISTRICT 4 (BALTIMORE)

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### TERMS (cont'd):

CITY, BALTIMORE AND HARFORD COUNTIES) AND DISTRICT 7 (CARROLL, FREDERICK, AND HOWARD COUNTIES).

#### PRICE ESCALATION:

##### SODIUM CHLORIDE:

1. PRICE ESCALATION MAY ONLY OCCUR AT THE TIME OF RENEWAL AND ONLY UPON SECURING THE APPROVAL OF THE STATE IN WRITING. A VENDOR SEEKING A PRICE ESCALATION MUST REQUEST THE ESCALATION WITHIN 30 DAYS OF NOTICE FROM THE STATE THAT THE CONTRACT IS BEING RENEWED. THIS REQUEST MUST STATE BOTH THE PERCENT ADJUSTMENT SOUGHT (SEE BELOW), AND THE REVISED CONTRACT PRICE. WITHIN FIFTEEN (15) DAYS OF THE REQUEST, THE STATE MUST EITHER ACCEPT THE REQUEST, OR PROVIDE NOTE OF ANY CORRECTIONS TO THE CALCULATIONS PROVIDED IN THE REQUEST AT THAT TIME.

THE ADJUSTMENT WILL BE CALCULATED AS A PERCENTAGE RESULTING FROM THE CHANGE IN THE CONSUMER PRICE INDEX (CPI-U) FOR ALL URBAN CONSUMERS, ALL ITEMS, BALTIMORE AREA FOR THE MOST RECENT THIRTEEN (13) MONTHS BEGINNING FROM THE MOST CURRENT MONTH AVAILABLE AS POSTED BY THE BUREAU OF LABOR STATISTICS AT THE TIME OF CONTRACT RENEWAL. THIS INFORMATION IS FOUND AT [HTTP://STATS.BLS.GOV/DATA](http://stats.bls.gov/data). THE PERCENTAGE SHALL BE ROUNDED TO ONE DECIMAL PLACE.

IN THE EVENT THE CALCULATION EXCEEDS FIVE PERCENT (5%), THE MAXIMUM ANNUAL CONTRACT RENEWAL PERIOD INCREASE SHALL BE LIMITED TO FIVE PERCENT (5%) OF THE CURRENT CONTRACT PRICES. IN THE EVENT THE CPI FOR THE MEASURED PERIOD IS NEGATIVE, THE CONTRACTOR SHALL REDUCE PRICES ACCORDINGLY. IN THE EVENT THE CPI FOR THE MEASURED PERIOD IS POSITIVE, THE CONTRACTOR SHALL HAVE THE OPTION OF KEEPING EXISTING CONTRACT PRICES OR CHANGING TO ANY PRICE UP TO THE MAXIMUM ALLOWABLE PERCENTAGE INCREASE.

2. WITHIN FIFTEEN (15) CALENDAR DAYS OF THE RECEIPT OF THE STATE'S NOTICE OF ADJUSTMENT, THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF REVISED CONTRACT RATES TO THE PROCUREMENT OFFICER IF IT WISHES TO OBTAIN A RATE INCREASE. THE PROCUREMENT OFFICER SHALL VERIFY THE CONTRACTOR'S DOCUMENTATION AND MATHEMATICAL CALCULATIONS WITHIN TWO WEEKS AND SHALL EITHER APPROVE THE ACCURACY OF THE INTENDED RATE INCREASE OR PROVIDE NOTICE OF ANY ERROR.

3. THE ADJUSTMENT SHALL BE CALCULATED BY REFERENCE TO THE ANNUAL CHANGE IN THE U.S. DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS (BLS), CPI-ALL URBAN CONSUMERS FOR:

- AREA: U.S. CITY AVERAGE, NOT SEASONALLY ADJUSTED

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### TERMS (cont'd):

- ITEM: ALL ITEMS
- SERIES ID: CUUR0000SAO
- BASE PERIOD 1982-1984 = 100

TO ILLUSTRATE THE APPLICATION OF THIS PROCEDURE, THE SECOND YEAR OF THE CONTRACT BEGINS ON 1/1/16. IF THE CPI INCREASED BY 1.9% BETWEEN 9/14 AND 09/15, THE CONTRACTOR CAN REQUEST A 1.9% INCREASE IN ITS PRICES AS OF 1/1/16 TO COVER THE FIRST CONTRACT RENEWAL OPTION (UNTIL 12/31/16).

THE FOLLOWING EXAMPLE ILLUSTRATES THE COMPUTATION OF PERCENT CHANGE:

|                                         |             |
|-----------------------------------------|-------------|
| CPI FOR MOST CURRENTLY AVAILABLE PERIOD | 184.3       |
| LESS CPI FOR PREVIOUS PERIOD            | 180.9       |
| EQUALS INDEX POINT CHANGE               | 3.4         |
| DIVIDED BY PREVIOUS PERIOD CPI          | 180.9       |
| EQUALS                                  | .019        |
| RESULT MULTIPLIED BY 100                | 0.019 X 100 |
| EQUALS PERCENT CHANGE                   | 1.9%        |

4. THE REVISED CONTRACT RATES SHALL BE USED FOR SODIUM CHLORIDE PURCHASED EFFECTIVE THE FIRST DAY AFTER EACH RESPECTIVE ANNIVERSARY DATE OF THE CONTRACT.

### FUEL PRICE ADJUSTMENT

FUEL PRICE ADJUSTMENT: A FUEL PRICE ADJUSTMENT WILL BE MADE TO CONTRACT PRICING IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:

1. THE SUPPLIER'S BID PRICE SHALL BE ADJUSTED (UP OR DOWN) ONCE EACH WEEK DURING THE MONTHS OF DECEMBER THROUGH JUNE ON THE COST OF DIESEL FUEL USED IN TRANSPORTATION. EACH BIDDER WILL PROVIDE THE BASE DELIVERED PRICE AS WELL AS THE ASSOCIATED BASE TRANSPORTATION COST AT THE TIME OF BIDDING.

2. FOR EVERY \$.05 CHANGE IN THE DIESEL PRICE, THE SUPPLIER'S TRANSPORTATION PORTION OF THEIR BID PRICE WILL BE ADJUSTED BY 1%.

3. THE CHANGE IN THE DIESEL PRICE IS CALCULATED BY COMPARING THE

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### TERMS (cont'd):

APPLICABLE WEEKLY DIESEL PRICE WITH THE BASE DIESEL PRICE. IF THE WEEKLY FIGURE IS GREATER THAN THE BASE, AN UPWARD PRICE CHANGE IS ISSUED. IF THE MONTHLY FIGURE IS LESS THAN THE BASE, A DOWNWARD PRICE CHANGE IS ISSUED.

4. THE US DEPARTMENT OF ENERGY'S WEEKLY "EIA RETAIL ON-HIGHWAY DIESEL PRICES" INDEX FOR THE CENTRAL ATLANTIC REGION WILL BE USED. THE MONDAY POSTING WILL BE USED, HOWEVER IF THERE IS NO POSTING ON MONDAY, THE NEXT DAY'S PUBLISHED POSTINGS WILL BE USED FOR THE ADJUSTMENT. THE CURRENT WEBSITE IS LOCATED AT:

[HTTP://WWW.EIA.GOV/DNAV/PET/PET\\_PRI\\_GND\\_DCUS\\_R1Y\\_W.HTM](http://WWW.EIA.GOV/DNAV/PET/PET_PRI_GND_DCUS_R1Y_W.HTM)

THE BASE DIESEL RATE USED FOR CALCULATING THE ADJUSTMENTS SHALL BE THE RATE SHOWN IN THE REFERENCE EIA INDEX ON THE DATE OF THE BID OPENING.

5. THE BASE DIESEL RATE USED FOR CALCULATING THE ADJUSTMENTS SHALL BE THE RATE SHOWN IN THE REFERENCE EIA INDEX ON THE DATE OF THE BID OPENING.

6. THE BASE PRICE ADJUSTMENT WILL BE ROUNDED TO TWO DECIMAL PLACES TO THE NEAREST CENT.

7. THE FUEL PRICE ADJUSTMENT, CALCULATED USING THE CURRENT WEEK'S POSTING, WILL BE USED FOR THE COST OF SALT THE FOLLOWING WEEK. FOR EXAMPLE, A POSTING ON MONDAY, FEBRUARY 7, 2011, WOULD BE REFLECTED IN THE PRICE OF COST OF SALT DURING THE WEEK OF FEBRUARY 14TH THROUGH FEBRUARY 20TH.

8. IF THE EIA INDEX IS NO LONGER AVAILABLE, THE BIDDING AGENCY WILL DETERMINE AN APPROPRIATE GOVERNMENT INDEX TO REPLACE THE EIA INDEX.

#### EXAMPLE:

|                                   |         |
|-----------------------------------|---------|
| PUBLISHED RATE OF THE BID OPENING | \$3.091 |
| WEEK OF 12/27/10 - 01/02/11       | \$3.381 |
| TOTAL BID PRICE                   | \$70.64 |
| TRANSPORTATION                    | \$10.64 |

CALCULATION FOR PRICING BEGINNING MONDAY, DECEMBER 27TH:

$(\$3.381 - \$3.091) / 5 \times \$10.64 = \$0.617$  (\$0.62) (FUEL PRICE ADJUSTMENT)

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TERMS (cont'd):

\$70.64 + 0.62 = \$71.26 (NEW WEEKLY PRICE PER TON FOR SALT DELIVERED)

### USAGE REPORT:

A REPORT SHALL BE FURNISHED BY THE SUCCESSFUL CONTRACTOR EVERY HUNDRED-TWENTY (120) DAYS DETAILING THE PURCHASE OF ALL ITEMS ON THE CONTRACT. THE REPORT SHALL BE SUBMITTED ELECTRONICALLY IN EXCEL FORMAT. AT A MINIMUM, THE REPORT SHALL REFLECT THE CONTRACT NUMBER, CONTRACT ITEM NUMBER AND DESCRIPTION, THE DOLLAR VOLUME PURCHASED OF EACH ITEM, AGENCY IDENTIFICATION, AND THE CONTRACT TOTAL. THE REPORT SHALL BE FILED WITHIN THIRTY (30) DAYS AFTER THE END OF EACH REPORTING PERIOD. ANY EXCEPTION TO THIS MANDATORY REQUIREMENT MAY RESULT IN CANCELLATION OF THE AWARD. FAILURE TO PROVIDE THE REQUIRED INFORMATION MAY ALSO NEGATE ANY CONTRACT EXTENSION CLAUSES. REPORT SHALL BE EMAILED TO THE PROCUREMENT OFFICER, CHRISTINE VASILIAU AT CHRISTINE.VASILIAU@MARYLAND.GOV .

### RETURNED GOODS:

CONTRACTOR(S) SHALL BE ENTITLED TO RECOVER REASONABLE COMPENSATION FOR ANY AND ALL GOODS SHIPPED IN ACCORDANCE WITH AUTHORIZED AGENCY ORDERS, MEETING ALL CONTRACT REQUIREMENTS, AND RETURNED BY THE AGENCY FOR REASONS OTHER THAN THE CONTRACTOR'S FAILURE TO MEET CONTRACT REQUIREMENTS. COMPENSATION SHALL BE LIMITED TO ACTUAL UNREIMBURSED COSTS INCURRED BY THE CONTRACTOR INCLUDING, BUT NOT LIMITED TO, RESTOCKING CHARGES, SHIPPING CHARGES, PLUS REASONABLE PROFIT. CONTRACTOR MUST PROVIDE WRITTEN PROOF OF CLAIMED COMPENSATION. A RETURN OF GOODS COVERED BY THIS SECTION SHALL BE DEEMED A PARTIAL TERMINATION FOR CONVENIENCE AS TO THE RETURNED GOODS, AND OTHER CONTRACT PROVISIONS AND PRINCIPLES APPLICABLE TO A PARTIAL TERMINATION FOR CONVENIENCE SHALL APPLY.

PURCHASES BY OTHER ENTITIES - INDEFINITE QUANTITY CONTRACTS:  
THIS PROVISION APPLIES TO INDEFINITE QUANTITY CONTRACTS.

PURSUANT TO ARTICLE 41, SECTION 18-201 OF THE ANNOTATED CODE OF MARYLAND, EXCEPT AS PROVIDED IN (B) THE FOLLOWING ENTITIES MAY PURCHASE MATERIALS, SUPPLIES, AND EQUIPMENT UNDER THIS CONTRACT:

- (1) A COUNTY OR BALTIMORE CITY;
- (2) A MUNICIPAL CORPORATION;
- (3) A GOVERNMENTAL AGENCY IN THE STATE;
- (4) A PUBLIC OR QUASI-PUBLIC AGENCY THAT:
  - (I) RECEIVES STATE MONEY; AND

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### TERMS (cont'd):

(II) IS EXEMPT FROM TAXATION UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE;

(5) A PRIVATE ELEMENTARY OR SECONDARY SCHOOL THAT:

(I) EITHER HAS BEEN ISSUED A CERTIFICATE OF APPROVAL FROM THE STATE BOARD OF EDUCATION OR IS ACCREDITED BY THE ASSOCIATION OF INDEPENDENT SCHOOLS; AND

(II) IS EXEMPT FROM TAXATION UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE; OR

(6) A NON-PUBLIC INSTITUTION OF HIGHER EDUCATION UNDER SECTION 17-106 OF THE EDUCATION ARTICLE.

(B) A PRIVATE ELEMENTARY OR SECONDARY SCHOOL OR A NONPUBLIC INSTITUTION OF HIGHER EDUCATION MAY NOT PURCHASE RELIGIOUS MATERIALS UNDER THIS CONTRACT.

C. THE RIGHT TO PURCHASE UNDER THIS SECTION SHALL BE IN ADDITION TO, BUT NOT IN SUBSTITUTION FOR, THE APPLICABLE PURCHASING POWER GRANTED TO ANY OF THE LISTED ENTITIES PURSUANT TO ANY STATUTORY OR CHARTER PROVISION.

D. ALL PURCHASES UNDER THIS CONTRACT BY ANY SUCH ENTITY WHICH IS NOT A UNIT OR AGENCY OF THE STATE OF MARYLAND FOR WHICH THE STATE OF MARYLAND MAY BE HELD LIABLE IN CONTRACT (1) SHALL CONSTITUTE A PURCHASE OR CONTRACT BETWEEN THE CONTRACTOR AND THAT ENTITY ONLY; (2) SHALL NOT CONSTITUTE A PURCHASE OR CONTRACT OF THE STATE OF MARYLAND; (3) SHALL NOT BE BINDING OR ENFORCEABLE AGAINST THE STATE OF MARYLAND OR ANY OF ITS UNITS OR AGENCIES; AND MAY BE SUBJECT TO OTHER TERMS AND CONDITIONS AGREED TO BY THE CONTRACTOR AND THE PURCHASER.

CONTRACTOR BEARS THE RISK OF DETERMINING WHETHER OR NOT ANY ENTITY FROM WHICH THE CONTRACTOR RECEIVES AN ORDER UNDER THE CONTRACT IS A UNIT OR AGENCY OF THE STATE OF MARYLAND SUCH THAT THE CONTRACT MAY BE ENFORCED AGAINST THE STATE OF MARYLAND.

### ELECTRONIC PROCESSING FEE:

A. CONTRACTOR SHALL PAY AN ELECTRONIC PROCESSING FEE TO THE STATE IN THE AMOUNT OF ONE PERCENT (1%) OF THE TOTAL CONTRACT SALES. THE ELECTRONIC PROCESSING FEE IS CALCULATED BASED ON ALL SALES TRANSACTED UNDER THE CONTRACT, MINUS ANY RETURNS OR CREDITS. THE ELECTRONIC PROCESSING FEE SHALL NOT BE CHARGED DIRECTLY TO THE CUSTOMER, E.G., AS A SEPARATE LINE ITEM, FEE OR SURCHARGE, BUT SHALL BE INCLUDED IN

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### TERMS (cont'd):

THE CONTRACT'S UNIT PRICES.

B. THE ELECTRONIC PROCESSING FEE SHALL BE SUBMITTED TO THE DEPARTMENT OF GENERAL SERVICES, FISCAL SERVICES DIVISION, 301 W. PRESTON STREET, ROOM 1309, BALTIMORE, MD, 21201, WITHIN TEN (10) CALENDAR DAYS FOLLOWING THE END OF EACH CALENDAR QUARTER ALONG WITH A MONTHLY USAGE REPORT DOCUMENTING ALL CONTRACT SALES. AN EXCEL VERSION OF THE MONTHLY USAGE REPORT SHALL BE EMAILED TO THE PROGRAM MANAGER, CHRISTINE VASILIAU AT CHRISTINE.VASILIAU@MARYLAND.GOV, AND TO AWAWU SALAKO AT AWAWU.SALAKO@MARYLAND.GOV.

C. FAILURE TO REMIT PROCESSING FEES IN A TIMELY MANNER OR REMITTANCE OF FEES INCONSISTENT WITH THE CONTRACT'S REQUIREMENTS MAY RESULT IN THE STATE EXERCISING ALL RECOURSE AVAILABLE UNDER THE CONTRACT INCLUDING, BUT NOT LIMITED TO, A THIRD PARTY AUDIT OF ALL CONTRACT ACTIVITY. SHOULD AN AUDIT BE REQUIRED BY THE STATE, THE CONTRACTOR SHALL REIMBURSE THE STATE FOR ALL COSTS ASSOCIATED WITH THE AUDIT UP TO \$10,000.00 OR ONE (1%) PERCENT OF THE CONTRACT'S ESTIMATED ANNUAL VALUE, WHICHEVER IS HIGHER.

D. PRIOR TO AWARD, CONTRACTORS WILL BE ASKED TO CONFIRM IN WRITING THAT THEIR UNIT PRICES INCLUDE THE ONE PERCENT (1%) ELECTRONIC PROCESSING FEE.

OPEN MARKET CLAUSE: THE USING AUTHORITIES MAY PURCHASE ON THE OPEN MARKET THE PRODUCTS LISTED IN THE CASE OF VENDOR FAILURE TO PROVIDE THE COMMODITY IN THE TIME FRAME PRESCRIBED IN THE CONTRACT. VENDOR WILL BE RESPONSIBLE FOR COST DIFFERENCE BETWEEN CONTRACT PRICING AND OPEN MARKET PURCHASE.

CONTRACT ACCEPTANCE: THE BLANKET PURCHASE ORDER (BPO) ISSUED AS A RESULT OF THE NEGOTIATION OF AWARD AFTER UNSUCCESSFUL COMPETITIVE SEALED BID (ITB), #001IT819588, AND ANY SUBSEQUENT AMENDMENTS, MODIFICATION OR OPTIONS ISSUED RELEVANT TO THE ITB OR BPO, SHALL COMPLY WITH ALL OF THE TERMS, CONDITIONS, AND SPECIFICATIONS ISSUED WITH THE ITB AND ARE INCORPORATED HEREIN AND MADE A PART OF THE BPO.



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|---------------|----------------------|------------|------------------|
|---------------|----------------------|------------|------------------|

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|------|--------------|----|---------|
| 0001 | 77545-750511 | TN | 60.9500 |
|------|--------------|----|---------|

SODIUM CHLORIDE (SOLAR SALT) HIGHWAY DEICING. BALTIMORE COUNTY

SODIUM CHLORIDE BULK ROAD SALT (ROCK OR SOLAR SALT) HIGHWAY DEICING -  
BALTIMORE COUNTY

SALT COST PER TON: \$60.00

TRANSPORTATION COST PER TON: \$0.95

UNIT COST SALT DELIVERED PER TON: \$60.95

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|      |              |    |         |
|------|--------------|----|---------|
| 0003 | 77545-750107 | TN | 71.1800 |
|------|--------------|----|---------|

SODIUM CHLORIDE, NATURAL DEPOSIT - HIGHWAY DEICING -FREDERICK COUNTY

SODIUM CHLORIDE BULK ROAD SALT (ROCK OR SOLAR SALT) HIGHWAY DEICING -  
FREDERICK COUNTY

SALT COST PER TON: \$60.00

TRANSPORTATION COST PER TON: \$11.18

UNIT COST SALT DELIVERED PER TON: \$71.18

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|      |              |    |         |
|------|--------------|----|---------|
| 0004 | 77545-750101 | TN | 63.2200 |
|------|--------------|----|---------|

SODIUM CHLORIDE, NATURAL DEPOSIT - HIGHWAY DEICING - HARFORD COUNTY

SODIUM CHLORIDE BULK ROAD SALT (ROCK OR SOLAR SALT) HIGHWAY DEICING -  
HARFORD COUNTY

SALT COST PER TON: \$60.00

TRANSPORTATION COST PER TON: \$3.22

UNIT COST SALT DELIVERED PER TON: \$63.22

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|      |              |    |         |
|------|--------------|----|---------|
| 0005 | 77545-750106 | TN | 63.7300 |
|------|--------------|----|---------|

SODIUM CHLORIDE, NATURAL DEPOSIT - HIGHWAY DEICING- HOWARD COUNTY

SODIUM CHLORIDE BULK ROAD SALT (ROCK OR SOLAR SALT) HIGHWAY DEICING - HOWARD COUNTY

SALT COST PER TON: \$60.00

TRANSPORTATION COST PER TON: \$3.73

UNIT COST SALT DELIVERED PER TON: \$63.73

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|      |              |    |         |
|------|--------------|----|---------|
| 0006 | 77545-750509 | TN | 65.2000 |
|------|--------------|----|---------|

SODIUM CHLORIDE (SOLAR SALT) HIGHWAY DEICING. - MONTGOMERY COUNTY

SODIUM CHLORIDE BULK ROAD SALT (ROCK OR SOLAR SALT) HIGHWAY DEICING - MONTGOMERY COUNTY

SALT COST PER TON: \$60.00

TRANSPORTATION COST PER TON: \$5.20

UNIT COST SALT DELIVERED PER TON: \$65.20

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|      |              |    |         |
|------|--------------|----|---------|
| 0007 | 77545-750510 | TN | 65.1400 |
|------|--------------|----|---------|

SODIUM CHLORIDE (SOLAR SALT) HIGHWAY DEICING. - PRINCE GEORGE'S COUNTY

SODIUM CHLORIDE BULK ROAD SALT (ROCK OR SOLAR SALT) HIGHWAY DEICING - PRINCE GEORGE'S COUNTY

SALT COST PER TON: \$60.00

TRANSPORTATION COST PER TON: \$5.14

UNIT COST SALT DELIVERED PER TON:\$ 65.14

# BLANKET PURCHASE ORDER

## STATE OF MARYLAND

\*\*\*\*\* STATE OF MARYLAND \*\*\*\*\*  
BPO NO: 001B6400116 PRINT DATE: 11/23/15

PAGE: 16

| <u>LINE #</u> | <u>STATE ITEM ID</u> | <u>U/M</u> | <u>UNIT COST</u> |
|---------------|----------------------|------------|------------------|
|---------------|----------------------|------------|------------------|

|      |              |    |         |
|------|--------------|----|---------|
| 0008 | 77545-750157 | TN | 65.2000 |
|------|--------------|----|---------|

SODIUM CHLORIDE NATURAL DEPOSIT HIGHWAY DEICING-BALTIMORE.

SODIUM CHLORIDE BULK ROAD SALT (ROCK OR SOLAR SALT) HIGHWAY DEICING -  
BALTIMORE CITY

SALT COST PER TON: \$64.25

TRANSPORTATION COST PER TON: \$0.95

UNIT COST SALT DELIVERED PER TON: \$65.20

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|      |              |    |         |
|------|--------------|----|---------|
| 0009 | 77545-750105 | TN | 66.1500 |
|------|--------------|----|---------|

SODIUM CHLORIDE, NATURAL DEPOSIT - HIGHWAY DEICING -CARROLL COUNTY

SODIUM CHLORIDE BULK ROAD SALT (ROCK OR SOLAR SALT) HIGHWAY DEICING -  
CARROLL COUNTY

SALT COST PER TON: \$60.00

TRANSPORTATION COST PER TON: \$6.15

UNIT COST SALT DELIVERED PER TON: \$66.15

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END OF ITEM LIST

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\*\*\*\*\* LAST PAGE \*\*\*\*\*

AUTHORIZED BY: \_\_\_\_\_

  
BUYER AUTHORIZED DESIGNEE

DATE: 11/23/15

101





## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Public Works

### **SUBJECT**

Street Sweeper Purchase

### **Motion #**

12-08-FY17

### **Recommendation:**

I move that the Mayor and Council approve the purchase of Stewart- Amos Street Sweeper, Starfire S4 from Stewart-Amos Equipment Company/ALBANCAT Baltimore Maryland as a rider to the GSA Contract (GS-30F-021AA) at a cost not to exceed 205,000.00.

### **Sponsor(s):**

At the Request of the City Administrator

### **ATTACHMENTS**

[Memo Street\\_Sweeper TN.docx](#)

[Proposal - Street Sweeper.pdf](#)

[Sweeper GSA Terms & Conditions 1.16.pdf](#)

### **Summary Background:**

The City has not owned a street sweeper since 2012 and has no effective way to remove litter and sediment from City streets. The build up of dirt, dust, sediment and debris affects the community aesthetics and can result in sediments collecting in the gutter and storm drain systems flowing into streams and waterways impacting the environment, water quality, in-stream aquatic life, wildlife, and stream health. Purchasing a new sweeper will allow the City to clean and sweep streets on a regular basis, provide support to surrounding municipalities, and ultimately support both the environmental health and improve the aesthetic value of our City.

The Department of Public Works staff reached out to two firms for a demonstration of street sweeper models. Both firms Stewart-Amos Equipment Company/ALBANCAT and Maryland Industrial Trucks are affiliated with the Federal GSA procurement listing (Contract GS-30F-021AA): Both companies demonstrated a 4.5 cubic yard mechanical sweeper with an Isuzu NRR chassis.

While the sweepers are comparable in price, the performance, use-ability and wear-ability of the Stewart-Amos Street Sweeper best meets the needs of the City and affords us the best value. The staff recommends the purchase of the Stewart- Amos Street Sweeper, Starfire S4 from Stewart-Amos Equipment Company/ALBANCAT Baltimore Maryland as a rider to the GSA Contract (GS-30F-021AA) at a cost not to exceed 205,000.00.

### **Next Steps:**

Upon Council approval the City will proceed with the purchase of the Stewart-Amos Street Sweeper.

### **Fiscal Impact:**

\$300,000 was included in the Capital Improvements Budget for vehicle (street sweeper) replacement in the Department of Public Works.

**City Administrator Comments:**

Recommend Approval.

**Community Engagement:**

The purchase of the street sweeper is part of the Department of Public Works public outreach and initiative to control litter and mitigate sediment infiltrating into our waterways.

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A



# Memo

To: Tracey Nicholson, City Administrator  
From: Lesley Riddle, Director of Public Works  
CC: Ron Brooks, city Treasurer  
Date: July 18, 2016  
Re: Purchase of Street Sweeper

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Street sweeping is promoted by the U.S. Environmental Protection Agency (EPA) as one of the most cost-effective practices for storm water pollution reduction in urban areas. Streets and parking lots accumulate large amounts of pollutants that can be washed off into storm drains and ditches during storm events and snow melts ultimately contributing large pollutant loads to our waterways. Pollutants found in street runoff include but are not limited to: sediment, litter, trace amounts of heavy metals, road salt, and fecal coli-form. When done regularly, street sweeping can remove 50-90% of these street pollutants and improve the overall appearance and health of a City.

The City has not had a street sweeper since 2012 and has no effective and reliable way to remove litter and sediments that can flow into streams and waterways from the gutter and storm drain systems. Sediment and litter that ends up in our waterways has a significant deleterious impact on water quality, in-stream aquatic life, wildlife, and overall stream health. The waterways of the greater Anacostia Watershed provide our region and residents with billions of dollars in ecosystem services. Cleaning and sweeping the streets on a regular basis promotes environmental responsibility by removing trash, sediments, and pollutants from the gutters and roadways and can improve the environmental health and aesthetic value of our City.

The Department of Public Works staff reached out to several firms for demonstration of street sweeper equipment and capability. Two firms that are affiliated with the Federal GSA procurement listing (Contract GS-30F-021AA), Stewart-Amos Equipment Company/ALBANCAT and Maryland Industrial Trucks responded to our request and provided demonstrations. After the demonstration of each machine, the staff completed due diligence by reaching out to current clients of each firm for feedback and equipment reviews. Clients included Ocean City, the City of College Park and the City of Salisbury, Maryland. Overall the evaluation of each street sweeper unit was good to excellent. The exception was the street sweeper in Ocean City, which the Streets Supervisor admitted has to work twice as hard because of the amount of sand and particles the machine has to process.



Following the review and demonstration, the staff agreed that while the pricing was comparable, the wear ability, operational requirements and performance offered by the Stewart-Amos Street Sweeper model was the best value and best met the needs of our City.

Additionally, to defer the cost of the street sweeper, the staff has coordinated with surrounding adjacent municipalities to offer an hourly driver/equipment rate for street cleaning support. Several of the municipalities are interested and anxious to partner with the City for sweeper services. The staff is also aggressively pursuing grant funding to offset the cost of this purchase.

Staff recommends the purchase of the Stewart- Amos Street Sweeper, Starfire S4 from Stewart-Amos Equipment Company/ALBANCAT Baltimore Maryland as a rider to the GSA Contract (GS-30F-021AA) not to exceed 203,000.00.



2700 Paxton Street / Harrisburg, Pa. 17105 / Telephone: (717) 564-5600  
Fax: (717) 564-3824

June 9, 2016

Leslie Riddle –Director  
City of Hyattsville  
4310 Gallatin Street  
Hyattsville, MD 20781

Dear, Ms. Riddle,

On behalf of Sandy Childs and Brent Stewart at ALBANCAT, we are pleased to present the following GSA pricing on our Starfire S-4 mechanical broom street sweeper.

2016 Starfire S-4 w/Isuzu NRR 19,500 GVW chassis - \$188,095.00  
Freight FOB Hyattsville, MD - \$ 1,250.00  
Total GSA Price - \$ 189,345.00

The Starfire S-4 contains unique performance, productivity and safety features including:

- 3 shaft elevator dramatically improves chain wear life versus 2 shaft designs. Provides two times the chain adjustment points. Significantly reduces downtime, costs, and clogging.
- Longer reach 44" hopper dump door ensures more efficient debris disposal and center loading of vehicles/trash receptacles.
- Main and gutter brooms are spring balanced. Automatically apply correct surface pressure as brooms wear. No operator adjustments needed!
- Exclusive four "X" style lift scissors provide exceptional hopper stability when dumping wet, unbalanced or sticky debris. Eliminate risk the hopper, scissors or frame could bend/ twist.
- Front and rear steel canopies protect vulnerable internal components from the elements, vandalism and passing tree branches.

This price also includes the following options: hopper loading & dump observation cameras, rear mounted arrow board, 7 point automatic lubrication system for elevator & main broom bearings, 2 top mounted steel cage strobe protectors, cab fire extinguisher & safety triangles, plus main broom light & bulky debris channeler.

A complete summary of all the standard features and options included in the above pricing is attached for your review. I have also attached more detailed feature and benefit sheets for your examination.

**Additional Options for Your Consider**

Hopper Vibrator \$ 1,357  
 Stainless Steel Hopper \$10,317.00  
 Hopper Epoxy Floor Liner \$1,151.00

I look forward to assisting Sandy and Brent demonstrate one of these units on your city streets. If I can be of additional assistance, please don't hesitate to contact me anytime.

Very truly yours,

*John Paraschak*

Vice President Sales & Marketing  
[717-514-6119](tel:717-514-6119)  
[www.stewart-amos.com](http://www.stewart-amos.com)

**STEWART-AMOS EQUIPMENT CO.**



c.c. Sandy Childs – Alban Cat  
 Brent Stewart – Alban Cat





Date: June 9, 2016

**Presented to:**

Leslie Riddle –Director  
City of Hyattsville  
4310 Gallatin Street  
Hyattsville, MD 20781

**2016 STARFIRE S-4 STANDARD EQUIPMENT:**

4.0 Cu. Yd. Hopper - RIGHT or LEFT side dump (YOUR CHOICE)  
Hopper Lift - cylinders  
11" Variable Dump Height  
Hopper inspection door & Hopper window  
Dual Side Gutter Brooms - 42" dia.  
Left & right side Gutter Broom Tilt, in-cab control  
Independent Gutter Broom Operation  
Spring Balanced Gutter Broom Suspension System with Auto Compensation for Wear  
Gutter Sweeping Width Adjustment via Adjustment Bolt  
Hydraulic Gutter Broom Retract  
Chevron Strip Main Broom 10" Mandrel - 58" X 36"  
Main Broom Cover (Hinged)  
Carbide Dirt Shoes  
Auto Pick-up in Reverse  
Heavy Duty Wear Resistant 7 Squeegee Chain Conveyor  
Three Shaft Elevator  
Elevator Stall Alarm  
Elevator Flush Out  
Elevator- Hydraulic Drive Chain & Sprocket  
Pivoting Elevator Design for Automatic Height Adjustment  
Kubota Auxiliary Engine V2403 TIER 4i  
Auxiliary Engine Auto Shutdown  
Air Cleaner, Dual Stage dry type with restriction indicator  
Alternator, 55 amp.  
Maintenance Free Batteries & Hour Meter / Tachometer  
Water Pump - 3.6 gpm  
Water Tank Site Gauge  
Front Water Spray Bar  
Water Tank, molded polyethylene, 200 gallon capacity  
20' Water Fill Hose & Anti-Siphon Fill Gap  
LED Lights, 2 combination tail / stop / backup  
LED Lights, Body Clearance Markers  
LED Lights, working light, one per side broom  
LED Light, rear mounted working light  
LED Lights: STROBE - front & rear mounted

Rocker Switch Controls for all sweeper hydraulic functions  
 Backup Alarm, electric  
 Operators & Parts Manual  
 8" Dia. Convex Mirror - both sides  
 Dual Color Camera Safety System - 7" Color Monitor  
 Fenders with Mud Flaps  
 Standard Chassis Mounting Charge

Included Sweeper Options

Arrow STICK / Board - LED (with mounting brackets)  
 Hopper Camera- Inside View  
 Camera - Dump Observation  
 Lubrication System - 7 Points (6 Elevator Bearings and one  
 Main Broom Bearing)  
 Main Broom Light & Bulky Debris Channeler  
 2 Top Mounted Steel Cage Strobe Protectors

2016 Isuzu Model NRR Chassis

109" WB 19,500# GVWR  
 36 gallon fuel tank  
 16' 9" Turning Radius  
 Extended 5 year/150k mile Isuzu drivetrain warranty  
 Fire extinguisher  
 Safety triangle reflector kit

# STARFIRE S-4

## CHASSIS MOUNTED BROOM SWEEPER



- ✓ **BIG SWEEPER** mounted on a small chassis. Equally effective cleaning streets, highways, construction sites & heavy road millings.
- ✓ **NO CDL REQUIRED.** Makes scheduling easier & lowers labor costs.
- ✓ **HIGHLY MANEUVERABLE** (like 3 wheel units) - Cab over chassis and short 109" wheel base ensures tight 16'9" turning radius in congested areas & cul-de-sacs.
- ✓ Travel between job sites at highway speeds (65 mph).
- ✓ **EXCLUSIVE 3 SHAFT ELEVATOR** significantly extends component wear life, reduces routine servicing and maintenance costs.
- ✓ Exclusive variable 11' dump height, 4 yd<sup>3</sup> hopper and extra reach 44" dump door.
- ✓ **LEFT or RIGHT SIDE hopper dump!** Choose the design that best meets your unique sweeping needs.
- ✓ Remarkably fuel efficient. Oversized 36 gallon fuel tank means 4 extra hours of sweeping productivity per tank.
- ✓ **One-Touch Sweeping** allows the operator to preset sweeping functions for easier/safer operation.
- ✓ Spring balanced, free floating brooms automatically apply correct surface pressure as brooms wear and follow surface contours for a cleaner sweep.
- ✓ PM 10 Certified – Rule 1186 compliant.



## **STARFIRE S-4 Added Value Features**

### **INCREASED PRODUCTIVITY/PERFORMANCE FEATURES**

- ✓ Short chassis wheelbase (109") and tight (16'9") turning radius provides excellent maneuverability in both congested areas and narrow streets/alleyways/cul-de-sacs.
- ✓ Cab over chassis provides excellent OPERATOR VISIBILITY to the front and sides ensuring safer, more effective operations. Forward view from operator position to ground is less than 36". Excellent visibility often eliminates need for expensive dual steering.
- ✓ 19,500 GVWR Chassis means NO CDL REQUIRED. Reduce your labor costs and make manpower scheduling easier.
- ✓ Unlike 3 or 4 wheel purpose built alternatives the S-4 can travel at highway speeds (up to 65 mph) making travel between job sites/disposal areas faster and more economical.
- ✓ Exclusive 3 shaft elevator maximizes return (upper) chain support. Allows chains to run as loose as possible dramatically improving chain wear life versus similar 2 shaft designs. Eliminates chain clapping. Provides twice the number of chain adjustment points. Together with reduced chain wear significantly reduces maintenance downtime and costs. Also optimizes chain spacing, reduces clogging, and ensures more effective sweeping of large, bulky debris.
- ✓ Large 4 yd<sup>3</sup> hopper dumps from frame level up to 11 FEET - A STEWART-AMOS EXCLUSIVE.
- ✓ HOPPER DUMP can be POSITIONED on either the RIGHT or LEFT HAND SIDE of the unit at time of manufacture. You choose the design that best meets your unique sweeping needs.
- ✓ Longer reach 44" hopper dump door ensures more efficient debris disposal and center loading of vehicles/trash receptacles. Extended reach maintains safer distance between sweeper and truck/receptacle. Eliminates need for hopper shifting which can cause stability issues in other models.
- ✓ Dump door cylinders connected to hopper door via a flexible joint that protects both in the event the door encounters something while opening. Protects both the cylinders and door minimizing maintenance and costs.
- ✓ Low overall machine height (less than 8.5' with strobe light) ensures the S-4 can more effectively navigate tree lined streets.
- ✓ 42" gutter brooms positioned behind cab and easily visible from side view mirrors. Eliminates any need for drivers to divert attention from forward traffic conditions and look down and out the side window. Looking forward is both safer and ergonomically healthier for the operator.
- ✓ Main and gutter brooms are spring balanced & free floating. They automatically apply correct surface pressure as brooms wear & follow surface contours for a clean sweep. They do not require costly and maintenance intensive hydraulic or pneumatic components. No operator adjustments needed! Spring balanced & free floating brooms lasts longer & provide a cleaner sweep.
- ✓ Standard in-cab gutter broom TILT CONTROLS ensure easy broom adjustments to more effectively clean deeper, hard-to-reach cutters. This ensures better one-pass cleaning performance.

- THREE separate DUST SUPPRESSION CONTROL POINTS allow operator to focus on critical dust generation areas and ensure maximum dust free sweeping performance. 2 spray nozzles positioned over each curb broom, 4 under front bumper and 4 mounted in broom/elevator chamber.
- DUST FREE SWEEPING provided by 3.6 GPM electric diaphragm pump and 200 gallon water supply. Pump is continuous run dry rated for longer service life.
- Optional main broom channeler ensures effective sweeping of light litter including leaves, straw and pine needles. Constructed of durable one piece, heavy duty steel, the channeler self-adjusts as the main broom wears. No operator or mechanic judgments required.

### **DURABILITY AND LOWER COST OF OWNERSHIP FEATURES**

- ✓ Exclusive four "X" style lift scissors provide exceptional hopper stability when dumping wet, unbalanced or sticky debris. Twin hydraulic lifting cylinders incorporated into 4 lift scissor design equally distribute lifting force to all four corners of both the hopper and chassis frame. Two additional scissors eliminate risk the hopper, scissors or frame could bend or twist due to load imbalance or hydraulic issues.
- ✓ Elevator powered by heavy duty off-set hydraulic drive. Hydraulic motor and top elevator shaft connected via double #80 roller chain and sprockets with idler tensioning spring protection. Unlike direct drive designs that can place torque of the load generated by the elevator directly onto the shaft of the motor creating unnecessary stress, wear and expensive repairs, our off-set drive protects the motor from shocks and jarring impacts common during operation. It provides a more robust mounting system for connecting elevator drive shaft to the hydraulic motor. This insures longer service life and reduces risk of mechanical failure during critical operations. The spring idler helps reduce shocks directly on the motor shaft and the sprockets allow for elevator speed adjustment to various sweeping conditions.
- ✓ To maximize service life and minimize maintenance costs, elevator drag pans are constructed of abrasion resistant AR400 plate steel. Hopper walls are constructed of 10 gauge and hopper floors are constructed of 7 gauge hardened steel.
- Over-sized Tier 4 Interim Kubota 59Hp turbo-diesel auxiliary engine comes standard with high temperature/low oil pressure auto shutdown.
- OVERSIZED 45 gallon hydraulic reservoir ensures maximum performance and minimizes overheating risks.
- All hydraulic motors equipped with case drains that protect shaft seals from excessive pressure and leaks. Protects the motor and seals. Minimizes maintenance, replacement and repair costs.
- To remove shock loading directly on the motor shaft and allow for elevator speed adjustment for various sweeping conditions, the elevator shall be driven by a hydraulic motor with power transmission to the elevator drive shaft through a double # 80 roller chain. Systems that place the torque of the load generated by the elevator directly onto the shaft of the hydraulic motor are unacceptable.
- The S-4 utilizes tandem cast-iron gear pumps which provide a constant flow of fluid power to all motors. Cast iron gear pumps are considerably more tolerant of heat and contaminants. They are far simpler and more economical to troubleshoot repair and replace.



- The S-4 utilizes a simple electric over hydraulic valve system. It consists of a cast aluminum manifold with externally mounted universal fit valve bodies. A defective valve can be replaced in 10 minutes and are interchangeable with other manufacturers for lower costs and quick repairs.
- To make troubleshooting quick and easy, the hydraulic system incorporates built in hydraulic pressure monitoring gauges readable from the operator's control panel in the cab.
- Simplified wiring is housed in a NEMA Class 4 box which is weather proofed against dust and moisture. Numbered wiring is heat stamped on and will never wear off.
- Gutter brooms mounted to heavy duty 4" x 4" x .25" tube steel posts. Provide maximum support against impacts. Reduce maintenance costs.
- One piece main frame construction incorporates heavy duty 2" x 5" x 3/8" outer frame wall tubing. Unibody construction provides exceptional support to all components. It minimizes stress cracks and frame bending by distributing component and load weight across entire frame and chassis.
- Additional 8" C channel inner rail system interconnects with outer frame to further support and distribute weight of main broom, water tank and elevator assembly. Provides added support to back half of unit to prevent frame cracking or bending.
- Heavy duty front and rear steel canopies protect vulnerable internal components from the elements, vandalism and passing tree branches. Also tie together with the outer frame and inner C channel rail system to create an overall sturdier carriage platform.
- To protect itself from damage, the elevator automatically pivots up and over large fixed obstructions a minimum of 10". No operator judgment/attention is required.
- LED lighting produces greater illumination while consuming two thirds less power than incandescent bulbs.
- Wear component part numbers etched in all black painted metal parts for easier identification.
- All four hydraulic motors (2 gutter, 1 main broom and 1 elevator) are the same. Greatly reduces maintenance costs.

### **EASE OF OPERATION & OPERATOR SAFETY FEATURES**

- All operating controls conveniently located in cab. Intuitive/dependable rocker switches control all functions. Control panel vertically mounted in front of the bench seat to prevent spilled liquids from contaminating the switches. For operator ergonomic comfort, the control box has dual action pivot points, UP - DOWN / LEFT - RIGHT, permitting operator to adjust box to better see the control switches. A console light provided for night operation. Large dial faces aid in effective operation.
- "EYES FORWARD" color camera safety system keeps operator facing forward. Dash board mounted 7" COLOR MONITOR (positioned slightly to right of operator's forward view) provides operator with clear view of right side broom and rear bumper.
- One-Touch Sweeping allows the operator to preset sweeping functions. When activated all preset functions automatically activate. When deactivated, all preset functions deactivate. This minimizes operator involvement and promotes safer operations.



- When the unit is placed in reverse, the auto-pick-up in reverse feature is activated. All operating sweeping functions including: brooms and elevator shut off and rise off the ground. The operator can activate a One-Touch Sweeping button to return everything to normal sweeping. Auto pick-up in reverse protects against component damage and makes for a cleaner operation.



## **GSA SCHEDULE CONTRACT TERMS AND CONDITIONS**

CONTRACT NUMBER: GS-30F-021AA  
Schedule: 23V  
Contract Ending Period: 28-Apr-18  
Contract Administrator: John Paraschak  
[john@stewart-amos.com](mailto:john@stewart-amos.com)  
717-514-6119

Contract Holder: Stewart-Amos Equipment Co  
2700 Paxton Street  
Harrisburg, PA 17111  
Telephone: (800)-482-2302  
Fax: (717)-564-3824  
Web site: [www.stewart-amos.com](http://www.stewart-amos.com)

Business Size: Small Business

### **ORDERING INFORMATION**

- 1a. Special Item Number (SIN)  
#271-104 - Street Sweepers, Runway Sweepers, Parking Lot Sweepers Truck Mounted
- 1b. Lowest Priced Model: Galaxy R-4 \$96,108
2. Maximum Order: None
3. Minimum Order: \$100
4. Geographic Coverage: Contiguous USA & CONUS shipping ports for overseas delivery
5. Point of Production: Stewart-Amos Sweeper CO, Harrisburg, PA, 17111
6. Prices: Government Prices are per Attached page(s) (discount deducted) F.O.B Destination
7. Quantity Discount: None
8. Prompt Payment Terms: None
- 9a. Government Commercial Credit Card: Accepted
- 9b. Discount for Government Commercial Credit Card: None
10. Foreign Items: None
- 11a. Time of Delivery: 120 Days ARO
- 11b. Expedited Delivery: Contact Contract Administrator
- 11c. Overnight and 2-day Delivery: No overnight delivery - except parts
- 11d. Urgent Requirements: Contact Contract Administrator
12. F.O.B Point: Destination
13. Ordering Address: Stewart-Amos Equipment Co  
2700 Paxton Street  
Harrisburg, PA 17111-1031  
Telephone: (800)-482-2302  
Fax: (717)-564-3824
14. Payment Address: SAME AS ABOVE
15. Warranty Provisions: Manufacturer's Standard Commercial Warranty
16. Export Packing Charges: Per Quotation - Contact Contract Administrator
17. Terms and Conditions of Credit Card Acceptance: No discount for payment by credit card
18. Terms and Conditions of Rental, Maintenance or Repair - Not Applicable
19. Terms and Conditions of Installation: 1 day training included (CONUS)
20. Terms and Conditions of Repair Parts: Not offered
21. List of Service Dealers: Contact Contract Administrator
22. List of Participating Dealers: Not Offered
23. Preventative Maintenance: Not Offered
24. Special Attributes: Not Applicable
26. Duns # 058712936
28. Sales Contact: John Paraschak  
717-514-6119  
[john@stewart-amos.com](mailto:john@stewart-amos.com)



## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Human Resources

### **SUBJECT**

Evergreen Solution LLC Proposal for Personnel Related Issues

### **Motion #**

13-08-FY17

### **Recommendation:**

I move that the Mayor and Council authorize the City Administrator to execute an agreement with Evergreen Solutions LLC to provide contract services for a series of personnel actions in an amount not to exceed \$15,000, upon the review and approval by the City Attorney for legal sufficiency.

### **Sponsor(s):**

At the Request of the City Administrator

### **ATTACHMENTS**

[Evergreen\\_Solutions\\_Memo\\_1ten\\_07\\_16-1v1.docx](#)

### **Summary Background:**

The City of Hyattsville requires contract support to perform three directed and/or required personnel actions. The scope of work will address 1) developing a 25-step salary range for employees; 2) developing an Executive Pay Scale and Pay Grade Assignments for 7 senior director classifications; 3) and evaluate salary pay scale formulas for sworn officers and administrative personnel and provide recommendations. The proposed vendor is Evergreen Solutions LLC. Evergreen Solutions conducted a comprehensive compensation and benefits study in 2013 and their recommendations were implemented in 2014. Evergreen's previous contract with the City and completion of personnel services work for the City allows them to be selected as a sole source provider. Evergreen Solutions submit a proposal in an amount not to exceed \$15,000. Funding was included in the approved FY17 Operating Budget.

### **Next Steps:**

Upon legal review and execution of a contract, Evergreen will begin services NLT 15 August.

### **Fiscal Impact:**

\$15,000.00

### **City Administrator Comments:**

Recommend Support

### **Community Engagement:**

N/A

### **Strategic Goals:**

Goal 4 - Foster Excellence in all City Operations



4.2 - Recruit, develop, and retain a first-rate workforce by providing opportunities for appropriate professional development and ensuring a professional working environment with competitive compensation.

4.3 - Ensure policies, procedures, and practices meet or exceed accredited or nationally recognized standards.

**Legal Review Required?**

Complete



## City of Hyattsville

# Memo

To: Mayor and Council  
From: Vivian Snellman, Director Human Resources  
Thru: Tracey E. Nicholson, City Administrator  
Date: July 6, 2016  
Re: Proposal to Contract w/ Evergreen Solutions LLC for Personnel Related Issues

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The City of Hyattsville requires contract support to perform three separate directed and/or required personnel actions. The proposed vendor is Evergreen Solutions LLC. Evergreen Solutions conducted a comprehensive compensation and benefits study for the City in 2013 and their recommendations were implemented in 2014. Evergreen's previous contract and completion of personnel services work for the City as well as their extensive knowledge of the City's personnel policies and practices affords them the ability to accomplish the new tasks in the most efficient, cost effective and timely manner. As a result, they can be selected as a sole source provider in accordance with the City's procurement policy.

Evergreen Solutions submit a proposal in an amount not to exceed \$15,000. The scope of work will address the following personnel related issues:

- (1) Develop a 25-step salary range for all employees based on the existing 19-step salary range, with a rate of increase per step and consistent with peer municipalities.
- (2) Develop an Executive Pay Scale and Pay Grade Assignments for seven senior director classifications. Motion 20-02-16 directed the City Attorney to draft legislation to amend Article II - Administration of Government and Article VI - Personnel to reflect transition of all contracted personnel with the exception of the City Administrator to an appropriate pay scale. The motion further directed the City Attorney to draft legislation to amend all references to Department Heads to Department Directors in the Hyattsville City Charter and Code and authorize the Director of Human Resources to develop a transition plan for movement of all contract personnel (except the City Administrator) to an appropriate pay scale.
- (3) Review sworn officer promotion formulas and provide recommendations on sworn and administrative personnel promotion policies and calculations.

Funding for this study was included in the Human Resources 2017 Operating Budget.



## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: City Clerk

### **SUBJECT**

Appointment to the Health, Wellness and Recreation Advisory Committee

### **Motion #**

14-08-FY17

### **Recommendation:**

I move that the Mayor and Council appoint Abdoulaye Bangoura (Ward 3) to the Health, Wellness and Recreation Advisory Committee for a term of 2 years to expire on August 1, 2018.

### **Sponsor(s):**

Haba

### **ATTACHMENTS**

[Bangoura\\_HWRAC Application\\_redacted.pdf](#)

### **Summary Background:**

The HWRAC was established by the City Council in November 2015. The first meeting of the Committee was held in July 2016.

### **Next Steps:**

Staff liaisons for HWRAC Committee will reach out to the new appointee to invite them to attend the next meeting.

### **Fiscal Impact:**

None

### **City Administrator Comments:**

N/A

### **Community Engagement:**

Agendas for the HWRAC 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 & Accessible Governance

Action 1.1 - Provide information and opportunities for resident participation in civic endeavors.

### **Legal Review Required?**

N/A



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## Profile

Abdoulaye

First Name

Bangoura

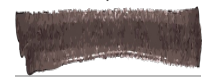
Last Name

  
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

Ward

  
Primary Phone

  
Alternate Phone

---

## Which Boards would you like to apply for?

Health, Wellness and Recreation Advisory Committee

Mr. Edouard Haba

Referred By:

---

## Biographical Statement

I am Veterinarian from Guinea (West Africa), studying Public Health at the George Washington University. I have been living in Hyattsville for the past three years. Hyattsville is home for me that why I would like to contribute to it development.



## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: City Clerk

### **SUBJECT**

Appointment to the Police and Public Safety Advisory Committee

### **Motion #**

15-08-FY17

### **Recommendation:**

I move that the Mayor and Council appoint Jennifer Bangoura (Ward 3) to the Police and Public Safety Advisory Committee for a term of 2 years to expire on August 1, 2018.

### **Sponsor(s):**

Haba

### **ATTACHMENTS**

[Bangoura\\_PPSAC Application\\_redacted.pdf](#)

### **Summary Background:**

The next PPSAC Committee Meeting is scheduled for August 3, 2016.

### **Next Steps:**

The staff liaison will reach out to the new appointee to invite them to attend the next meeting.

### **Fiscal Impact:**

N/A

### **City Administrator Comments:**

N/A

### **Community Engagement:**

Agendas for the Police and Public Safety Advisory Committee 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

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## Profile

Jennifer

First Name

Bangoura

Last Name

[REDACTED]

Email Address

[REDACTED]

Street Address

[REDACTED]

City

[REDACTED]

Suite or Apt

[REDACTED]

State

[REDACTED]

Postal Code

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

Ward 2

Ward

[REDACTED]

Primary Phone

[REDACTED]

Alternate Phone

---

## Which Boards would you like to apply for?

Police & Public Safety Citizens' Advisory Committee

Edouard Haba

Referred By:

---

## Biographical Statement

I would like to join the Police and Public Safety Citizens' Advisory Committee to support my community and positive relationships between our police and Hyattsville residents. I want to live in a community built on trust and mutual support and hope my contributions to this committee would in some small way help nourish that.





## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: City Clerk

### **SUBJECT**

Appointment to the Code Compliance Advisory Committee

### **Motion #**

16-08-FY17

### **Recommendation:**

I move that the Mayor and Council appoint Edward Bohls (Ward 2) to the Code Compliance Advisory Committee for a term of 2 years to expire on August 1, 2018.

### **Sponsor(s):**

Warner, Perry

### **ATTACHMENTS**

[Bohls\\_Code Application\\_redacted.pdf](#)

### **Summary Background:**

The Code Compliance Advisory Committee is currently on break for the summer. Regular meetings will resume in September.

### **Next Steps:**

The staff liaison for Code Compliance Advisory Committee will reach out to the new appointee to invite them to attend the next meeting.

### **Fiscal Impact:**

None

### **City Administrator Comments:**

N/A

### **Community Engagement:**

Agendas for the Code Compliance Advisory Committee 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 & Accessible Governance

Action 1.1 - Provide information and opportunities for resident participation in civic endeavors.

### **Legal Review Required?**

N/A

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## Profile

Edward

First Name

Bohls

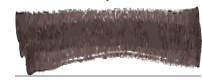
Last Name

  
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

Ward

  
Primary Phone

  
Alternate Phone

---

## Which Boards would you like to apply for?

Code Compliance Advisory Committee

Referred By:

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## Biographical Statement

I've lived in Hyattsville for 7 1/2 years. I'm on the board of the Hyattsville Preservation Association. I love Hyattsville.



## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Administration

### **SUBJECT**

Proclamation in Recognition of National Farmers Market Week

### **Motion #**

17-08-FY17

### **Recommendation:**

I move that the Mayor and Council adopt a Proclamation in honor of National Farmers Market Week, August 7 through August 13, 2016.

### **Sponsor(s):**

At the Request of the City Administrator

### **ATTACHMENTS**

[2016 Proclamation\\_Farmers Market.docx](#)

### **Summary Background:**

National Farmers Market Week will be held August 7 through 13, 2016.

### **Next Steps:**

The Hyattsville Farmers Market will celebrate Farmers Market Week on Tuesday, August 9th with a cooking demonstration and food tastings. Storyteller, cook and author, Jonathan Bardzik will share delicious recipes along with helpful hints, useful techniques, and engaging stories.

### **Fiscal Impact:**

N/A

### **City Administrator Comments:**

Recommend Approval

### **Community Engagement:**

N/A

### **Strategic Goals:**

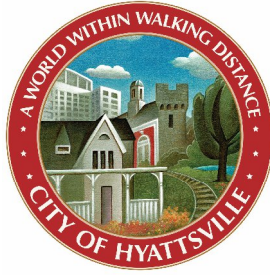
Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

Action 5.1 - Create opportunities for community networking by developing accessible, inclusive, and diverse recreational programs and events.

### **Legal Review Required?**

N/A





Proclamation in Honor/Recognition of  
National Farmers Market Week  
August 7 through 13, 2016

Whereas, the State of Maryland and Prince George's County have a rich history of agricultural bounty; and

Whereas, farmers markets provide fresh, affordable, nutritious, and locally grown food to consumers and provide support to local artisans, vendors and businesses; and

Whereas, farmers markets positively contribute to the economic and social vitality of many communities; and

Whereas, the City of Hyattsville's Farmers Market has brought the best in fresh produce and other locally grown products to our residents for over a decade; and

Whereas, Maryland's farmers markets support and recognize the last full week in July as Buy Local Week, and challenges every resident to pledge to eat at least one thing from a local farm for these seven days; and

Whereas, National Farmers Market Week and Buy Local Week are a great resource to residents and local businesses; and

Whereas, The United States Department of Agriculture recognizes August 7 through August 13, 2016 as National Farmers Market Week, and encourages people of the United States to celebrate the benefits of farmers markets;

NOW, THEREFORE BE IT PROCLAIMED, on behalf of all of the members of the City Council, staff, and residents of the City of Hyattsville, the week of August 7 through August 13, 2016 as National Farmers Market Week.

---

Candace B. Hollingsworth, Mayor

August 1, 2016



# Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Community & Economic Development

## **SUBJECT**

Selection of Parking Management Services Provider

## **Motion #**

18-08-FY17

## **Recommendation:**

I move that the Mayor and Council accept the proposal of Passport Parking Inc. to provide the City with parking management services with partner firms Duncan Solutions and LAZ providing specialized sub-contracted services, including the acquisition of parking equipment not to exceed a total cost of \$380,000, and authorize the City Administrator to execute a contract for services, for a term of three (3) years with an additional one-year term based on performance, upon the legal review and approval of the City Attorney.

## **Sponsor(s):**

At the Request of the City Administrator

## **ATTACHMENTS**

[Memo - Parking Management Services RFP Selection.docx](#)

## **Summary Background:**

On July 18th, the Staff briefed the Mayor and Council on the procurement, evaluation and recommendation of a parking management services provider.

## **Next Steps:**

Staff will be scheduling working meetings with the selected firm to finalize an implementation schedule. Equipment will be available for installation approximately 8 weeks after receipt of a purchase order from the City. Therefore, we expect equipment to be deployed no later than the second week of October 2016.

## **Fiscal Impact:**

Funding for this project is included in City's FY2017 Community & Economic Development Operating and Capital budget.

## **City Administrator Comments:**

Recommend Approval

## **Community Engagement:**

The City will inform and educate the public on the new system prior to and following implementation. Previously, the staff conducted a customer survey which was completed by 500+ respondents. In addition, the City hosted a working group meeting with City businesses and commercial property owners prior to the development of the solicitation. This allowed us to obtain feedback on existing operations and input on equipment functionality. We believe that the flexibility of the proposed system and its focus on customer experience responds to the deficiencies noted in current operations and will provide an improved user experience.

**Strategic Goals:**

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

Action 2.2 – Invest and manage City infrastructure including streets, sidewalks and public facilities

**Legal Review Required?**

Pending





# Memo

To: Mayor and Council  
From: Jim Chandler, Director, Community and Economic Development  
CC: Tracey Nicholson, City Administrator  
Ron Brooks, City Treasurer  
Chris Giunta, Manager, Code & Parking Compliance  
Date: July 29, 2016  
Re: Recommendation for Selection of Parking Management Services

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This memorandum is to advise the Mayor and Council regarding the procurement of parking management services, an overview of the solicitation process and a recommendation for awarding a contract for services.

## RFP Summary

On March 11, 2016, the City of Hyattsville issued a request for proposal (RFP) to procure a firm, or partnership of firms, to provide the City with parking management services, which included the following:

- System Management
- Parking citation issuance
- Citation processing services
- Permitting
- Meter collections and coin processing
- Parking meter equipment

In our preparation of the solicitation and throughout the vetting process, our focus was to improve the parking experience of our customers while providing the City with more efficient management and operations platform.

### Minimum Requirements

The RFP document specified that firms responding to the solicitation were required to meet the minimum eligibility qualifications in order for their proposal to be eligible for consideration:

- A minimum of three years experience in providing municipal governments with parking management systems and equipment, including the management of parking systems for at least two municipalities in North America.
- The system must be able to integrate with an Enterprise Resource Planning (ERO Platform).
- The management system must be cloud based.
- The vendor must be PCI DSS and PCI-PA DSS Level 1 certified.
- The citation issuance must be available via smart phone and laptop.

Firms were advised through the RFP document that the City intends to select up to three (3) firms through this solicitation process to perform an in-person demonstration of its products, services and personnel. The firm determined to best meet the needs articulated in this solicitation will be recommended the award of a contract by the City Council. The firm selected through this solicitation will be required to have the new parking management hardware and software system operational and staff training completed by December 1, 2016.

### Proposed Scope of Services

The following is a summary of the proposed scope of services included in the RFP document:

- Customer Service: IVR (Phone) and web based support for users and City staff.
- System Management: Management dashboard, real-time reporting, monthly settlement reporting and annual/fiscal year audit reporting.
- Parking citation issuance: The City will transition from the expensive and heavy ticket writing handheld machines to a smartphone application with blue-tooth printer. The Police Department will also move from hand-written paper tickets to a cloud-based application that will synchronize with the existing Mobile Data Terminals (MDT's) in Patrol vehicles.
- Citation processing services: Fully integrated and automated citation and payment processing utilizing payments via mail, phone and web.
- Permitting: Web-based permit management that offers flexibility for both administration and users for any current or future public parking lot, residential zone or other permitting needs.
- Meter collections and processing: Field service of secured meter collection, counting (currently performed in-house) and armored deposit service;

- Parking meter equipment: Replacement of existing, aged equipment with equipment that will meet, or exceed, the expectations of our parking customers and business community. New equipment must include real-time rate and operation adjustments, dashboard reporting, maintenance “push” notification, weather resistant & avoid rust/corrosion, include point-of-sale coin auditing and provide an intuitive experience for our customers.

#### RFP Process

March 11, 2016: Solicitation I s s u a n c e

April 4, 2016: Optional Pre-bid Conference

April 8, 2016: Question Period Concludes

April 21, 2016: Bids Due

April 22, 2016: Bid Opening

April 22, 2016: Evaluation Period Commences

May 5, 2016: Notification of Selection of Top 3 Proposals

May 20, 2016: Interview of Top 3 Firms

May 24, 2016: Evaluation Period Concludes

#### Pre-Bid Conference

On April 4, 2016, the City hosted a pre-bid conference for firms interested in submitting a response to the RFP solicitation with the opportunity to ask questions of the City with respect to the requested scope of services and a tour of the City’s existing parking environment. Questions that could not be answered during the pre-bid conference were provided to the firms in attendance seven (7) days after the pre-bid conference.

#### RFP Review Panel

The following City staff members participated in the proposal review and interview process:

Jim Chandler, Assistant City Administrator and Director of Com & Economic Development

Chris Giunta, Manager, Code & Parking Compliance

Julius Wiggins, Supervisor, Contracts, Grants & Procurement

Juan Granados, Parking Aide II

Noah Pomeranz, Parking Aide I

Sgt. Rich Hartnett, Police Department (Interview Only)

#### RFP Responses

On April 22, 2016 the City opened each of the seven (7) submitted proposals and each of the proposals was reviewed for basic requirements including the completion of all required submittal documents.



| Firm                    | Address                                                   | Subcontractor(s)                                                                  | Minimum Requirements Met |
|-------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------|
| Passport Parking Inc.   | 1300 S. Mint Street, Suite 200, Charlotte, NC 28203       | Duncan Solutions LAZ (Equipment, collections, training)                           | Yes                      |
| T2 Systems, Inc.        | 8900 Keystone Crossing, Suite 700, Indianapolis, IN 46240 | No subcontractors                                                                 | Yes                      |
| Republic Parking System | 633 Chestnut Street, Suite 2000, Chattanooga, TN 37450    | IPS (Equipment) MCS (Citation Issuance, application management, systems training) | Yes                      |
| IPS Group Inc.          | 5601 Oberlin Drive, Suite 100, San Diego, CA 92121        | Equipment only                                                                    | Yes                      |
| Civic Smart             | 316 N. Milwaukee Street, Suite 202, Milwaukee, WI 53202   | Equipment only                                                                    | Yes                      |

#### Technical Proposal Analysis & Evaluation

The proposal was distributed to each of the members of the RFP Review Panel along with the analysis score sheet. The proposals were evaluated independently by each of the members of the Panel based on the established criteria including:

- Firm's and personnel qualifications and experience;
- Letter of commitment from the firm, verifying that all services detailed in the solicitation and further detailed in the firm's proposal will be operational by December 1, 2016;
- Parking equipment performance, durability and network reliability;
- Details responding to each of the category of services articulated in the Scope of Services;
- Summary of three (3) similar parking services projects implemented within the past 5 years;
- Commitment, operations and resources to support customer service response;
- Equipment performance, operability and replacement schedule;
- References from three (3) client communities of similar scale and parking services;
- Sealed Dollar Bid Proposal.

The firm's business licenses and corporate standing were found to be "In Good Standing" with the State of Maryland. The Maryland Department of General Services provides their latest list

of firms debarred from providing services to the State on their web site and none of the respondent firms were found on the list, and all certify that they are not debarred from serving the State of Maryland or other governmental entity. References of the firm were then checked for authenticity via phone and validated.

- Passport Parking, Inc.: Passport Parking's bid was comprised of Passport providing citation issuance and permitting, citation processing provided by Duncan Solutions and LAZ parking is proposed to manage coin collections, processing and deposit as well as furnishing of meter equipment. LAZ included in its proposal a Solar Powered Strada Rapide Pay-and-Display pay station machines and IPS M5 Single-Space Meters.
  - o Summary Analysis: The proposal submitted by Passport Parking, through a partnership with Duncan Solutions and LAZ, provided a comprehensive scope of services to address each of the services requested by the City. The proposal includes transitioning Duncan Solutions out of the current role of citation issuance and as the City's equipment provider, while maintaining the firm's services on the core businesses services that Duncan solutions specializes in: back end management, citation processing and collections services. The management system is "cloud" based, with real-time permitting and citation issuance managed through a smart phone application and laptop (Police Department). The services proposed by LAZ are a full-service operation, including the maintenance of parking equipment, the point-of-sale collection of meter coin, coin count and deposit. The proposal included IPS M5 Single Space Meters, a zinc alloy meter dome and UV resistant, anti-fog cover. The meter has a tri-colored LED light and is powered by a solar panel and rechargeable back-up battery. LAZ recommended the use of a Solar Powered Strada Rapide Pay-and-Display pay station. Staff has reviewed the proposed pay-and-display multi-space meter does not recommend the use for the following reasons: the equipment is more prone to paper jams from "spitter" receipts, the additional and unnecessary paper that created and the requirement for customers to walk back to their vehicle to display the receipt on the interior window of the vehicle. The Staff was satisfied with the firm's proposal and the firm was invited to participate in the interview evaluation session.
- T2 Systems, Inc: The proposal submitted by T2 Systems detailed citation issuance, processing, permitting and Luke II multi-space meters furnished by T2, with coin collection, processing and deposits sub-contracted to SP+. The proposal did not include a single-space meter option, instead recommending the multi-space meter in lieu of a single-space meter.

- o Summary Analysis: The firm's response was a comprehensive suite of hardware and software provided by T2 Systems, which included system management, customer & technical support, citation issuance, permitting and equipment with processing of coin and deposits sub-contracted to SP+. The management system is "cloud" based, with real-time permitting and citation issuance managed through a smart phone application and laptop (Police Department). The firm's proposed Luke II multi-space meter includes a LCD screen and operates on a 3G system, is available in pay-by-space (our current configuration), pay by license plate, or pay and display a receipt. The Staff was satisfied with the firm's proposal and the firm was invited to participate in the interview evaluation session.
- Republic Parking Systems: The proposal submitted by Republic Parking Systems proposed the partnering with subcontractors, Municipal Citation Solutions as the customer service and citation issuance provider and IPS Group for equipment. The firm's proposal was comprehensive and included the Windows-based parking management platform Violation & Ticketing System (VATS) with issuance from a mobile phone. The firm's response included IPS M5 Single Space Meters, a zinc alloy meter dome and UV resistant, anti-fog cover. The meter has a tri-colored LED light and is powered by a solar panel and rechargeable back-up battery. The firm's response also included an MS 1 Pay Station, which operates on a 4G network, is available in pay-by-space (our current configuration), pay by license plate, or pay and display a receipt. The units include a full keyboard and operate with IntelliTouch, which allows the user to complete a transaction in any sequence, which then guides the user through the payment.
  - o Summary Analysis: Overall, the firm's core business is parking management of parking garages and coin collection processing, as it does for the cities of Lexington, KY, Ann Arbor, MI, Chattanooga, TN and Lincoln, NE. The firm's secondary discipline's system management and citation processing. Staff had some concerns about the customer support is not currently available in Spanish, though the firm stated in its proposal it could have that service available, and the dashboard management system did not appear to be as intuitive and modern as the systems proposed by the other firms responding to this solicitation. Staff was very satisfied with the proposed equipment, specifically the capability and features available with IPS Group 4G multi-space meter and M5 Single Space Meter. The Staff was generally satisfied with the firm's proposal and that an interview may help to alleviate concerns identified in the and the firm was invited to participate in the interview evaluation session.
- IPS Group Inc.: The proposal submitted by IPS Group was limited to parking equipment; a multi-space system and a single-space meter option.



- o Summary Analysis: The firm's response included their M5 Single Space Meters, a zinc alloy meter dome and UV resistant, anti-fog cover. The meter has a tri-colored LED light and is powered by a solar panel and rechargeable back-up battery. The firm's response also included an MS 1 Pay Station, which operates on a 4G network, is available in pay-by-space (our current configuration), pay by license plate, or pay and display a receipt. The units include a full keyboard and operate with IntelliTouch, which allows the user to complete a transaction in any sequence, which then guides the user through the payment. Overall, staff was satisfied with the firm's equipment proposal, but due to the limited scope and the firm being included as a sub-contractor to Republic Parking Systems, IPS Group was not invited to participate in the interview evaluation as a 'stand-alone' proposal.
- Civic Smart: The proposal submitted by Civic Smart was limited to parking equipment.
  - o Summary Analysis: The firm recently purchased single-space 'Liberty' from Duncan Parking Technologies (Solutions), the City's current single-space parking meter. The firm proposed utilizing Parking Enterprise Management System (PEMS) and did not propose sub-contractor partnerships to fulfill the balance of services sought by the City. While the 'Liberty' product is an effective and durable product, it has not kept pace with the technological capabilities of its competitors. The City has experienced significant fogging and water penetration issues with the equipment and we remain unsatisfied with the ability of the equipment to seamlessly implement adjustments to the equipment. The City has also experienced a significant lack of responsive technical service assistance from Civic Smart since the Liberty was acquired from Duncan. The firm was not invited to participate in the interview evaluations.

Based on a thorough analysis of the content for each of the seven proposals received, the Review Panel recommended the following three (3) firms be extended invitations to participate in in-person presentation and interviews:

- T2 Systems, Inc.
- Republic Parking
- Passport Parking, Inc.

#### Presentation & Interview Evaluations

On May 20, 2016, the top-3 recommended firms provided the City with a 45 – 60 minute in-person presentation further detailing the capability of their firm's services and fielded questions from the Review Panel including, but not limited to the following:

- Highlighting which feature distinguishes its product from its competition
- Biggest criticism of its software & proposed hardware

- Hardware functionality
- Permitting capabilities
- Citation management & processing
- Customer service responsiveness and reliability
- ERP integration
- System flexibility & technology reinvestment strategy

At the conclusion of the presentation and interview sessions, the Reviewer's were asked to rank the three firms in order of preference based on their respective presentation and responses to question categories. The following represents the ranked order for each of the three firms:

- Passport Parking: 1<sup>st</sup>
- T2 Systems Inc.: 2<sup>nd</sup>
- Republic Parking: 3<sup>rd</sup>

#### Client References

At the conclusion of the presentation and interview evaluations, staff proceeded to complete due diligence by completing reference checks of existing and former clients of each of the top-3 firms. The purpose of the reference checks was to assess the implementation and operational performance of each firm and gain a sense of whether the respective municipality/agency would select the firm again if provided the opportunity.

| Firm             | Clients                                                   |
|------------------|-----------------------------------------------------------|
| Passport         | New Haven, CT & Seaside, FL                               |
| T2 Systems       | University of Maryland – College Park                     |
| Republic Parking | City of Baltimore, MD                                     |
| IPS Group        | Prince George's County Revenue Authority (Equipment Only) |

Based on our discussions with the parking management agencies identified in the list above, we ascertained the following information:

#### Contract Award Recommendation

In 2011, with the transfer of parking operations to Community & Economic Development, based on the personnel experience, resources and financial position, the City staff made a strategic decision to simplify parking management, field operations and equipment for the purpose of providing customers and staff with a solid foundation and pre-set parking experience. By consciously choosing the philosophy of "focusing on the basics", we understood that it was necessary to accept that it was not a dynamic system and that certain aspects of the system, primarily the issuance methodology and meter equipment, would need to be acceptable in the short-term. In our review of the proposals provided to the City in response to this solicitation, it

became apparent that the ability of a single vendor solution to meet the needs and demands of our customers was no longer a reality and that a partnership of specialized vendors, under the management of prime vendor, would allow us to be more nimble in providing our residents the best parking experience using the most modern equipment and management tool.

The City of Hyattsville has completed a thorough solicitation processes for pay-by-phone parking services, for a community of similar size, in the region. We have reviewed the written proposals, assessed the capabilities of the top-3 firms and in our collective professional judgment are recommending the proposal submitted by Passport Parking, Inc. as the firm to provide management parking services, with partner firms Duncan Solutions and LAZ providing specialized sub-contracted services to the City of Hyattsville.

Our recommendation is based on the professional opinion that Passport Parking, Inc. is the best fit for customers parking in Hyattsville and City staff responsible for managing parking. We are recommending the replacement of the firm's recommended multi-space meter with the selection of IPS multi-space meter 4G meters and single-space meter equipment to be installed by LAZ parking. We will also be utilizing a 48-month extended warranty on all equipment.

LAZ provided the City with a lease-financing option for the purchase of the equipment, which was reviewed, in consultation with the City Treasurer, and it was determined that purchasing the equipment outright and financing through a bond issuance that is packaged with other financed capital projects at a significantly lower interest rate. The City will also continue to operate with separate meter collection and armored car coin transfer contractor. Due to a lack of cost/benefit will not be utilizing LAZ to perform commence coin collection, count and transfer services, but will contract through LAZ for the equipment purchase, installation, system integration and technical services.

| Service                                        | Fee Schedule                                                                                                                                                   |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Citation Issuance Fee                          | \$4.00 per citation issued (currently \$4.54)                                                                                                                  |
| Web and IVR Convenience Fee Unit Cost          | \$3.50 per citation (currently \$3.00)                                                                                                                         |
| Postage                                        | \$.0415                                                                                                                                                        |
| Permit Fees                                    | \$3.50 per permit                                                                                                                                              |
| Collections                                    | 27.5% (currently 30%)                                                                                                                                          |
| Start-up & Training                            | Included at no cost                                                                                                                                            |
| Multi-space Meter based on 30 units            | \$7,224                                                                                                                                                        |
| Single-space Meter based on 130 units          | \$597.50                                                                                                                                                       |
| Multi-space Meter installation                 | \$600 per unit                                                                                                                                                 |
| Multi-space Meter Extended Warranties          | \$295 (additional 12-months) - \$995 (48-months)                                                                                                               |
| Single-space Meter Extended Warranties         | \$50 (additional 12-months) - \$170 (48-months)                                                                                                                |
| Single-space Meter installation                | \$20 per unit                                                                                                                                                  |
| Point of sale collection, count & cash deposit | Scope of services is being discussed with the City based on current and future levels of service, with a final fee schedule rate anticipated by July 22, 2016. |



Equipment will be available for installation approximately 8 weeks after receipt of a purchase order from the City. Therefore, provided a contract is authorized on or by August 1, 2016, we would expect equipment to be deployed no later than the second week of October 2016.

Though Passport Parking, Inc. was selected as the mobile parking payment vendor for the City, the contracts for both services will remain separate; however Passport Parking has offered an additional reduction in the mobile parking payment user fee, for a new rate of \$.10 per transaction.



## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Finance

### SUBJECT

Hyattsville Resolution 2016-03: Issuance of Refunding Bonds Relating to the University Town Center Special Taxing District in City of Hyattsville (5 minutes)

### Motion #

19-08-FY17

### Recommendation:

I move that the Mayor and Council adopt Hyattsville Resolution 2016-03 for the Issuance of Refunding Bonds Relating to the University Town Center Special Taxing District in the City of Hyattsville in an aggregate principal amount not to exceed \$17,750,000, at an interest rate or rates not to exceed 5% per annum. This issue will be for the purpose of refunding or advance refunding in whole or in part the outstanding City of Hyattsville Special Obligation Bonds (University Town Center Project), Series 2004 and funding or paying other costs permitted within RESOLUTION 2016-03. Additionally, RESOLUTION 2016-03 provides that such refunding bonds and the interest thereon shall never constitute a general obligation debt of, or a pledge of the City's full faith and credit or taxing powers; such refunding bonds shall be payable solely from special taxes levied on property within the University Town Center Special Taxing District in accordance with the existing Rate and Method identified in RESOLUTION 2016-03. RESOLUTION 2016-03 authorizes the Mayor by executive order (as permitted by the Special Taxing District Act) to make certain approvals and determinations relating to any such refunding bonds and the documents relating thereto. (SECOND READING).

### Sponsor(s):

At the Request of the City Administrator

### ATTACHMENTS

[Resolution 2016-03\\_UTC.docx](#)

[Legal Notice of Public Hearing\\_HR 2016 03.pdf](#)

### Summary Background:

In 2004 under a Designation Resolution, the City designated a contiguous area in the City and created the University Town Center Special Taxing District. Included in that resolution the City issued bonds in the aggregate principal amount of \$18,000,000 for the following purposes: initially finance or reimburse the cost of infrastructure improvements, establish a debt service reserve fund, pay issuance costs of the bonds, fund capitalized interest and pay other costs as permitted by the Act. Currently in the Series 2004 Bonds there is approximately \$16,640,000 in callable bonds that can be refinanced at lower rates to create significant savings due to reduced interest rates and debt service payments for the UTC owners.

### Next Steps:

Upon passage of the resolution by Council, bonds will issued for sale to investors on the open market.

### Fiscal Impact:

No fiscal impact to the City's operating funds. This refunding provides the owners of the UTC project a reduced interest rate and reduction in their debt service payments.

**City Administrator Comments:**

Recommend Support

**Community Engagement:**

A first reading of the Resolution was held at the Council Meeting of July 18, 2016. A public hearing on the issuance of these bonds will be held at 7 PM on Monday, August 1, 2016 in City Council Chambers. Notification of the Public Hearing was published in the Prince George's Sentinel and posted in the Municipal Building.

**Strategic Goals:**

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

**Legal Review Required?**

Pending



## HYATTSVILLE RESOLUTION 2016-03

A RESOLUTION AUTHORIZING AND EMPOWERING, PURSUANT TO NOTICE AND A PUBLIC HEARING, CITY OF HYATTSVILLE (THE “CITY”) TO ISSUE, SELL AND DELIVER, IN ONE OR MORE SERIES FROM TIME TO TIME, ITS REVENUE BONDS, NOTES OR OTHER SIMILAR INSTRUMENTS (THE “REFUNDING BONDS”) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$17,750,000.00 AND BEARING INTEREST AT A RATE OR RATES NOT TO EXCEED 5.00% PER ANNUM FOR THE PURPOSE OF CURRENTLY REFUNDING OR ADVANCE REFUNDING IN WHOLE OR IN PART THE CITY’S THEN-OUTSTANDING SPECIAL OBLIGATION BONDS (UNIVERSITY TOWN CENTER PROJECT), SERIES 2004 (THE “SERIES 2004 BONDS”) AND FUNDING OR PAYING OTHER COSTS PERMITTED UNDER THE ACT IDENTIFIED HEREIN; PROVIDING THAT SUCH REFUNDING BONDS AND THE INTEREST THEREON SHALL NEVER CONSTITUTE A GENERAL OBLIGATION DEBT OF OR A PLEDGE OF THE CITY’S FULL FAITH AND CREDIT OR TAXING POWERS; PROVIDING FOR THE FURTHER SPECIFICATION, PRESCRIPTION, DETERMINATION, PROVISION FOR OR APPROVAL OF VARIOUS OTHER MATTERS, DETAILS, DOCUMENTS AND PROCEDURES IN CONNECTION WITH THE AUTHORIZATION, ISSUANCE, SECURITY, SALE AND PAYMENT FOR ANY SUCH REFUNDING BONDS; MAKING CERTAIN LEGISLATIVE FINDINGS, AMONG OTHERS, CONCERNING THE PUBLIC BENEFIT OF THE MATTERS CONTEMPLATED BY THIS RESOLUTION; CONFIRMING THE CITY’S OBLIGATION TO, AND COVENANTING TO, IMPOSE, LEVY AND COLLECT SPECIAL TAXES WITHIN THE UNIVERSITY TOWN CENTER SPECIAL TAXING DISTRICT IDENTIFIED HEREIN IN ACCORDANCE WITH THE RATE AND METHOD IDENTIFIED HEREIN IN ORDER TO PROVIDE SUFFICIENT REVENUES TO PAY DEBT SERVICE ON ANY OUTSTANDING REFUNDING BONDS AND SERIES 2004 BONDS AND TO FUND OTHER COSTS AND EXPENSES PERMITTED BY THE ACT, AND CONFIRMING THE CITY’S PLEDGE TO DEPOSIT SUCH SPECIAL TAXES IN THE SPECIAL FUND IDENTIFIED HEREIN ESTABLISHED PURSUANT TO HYATTSVILLE RESOLUTION 2004-02; AND GENERALLY PROVIDING FOR OR RELATING TO SUCH REFUNDING BONDS.

### RECITALS

WHEREAS, in 2004, Section 44A of Article 23A of the Annotated Code of Maryland, (now codified as Sections 21-407 to 21-422, inclusive, of the Local Government Article of the Annotated Code of Maryland, and as the same may be further amended, supplemented or replaced, the “Act”), authorized any municipal corporation of the State of Maryland to create a “special taxing district” (as such term was used in the Act), levy ad valorem taxes or special taxes and borrow money by issuing and selling its “bonds” (as such term was used in the Act) for the purpose, among others, of financing, refinancing or reimbursing the “cost” (as such term was used in the Act) of the design, construction, establishment, extension, alteration or acquisition of adequate storm drainage systems, sewers, water systems, roads, bridges, culverts, tunnels, streets, sidewalks, lighting, parking, parks and recreation facilities, libraries, schools, and other “infrastructure

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improvements” (as such term was used in the Act) as necessary, whether situated within the special taxing district or the municipal corporation or outside of the municipal corporation if notification is given to the governmental unit having jurisdiction over the infrastructure improvement and if the infrastructure improvement is reasonably related to other infrastructure improvements within the special taxing district, for the development and utilization of land, each with respect to any defined geographic region within the municipal corporation, funding a debt service reserve fund, paying the costs of issuing such bonds, and paying interest before, during, or for a limited period of time after constructing the infrastructure improvements; and

WHEREAS, pursuant to the authority of the Act (as then codified), and Hyattsville Resolution 2004-02, adopted by the City Council of the City of Hyattsville (the “City Council”) on February 17, 2004 and effective on February 17, 2004 (the “Designation Resolution”), City of Hyattsville, a Maryland municipal corporation and a municipality within the meaning of the current codification of the Act and the Refunding Act identified herein (the “City”), designated a contiguous area in the City totaling approximately 23.3693 acres and identified in the Designation Resolution as the “University Town Center Special Taxing District”, a “special taxing district” within the meaning of the Act (the “District”); and

WHEREAS, pursuant to the Designation Resolution, the City also created the “special fund” required by the Act, which special fund is designated as the “University Town Center Special Taxing District Special Fund” (the “Special Fund”), and pledged to the Special Fund the proceeds of the ad valorem or special tax to be imposed pursuant to the Act; and

WHEREAS, the Act provides that any “bonds” issued pursuant thereto may be in the nature of revenue bonds, notes or other similar instruments; and

WHEREAS, pursuant to the authority of the Act and Hyattsville Resolution 2004-03, adopted by the City Council on February 17, 2004 and effective on February 17, 2004 (the “2004 Bond Resolution”), the City authorized the issuance of “bonds” (within the meaning of the Act) in one or more series from time to time in an aggregate principal amount not to exceed \$18,000,000.00 (the “Authorized Bonds”) in order to initially finance or reimburse the “cost” (within the meaning of the Act) of certain “infrastructure improvements” (within the meaning of the Act) benefiting the District, to establish a debt service reserve fund, to pay issuance costs of such bonds, to fund capitalized interest and to pay any other costs, as permitted by the Act, such Authorized Bonds to be payable from amounts on deposit in the Special Fund; and

WHEREAS, in accordance with the Act and the 2004 Bond Resolution, the City provided for the imposition, levy and collection pursuant to the Act of non-ad valorem special taxes (the “Special Tax”) upon all real and personal property within the Special Taxing District, unless exempted by law or the provisions of the “City of Hyattsville, Maryland University Town Center Special Taxing District Rate and Method of Apportionment of Special Taxes” that was attached

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to the 2004 Bond Resolution as Exhibit A and approved and adopted pursuant to the 2004 Bond Resolution (the “Rate and Method”); and

WHEREAS, as permitted by the Act, pursuant to the 2004 Bond Resolution, the City Council delegated the authority to the Mayor of the City (the “Mayor”) by executive order to determine and approve certain details of and documents relating to the Authorized Bonds, within the limitations stated in the 2004 Bond Resolution; and

WHEREAS, on August 24, 2004, pursuant to the authority of the Act, the Designation Resolution, the 2004 Bond Resolution, and executive orders of the Mayor dated August 9, 2004 and August 23, 2004, the City issued the City of Hyattsville Special Obligation Bonds (University Town Center Project), Series 2004 in the original aggregate principal amount of \$18,000,000 (the “Series 2004 Bonds”); and

WHEREAS, the Series 2004 Bonds were issued pursuant to an Indenture of Trust dated as of August 1, 2004 (the “Original Indenture”), between the City and SunTrust Bank, as trustee, predecessor-in-interest to U.S. Bank National Association, the current trustee under the Original Indenture (the “Trustee”); and

WHEREAS, proceeds of the Series 2004 Bonds were applied to (i) the cost of street and road construction and improvements, retaining walls, water mains and hydrants, sewer mains and manholes, a storm drainage system, a bio retention pond, electrical/telecommunications improvements, earthwork and erosion control, reforestation, sculptures, plazas and related furniture and equipment, and signage, and such other infrastructure improvements within or outside the District as were permitted pursuant to the 2004 Bond Resolution and the Original Indenture, (ii) establishing a debt service reserve fund, (iii) paying costs of issuance of the Series 2004 Bonds, (iv) funding capitalized interest on the Series 2004 Bonds, and (v) paying any other costs or expenses permitted by the Act; and

WHEREAS, the Series 2004 Bonds were issued as term bonds scheduled to mature on July 1 in the following years and principal amounts and bearing interest at the following rates:

| <u>Year</u> | <u>Principal Amount</u> | <u>Interest Rate</u> |
|-------------|-------------------------|----------------------|
| 2017        | \$ 1,676,000            | 5.00%                |
| 2024        | 3,524,000               | 5.60                 |
| 2034        | 12,800,000              | 5.75; and            |

WHEREAS, the Series 2004 Bonds are subject to mandatory sinking fund redemption in the amounts set forth in such Series 2004 Bonds and in the Original Indenture as follows: (i) the Series 2004 Bonds maturing on July 1, 2017 – on July 1 in the years 2009 to 2017, inclusive, (ii) the Series 2004 Bonds maturing on July 1, 2024 – on July 1 in the years 2018 to 2024, inclusive, and (iii) the Series 2004 Bonds maturing on July 1, 2034 – on July 1 in the years 2025 to 2034, inclusive; and

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WHEREAS, the Series 2004 Bonds are currently outstanding in the approximate aggregate principal amount of \$16,640,000.00; and

WHEREAS, the Series 2004 Bonds are subject to redemption prior to maturity on and after July 1, 2014, at the option of the City, as a whole or in part at any time at the following prices, expressed as percentages of the principal amount of the Series 2004 Bonds (or portions thereof) to be redeemed, plus accrued interest thereon to the date set for redemption:

| <u>Period During Which Redeemed</u><br><u>(both dates inclusive)</u> | <u>Redemption Price</u> |
|----------------------------------------------------------------------|-------------------------|
| July 1, 2014 to June 30, 2015                                        | 102%                    |
| July 1, 2015 to June 30, 2016                                        | 101%                    |
| July 1, 2016 and thereafter                                          | 100%; and               |

WHEREAS, (i) the City is required to give notice to the Trustee of its election to optionally redeem any Series 2004 Bonds at least 45 days prior to the date fixed for redemption, or such fewer number of days' notice as shall be acceptable to the Trustee, and (ii) the Trustee is required to given notice to the holders of any Series 2004 Bonds to be redeemed in whole or in part at least 30 days prior to the date fixed for redemption; and

WHEREAS, the Original Indenture (i) authorizes the issuance of Additional Bonds (as defined therein) for, among other purposes, refunding or advance refunding any outstanding Bonds, (ii) defines "Bonds" as the Series 2004 Bonds and any Additional Bonds, and (iii) provides that Additional Bonds shall be issued pursuant to the provisions of a Supplemental Indenture (as defined therein); and

WHEREAS, the Rate and Method provides that the Special Tax shall be imposed, levied and collected with respect to any bonds or other debt (within the meaning of the Act) relating to the District, including refunding bonds; and

WHEREAS, as required by the Act, the District was created, the Designation Resolution and the 2004 Bond Resolution were adopted, and the Series 2004 Bonds were issued pursuant to an "Application to Create the University Town Center Special Taxing District and Provide for the Financing, Refinancing or Reimbursement of the Cost of Infrastructure Improvements Within and Outside the District" dated February 9, 2004 (the "Application"), which Application constituted the request of the property owners required by Subsections (c)(1) and (g)(3)(ii) of the Act (as then codified); and

WHEREAS, paragraph 4 of the Application provides that the applicants also request that the City from time to time undertake to refinance all or a portion of any special obligations issued by the City to originally finance or reimburse infrastructure improvements contemplated on

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Attachment 2 to the Application when and if market conditions favor any such refinancing or when a refinancing would be appropriate for any purpose permitted by applicable law, provided that any such refinancing does not result in an increase in the maximum special taxes or ad valorem taxes authorized to be levied on any class of property within the District pursuant to any rate and method authorized in connection with the special obligations issued for initial financing and reimbursement purposes; and

WHEREAS, Section 21-421 of the Act provides that bonds may be issued for the purpose of refunding bonds previously issued pursuant to the Act; and

WHEREAS, in addition, Section 19-207 of the Local Government Article of the Annotated Code of Maryland (as the same may be amended, supplemented or replaced, the “Refunding Act”), provides that a municipality (among other governmental entities) that has the power under any general or special statutory authority to evidence an obligation for the payment of money by the issuance of its “bonds” (within the meaning of the Refunding Act, which includes bonds, certificates of indebtedness, interim certificates and notes), by whatever name known or source of funds secured, may issue new bonds to refund its outstanding bonds; and

WHEREAS, refunding bonds may be issued under the authority of the Refunding Act for the public purpose of (i) realizing a savings in the total cost of debt service on a direct comparison or present value basis, or (ii) debt restructuring that reduces the total cost of debt service, or (iii) debt restructuring that the municipality determines is in its best interest, is consistent with its long-term financial plan, and realizes a financial objective of the municipality, including improving the relationship of debt service to any source of payment such as taxes, assessments and other charges; and

WHEREAS, the Refunding Act further provides that (i) the power to issue refunding bonds provided for thereunder shall be additional to any other power to borrow, and (ii) the procedures for the issuance of refunding bonds shall be the same as those applicable to the bonds being refunded, except that refunding bonds may be sold at a private sale, without soliciting bids, if the issuer determines in a public meeting that such private sale would be in the public interest; and

WHEREAS, the City has determined that under current market conditions a refunding of all or a portion of the outstanding Series 2004 Bonds may be effected that meets the requirements of the Act and the Refunding Act, does not require any increase in the maximum Special Tax provided for in the Rate and Method, and does not violate the provisions of paragraph 4 of the Application; and

WHEREAS, bonds issued for refunding purposes pursuant to the Act must be authorized by an ordinance or resolution of the issuer, and the refunding bonds authorized to be issued pursuant to the provisions of this Resolution in order to refund the then-outstanding Series 2004 Bonds in whole or in part shall be issued and secured pursuant to the provisions of the Act and the Refunding Act; and

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WHEREAS, pursuant to Section 21-417(d) of the Act, this Resolution, any executive order adopted in furtherance of this Resolution, and the imposition, levy and collection of the Special Tax may not be subject to any referendum by reason of any other State of Maryland or local law; and

WHEREAS, prior to issuing any refunding bonds relating to the District, the City has determined to adopt this Resolution in order to comply with certain provisions of the Act and, to the extent applicable, the Refunding Act; and

WHEREAS, prior to adopting this Resolution, the City Council held a public hearing after giving at least 10 days' notice before the date of the hearing in a newspaper of general circulation in the City of Hyattsville in accordance with Section 21-411 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of City of Hyattsville, that:

SECTION 1. FINDINGS AND DETERMINATIONS. The City Council hereby finds and determines that:

(a) The Recitals to this Resolution (the "Recitals") are deemed a substantive part of this Resolution and are incorporated by reference herein, and capitalized terms defined in the Recitals and used herein shall have the meanings given to such terms in the Recitals.

(b) References in this Resolution to any official by title shall be deemed to refer (i) to any official authorized under the Charter of the City (the "Charter") or other applicable law or authority to act in such titled official's stead during the absence or disability of such titled official, (ii) to any person who has been elected, appointed or designated to fill such position in an acting capacity under the Charter, the code of City ordinances (the "City Code") or other applicable law or authority, (iii) to any person who serves in a "Deputy", "Associate" or "Assistant" capacity as such an official, provided that the applicable responsibilities, rights or duties referred to herein have been delegated to such deputy, associate or assistant in accordance with applicable law or authority, and/or (iv) to the extent an identified official commonly uses another title not provided for in the Charter or the City Code, the official, however known, who is charged under the Charter, the City Code or other applicable law or authority with the applicable responsibilities, rights or duties referred to herein. To the extent the Mayor is no longer the "chief executive officer" of the City (within the meaning of the Act) at the time the Mayor is authorized by this Resolution to specify, prescribe, determine, provide for, or approve by executive order any matters provided for herein, references in this Resolution to the Mayor determining such matters by executive order shall be construed to refer to the official of the City who constitutes the "chief executive officer" within the meaning of the Act.

(c) Terms used in the Recitals and elsewhere in this Resolution that are not specifically defined herein shall have the meanings given to such terms in the Act, the Refunding Act, the

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Designation Resolution, the 2004 Bond Resolution, the Original Indenture or the Rate and Method, as applicable.

(d) By the adoption of the Designation Resolution and the 2004 Bond Resolution, the City Council complied with the provisions of Section 21-412 of the Act (requiring designation of the District, creation of the Special Fund and the pledge to the Special Fund of the proceeds of the Special Tax) and Section 21-414 of the Act (requiring the City to provide for the imposition of the Special Tax) as such activities relate to the Refunding Bonds identified in Section 2 of this Resolution and are required to be undertaken by Section 21-417(b)(2)(i) of Act, inasmuch as the corresponding provisions of the Designation Resolution and the 2004 Bond Resolution are not intended to be modified by the provisions of this Resolution or otherwise in accordance with the authorization of such Refunding Bonds.

(e) Pursuant to Section 2 of the 2004 Bond Resolution and the Rate and Method, which is incorporated by reference in the 2004 Bond Resolution, the City Council met the requirements of Section 21-417(b)(3) of the Act with respect to the Refunding Bonds provided for herein.

(f) The Application submitted to the City prior to the adoption of the Designation Resolution constitutes the request contemplated by Section 21-409(c) of the Act with respect to the transactions contemplated by this Resolution.

## SECTION 2. AUTHORIZED AMOUNT AND NATURE OF REFUNDING BONDS.

(a) The City is hereby authorized to issue bonds (within the meaning of the Act and the Refunding Act) in one or more series from time to time in an aggregate principal amount not to exceed Seventeen Million Seven Hundred Fifty Thousand Dollars (\$17,750,000.00) and bearing interest at a maximum rate or rates of interest not to exceed 5.00% per annum for the purpose of currently refunding or advance refunding in whole or in part the then-outstanding Series 2004 Bonds (collectively, the "Refunding Bonds"). Any Refunding Bonds shall be issued pursuant to the authority of the Act and, to the extent applicable, the Refunding Act, and proceeds of any series of the Refunding Bonds may be applied to (i) paying all or any portion of outstanding principal and/or interest accrued or to accrue to the date of redemption, purchase or maturity of the Series 2004 Bonds to be refunded, (ii) financing or reimbursing the cost of issuing such series of the Refunding Bonds, (iii) funding a debt service reserve fund, (iv) paying funded interest with respect to such series of the Refunding Bonds, and/or (v) financing or reimbursing any other costs and expenses permitted by the Act. Any series of the Refunding Bonds may be issued as one or more bonds and any such bond may be issued in installment and/or draw-down form.

(b) It is anticipated that any series of the Refunding Bonds will be issued for the public purpose of realizing a savings in the total cost of debt service on a direct comparison or present value basis, but in the event that at the time of sale of any series of the Refunding Bonds such savings are not achievable, the Mayor, on behalf of the City, after consultation with the City

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Administrator of the City (the “City Administrator”) and the Treasurer of the City (the “Treasurer”), and pursuant to an executive order provided for in Section 3 below, is hereby authorized and empowered to determine a structure for such series of the Refunding Bonds that satisfies other authorized purposes of the Refunding Act, provided that such structure does not violate the provisions of paragraph 4 of the Application.

(c) Each series of the Refunding Bonds shall be executed by the manual or facsimile signature of the chief executive officer of the City (currently, the Mayor) or any other official then authorized by the Act and the seal of the City shall be affixed to each series of the Refunding Bonds and attested by the City Clerk of the City (the “City Clerk”) or other similar administrative officer of the City. Any series of Refunding Bonds shall mature not later than July 1, 2034.

(d) **THE REFUNDING BONDS SHALL NOT BE AN INDEBTEDNESS OF THE CITY FOR WHICH THE CITY IS OBLIGATED TO IMPOSE, LEVY OR PLEDGE, OR HAS IMPOSED, LEVIED OR PLEDGED, AD VALOREM TAXES OR SPECIAL TAXES OF THE CITY OTHER THAN THE SPECIAL TAX PROVIDED FOR BY THE 2004 BOND RESOLUTION AND THE RATE AND METHOD. THE REFUNDING BONDS SHALL BE SPECIAL OBLIGATIONS OF THE CITY AND MAY NOT CONSTITUTE A GENERAL OBLIGATION DEBT OF THE CITY OR A PLEDGE OF THE CITY’S FULL FAITH AND CREDIT OR TAXING POWER. THE ONLY FUNDS THE CITY WILL BE OBLIGATED TO USE TO MAKE PAYMENT ON THE REFUNDING BONDS WILL BE THOSE THAT RESULT FROM THE SPECIAL TAX LEVIED ON AND COLLECTED FROM PROPERTY LOCATED IN THE DISTRICT IN ACCORDANCE WITH THE RATE AND METHOD AND THE ACT.**

(e) No series of the Refunding Bonds may be issued if the issuance of such series shall cause the City to violate the provisions of paragraph 4 of the Application.

SECTION 3. AUTHORITY OF MAYOR TO DETERMINE CERTAIN MATTERS RELATING TO THE REFUNDING BONDS. Prior to the sale, issuance and delivery of any series of the Refunding Bonds, the Mayor, by executive order, is hereby authorized to specify, prescribe, determine, provide for, or approve, for the purposes and within the limitations of the Act and this Resolution, all matters, details, forms, documents, and procedures pertaining to the sale, security, issuance, delivery, and payment of or for such series of the Refunding Bonds, including, without limitation, the following (references in the following clauses (i) – (xxi) to the Refunding Bonds are deemed to refer to any series of the Refunding Bonds):

- (i) The actual principal amount of the Refunding Bonds to be issued;
- (ii) The actual rate or rates of interest to be borne by the Refunding Bonds;

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(iii) The manner and terms of sale, which shall be at a private sale, without soliciting bids, due to the ability to time the market and negotiate terms, unless the Mayor determines, in consultation with the City Administrator, the Treasurer and any financial advisor or consultant to the City, that a public sale at competitive bid of the Refunding Bonds would be in the best interests of the City due to market conditions or the size of the issue at the time in question;

(iv) The time or times that the Refunding Bonds may be executed, issued and delivered;

(v) The form, designation, purpose and denominations of the Refunding Bonds;

(vi) The manner in which and the times and places at which the principal of the Refunding Bonds is to be paid, within the limitations set forth in the Act and this Resolution;

(vii) Conditions for payment of the principal of and interest on the Refunding Bonds before maturity, including conditions for any redemption premium;

(viii) Provisions for obtaining insurance for the Refunding Bonds or for the issuance of a guaranty, letter or credit, line of credit, or similar credit support for the Refunding Bonds;

(ix) Whether the Refunding Bonds will be issued pursuant to an amendment of, amendment and restatement of, or supplement to the Original Indenture or pursuant to the provisions of a new indenture of trust, trust indenture, trust agreement or other similar financing document;

(x) The form and contents of, and provisions for the execution and delivery of, any amendment of, amendment and restatement of, or supplement to, the Original Indenture and any of the other documents originally executed and delivered in connection with the issuance of the Series 2004 Bonds not otherwise expressly provided for in this Resolution, and such additional financing or other documents that are not otherwise specifically identified in this Resolution or the Designation Resolution, and any amendments, modifications or supplements thereto, as the Mayor shall deem necessary or desirable to evidence, secure or effectuate the sale, issuance and delivery of the Refunding Bonds, including, without limitation, any new indenture of trust, trust indenture, trust agreement or other similar financing document, and any agreements with, amendments of, amendments and restatements of, or supplements to existing agreements with, consultants to or agents of the City with respect to the District or the Refunding Bonds, including, without limitation, any Administrator contemplated by the Rate and Method, any verification agent, any investment bidding agent, fee agreements, funding agreements, investment agreements, security agreements, assignments, guarantees, financing agreements, bids for refunding escrows, subscriptions for the purchase of Government Obligations (as defined in the Original Indenture) or escrow agreements;

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(xi) The creation of security for the Refunding Bonds and provision for the administration of the Refunding Bonds including, without limitation, the appointment of such trustees (including any replacement trustee for the existing Trustee), verification consultants, investment bidding agents, escrow agents, fiscal agents, payment agents, registrars, rebate monitors or other agents as the Mayor shall deem necessary or desirable to effectuate the transactions authorized hereby, including, without limitation, any amendments to, amendments and restatements of, or supplements to existing agreements or arrangements with any such counterparties that are in effect with respect to the Series 2004 Bonds prior to issuance of the Refunding Bonds;

(xii) Provisions for the preparation and distribution of any preliminary or final official statement, placement memorandum, offering circular or other disclosure document in connection with the sale of the Refunding Bonds, if such preliminary or final official statement, placement memorandum, offering circular or other disclosure document are determined to be necessary or desirable for the sale of the Refunding Bonds;

(xiii) To the extent the Refunding Bonds are sold at a private sale, without soliciting bids, as applicable, the identity of any underwriter or placement agent for the Refunding Bonds, and the form and contents of, and provisions for the execution and delivery of, any contract or contracts for the purchase and sale or placement of the Refunding Bonds (or any portion thereof);

(xiv) To the extent that the City is an obligated person with respect to the Refunding Bonds for purposes of Rule 15c2-12, or to the extent the Mayor determines, in consultation with the City Administrator, the Treasurer, bond counsel to the City and any financial advisor or consultant to the City, that it is necessary or desirable for the City to agree to provide continuing disclosure with respect to the Refunding Bonds, a determination of the form and contents of any written agreement or contract for the benefit of the holders of the Refunding Bonds under which agreement or contract the City will undertake to provide annual financial information and operating data, audited financial statements, notices of the occurrence of certain enumerated events, and/or other information to the extent required by such Rule or deemed appropriate by the Mayor;

(xv) The negotiation, preparation, execution and delivery of any agreements with the owners of any portion of the property located within the District and/or their developers, contractors or agents regarding the use, ownership, maintenance or operation of such properties or any of the infrastructure improvements financed from proceeds of the Series 2004 Bonds, and any amendments of, amendments and restatements of, or supplements to any such existing agreements;

(xvi) Any matters deemed necessary or desirable relating to application of any proceeds of the Series 2004 Bonds still held by the Trustee, if any, or any other moneys available

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to be applied to the refunding of the Series 2004 Bonds, if any, or, as applicable, to fund a debt service reserve fund, to pay administrative expenses, to fund interest, to pay costs of issuance relating to the Refunding Bonds, or to be applied to any other purpose permitted by the Act and the Refunding Act; provided that, the reference to any other available moneys in this subsection (xvi) shall not be construed as requiring the City to provide any such other moneys from its own funds;

(xvii) The approval of any amendments to the Rate and Method, or the determination of any reduction in, the maximum Special Tax provided for in the Rate and Method, in accordance with the provisions of the Rate and Method, to the extent not otherwise prohibited by the Act or paragraph 4 of the Application;

(xviii) The determination of, or the provision for, such other matters in connection with the authorization, issuance, execution, sale, delivery, and payment of the Refunding Bonds, the security for the Refunding Bonds, and the consummation of the transactions contemplated by this Resolution as may be deemed appropriate by the Mayor, including without limitation, establishing procedures for the execution, acknowledgement, sealing and delivery of such other and further agreements, documents and instruments, and the authorization of the officials of the City to take any and all actions as are or may be necessary or appropriate to consummate the transactions contemplated by this Resolution in accordance with the provisions of, as applicable, the Act, the Designation Resolution, the 2004 Bond Resolution and this Resolution;

(xix) The purposes of the Refunding Act satisfied by the structure of the Refunding Bonds;

(xx) The determination of any Series 2004 Bonds to be refunded in whole or in part, the date or dates on which any Series 2004 Bonds are to be redeemed prior to maturity, and the giving of or providing for the giving of notice of any defeasance or redemption of refunded Series 2004 Bonds, which notice may be conditioned upon availability of sufficient funds to effect such refunding, defeasance or redemption; and

(xxi) The determination of any other matters provided for elsewhere in this Resolution to be determined by the Mayor pursuant to an executive order.

The Mayor's execution and delivery of any such executive order provided for in this Section 3, or any executive order of the Mayor provided for in other Sections of this Resolution, shall constitute conclusive evidence of the Mayor's approval of the subject matter thereof and that the Mayor consulted with any other parties specifically identified in this Section 3 or in other Sections of this Resolution before executing and delivering such executive order, to the extent applicable.

SECTION 4. FURTHER AUTHORITY OF MAYOR. The Mayor, on behalf of the City, by an executive order contemplated in Section 3 hereof, is hereby authorized to condition the

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issuance of any series of the Refunding Bonds upon the execution, delivery and recording, as applicable, by the City, any of the then-current owners of property within the District, the developers of property within the District or other appropriate parties of any declaration of covenants, any use, ownership, operation or maintenance agreements, any notice to property owners within the District (including subsequent property owners), any notification to a governmental unit having jurisdiction over any infrastructure improvements originally financed from proceeds of the Series 2004 Bonds that are located outside the City of Hyattsville, or any other similar documents, instruments or certificates reasonably related to the transactions contemplated by this Resolution, including, without limitation, any amendments to, amendments and restatements of, or supplements to any such declarations, notices, documents, instruments or certificates already in place with respect to the Series 2004 Bonds. The Mayor, on behalf of the City, with the advice of bond counsel to the City and the City Attorney, is hereby authorized and empowered to prepare or cause to be prepared, negotiate or cause to be negotiated and execute and deliver any such declarations, notices, documents, instruments or certificates to which the City is a party, and the same shall contain such terms, agreements and conditions and be in such form as the Mayor may approve, and the execution and delivery of the same by the Mayor shall constitute conclusive evidence of the Mayor's approval thereof and that such approval has been made with the advice of bond counsel to the City and the City Attorney.

#### SECTION 5. CERTIFICATIONS AS TO TAX MATTERS.

(a) Any two of the Mayor, the City Administrator and the Treasurer (or any two other City officials designated by the Mayor pursuant to an executive order contemplated in Section 3 above), acting in concert on behalf of the City, and provided that such actions are within the bounds of their authority, are hereby authorized to prepare or cause to be prepared, negotiate or cause to be negotiated, execute and deliver any amendment of, amendment and restatement of, or supplement to the Tax Regulatory Agreement and No Arbitrage Certificate delivered by the City on August 24, 2004 in connection with the original issuance of the Series 2004 Bonds or any similar certificate or agreement as to tax and arbitrage matters with respect to any series of the Refunding Bonds the interest on which is excludable from gross income for federal income tax purposes (in any such case, the "Tax Certificate"). Any such Tax Certificate shall contain such terms, agreements and conditions (and reflect, if applicable, any determinations provided for in any executive order executed and delivered pursuant to Section 3 above or other applicable Sections of this Resolution) and be in such form as such officials shall approve after consultation with bond counsel to the City, and the execution of the Tax Certificate by such officials shall constitute conclusive evidence of their approval with respect thereto and that such approval has been made after consultation with bond counsel to the City. References in the subsections of this Section 5 to the Refunding Bonds are deemed to refer only to any series of the Refunding Bonds that is issued with the expectation that the interest thereon shall be excludable from gross income for federal income tax purposes, and the provisions of this Section 5 shall be disregarded with respect to any series of the Refunding Bonds that is issued with the expectation that the interest thereon shall be includable in gross income for federal income tax purposes.

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(b) The City shall set forth in the Tax Certificate its reasonable expectations as to relevant facts, estimates and circumstances relating to the use of the proceeds of the Refunding Bonds (for purposes of the Internal Revenue Code of 1986, as amended (the “Code”)) or of any monies, securities or other obligations to the credit of any account of the City which may be deemed to be proceeds of the Refunding Bonds pursuant to the Code (collectively, the “Bond Proceeds”). The City covenants with the registered owners of the Refunding Bonds that the facts, estimates and circumstances set forth in the Tax Certificate will be based on the City’s reasonable expectations on the date of execution and delivery of the Refunding Bonds and will be, to the best of the certifying officials’ knowledge, true and correct as of that date.

(c) The City covenants with the registered owners of any of the Refunding Bonds that it will not make, or (to the extent that it exercises control or direction) permit to be made, any use of the Bond Proceeds that would cause the Refunding Bonds to be “arbitrage bonds” within the meaning of the Code, and that it will comply with those provisions of the Code as may be applicable to the Refunding Bonds on their date of execution and delivery and which may subsequently lawfully be made applicable to the Refunding Bonds as long as any Refunding Bond remains outstanding and unpaid.

(d) The City specifically covenants that it will comply with all provisions of the Code applicable to the Refunding Bonds, including, without limitation, compliance with provisions regarding the expenditure of the Bond Proceeds, the use of the Bond Proceeds and the costs financed or refinanced therewith, the restriction of investment yields, the filing of information with the Internal Revenue Service, and the rebate of certain earnings resulting from the investment of the Bond Proceeds or payments in lieu thereof. The City further covenants that it shall make such use of the Bond Proceeds, regulate the investment of thereof and take such other and further actions as may be required to maintain the exclusion from gross income for federal income tax purposes of interest on the Refunding Bonds. All officials, officers, employees and agents of the City are hereby authorized and directed to provide such certifications of facts and estimates regarding the amount and use of the Bond Proceeds and other matters relating to the Refunding Bonds as may be necessary or appropriate.

(e) In connection with their execution and delivery of the Tax Certificate, the authorized officials identified in this Section 5 are hereby authorized and empowered, on behalf of the City, to make any designations, elections, determinations or filings on behalf of the City provided for in or permitted by the Code and any applicable U.S. Treasury Regulations and to reflect the same in the Tax Certificate and/or any form filed with the Internal Revenue Service or any other documentation deemed appropriate by bond counsel to the City. The City Council hereby recognizes that any such form filed with the Internal Revenue Service will be signed by only one such official.

**SECTION 6. ADDITIONAL AUTHORIZED DOCUMENTATION AND ACTIONS.**  
The following officials of the City: the Mayor, the City Administrator, the Treasurer and the City Clerk, acting individually or in concert as appropriate, and provided that such actions are within

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the bounds of their authority, are authorized and directed to take any and all actions and to execute, attest, affix the City's seal to and deliver, and to file and record in any appropriate public offices (if applicable) all documents, instruments, certifications, forms (including but not limited to, any appropriate Internal Revenue Service forms in respect to the Refunding Bonds), financing statements or amendments thereto, letters of instructions, written requests, contracts, agreements, certificates and other papers customarily delivered in connection with the issuance of obligations in the nature of the Refunding Bonds, whether or not herein mentioned and not otherwise provided for herein or in the Designation Resolution, as may be necessary or convenient to evidence the approvals of the City provided for in this Resolution, to invest or redirect the application of moneys held under the Original Indenture, as the same may be amended, amended and restated, or supplemented as provided herein, or moneys on deposit in the Special Fund (in all such cases, in accordance with the provisions of applicable Maryland and federal law), to facilitate the issuance of any series of the Refunding Bonds and to consummate the transactions contemplated in this Resolution or in any of the documents, agreement, certificates or instruments herein authorized and approved.

SECTION 7. COVENANT TO LEVY AND DEPOSIT SPECIAL TAX. Contingent upon the issuance and delivery of any series of the Refunding Bonds, as required by the Act and in accordance with the Rate and Method, the City confirms its obligation to, and covenants to, (i) impose, levy and collect the Special Tax from properties within the District in accordance with the provisions of the Rate and Method, in rate and amount at least sufficient in each year in which any of the Refunding Bonds and the Series 2004 Bonds are outstanding to provide for the payment of the principal of and the interest on the Refunding Bonds and such outstanding Series 2004 Bonds, to replenish any debt service reserve fund, and for any purpose related to the ongoing expenses of or security for such Refunding Bonds and any outstanding Series 2004 Bonds and (ii) deposit the collected Special Tax in the Special Fund, and to administer the Special Fund in accordance with the Act, the Designation Resolution, the Rate and Method and any other applicable financing documents. The City Council hereby acknowledges that the Special Tax is pledged to payment of any Refunding Bonds and any outstanding Series 2004 Bonds in accordance with the Act, the Designation Resolution, the Rate and Method and any other applicable financing documents.

SECTION 8. LIMITATION ON SPECIAL TAX. In accordance with the 2004 Bond Resolution and the Rate and Method, the Special Tax shall not be levied and collected after the 2033-2034 Fiscal Year except with respect to the collection of any delinquent Special Tax and related penalties and interest, unless otherwise provided in accordance with the Rate and Method.

SECTION 9. LIBERAL CONSTRUCTION OF RESOLUTION. The provisions of this Resolution shall be liberally construed in order to effectuate and carry out the purposes of and the activities authorized by the Act and the matters contemplated by this Resolution.

SECTION 10. SEVERABILITY PROVISIONS. The provisions of this Resolution are severable, and if any provision, sentence, clause, section or part hereof is held or determined to be

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illegal, invalid, unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Resolution or their application to other persons or circumstances. It is hereby declared to be the intent of the City that this Resolution would have been adopted if such illegal, invalid, unconstitutional or inapplicable provision, sentence, clause, section or part had not been included herein, and if the person or circumstances to which this Resolution or any part hereof are inapplicable had been specifically exempted herefrom.

SECTION 11. SUNSET DATE. In the event no Refunding Bonds are issued pursuant to the provisions of this Resolution by June 30, 2018, this Resolution shall be automatically revoked without further action by the City Council and shall be considered terminated, null and void.

SECTION 12. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption. Pursuant to Section 21-417(d) of the Act, this Resolution shall not be subject to petition to referendum.

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**INTRODUCED** by the Mayor and City Council of the City of Hyattsville, Maryland, at a \_\_\_\_ regular \_\_\_\_ special [check applicable meeting type] meeting on July 18, 2016, at which meeting copies were available to the public for inspection.

**ADOPTED** by the Mayor and City Council of the City of Hyattsville, Maryland, at a \_\_\_\_ regular \_\_\_\_ special [check applicable meeting type] meeting on August 1, 2016, at which meeting copies were available to the public for inspection.

ATTEST:

\_\_\_\_\_  
Laura Reams, City Clerk

\_\_\_\_\_  
Candace B. Hollingsworth, Mayor

#188483;50036.021

\_\_\_\_\_  
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JULY 21, 2016

**PUBLIC NOTICE**

400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

This project requires 20% MBE and 40% County-Based business participation.

- By Authority of -  
Rushern L. Baker, III  
County Executive

0006299 3t 07/21/16

**PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING**

**Monday, August 1, 2016 -  
7:00 p.m.**

**Concerning Proposed Issuance of Refunding Bonds  
Relating to the University Town Center  
Special Taxing District in City of Hyattsville**

The City Council (the "City Council") of City of Hyattsville (the "City") will conduct a **Public Hearing on Monday, August 1, 2016 at 7:00 p.m.**, to discuss the proposed issuance of revenue bonds, notes or other similar instruments from time to time in an aggregate principal amount not to exceed \$17,750,000 and bearing interest at a rate or rates not to exceed 5.00% per annum (the "Refunding Bonds") to refund in whole or in part the outstanding City of Hyattsville Special Obligation Bonds (University Town Center Project), Series 2004 (the "2004 Bonds"). The 2004 Bonds were issued pursuant to Section 44A of Article 23A of the Annotated Code of Maryland (as since re-codified, the "Act") to finance or reimburse the cost of (i) certain infrastructure improvements within or outside the University Town Center Special Taxing District (the "District") established by Hyattsville Resolution 2004-02 of the City Council (the "Designation Resolution"), (ii) establishing a debt service reserve fund, (iii) issuance costs of the 2004 Bonds, and (iv) other expenses permitted by the Act. The Series 2004 Bonds are currently outstanding in the aggregate principal amount of approximately \$16,640,000. Any Refunding Bonds shall be issued pursuant to the Act and any other applicable Maryland law. Proceeds of the Refunding Bonds may be applied to fund a debt service reserve fund, pay issuance costs of the Refunding Bonds and fund other costs permitted by the Act, in addition to refunding the outstanding 2004 Bonds in whole or in part. It is anticipated that any Refunding Bonds will be structured to achieve debt service savings, although applicable law allows Refunding Bonds to be issued for other purposes.

A proposed resolution authorizing the Refunding Bonds was scheduled for introduction before the City Council on July 18, 2016.

The District encompasses approximately 23.3693 acres of land and is generally bordered by Toledo Road on the north, Democracy Avenue (originally known as Streets E and H) and certain property adjacent thereto on the east, East-West Highway (Maryland Route 410) on the south and Belcrest Road on the west.

The Series 2004 Bonds are payable from certain special taxes collectively, the "Special Tax" levied on property within the District pursuant to the City of Hyattsville, Maryland University

JULY 21, 2016

**PUBLIC HEARING**

Town Center Special Taxing District Rate and Method of Apportionment of Special Taxes (the "Rate and Method") adopted and approved pursuant to Hyattsville Resolution 2004-03 of the City Council (the "2004 Bond Resolution"). The Rate and Method provides that the Special Tax shall continue to be computed, imposed, levied and collected on real property within the District in connection with any bonds (within the meaning of the Act) issued to refund the Series 2004 Bonds. The Special Tax has been, and will continue to be, collected and secured in the same manner as general ad valorem taxes, unless otherwise provided in the 2004 Bond Resolution and the Rate and Method, and has been, and will continue to be, subject to the same penalties and the same procedure, sale and lien priority in the case of delinquency as is provided for general ad valorem taxes with respect to any Refunding Bonds and any Series 2004 Bonds remaining outstanding. In connection with authorizing the Refunding Bonds, the City does **not** intend to amend the Rate and Method to increase the maximum Special Tax provided for thereunder.

**Any Refunding Bonds issued by the City pursuant to the proposed resolution shall never constitute a general obligation debt of or a pledge of the City's full faith and credit or taxing powers. The only funds the City will be obligated to use to make payment on any Refunding Bonds will be those that result from the Special Tax levied on and collected from property in the District.**

Proceeds of collected Special Taxes will be deposited in the special fund created pursuant to the Designation Resolution and applied to pay debt service on any Refunding Bonds and any 2004 Bonds remaining outstanding, to replenish any debt service reserve fund and for any other purpose relating to the ongoing expenses of or security for any Refunding Bonds and any 2004 Bonds remaining outstanding.

There will be opportunity for discussion of the details of the proposed Refunding Bonds at the Public Hearing.

The proposed resolution may be passed (i) as introduced or (ii) as amended, either at the City Council meeting held on the same day as and following the public hearing or at a subsequent City Council meeting. Copies of the proposed resolution may be obtained by contacting Laura Reams, City Clerk, as indicated below or by viewing the agenda packet for the applicable meeting at [www.hyattsville.org/councilagendas](http://www.hyattsville.org/councilagendas).

The Public Hearing will be held at the Hyattsville Municipal Building (4310 Gallatin Street) in the third floor Council Chambers. Public testimony is encouraged. This hearing will be broadcast live on cable channels 71 (Comcast) and 12 (Verizon).

Questions on this Public Hearing or requests regarding special accommodations may be directed to Laura Reams, City Clerk, by e-mail to [lreams@hyattsville.org](mailto:lreams@hyattsville.org) or call 301-985-5009.

00006319 1t 07/21/16





## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Community Services

### **SUBJECT**

Hyattsville Life and Times FY17 Contract (5 minutes)

### **Motion #**

20-08-FY17

### **Recommendation:**

I move that the Mayor and Council authorize the City Administrator to execute a one-year contract with the Hyattsville Life and Times for distribution of City information at a cost not to exceed \$28,680 upon the review and approval by the City Attorney for legal sufficiency.

### **Sponsor(s):**

At the Request of the City Administrator

### **ATTACHMENTS**

### **Summary Background:**

This contract will provide Hyattsville Life and Times services at the same level and cost as in FY16. The City will continue to leverage social media and various other print mediums to disseminate information.

### **Next Steps:**

Upon Council approval, the City Administrator will execute a one-year contract with the Hyattsville Life and Times.

### **Fiscal Impact:**

\$28,680- No cost increase

### **City Administrator Comments:**

Recommend Support

### **Community Engagement:**

NA

### **Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance.

### **Legal Review Required?**

Complete



## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Community & Economic Development

### SUBJECT

Community Planning Facilitation and Strategic Planning Consulting Services (10 minutes)

### Motion #

21-08-FY17

### Recommendation:

I move that the Mayor and Council accept the proposal of Beyer Blinder Belle to provide the City with contracted services and authorize the City Administrator to execute a contract for services in an amount not to exceed \$32,000, upon the legal review and approval of the City Attorney.

### Sponsor(s):

At the Request of the City Administrator

### ATTACHMENTS

[Memo\\_-\\_Community\\_Planning\\_Facilitation.docx](#)

### Summary Background:

The City will be hosting community visioning and planning sessions starting in September and will be working with a firm to assist with the facilitation and data collection associated with the effort.

### Next Steps:

Upon authorization, the Staff will commence work with the selected firm. Staff is requesting Council authorization on August 1st in order to have the selected firm in place prior to the September community planning sessions.

### Fiscal Impact:

The FY2017 City Budget includes \$40,000 in contracted services for the Department of Community & Economic Development for the purpose of securing services to develop the City's 2017 Community Sustainability Plan.

### City Administrator Comments:

Recommend support. This initiative will augment the staff as we engage the community and encourage participation in the City's strategic planning efforts.

### Community Engagement:

The City will be printing informational cards to be published in both English and Spanish and will be part of a multi-platform information and outreach effort to raise public awareness about the sessions.

### Strategic Goals:

Goal 1: Ensure Transparent and Accessible Governance

Action 1.1 – Provide opportunities for resident participation in civic engagement

### Legal Review Required?

Pending





# Memo

To: Mayor and Council  
From: Jim Chandler, Director, Community and Economic Development  
CC: Tracey Nicholson, City Administrator  
Katie Gerbes, Community Planner  
Date: July 28, 2016  
Re: Community Planning Facilitation and Strategic Planning Consulting Services

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This memorandum is to advise the Mayor and Council regarding a solicitation for planning consultant services, an overview of the vetting process and a recommendation for awarding a contract for services.

- The FY2017 City Budget includes \$40,000 in contracted services for the Department of Community & Economic Development for the purpose of securing services to develop the City's 2017 Community Sustainability Plan;
- On June 10, 2016, the City issued a solicitation to select a firm to assist the City's in facilitating community planning sessions, performing data collection & analysis and providing a community debrief;
- On July 21, 2016, the City received proposals from six (6) firms;
- The proposals were evaluated and the top-2 firms were interviewed;
- Staff is recommending the selection of Beyer Blinder Belle at a total contract value not to exceed \$32,000.
- Staff is requesting Council authorization on August 1<sup>st</sup> in order to have the selected firm in place prior to the September community planning sessions.

## RFP Summary

### Proposed Scope of Services

The following is a summary of the proposed scope of services included in the RFP document:

- Facilitate Community Visioning Sessions
- Data Collection & Assessment: Develop methodology for community input during community planning sessions, data assessment and report out
- Community Reporting & Prioritization Sessions
- City Council Presentation
- Project Updates: Participate in conference calls to discuss project status
- Document Review: Participate in the project team's development of the Plan and provide recommendations
- Travel Reimbursement: Not to exceed 20% of total contract value

### RFP Process

June 10, 2016: Solicitation Issuance

June 22, 2016: Pre-Bid Conference Call

June 30, 2016: Question Period Concludes

July 13, 2016: Bids Due

July 13, 2016: Evaluation Period Commences

July 27, 2016: Interview of Top 2 Firms

July 28, 2016: Evaluation Period Concludes

### RFP Review Panel

The following City staff members participated in the proposal review and interview process:

Jim Chandler, Assistant City Administrator and Director of Com & Economic Development

Katie Gerbes, Community Planner

Jake Rollow, Director, Community Services

Sandra Fuentes, GIS Technician

Abby Tesfaye, Community Development Intern

Julius Wiggins, Supervisor, Contracts, Grants & Procurement

Laura Reams, City Clerk (Interview Only)

### RFP Responses

On December 12, 2015, the City opened each of the six (6) submitted proposals and each of the proposals was reviewed for basic requirements including the completion of all required submittal documents.

| Firm                        | Address                                                | Minimum Requirements Met |
|-----------------------------|--------------------------------------------------------|--------------------------|
| Advanced Placemaking        | 308 Rednor Road, Baltimore, Maryland 21212             | Yes                      |
| Gensler                     | 2020 K Street NW, Washington DC                        | Yes                      |
| Beyer Blinder Belle         | 3307 M Street NW, Suite 301, Washington DC 20007       | Yes                      |
| CouncilFire LLC             | 424 Fourth Street, Suite C2, Annapolis, Maryland 21403 | Yes                      |
| STS Consulting              | 6449 Red Keel, Columbia, Maryland 21044                |                          |
| Gianni Longo and Associates | 277 Broadway, Studio 1300, New York, New York 10007    | Yes                      |

#### Technical Proposal Analysis & Evaluation

The proposal was distributed to each of the members of the RFP Review Panel along with the analysis score sheet. The proposals were evaluated independently by each of the members of the Panel based on the established criteria including:

- Effectiveness and creativeness of the proposed community engagement methodology for individuals participating in the community visioning sessions.
- Letter of commitment from the firm that all services detailed in this solicitation and further detailed in the firm's proposal will be available starting September 7, 2016.
- Acknowledgement of the City's project schedule
- Statement advising the City of Hyattsville of the firm's scheduled, contracted or prospective, commitments to other clients. The firm is responsible to advise the City if there are any time commitments and/or conflicts that would alter the current project schedule.
- Quality of work samples detailing similar work in which the responding firm participated. The response must specify the firm's role as either the lead contractor or sub-contractor.
- References: Point of contact information of three (3) clients
- The City will base the selection of firms on documentation submitted in both the Technical Proposal and breakdown of contract hours included in the Sealed Dollar Bid Proposal.

Based on a thorough analysis of the content for each of the six (6) proposals received, the Review Panel ranked the responding firms proposal's in the following order:

| Rank            | Firm                        | Project Hours | Cost Proposal |
|-----------------|-----------------------------|---------------|---------------|
| 1 <sup>st</sup> | Beyer Blinder Belle         | 235           | \$29,969.00   |
| 2 <sup>nd</sup> | Gianni Longo and Associates | 188           | \$28,128.00   |
| 3 <sup>rd</sup> | CouncilFire LLC             | 244           | \$29,987.50   |
| 4 <sup>th</sup> | Advanced Placemaking        | 224           | \$29,777.50   |
| 5 <sup>th</sup> | Gensler                     | N/A           | \$29,580.00   |
| 6 <sup>th</sup> | STS Consulting              | N/A           | \$24,880.00   |

There was a significant differential between the first and second ranked proposals and proposals ranked three through five, therefore the decision was made to extend follow-up interview invitations to the following firms:

- Beyer Blinder Belle
- Gianni Longo and Associates

#### Presentation & Interview Evaluations

The top-3 recommended firms provided the City with a 45 – 60 minute interview further detailing the capability of their firm's services and fielded questions from the Review Panel including, but not limited to the following:

- Effectiveness of the visioning methodology;
- Engagement of stakeholder groups that traditionally have been under represented in civic discussions;
- Incorporation of City staff and volunteers to assist with the facilitation process.
- Data analysis and graphic development support;

At the conclusion of the presentation and interview sessions, the Reviewer's were asked evaluate both the written proposal and interview of the top-2 responding firms in order of preference based on their respective presentation and responses to questions.

#### Contract Award Recommendation

After an extensive solicitation review and interview process it is the recommendation of staff that Beyer Blinder Belle be selected and awarded a contract for services in an amount not to exceed \$32,000. Upon authorization, the Staff will commence work with the selected firm. Staff is requesting Council authorization on August 1st in order to have the selected firm in place prior to the September community planning sessions.





## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Community & Economic Development

### SUBJECT

Contract for Services: Raze and Removal of 4229 Oglethorpe Street, Hyattsville (5 minutes)

### Motion #

22-08-FY17

### Recommendation:

I move that the Mayor and Council accept the proposal of E/LOC Construction for the razing of the existing blighted residential structure at 4229 Oglethorpe Street, Hyattsville and authorize the City Administrator to execute a contract for services, not to exceed \$28,194, upon the legal review and approval by the City Attorney.

### Sponsor(s):

At the Request of the City Administrator

### ATTACHMENTS

[Memo 4229 Oglethorpe - Razing and Removal -7.26.16 final.docx](#)

### Summary Background:

This item is for the consideration of the City Council to authorize a contract for services for the razing and removal of a blighted residential structure located at 4229 Oglethorpe Street, Hyattsville.

- The City secured a court order to raze and remove the existing structure;
- The City issued a solicitation for services and is recommending the acceptance of the proposal submitted by E/LOC Construction, Inc for a total contract value of \$28,194;
- Staff is requesting this item be expedited and approved on August 1st, as the existing structure is in significant disrepair and we are concerned that it may collapse.

### Next Steps:

Upon receiving authorization and execution of a contract for services, the City will issue a Notice to Proceed to the selected Contractor.

### Fiscal Impact:

Raze and removal services are included in the Economic Development - Code Division FY2017 Budget. Funds are reimbursed to the City through a lien on the property.

### City Administrator Comments:

TBD

### Community Engagement:

N/A

### Strategic Goals:

Goal 3: Promote a Safe and Vibrant Community

Action 3.1 – Enhance safety and security in public places including residential neighborhoods, parks and commercial corridors

**Legal Review Required?**

Pending



# Memo

To: Mayor and Council  
From: Jim Chandler, Assistant City Administrator and Director, Community and Econ. Dev.  
CC: Tracey Nicholson, City Administrator  
Chris Giunta, Code and Parking Compliance Manager  
Date: July 26, 2016  
Re: Razing and Removal of Blighted Structure: 4229 Oglethorpe Street, Hyattsville

---

This memorandum is a briefing to the City Council detailing the solicitation and recommendation for the razing and removal of a blighted residential structure located at 4229 Oglethorpe Street, Hyattsville.

- The City secured a court order to raze and remove the existing structure;
- The City issued a solicitation for services and is recommending the acceptance of the proposal submitted by E/LOC Construction, Inc for a total contract value of \$28,194;
- Staff is requesting this item be expedited and approved on August 1<sup>st</sup>, as the existing structure is in significant disrepair and we are concerned that it may collapse.

## Summary

On May 18, 2016, the City of Hyattsville received a court order to raze and remove a blighted residential structure located at 4229 Oglethorpe Street, Hyattsville. The property was abandon by the owner. The mortgage lender and heirs to the property were notified and consented to the court order.

On June 7, 2016, the City sought, through a solicitation, the procurement of a contractor to raze the existing structure, remove all debris, backfill and provide sediment stabilization. In order to recoup the cost to the City, a lien will be placed on the property.

The complete RFP was posted on the City of Hyattsville's website under the "Doing Business" tab and was advertised on eMaryland Marketplace. The RFP and sample contract were reviewed and approved by the City Attorney prior to issuance. The scope of services included in the RFP was as follows:

- Secure razing permit from Prince George's County Department of Environmental Resources;
- Submit a traffic control plan and staging plan for review by the City of Hyattsville. The inclusion of a traffic control plan should be considered an optional service by the City, but should be provided by the contractor within the "Sealed Dollar Bid";
- Secure road closure permit from the City of Hyattsville Department of Public Works
- Contractor is responsible for all associated gas and electric utility disconnections and "shut offs" including all necessary permitting and utility coordination;
- Removal of existing structure including fire damaged wood frame structure with cinder block basement foundation as well as storage shed and one dead tree in the rear of the property;
- Structure is to be razed and all associated materials removed;
- The site is to be backfilled, level with sediment stabilization;
- Site demolition must take into account that site is located in an occupied residential neighborhood and must minimize any impact to adjacent residential properties located on either side of the subject property;
- All associated work must be performed and completed within 60-days of an executed contract.

#### RFP Schedule

|         |                                                                 |
|---------|-----------------------------------------------------------------|
| 6/7/16  | RFP Posted to e-Maryland Electronic Marketplace & City Web page |
| 6/29/16 | Pre-Bid Submission Conference at subject site                   |
| 7/5/16  | Response Due Date                                               |
| 7/7/16  | Bid Opening & Evaluation Period Commences                       |
| 7/25/16 | Review Period Complete                                          |
| 7/26/16 | Recommendation Memo                                             |



#### RFP Review Panel Members

Jim Chandler, Assistant City Administrator and Director, Community and Econ. Dev.

Chris Giunta, Code and Parking Compliance Manager

Joe Brewer, Code Inspector III

#### Proposal Analysis

The proposals were distributed to each of the members of the RFP Review Panel along with the analysis score sheet. The technical proposals were evaluated independently by each of the members of the RFP Review Panel based on a variety of criteria including: the overall professional qualifications and experience of the contractor, degree of responsiveness to the scope of work, proposed schedule of work and two work samples of similar work.

Each of the firm's business licenses and corporate standing were found to be "In Good Standing" with the State of Maryland. The Maryland Department of General Services provides their latest list of firms debarred from providing services to the State on their web site and none of the respondent firms were found on the list, and all certify that they are not debarred from serving the State of Maryland or other governmental entity. References of all firms were then checked for authenticity via phone and validated.

| <i>Firm</i>             | <i>Location</i>    | <i>Minimum Bid Requirements (Y/N)</i> |
|-------------------------|--------------------|---------------------------------------|
| SAI Service All, Inc.   | Mitchellville, MD  | Yes                                   |
| E/LOC Construction      | Cheltenham, MD     | Yes                                   |
| SFMS                    | Washington, DC     | No                                    |
| BARCO Enterprises, Inc. | White Marsh, MD    | Yes                                   |
| HEH, Inc.               | Catonsville, MD    | No                                    |
| Baran Brothers          | Ellicott, City, MD | No                                    |

The proposals submitted by SFMS, HEH Inc. and Baran Brothers were disqualified for failing to meet the minimum response requirements.

The proposals submitted by SAI Services All, Inc, E/LOC Construction and BARCO Enterprises, Inc. met the requirements of the technical proposal, including the firm's background, a clear articulation of the project scope of work, photos of work samples and a separate sealed dollar bid section. Based on the response provided within the Technical proposal, the Review Panel recommended that the firm's Sealed Dollar Bid be reviewed.

#### Technical Section Conclusion

After review and evaluation of the Technical Section of the three (3) qualifying proposals, the Review Panel determined that all five of the firms should proceed with an evaluation of their sealed dollar bids.

### Sealed Dollar Bid Review

| <i>Firm</i>             | <i>Total Cost Proposal</i> |
|-------------------------|----------------------------|
| SAI Service All, Inc.   | \$40,000                   |
| E/LOC Construction      | \$25,631                   |
| BARCO Enterprises, Inc. | \$47,700                   |

### Contract Award Recommendation

Based on the Review Panel's analysis of the written sealed dollar proposals from the responding firms, the Review Panel's recommendation for the award for this project is as follows:

| <i>Recommendation</i>  | <i>Firm</i>            | <i>Contract Award</i> |
|------------------------|------------------------|-----------------------|
| 1 <sup>st</sup> Choice | E/LOC Construction     | \$25,631              |
| 2 <sup>nd</sup> Choice | SAI Service All, Inc.  | \$40,000              |
| 3 <sup>rd</sup> Choice | Barco Enterprises, Inc | \$47,700              |

City Staff recommends a project budget contingency of 10%, bringing the total contract value to \$28,194. The contingency funds will only be made available through a Change Order request approved by the City. Staff anticipates executing a contract for services with E/LOC Construction immediately upon review and approval from the City Attorney.

It is the professional opinion of staff that this structure presents a potential threat to public safety and requests authorization for approval on August 1<sup>st</sup>, so that we can proceed immediately with razing the structure. Based on a City Council approval August 1<sup>st</sup> Approval, work can be complete by early September. We are requesting consideration of the following language:

"I move that the Mayor and Council accept the proposal of E/LOC Construction, 10307 Sarah Landing Drive, Cheltenham, Maryland, for the razing of the existing blighted residential structure at 4229 Oglethorpe Street, Hyattsville and authorize the City Administrator to execute a contract for services, not to exceed \$28,194, upon the legal review and approval by the City Attorney."



## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Community & Economic Development

### SUBJECT

The Blue Development: 5334 Baltimore Avenue, Hyattsville – PPSD 4-15016 & DSP-15016 (10 minutes)

### Motion #

23-08-FY17

### Recommendation:

I move that the Mayor and Council authorize the Mayor to send a letter to the M-NCPPC Planning Board expressing the City of Hyattsville's concerns regarding the proposed 18-unit residential townhouse cul-de-sac development. The letter to the M-NCPPC Planning Board and Prince George's County District Council should clearly state that any approval of the Preliminary Plan of Subdivision (PPSD 4-15016) and Detailed Site Plan (DSP) 15016 shall be subject to the City's expressed concerns, stated conditions and revisions to the site plan being met. Conditions include:

1. The proposed vehicular entrance to the site will restrict access to southbound traffic only. It is incumbent upon the applicant to secure a safer means of vehicle access to the site. The City requests that the applicant secure shared use/access to the existing fully signalized intersection south of the subject site as a condition for approval.
2. A minimum of two proposed townhomes and related subdivision lots be revised to a single non-buildable subdivision lot. The undeveloped lot locations should be at the discretion of the applicant, but should be contiguous.
3. The single sub-division lot be a dedicated green space and as a minimum include a sitting area, paved walkway and either a dog park or playground equipment. The issuance of a building permit be subject to the City's approval. The issuance of a Use & Occupancy (U&O) permit is subject to the fulfillment of the park space completion.
4. Any pedestrian street lighting on Baltimore Avenue & within the development is required to meet Pepco specifications and be accepted by Pepco into the public lighting system prior to issuance of U&O permits.
5. The Bike & Pedestrian Impact Statement (BPIS) include as a minimum the furnishing and installation of bicycle racks on-site, at Centennial Park and City Lot #5. The bicycle rack type will be consistent with the existing model and branding type utilized by the City of Hyattsville.

### Sponsor(s):

At the Request of the City Administrator

### ATTACHMENTS

[Memo - 08.01.2016 Council Meeting.docx](#)

[Planning Committee Minutes 6.21.16.pdf](#)

[Planning Committee Minutes- 10.13.2015.pdf](#)

[SOJ-DSP15016.pdf](#)

[ARCP-DSP15016\\_004Color rev.pdf](#)

**Summary Background:**

Please see attached memo.

The memo to the M-NCPPC Planning Board will include concerns such as the applicants proposed vehicle circulation plan which does not adequately address vehicle access to, from and within the development, and the lack of on-site public amenity space that is critical to the fabric of long-term successful neighborhoods. Concerns expressed represent ensuring the highest and best use within the center of the City's commercial district,

**Next Steps:**

The M-NCPPC Planning Board is scheduled to hear the case on September 22, 2016. Staff will be participating in the hearing to represent the City's adopted position(s).

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend Support

**Community Engagement:**

The Hyattsville Planning Committee was presented with the project in October 2015 and the Committee reviewed the PPSD and Detailed Site Plan in June 19, 2016 and unanimously recommended that the City Council not support the proposed detailed site plan, neither as presented by the applicant nor with the conditions recommended by City Staff. The applicant requested the Committee reconsider the matter at its July 19, 2016 meeting. The Committee Chairs were advised of the request by the applicant and the Committee Chairs stated that the position of the Committee had been made clear and that unless the applicant was presenting fundamental changes to the project, the Committee's position was final. The Committee was briefed by Staff and Committee Chair Yearwood at their meeting on July 19th and concurred with the decision of the Committee Co-Chairs.

**Strategic Goals:**

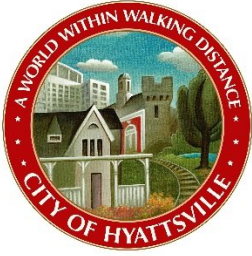
Goal 2: Ensure the Long-Term Economic Viability of the City

Action 2.4 – Provide economic development programming and projects to support and facilitate infill, revitalization, redevelopment and transit-oriented investment.

**Legal Review Required?**

N/A





# Memo

To: Mayor and City Council

CC: Tracey Nicholson, City Administrator

From: Jim Chandler, Assistant City Administrator, Director of Community and Economic Development  
Katie Gerbes, Community Planner

Date: July 29, 2016

Re: The Blue: PPS 4-15016 & DSP-15016

Attachments: ARCP-DSP15016\_001: Elevation Drawings for the Project  
CIVP-DSP15016\_001: Project Site Plan  
Statement of Justification from the Applicant  
Planning Committee Minutes from October 2015  
Planning Committee Minutes from June 2016

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The purpose of this memorandum is to provide the Mayor and City Council with information pertaining to a referral received by the City for the Preliminary Plan of Subdivision (PPS) and Detailed Site Plan (DSP) for The Blue, a proposed townhouse development located at 5334 Baltimore Avenue.

- The applicant is proposing 18 townhouses on the 0.55-acre lot. The proposed townhomes will be four stories and will come in 14', 16' and 18' widths. Eight homes will face Route 1 with rear loaded garages, while the remaining 10 will have front loaded garages and small rear yards. The property will be accessed via a right-in, right-out intersection along Route 1.
- The applicant presented the plan for this property to the Planning Committee on October 13, 2015. Committee members were offered the opportunity to ask questions to the applicant about the proposed plan. Much of the conversation revolved around the issues of parking and access into the site. No vote was taken at the October meeting to support or oppose the development. Minutes from the October Planning Committee meeting are attached to this memo. Before the Planning Committee presentation, the applicant brought the conceptual plans to the City Council via a public hearing on October 5, 2015.

- The Blue development was brought to the City Council at the June 6, 2016 Council Meeting. At that meeting, the City Council referred the plan to the Planning Committee to vote on whether or not to support the development.
- On June 21, 2016 the Planning Committee met to discuss the project again. Committee members were provided documents from the applicant's DSP submittal, which were very similar to the plans presented in October. At the meeting, staff provided the committee with our comments on the site, including several areas of concern with the proposed plan. Committee members discussed and deliberated aspects of the proposed development and ultimately decided to recommend that the Council not support the project as proposed by the applicant. The vote was unanimous. The applicant was not present at the June meeting. Meeting minutes are attached to this memo.
- Upon learning of the findings at the June Planning Committee meeting, the applicant requested the Committee reconsider the matter at its July 19, 2016 meeting. The Committee Chairs were advised of the request by the applicant and Committee Chairs stated that the position of the Committee had been made clear and that unless the applicant was presenting fundamental changes to the project, the Committee's position was final. The Committee as a whole were briefed by Staff and Committee Chair Yearwood at their meeting on July 19th and concurred with the decision of the Committee Co-Chairs.
- After thorough review of the proposed development, along with discussions with the Planning Committee, it is staff's recommendation that the Council authorize the Mayor to send a letter to the M-NCPPC Planning Board expressing the City of Hyattsville's concerns as to whether the proposed 18-units of residential townhouse cul-de-sac development represents that highest and best use within the center of the City's commercial district, our concerns regarding the applicant's proposed vehicle circulation, a lack of safe means for vehicle access to, from and within the development, and the lack of on-site public amenity space that are critical to the fabric of long-term successful neighborhoods. The letter should clearly state to the M-NCPPC Planning Board and Prince George's County District Council that any approval of Preliminary Plan of Subdivision (PPSD 4-15016) and Detailed Site Plan (DSP) 15016, for The Blue development, shall be subject to the following conditions and revisions to the site plan being met:
  1. The City remains concerned about the proposed vehicular entrance to the subject site, which will restrict access to southbound traffic only. We believe it is incumbent upon the applicant to secure a safer means of vehicle access to the site. The City requests that the applicant secure shared use/access to the existing fully signalized intersection south of the subject site as a condition for approval.
  2. A minimum of two proposed townhomes and related subdivision lots be revised to a single non-buildable subdivision lot. The undeveloped lot locations should be at the discretion of the applicant, but should be contiguous.
  3. The single sub-division lot will be a dedicated greenspace and at a minimum shall include a sitting area, paved walkway and either a dog park or playground equipment.

The issuance of a building permit be subject to the City's approval the recreational space design. The issuance of a Use & Occupancy (U&O) permit is subject to the fulfillment of the park space completion;

4. Any pedestrian street lighting on Baltimore Avenue & within the development is required to meet Pepco specifications and to be accepted by Pepco into the public lighting system prior to issuance of U&O permits.

5. Bike & Pedestrian Impact Statement (BPIS) include at a minimum the furnishing and installation of bicycle racks on-site, at Centennial Park and City Lot #5 The bicycle rack type will be consistent with the existing model and branding type utilized by the City of Hyattsville.

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE MINUTES**  
**JUNE 21, 2016**

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1) Introduction of Committee & Guest Members (7:32 PM)

- Maureen Foster, Co-chair
- Nkosi Yearwood, Co-chair
- William Doerner, member
- Thomas Sheffer, member
- Andrew Bishop, member
- Adam Weissmann, member
- Katie Gerbes, staff
- Jim Chandler, staff liaison
- Hubert May, resident, Ward 1
- Mike Bello, resident, Ward 1

2) Committee Business

- Adoption of Minutes from April 2016
  - Only change was correcting the spelling of Adam Weissmann's name
  - Approved 6-0.

3) Blue Development

- Handouts with submitted site plan and City staff memo
- City has issues with ingress/egress, lack of green space and no visitor parking
- Maureen Foster: Concerned about vehicular egress, citing lack of adequate circulation. The development footprint is inadequate, the development lacks green space and the architectural designs lack imagination.
- Andrew Bishop: Turning radius concerns. Supports removal of two townhouse units to provide a community green space. Too large a development
- Adam Weissmann: Supports his colleagues. Recommends that the developer redesign the project with fewer, but larger units. Consider moving the Baltimore Avenue vehicle access. Considered shared internal street for the subject property and adjacent southern street.
- William Doerner: Thought that the developer would be available to answer the Committee's follow-up questions from the October presentation. The developer is presenting exactly what was presented in October and has no way included recommended revisions. Concerned that eliminating two of the townhomes makes the project non-build able. Supports the bicycle recommendations.
- Thomas Sheffer: The project is better than nothing. Supports the proposed bicycle use recommendations. Does not have the same flow as Yes!Organic. The greenspace would benefit the townhomes owners but would not benefit the greater community.



- Nkosi Yearwood: The project does not reflect the October Planning Committee comments. Incorporate small neighborhood activity into the space such as a tot lot area. The previous plan had an access to the south for Route One. There are great aspirations, but it is a little infill project with a private driveway to Baltimore Avenue. Frontage is "okay", but the rear is terrible.
- Maureen Foster: Worried that the community is accepting a sub-par project The City & Committee's work with the EYA project and the result was a good project. This is a premium space and a better project should be explored. It is an okay project. Thinks the traffic egress will be a major long-term problem.
- William Doerner: If greenspace is required, it should be either to the north or to the south and used as a connection to adjacent properties for redevelopment connectivity.
- Andrew Bishop: Existing 10' Retaining wall to the west should be regraded. There appears to be 20' of fall throughout the site. Concerned about the storm water management technique being proposed for the site.
- Hubert May: Concerned that this development doesn't work and will see quick turnover. There is no parking for guests. The proposed "pork chop" does not work and is unsafe. Concerned about the ability to service the neighborhood with a sanitation vehicle. Does not understand how the project gets this far.
- Mike Bello: Agree with the Committee's previous statements. Concerned about the lack of pedestrian connectivity. Does not understand the site's "alley" vehicular circulation.
- Adam Weissmann: Place for people to eat, drink and park their cars. Opportunity to utilize existing City amenities and established communities. They are just not located on-site. Cars will have a decent amount of area to circulate. Overall, this project is not anything to write home about. Projects should create a sense of place, they crammed some houses on the site to maximize the profit. Would rather not support this design and see if a better project is possible in the future. Worries about the quality of the finished units given the "thrown together" feel of the project to maximize profits.
- William Doerner: Parking is a huge issue. Where are delivery and service vehicles supposed to park? Concerned about the ability to an HOA to carry costs. Support's the Committee's position to not support the project as is.
- Nkosi Yearwood: An infill project has too many problems. Supportive of infill, but this is a project that you need to back away from. Dropping a unit will resolve some issues, except for parking, but at a minimum will provide for community greenspace.
- Thomas Sheffer: If eliminating two townhouses, create pedestrian access to the existing City parking lot to the west of the subject site.
- Motion made by Nkosi Yearwood to recommend to the City Council to not support the project, as is being proposed. 5 - 0.
- Adam Weissmann: The developer should consider whether this site, given the variety of conditions that exist with the site, would be better off moving away from a townhouse concept to a multi-family or retail use.

#### 4) Sustainability Plan

- SWOT interviews are continuing, have roughly 25 completed

- Dates for public meetings have no changed; hope to finalize and have signup sheet for the next Planning Committee meeting

5) Development Updates

- Pyramid/NDC/ATHA
- Kiplinger Development
- Artworks at 4800 Rhode Island Avenue
- West Hyattsville Metro Hogan Project

6) Adjourn

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE AGENDA**  
**OCTOBER 13, 2015**

---

- 1) Introduction of Committee & Guests Members (7:30 PM)
  - Maureen Foster, Co-Chair
  - Nkosi Yearwood, Co-Chair
  - Mark Ferguson, Representative for the Bluebird Development
  - Adam Weissman, Committee Member
  - Will Doerner, Committee Member
  - Chad Copeland, Committee Member
  - David Marshall, Committee Member
  - Thomas Sheffer, Committee Member
  - Thomas Wright, Council Liaison
  - Pat Yinkey, Resident
  - Andrew Bishop, Resident
  - Jim Chandler, Staff Liaison
  - Katie Gerbes, City Staff, Community Planner
  
- 2) Redevelopment of 5334 Baltimore Avenue as 18-unit townhouse development (7:40 – 9:05 PM)
  - Mark Ferguson, Senior Land Planner, RDA Engineers provided the Committee members with a concept for the Bluebird development.
    - i. Provided background on Haverford Homes, ongoing projects including White Flint
    - ii. Acquisition of property in 2005 proposal to develop former Hyattsville Municipal Building site.
    - iii. Overview of conceptual development and subdivision
    - iv. Similar concept to existing EYA Arts District (Lassard)
    - v. Awaiting Conceptual SWM Approval
  - Chad Copeland: Plans for visitor parking
    - i. M. Ferguson: Guests will need to utilize existing public parking facilities, either on Route One or Jefferson Street lot. Have engaged Crossover Church about access to the easement parking that exists at the western edge of the site. Inghram Street Right-In, Right-Out per SHA
  - Chad Copeland: Concerns about limited left turn access
  - Adam Weissman: Similar quality of product and layout to adjacent EYA development? Appears tight for a small sight
  - Mark Ferguson: Comparable to EYA, 14' - 18' widths. Recommends to abut southern structure. Likely will require a variance request.
  - Adam Weissman: Turning radius and interior traffic circulation. Computer model confirms sufficient turning radius for a fire truck.
    - i. M. Ferguson: Tight but not impossible to circulate.

- Thomas Sheffer: Is there a possibility of rear alley access.
- Will Doerner: Rear easement access?
  - i. M. Ferguson: At best could accommodate one-way traffic.
- Will Doerner: Rear driveway architecture is the frontage for the western units.
  - i. M. Ferguson: The architect is working through the design.
- W. Doerner: Summary of SWM system
  - i. M. Ferguson: SWM for one half of existing impervious. Bio-retention SWM system.
- D. Marshall: Requested clarification of the proposed pedestrian access
  - i. M. Ferguson: Low side, rolling curb. Flat sidewalk.
- Tom Wright: Art elements to be included in the project
  - i. M. Ferguson: The owner has renewed relationship with Hyattsville CDC. The project 'Blue' is a genesis of Bluebird Cab Stand. The Hyattsville CDC Bluebird will be relocated to the site.
  - ii. Functional parking is to code, is the developer willing to look into redesigning to support additional on-site parking?
  - iii. M. Ferguson: Cannot answer in the affirmative.
- Andrew Bishop: Distance to Jefferson Street and will need a variance?
  - i. M. Ferguson: 200', with no variance
- Andrew Bishop: Consider aligning right-in, right-out.
- Committee Comments
  - i. M. Foster: Appreciative of urban setting, and parking is limited. Hope the project will continue revitalization of the corridor. Needs work on some of the design.
  - ii. Chad Copeland: Really likes the idea, additional walking opportunities.
  - iii. N. Yearwood: Opportunities for multi-play recreational opportunities. Echo's previous comments on architecture, needs some work. Filtera concept moved to silver cells, which hold up longer.
  - iv. M. Ferguson: DPIE, pushing 'jellyfish' product in lieu of Filtera.
  - v. Adam Weissman: Affirms comments on architecture. Disagrees with need for play area, like the idea of needing to interact and utilize the existing neighborhoods.
  - vi. W. Doerner: Think about art element as a gateway over the vehicle gap. Supports the art concept. Provide a direct path along the southern portion of the site. Vehicle access to line up with Ingraham on east side of Baltimore Avenue. Some contribution to existing City parking lots. Will have an impact on public street infrastructure. Reach out to existing HOA on ridesharing.
  - vii. D. Marshall: Right-in, right out, supports, likes it staggered and eclectic. Shares the opinion about the gap between the two residential townhouse properties. Does not support the concept of the stairwell between the properties. Likes southern walkway to City lot. Additional parking is really needed and there is a suburban expectation.
  - viii. A. Weissman: Archway sounds very expensive. Blue lights in lieu of archway.



- ix. Andrew Bishop: Improvement to the property. More of a Route One presence. L configuration for the street.
- x. T. Sheffer: Prefers an alternate to an archway concept. Focus on rear unit design.
- xi. D. Marshall: City has parking right behind (West) of the property. Development is all interior, guest parking is available in the City lot.
- xii. D. Marshall: Debate of recommendations regarding Hitching Post Hill
- xiii. A. Weissman: Should preserve the historic setting.
- xiv. D. Marshall: The adjacent neighborhood always wants to be separate from the City.

3) Gateway Arts District Sector Plan: Proposed Minor Amendments (9:05 PM – 9:20 PM)

- J. Chandler provided the Committee with a summary of the proposed amendments, which were limited to the following
  - i. Exempt freestanding signs on non-commercial property in the TRN Character Area
  - ii. Amend the Table of Permitted Uses for TRN Character Area to limit the number of units to a maximum of two (2) dwelling units that can be created in a single family home;
  - iii. Clarify Table of Uses to explicitly prohibit vehicle parts & services including installation services;

4) Development Update (9:25 PM – 9:40 PM)

- Safeway Development
- Kiplinger Development: Phases I & II
- Artworks at 4800 Rhode Island Avenue
- Ager Road Green Street Project

5) Meeting Adjourned (9:41 PM)

## **STATEMENT OF JUSTIFICATION**

1. **Subject Property** - This application includes Parcels 61 and 130, comprising 0.5580 acres (24,305 square feet), located on the west side of Baltimore Avenue (U.S. Route 1), approximately 115 feet south of its intersection with Jefferson Street, within the City of Hyattsville ("Property" or "Subject Property"). The Property, which was the site of the former Bluebird Taxi Company, is bordered to the north by the historic Armory, which currently houses the Crossover Church; to the south by a vacant building (formerly the "Beds-To-Go" building); and to the west by the parking lot utilized in conjunction with the Armory/Crossover Church.
2. **Zoning** - The Subject Property retained in the C-S-C Zone by the Gateway Arts District Sector Plan and Sectional Map Amendment (2004) ("Sector Plan/SMA"), and through the same Sector Plan/SMA, it was also included within the Development District Overlay Zone ("DDOZ") for the Sector Plan/SMA. Within that DDOZ, it is located within the Town Center Character Area for Hyattsville.
3. **Site Proposal** – There are currently two buildings upon the Property, the former garage for the cab company in roughly the center of the Property, and a house-like structure in the northwest corner, which formerly served as the offices for the cab company; the Applicant proposes to demolish both of these existing structures to construct a total of eighteen (18) new townhouses. These townhouses are proposed to be situated as follows: eight (8) townhouses will front on Baltimore Avenue, as two (2) separate sticks of four (4) each, separated by a private right-of-way, fifty feet (50') in width, which includes an eighteen-foot (18') wide drive aisle, two 7-foot wide tree planting areas, two 5-foot sidewalks, and public utility easement areas/planting areas along the building sides. This private right-of-way will lead to a private alley, forty-three feet (43') in width, which will include a 22-foot wide drive aisle, a 5-foot sidewalk, public utility easement areas, and a 3-foot strip for storm drainage. This private alley will be located behind the townhouses fronting on Baltimore Avenue, and parallel to that street. The remaining ten (10) townhouses will all be located within one stick, on the western side of the private alley.

All of the townhouses will be solely accessed by entering the drive aisle within the private right-of-way from Baltimore Avenue, and each townhouse will include a two-car garage occupying its entire lower level. Access from Baltimore Avenue to the drive aisle in the private right-of-way will be right-in, right-out only. The streetscape along Baltimore Avenue in front of the proposed townhouses and private right-of-way will be a total of approximately 14-feet in width; within this sidewalk area there will be 5 landscaped planting areas as part of the streetscape, which will include a total of 4 street trees (the maximum possible due to restrictions near vehicular entrances); each of the landscaped areas will be 5-feet wide, and each will have a variable length, though none will be less than 18-feet long.

As previously noted, the garage for each of the units will occupy the entire lower level of the townhouses, with three levels of living space to be located above each garage; stairs will provide access to the first floor from the street level. The townhouses are proposed to range in size from 1,495 square feet to 1,768 square feet (above-grade finished area – the gross floor area will range from 1,899 to 2,257 square feet), and will each include three-bedrooms. The townhouses will be very similar in design to the Arts District Hyattsville (EYA) townhouses on the west side of Route 1, with a principally brick front façades, but which will also include painted Hardiplank smooth panels, with stone molding details and metal railings. The sides and rears will also include some split-faced block (CMU) at ground level, with some areas of vinyl siding on the upper floors.

The Subject Property is proposed to include a public art item along the Baltimore Avenue frontage. The proposed development will contain slightly less impervious surface than does the Property currently, and it will also provide water quality treatment for 50% of the existing impervious area by use of a Filterra bioretention unit, which will feature a tree planted in, and growing out of, a specially-designed drainage inlet.

4. **Sector Plan Compliance** – As described above, the Subject Property is zoned C-S-C/DDOZ within the Sector Plan/SMA, and within the DDOZ, it is located within the Town Center Character Area in Hyattsville. The Sector Plan includes certain recommendations for properties within the Town Center Character Area, and the following constitutes those that are applicable to the Subject Property:

- a. **Concept Plan (p. 11)** –

“Development District Standards emphasize the creation of a pedestrian-oriented streetscape that will welcome residents and visitors, establish a build-to line to ensure a common street wall that creates a comfortable sense of enclosure, and minimize total parking requirements while encouraging shared parking.... This development character supports both a horizontal and vertical mix of uses (commercial, residential, civic, arts and entertainment). In particular, residential uses above first-floor retail or commercial uses are desired in the town centers to infuse the areas with new residents who can enliven the streets and support commercial retail. Middle-to high-end housing with structured parking is encouraged....”

**RESPONSE** – The proposed development upon the Subject Property will include a “pedestrian-oriented streetscape”, that will include a sidewalk that is 14-feet wide, and within which will be included five (5) landscaped areas. The location of the sidewalk in relation to the proposed townhouses will be generally equivalent to the relationship of the sidewalk to the building on the northwest corner of Baltimore Avenue and Jefferson Street, and since the historic Armory is the only building separating those portions of sidewalk along the west side of Baltimore Avenue, this will “ensure a common street wall that creates a comfortable sense of enclosure”.

While the proposed townhouses will not include any commercial uses, this portion of the Sector Plan does allow for a horizontal mix of uses, as well as a vertical mix. It is important to note the following: (1) the purely retail commercial portion of Arts District Hyattsville is located immediately across Baltimore Avenue from the Subject Property, allowing easy access to those commercial uses; (2) the only commercial uses on the first floor of townhouses are located on the west side of Baltimore Avenue within Arts District Hyattsville, and those commercial spaces proved to be extremely difficult to tenant, resulting from the difficulty in obtaining financing for any such commercial uses at those locations and also as a result of the difficulty in providing sufficient off-street parking to support any such commercial uses at those locations. In fact, in 2014, the Planning Board and District Council approved the conversion of a building (located between Jefferson and Longfellow Streets on the west of Baltimore Avenue) from that which was originally approved with live/work units on the ground floor level, to units which are solely residential. (See: DSP-04076-04, approved through PGCPB No. 14-53). Clearly, the same concerns that led to that approved conversion would apply equally to the proposed townhouses on the Subject Property. The Sector Plan was approved prior to the development and construction of Arts District Hyattsville, and the recommendations in the Sector Plan, therefore, were only a projection of the concept at that time. Given that the reality of the market and other considerations have caused a reevaluation of the proposed vertical mix of uses, I submit that the purely residential uses proposed upon the Subject Property are justified and appropriate.

**b. Plan Elements – Town Center Character Areas – Goal (p. 17)**

“To enhance the walkability of the town centers by creating a framework for high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, an attractive streetscape, landscaping, and small parks.”

**RESPONSE** – The proposed townhouses upon the Subject Property will help to provide a greater critical mass of residents within this portion of the Hyattsville Town Center to better serve the existing retail uses within this area, and to provide a greater demand for additional commercial uses in the future. The townhouses as proposed are “human-scale”, and the sidewalk and streetscape proposed along the Baltimore Avenue frontage of these townhouses will provide the “walkability” as envisioned within the Sector Plan as well.

**c. Recommendations pertaining to town center character areas collectively – Areawide (p. 18)**

“To encourage the construction of off-street, structured parking facilities in the town center...”



**RESPONSE** – As noted above, each townhouse upon the Subject Property is proposed to include its own two-car garage, which is the functional equivalent of structured parking within the townhouses.

“Encourage development that supports both a horizontal and vertical mix of uses (commercial, residential, civic, arts and entertainment).”

**RESPONSE** – The proposed eighteen townhouses upon the Subject Property will promote the horizontal mix of uses within the Hyattsville Town Center, providing, as noted above, a greater critical mass of residents to support the existing and future commercial uses within this area.

**d. Recommendations for the Hyattsville Town Center (p. 20) –**

“Mixed-use residential and commercial development on U.S. 1 that supports commercial and civic activities.”

strong preference for owner-occupied housing; a distinctive and unique identity for ‘main street’ Hyattsville.”

**RESPONSE** – The proposed townhouses will be a part of the mixed-use residential and commercial development on U.S. 1 that will support the existing and future commercial uses within this area.

“Strong preference for owner-occupied housing.”

**RESPONSE** - The proposed townhouses will be owner-occupied, as recommended.

“A distinctive and unique identity for “main street” Hyattsville.”

**RESPONSE** - The design of the townhouses, along with the streetscape and sidewalk along the Baltimore Avenue frontage, will be consistent with the “main street” identity, as established previously by the existing townhouses within Arts District Hyattsville.

**e. Design Principles - Traditional Neighborhood Design (p. 71) –**

Recommendations include the following:

“All or most of new residential development in mixed-use areas of the Arts District should be high-end, owner-occupied units such as condominiums, row houses or two-over-two-homes.”

**RESPONSE** – The proposed townhouses upon the Subject Property will be high-end, fee simple, owner-occupied units, as recommended.

**f. Pedestrian-Oriented Design and Transit-Oriented Design (p. 74) –**

“Place parking behind, beside, or beneath buildings, or along the street, but never between a sidewalk and a building.”

Establish standards for building height to create a sense of enclosure along the street.”; Establish building design standards that respect the traditional design of surrounding residential communities while reflecting the artistic nature of the Arts District.”; “Use materials that reflect the quality and spirit of the Arts District.”; install landscaping that provides shade and visual variety along the street.”; “Encourage public and private entities to provide sidewalks, street trees, landscaping, seeding, bus shelters, and other amenities.” And “Promote windows, porches, balcony’s and stoops.”; “Expand sidewalk widths so that pedestrians may walk in minimum of two abreast.”; and “Plant shade trees.” “Avoid ornamental trees;...”.

**RESPONSE** – A two-car garage on the ground level of each townhouse.

“Establish standards for building height to create a sense of enclosure along the street.”

**RESPONSE** - The proposed building height of these townhouses will be roughly equivalent to those of the existing townhouses also along the west side of Baltimore Avenue, north of Jefferson Street, and it will create a “sense of enclosure along the street.

“Establish building design standards that respect the traditional design of surrounding residential communities while reflecting the artistic nature of the Arts District.”; “Use materials that reflect the quality and spirit of the Arts District.”

**RESPONSE** - The building design and materials will be generally consistent with the existing townhouses also along the west side of Baltimore Avenue, north of Jefferson Street, and these have previously been found to “reflect the quality and spirit of the Arts District”

“Install landscaping that provides shade and visual variety along the street.”; “Encourage public and private entities to provide sidewalks, street trees, landscaping, seating, bus shelters, and other amenities.”

**RESPONSE** - The landscaping proposed along the Baltimore Avenue frontage of the Subject Property will provide shade and visual variety along the streets, and the developer will be providing new and wider sidewalks, as well as public art.

“Promote windows, porches, balconies and stoops.”

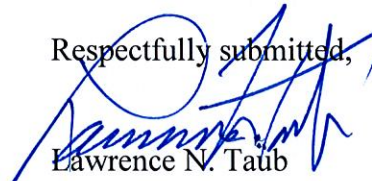
**RESPONSE** - The proposed townhouses will include stoops along the first level of living area, and balconies above, as well as windows that will provide a great deal of natural light into the townhouses.

“Expand sidewalk widths so that pedestrians may walk a minimum of two abreast.”

**RESPONSE** - The sidewalk width, as noted above, will be widened to provide a pedestrian way that will easily accommodate at least two people walking abreast.

5. **Compliance with Development Standards** – While the proposed development upon the Subject Property complies with the great majority of applicable Development Standards (see the Development Standards matrix, attached hereto as Attachment A), four (4) variations from the applicable Development Standards are requested, and the Justification for those variations is attached hereto as Attachment B.

Respectfully submitted,



Lawrence N. Taub  
Attorney for Applicant

| Development Standards for “The Blue” Townhouses, DSP-15016<br>Gateway Arts District Sector Plan – Town Center Character Area                                                                                                                                                                                                                                                                      |                   |                    |                     |  | Compliance          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|---------------------|--|---------------------|
| 1. <u>SITE DESIGN</u>                                                                                                                                                                                                                                                                                                                                                                             |                   |                    |                     |  |                     |
| 1. Development shall meet all applicable build-to lines with the optional variation shown in Table 1                                                                                                                                                                                                                                                                                              |                   |                    |                     |  | ✓                   |
| Table 1: Build-to Line (Distance in feet)                                                                                                                                                                                                                                                                                                                                                         |                   |                    |                     |  |                     |
| Buildings/Location                                                                                                                                                                                                                                                                                                                                                                                | Build-to Line     |                    | Allowable Variation |  |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                   | From face-of-curb | From edge of R-O-W |                     |  |                     |
| Along US 1, excluding the segment from Jefferson Street to Farragut Street                                                                                                                                                                                                                                                                                                                        | -----             | 10-12              | ±4                  |  |                     |
| Along 34 <sup>th</sup> and 38 <sup>th</sup> Streets                                                                                                                                                                                                                                                                                                                                               | 20                | -----              | ±4                  |  |                     |
| Along all other streets                                                                                                                                                                                                                                                                                                                                                                           | 15                | -----              | ±5                  |  |                     |
| Residential Uses                                                                                                                                                                                                                                                                                                                                                                                  | As above          | -----              | ±15                 |  |                     |
| Institutional Uses                                                                                                                                                                                                                                                                                                                                                                                | As above          | -----              | ±40                 |  |                     |
| 4. Buildings along the segment of US 1 from Jefferson Street to Farragut Street should be sited to maintain a consistent front building line to define the public realm of the street, wherever possible. If no established setbacks of the existing front building line exists, a build-to line between 10 and 12 feet from the right-of-way-line should be established. This is a DSP standard. |                   |                    |                     |  |                     |
| 5. All buildings shall be built out to a minimum of 80 percent of the site frontage.                                                                                                                                                                                                                                                                                                              |                   |                    |                     |  | Variation requested |
| 6. Development on lots or parcels greater than four acres in size should place utility lines underground or relocate them to the rear of the property in coordination with the appropriate utility. This standard applies only to new utilities to be placed with proposed development or redevelopment.                                                                                          |                   |                    |                     |  | NA                  |
| 10. Building sidewalls should abut the sidewalls of adjacent buildings, if possible.                                                                                                                                                                                                                                                                                                              |                   |                    |                     |  | Variation requested |
| 29. Buildings on corner lots should not have blank exterior walls at the pedestrian level.                                                                                                                                                                                                                                                                                                        |                   |                    |                     |  | NA                  |
| Access & Circulation                                                                                                                                                                                                                                                                                                                                                                              |                   |                    |                     |  |                     |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 1. Access to parking lots and loading facilities on adjacent properties should be shared.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NA |
| 2. Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓  |
| 3. Sidewalks shall not be made of asphalt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓  |
| 4. Sidewalk materials and design shall be continuous across driveways and driveway aprons.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓  |
| 5. There shall be a maximum of two access driveways per lot or parcel from a public street to parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓  |
| 6. Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓  |
| 7. Sites greater than four acres in size should have private drive aisles or public alleys to provide access to the rear of the buildings and the interior of the lot or parcel for access to parking, dumpsters, and service entrances.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NA |
| 8. Drive-through services shall be located only on the rear of a building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NA |
| 9. Drive-through services shall not be allowed except where accessed from a side street or alley.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NA |
| <b><u>Parking and Loading</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |    |
| 1. Parking for an artist studio use shall be provided at the rate of one space per 2,500 square feet of gross floor area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NA |
| 2. Parking for a residential or live/work use shall be a minimum of 1.5 on-site spaces per unit. Additional spaces up to a maximum of 3.5 spaces per unit may only be provided in an on-site parking structure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓  |
| 6. If a parking district(s) is established in the Arts District or individual municipality, the number of off-street surface parking spaces, for uses with at least 35,000 SF of GFA, other than artist studio, residential and live/work shall not exceed 80 percent of the number of off-street parking spaces required by Section 27-568(a) of the Zoning Ordinance. If additional parking is provided, it shall be structured. Required parking may be on or off site but shall be located within one-quarter mile of the development site. This section's requirements shall apply to all development under 35,000 SF of GFA.                                                                                                                                                          | NA |
| 7. If a parking district(s) is established for the Arts District or individual municipalities, the minimum number of off-street surface parking spaces for uses other than art studio, residential, and live/work shall be reduced 50 percent from the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. If off-site shared parking is utilized in accordance with off-site shared parking requirements below, then this minimum for on-site surface parking may be waived. The minimum number of off-street surface parking spaces permitted for each land use type shall comply with Section 27-568(a) of the Zoning Ordinance. Departure from the provisions of Section 27-568(a) requires a detailed site plan review. | NA |

|                                                                                                                                                                                                                                                                                                                                                              |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 8. Where shared parking is utilized, the applicant shall provide details of the development's proposed uses and required parking along with a letter from the parking lot manager certifying that the lot has the capacity to accommodate all parking needs and that the parking owner has entered into an agreement to share the number of spaces required. | NA                  |
| 9. When off-site parking is used to meet the parking requirements, the applicant will need to provide satisfactory documentation to show that parking is provided off site.                                                                                                                                                                                  | NA                  |
| <b><u>Siting &amp; Access</u></b>                                                                                                                                                                                                                                                                                                                            |                     |
| 1. Structured parking for a multifamily residential use shall be located on the interior of the block, at the rear of the property or underground and accessed from a side street, alley or entrance drive-aisle with a secured door.                                                                                                                        | NA                  |
| 2. Residential unit garages should be located at the rear of the property and accessed from a side street or alley.                                                                                                                                                                                                                                          | ✓                   |
| 3. Loading facilities shall only be located at the rear of the building and accessed from a side street or alley.                                                                                                                                                                                                                                            | NA                  |
| 4. Parking shall not be located between the sidewalk or street and the building.                                                                                                                                                                                                                                                                             | ✓                   |
| 5. Structured parking should be located on the interior of the block, at the rear of the property, or underground and accessed from a side street or alley. Structured parking should not be located to overshadow historic landmarks, historic neighborhoods or views of signature buildings.                                                               | NA                  |
| <b><u>Fencing, Walls, Screening, and Buffering</u></b>                                                                                                                                                                                                                                                                                                       |                     |
| 1. Opaque walls and fences, with the exception of required screening, shall not exceed four feet in height. Non-opaque fences shall not exceed six feet in height.                                                                                                                                                                                           | Variation requested |
| 2. Barbed wire, vinyl cladding, unclad cinder block, or razor wire shall not be used as walls, fences, or screening. Appropriate materials for fences and walls include masonry, wood, decorative metal, or brick.                                                                                                                                           | ✓                   |
| 3. Chain-link fences shall not be used as walls, fences or screening, with the exception of enclosures for recreational courts (e.g. tennis or basketball).                                                                                                                                                                                                  | ✓                   |
| <b><u>Dumpsters, Services, Utilities, Outdoor Storage and Stormwater Management</u></b>                                                                                                                                                                                                                                                                      |                     |
| 1. New techniques and methods of collecting and treating stormwater should be used as they emerge, such as micromanagement described in the current version of the design manual <i>Low-Impact Development Strategies – An Integrated Design Approach</i> , published by DER.                                                                                | ✓                   |
| 2. Dumpsters, outdoor storage, utility boxes, and HVAC units shall be screened by an opaque material similar in color and material to that of the main building so they are not visible from the public sidewalks or streets.                                                                                                                                | ✓                   |
| 3. Dumpsters on adjacent properties should be consolidated, where possible.                                                                                                                                                                                                                                                                                  | NA                  |
| <b><u>Signage</u></b>                                                                                                                                                                                                                                                                                                                                        |                     |

|                                                                                                                                                                                                                                                                                                                          |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 1. Freestanding pole, monumental signs, or billboard shall not be allowed.                                                                                                                                                                                                                                               | NA |
| <b><u>Lighting</u></b>                                                                                                                                                                                                                                                                                                   |    |
| 1. Gas stations should not be illuminated by a high level of lighting (above 10 Lux) and should use a minimum color-rendering index (CRI) of 65. This lighting should be shielded not to exceed 15 feet in radius from any given pump.                                                                                   | NA |
| 2. Illumination shall be provided for main entrances, passageways, parking lots, recycling areas, service entrances and areas, alleys, pathways, parks, and plazas.                                                                                                                                                      | ✓  |
| 3. Grade changes in public spaces such as stairs, inclines, ramps, and steps should be illuminated from above or at the ground level.                                                                                                                                                                                    | NA |
| 4. Fixtures should be located and shielded so that light does not spill from a parking lot onto an adjacent one-family residential property or into residential building windows.                                                                                                                                        | ✓  |
| <b><u>Landscaping</u></b>                                                                                                                                                                                                                                                                                                |    |
| 1. Existing trees should be preserved where feasible.                                                                                                                                                                                                                                                                    | ✓  |
| 2. Shade trees with a minimum of 2½- to 3-inch caliper shall be provided at the rate of one shade tree per every 5,000 square feet of the gross site area (exclusive of street dedications). Existing trees and street trees to be planted within the abutting right-of-way may be counted toward meeting this standard. | ✓  |
| 3. Parking lots shall be planted with a minimum of one shade tree per every ten spaces in the provided corners, bump-outs, or islands.                                                                                                                                                                                   | NA |
| 4. The property owner should install hose bibs on the outside of new buildings in locations appropriate for watering street trees and landscaping and cleaning sidewalks where this does not interfere with entrance embellishments.                                                                                     | ✓  |
| <b><u>BUILDING DESIGN</u></b>                                                                                                                                                                                                                                                                                            |    |
| <b><u>Building Height</u></b>                                                                                                                                                                                                                                                                                            |    |
| 1. Buildings adjacent to a one-family residential dwelling or a historical landmark shall have a maximum height of 42 feet. Buildings adjacent to a historic landmark shall have a height that is architecturally compatible with that landmark.                                                                         | ✓  |
| 2. Residential or live/work buildings on US 1, Alt. US 1 and 38 <sup>th</sup> Street should have a minimum height of 28 feet. The minimum height of commercial buildings on these streets should be 18 feet.                                                                                                             | ✓  |
| 3. The maximum height of multifamily residential buildings shall be 70 feet.                                                                                                                                                                                                                                             | NA |
| 4. The maximum height of townhouse buildings shall be 45 feet.                                                                                                                                                                                                                                                           | ✓  |
| 5. A bay window, oriel, entrance vestibule, or balcony may project up to three feet beyond the front or rear building line, if the projection is not more than ten feet long (measured along the building.) Cornices and                                                                                                 | ✓  |

|                                                                                                                                                                                                                                                                                                              |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| eaves may project up to two and one half feet beyond the building line. The projection shall be at least two feet from any lot line.                                                                                                                                                                         |                     |
| <b>Building Openings</b>                                                                                                                                                                                                                                                                                     |                     |
| <b>Entrances</b>                                                                                                                                                                                                                                                                                             |                     |
| 1. The main entrance(s) of the buildings with ground floor retail uses should be located on the primary street and address the sidewalk with appropriate lighting and signage. Buildings on corners should consider locating main entrances on the corners.                                                  | NA                  |
| 2. The main entrances should be highlighted with a minimum of three design elements such as awnings, a portico, architectural recesses, windows (transom and sidelights), plantings, street furniture, and architectural details to highlight entrances to businesses or upper-story offices and apartments. | NA                  |
| <b>Windows</b>                                                                                                                                                                                                                                                                                               |                     |
| 1. The ground floor of commercial structures with first-floor retail uses shall contain at least 60 percent two-way visually transparent material.                                                                                                                                                           | NA                  |
| 2. All facades should have substantial fenestration on all stories, including those facing the rear, alley, driveways, parking lots or other open areas.                                                                                                                                                     | ✓                   |
| 3. Multifamily buildings should have transparent lobby and entrance windows facing the street.                                                                                                                                                                                                               | NA                  |
| <b>Unit Design</b>                                                                                                                                                                                                                                                                                           |                     |
| 1. Residential units shall not be located on the ground floor on 34 <sup>th</sup> Street, 38 <sup>th</sup> Street and US 1 south of Jefferson Street.                                                                                                                                                        | Variation requested |
| 2. Commercial buildings shall have a minimum ground floor height of 12 feet.                                                                                                                                                                                                                                 | NA                  |
| 3. Artist live/work units shall have a minimum gross floor area of 700 square feet.                                                                                                                                                                                                                          | NA                  |
| <b>Architecture</b>                                                                                                                                                                                                                                                                                          |                     |
| 1. The historic character of buildings should be retained and, where possible, details of the original building should be restored.                                                                                                                                                                          | NA                  |
| 2. Developments should emphasize the division between street level and the upper stories through design features such as aligned windows, awnings, patterned bands, and cornices.                                                                                                                            | ✓                   |
| 3. Parking structures should relate to the architecture of the main building.                                                                                                                                                                                                                                | NA                  |
| 4. New buildings greater than 45 feet in width should be designed to visually break up the length of the new building.                                                                                                                                                                                       | ✓                   |
| 5. Buildings that exceed 130 feet in frontage on any street should be articulated through massing, material, color, opening, and detail changes to appear as multiple buildings rather than one single building.                                                                                             | NA                  |
| 6. Buildings intended for institutional uses should highlight the main entrance through massing changes, architectural details, and appropriate lighting and plantings.                                                                                                                                      | NA                  |



|                                                                                                                                                                                                                                                                                                              |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 7. The ground floor of any commercial/mixed-use structure on US 1, Alt. US 1 and 38 <sup>th</sup> Street should incorporate decorative architectural detailing and materials. This shall be achieved through the use of windows and door casings, façade detailing, and unique cornices, banding or awnings. | NA |
| 8. Design of multifamily buildings should be compatible with the scale and proportion of adjacent residential neighborhoods.                                                                                                                                                                                 | NA |
| 12. New buildings should be faced on any façade fronting a public street with quality materials such as brick, stone, wood, masonry, or stucco compatible with the character of the surrounding neighborhoods.                                                                                               | ✓  |
| <b>Architecture for Signature Buildings</b>                                                                                                                                                                                                                                                                  |    |
| 1. New buildings and renovations on signature properties should incorporate designs that portray the unique identity of the Arts District and exhibit the highest quality in design or materials. See Gateway and View Terminus Sites (Map 11) for locations.                                                | NA |
| <b>Signage</b>                                                                                                                                                                                                                                                                                               |    |
| 1. Exterior neon signs, internally lit signs, and signs with moving parts or blinking lights shall only be permitted on US 1, 34 <sup>th</sup> Street and 38 <sup>th</sup> Street.                                                                                                                           | NA |
| 2. Commercial signs painted on side or rear facades shall not exceed 30 percent of the façade areas.                                                                                                                                                                                                         | NA |
| 3. Neon signs, signs with moving parts, or blinking lights should not be greater than 20 square feet in area.                                                                                                                                                                                                | NA |
| 4. Sign locations should be incorporated into the overall architectural design of the building.                                                                                                                                                                                                              | NA |
| 5. Letters and logos painted on storefront windows and doors should not exceed more than 25 percent of the window area.                                                                                                                                                                                      | NA |
| 6. All businesses shall have front and/or rear entry signage such as blade and bracket, pin letter, or flat mounted boards securely fastened to the building and oriented toward pedestrians.                                                                                                                | NA |
| 7. Signs should be lit externally, where the light does not exceed the area of the sign or spill onto the building façade.                                                                                                                                                                                   | ✓  |
| 8. Only banners suspended and permanently braced perpendicular to the building are permitted.                                                                                                                                                                                                                | NA |
| 9. Sign area shall not exceed the regulations of Sections 27-613(c), (f), and 27-107.01 of the Zoning Ordinance.                                                                                                                                                                                             | ✓  |
| 10. Roof-mounted signs should not extend beyond the roofline by more than three feet.                                                                                                                                                                                                                        | NA |
| 12. Wall murals shall not contain logos, advertising, or a product for sale. The name of the sponsor may appear in letters not more than eight inches in height. A wall mural shall not contain an image(s) that are obscene or negatively impact historic characters and resources of the local community.  | NA |
| <b>PUBLIC SPACE</b>                                                                                                                                                                                                                                                                                          |    |
| <b>Streetscape</b>                                                                                                                                                                                                                                                                                           |    |
| 1. The streetscape is the area from the face of the curb to the build-to-line. The streetscape should                                                                                                                                                                                                        | ✓  |

|                                                                                                                                                                                                                                                                          |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| include a sidewalk (pedestrian walkway and street furniture zone) and a strip containing street trees, landscaping, and a paved area for pedestrian amenities. On streets with on-street parking, bump-outs containing tree boxes should be considered.                  |    |
| *The City of Hyattsville is exempt from this standard*                                                                                                                                                                                                                   |    |
| 2. The streetscape on US 1, 34 <sup>th</sup> and 38 <sup>th</sup> Streets and Alt. US 1 shall consist of a sidewalk a minimum of 12 feet wide and may include a strip containing street trees, landscaping, and pedestrian amenities.                                    | ✓  |
| *The City of Hyattsville is exempt from this standard*                                                                                                                                                                                                                   |    |
| 4. All streets shall have a sidewalk on both sides wherever possible.                                                                                                                                                                                                    | NA |
| 5. On US 1, Alt US 1 and 38 <sup>th</sup> Street, tree boxes shall be at least 5 feet wide, 10 feet long, and 4 feet deep. On all other streets tree boxes shall be at least 4 feet wide, 8 feet long, and 4 feet deep. All tree boxes shall be spaced 30-40 feet apart. | ✓  |
| 6. Street trees shall be shade trees and shall be a minimum of 2½- to 3-inch caliper.                                                                                                                                                                                    | ✓  |
| <b>Parks and Plazas</b>                                                                                                                                                                                                                                                  |    |
| 1. At least one tree with a minimum 2½- to 3-inch caliper should be planted per every 1,000 square feet of proposed open space.                                                                                                                                          | NA |
| 2. Walkways in parks and plazas shall have pedestrian-oriented lighting.                                                                                                                                                                                                 | NA |
| 3. A minimum of 1 shrub should be provided for every 100 square feet of area, and there should be a minimum of 3 varieties for spaces greater than 300 square feet.                                                                                                      | NA |

**JUSTIFICATION FOR VARIATIONS TO DEVELOPMENT STANDARDS**  
**GATEWAY ARTS DISTRICT SECTOR PLAN AND SECTIONAL MAP AMENDMENT**  
**“THE BLUE” TOWNHOUSES; DSP-15016**

1. **Site Design – No. 5 – “All buildings shall be built out to a minimum of 80 percent of the site frontage.”**

Variation Requested – 12% - The building upon this site will be built out to 68 percent of the site frontage.

Justification – The subject property consists of 18 townhouses, each of which will include a two-car garage that will occupy the entire lower level. Each townhouse will be accessed from an internal alley, which is connected to Baltimore Avenue by way of an 18-foot driveway to be located roughly in the middle of the site frontage along Baltimore Avenue. While each townhouse lot will be built out to 100 percent of its own frontage, the functional requirement of the driveway to access the garages to all of the townhouses reduces the amount of site frontage to 68 percent, below the Development Standard of 80 percent. The existence and location of this driveway to access the alley, however, allows the design of these proposed townhouses to comply with the great majority of the applicable Development Standards, e.g., Development Standard No. 2 under the category of “Siting & Access” – “Residential unit garages should be located at the rear of the property and accessed from a side street or alley.” I respectfully submit that the requested variation provides for a very attractive and functional townhouse development, which will be generally consistent with, and help to advance, the vision of the Gateway Arts District Sector Plan.

2. **Site Design – No. 10 – “Building sidewalls should abut the sidewalls of adjacent buildings, if possible.”**

Variation Requested – There will be a twenty-two inch (22”) gap between the southernmost wall of the subject townhouses and the building immediately to the south of the townhouses.

Justification – It should first be noted that this Development Standard utilizes the word “should”, rather than “shall”, as used in other Development Standards. The word “should” has generally been interpreted to mean that the standard is not mandatory – which is generally indicated by the term “shall” – but directory only. This particular Standard, therefore, is one which is intended to express a desirable objective, though not required.

If, however, this variation must be addressed, the applicant believes that this small gap between these buildings is justified for the following reasons: (1) the building immediately to the south of the proposed townhouses is an older building, and may well be demolished for site redevelopment at some point in the future; (2) the gap between the buildings will allow for improved fire safety and a more efficient construction of the new townhouses; and (3) if the goal of this Standard is to present a continuous appearance of buildings along the street frontage, as well as continuous street activity, I would respectfully submit that this very small separation between these buildings will not materially affect these goals, and the view from



Route 1 will still be that of a generally continuous line of buildings, including both the proposed townhouses and the building immediately to the south.

3. **Fencing, Walls, Screening, & Buffering – No. 1 – “Opaque walls and fences, with the exception of required screening, shall not exceed four feet in height. Non-opaque fences shall not exceed six feet in height.”**

Variation Requested – The opaque fence along the western property line is proposed to be six feet in height.

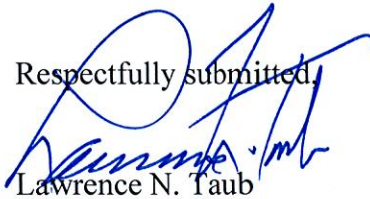
Justification – The six-foot fence along the western property line is required at that height to effectively prevent views into the third floor bedroom windows of the townhouses from the adjacent property to the west. The driveway immediately west of the Subject Property will be significantly higher than the ground level of the townhouses, and thus a four-foot high fence at that location will not provide an effective visual screen for the windows in the townhouses. The fence, however, will be landscaped, and will thus be visually attractive.

4. **Unit Design – No. 1 – “Residential Units shall not be located on the ground floor on 34<sup>th</sup> Street, 38<sup>th</sup> Street and US 1 south of Jefferson Street.”**

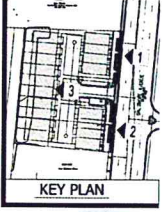
Variation Requested – Waiver

Justification – The ground floor of each of the proposed townhouses upon the subject property will be occupied by the garage to serve each townhouse, and I thus respectfully submit that this design is actually consistent with this Development Standard; the garage on the ground floor of these townhouses is not part of the “residential units” as intended within this Development Standard. Interestingly, while other Development Standards specifically reference a particular type of use on the ground floor of a building (e.g. “ground floor retail uses,” as set forth in Development Standard No. 1 for “Building Openings-Entrances”), this particular Standard does not do so. If commercial uses are determined to be implied as the uses that should be on the ground floor of these proposed townhouses, I would respectfully disagree. The commercial uses on the ground floor of the live/work buildings located in Arts District Hyattsville, along the western side of Baltimore Avenue north of the subject property, have been generally unsuccessful – they have proven to be very difficult, if not impossible, to finance, and parking to serve those uses has been very problematic. This problem was acknowledged by the Planning Board and District Council through the approval of DSP-04076-04 (PGCPB No. 14-53), in which the originally-proposed live/work units on the ground level of a building within Arts District Hyattsville, located on the west side of Baltimore Avenue between Jefferson Street and Longfellow Street, was permitted to be converted to purely residential units.

Respectfully submitted,

  
Lawrence N. Taub  
Attorney for Applicant





LOT #9 UNIT C4    LOT #10 UNIT C1    LOT #11 UNIT C2    LOT #12 UNIT C3    LOT #13 UNIT C1    LOT #14 UNIT C1    LOT #15 UNIT C3    LOT #16 UNIT C2    LOT #17 UNIT C1    LOT #18 UNIT C4

3 FRONT ELEVATIONS LOTS 9-18  
SCALE 1/8"=1'-0"



LOT #8 UNIT B2    LOT #7 UNIT A2    LOT #6 UNIT A1    LOT #5 UNIT B1

2 FRONT ELEVATIONS LOTS 5-8  
SCALE 1/8"=1'-0"

LOT #4 UNIT B1    LOT #3 UNIT A1    LOT #2 UNIT A2    LOT #1 UNIT B2

1 FRONT ELEVATIONS LOTS 1-4  
SCALE 1/8"=1'-0"

8022 LINDSEY PT  
SUITE 200 | WYOMING, VA 22382  
P: 571.838.1800 | F: 571.838.1801  
WWW.LESSARDDSIGN.COM

DATE & SIGNATURE:

OWNER:  
HAVERFORD HOMES  
1000 WOODBURN AVE  
WATTSVILLE, MD 21154  
301.241.1100

PROJECT NAME:  
THE BLUE TOWNHOMES  
WATTSVILLE, MARYLAND

PROJECT TYPE:  
STRIP ELEVATIONS

| NO. | REVISION / DESCRIPTION | DATE |
|-----|------------------------|------|
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DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
DATE: 10/1/2024  
SCALE: AS SHOWN

A-400





3  
A-402 REAR ELEVATIONS LOTS 9-18  
SCALE: 1/8" = 1'-0"



1  
A-402 REAR ELEVATIONS LOTS 1-4  
SCALE: 1/8" = 1'-0"

2  
A-402 REAR ELEVATIONS LOTS 5-8  
SCALE: 1/8" = 1'-0"

lessard  
DESIGN

8521 LINDBERG PKW  
SUITE 200 | HAVENFORD, MD 21042  
P: 410.333.1800 | F: 410.333.1801  
WWW.LESSARDDSIGN.COM

DATE: 10/15/2024

PROJECT:

THE BLUE TOWNHOMES  
HAVENFORD, MARYLAND

STRIP ELEVATIONS

| NO. | REVISION | DATE |
|-----|----------|------|
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DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 10/15/2024

A-402





3  
A-402  
REAR ELEVATIONS LOTS 9-18  
SCALE: 1/8" = 1'-0"



1  
A-402  
REAR ELEVATIONS LOTS 1-4  
SCALE: 1/8" = 1'-0"

2  
A-402  
REAR ELEVATIONS LOTS 5-8  
SCALE: 1/8" = 1'-0"

ARCHITECT

lessard  
DESIGN

8523 LINDSEY PIKE  
SUITE 700 | WARRING, VA 22182  
P: 571.833.1882 | F: 571.833.1382  
www.lessarddesign.com

SEAL & SIGNATURE

OWNER

HAVERFORD HOMES

10000 WOODBURN AVE  
HYATTSVILLE, MD 20886  
301.281.1000  
info@haverfordhomes.com

THE BLUE TOWNHOMES  
HYATTSVILLE, MARYLAND

STRIP ELEVATIONS

| NO. | REVISION          | DATE     |
|-----|-------------------|----------|
| 1   | ISSUED FOR PERMIT | 08/28/20 |
| 2   | FOR CONSTRUCTION  | 09/01/20 |
| 3   | FOR RECORD        | 09/01/20 |
| 4   |                   |          |
| 5   |                   |          |
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APPROVED BY:

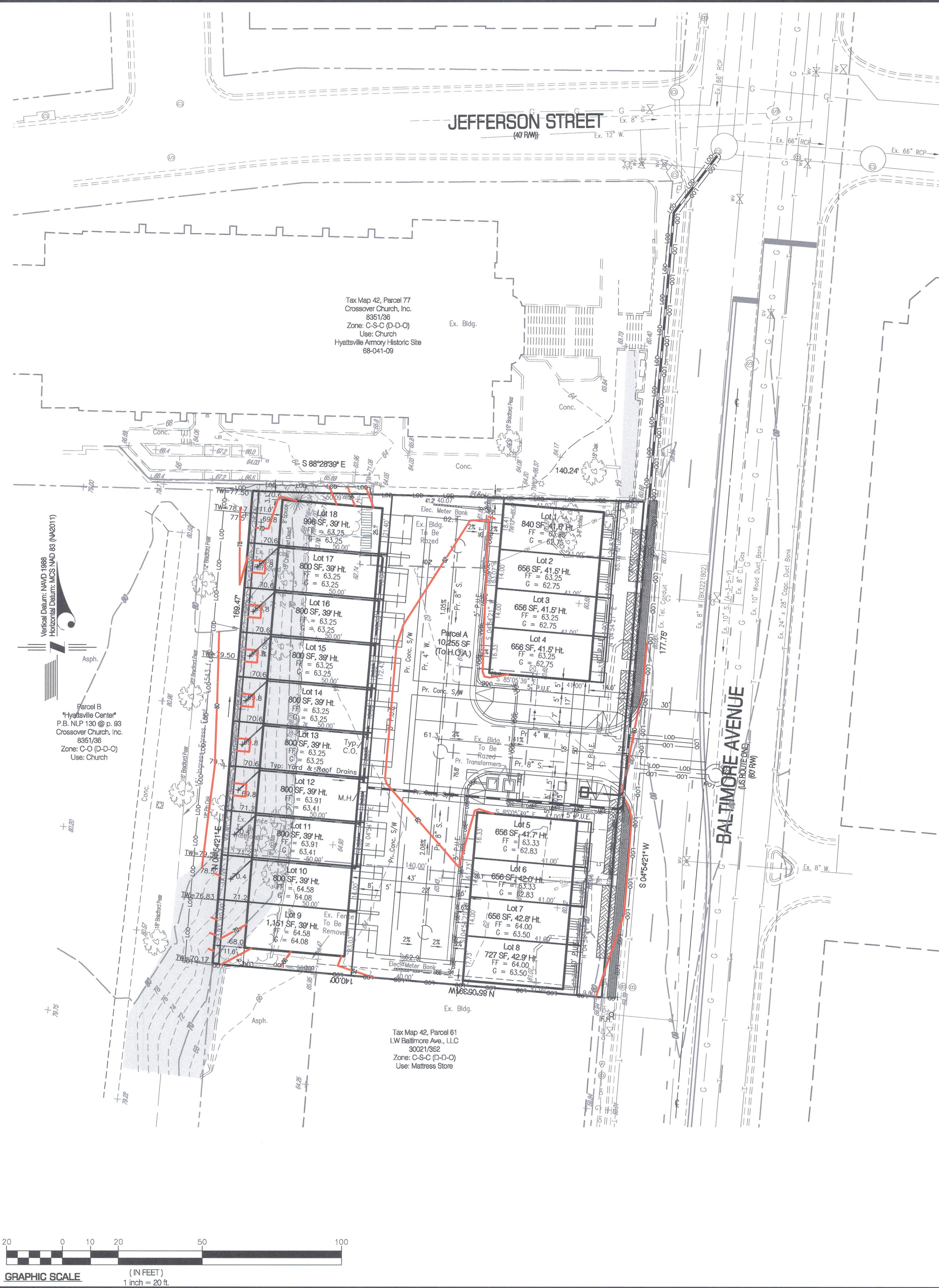
DESIGNED BY:

CHECKED BY:

DATE: 08/28/20

A-402





Development District Standards  
Applicable to the Town Center Character Area  
in the City of Hyattsville

See Sheet 3 of 5 for Landscaping, Lighting and Streetscape Development District Standards

Site Design  
Building and Streetscape Siting

4. Buildings along the segment of US1 from Jefferson Street to Farragut Street should be sited to maintain a consistent front building line to define the public realm of the street, wherever possible. If no established setbacks of the existing front building line exist, a build-to line between 10 and 12 feet from the right-of-way-line should be established. This is a DSP standard.

5. All buildings shall be built out to a minimum of 80 percent of the site frontage.

10. Building sidewalks should abut the sidewalks of adjacent buildings, if possible.

Access and Circulation

1. Access to parking lots and loading facilities on adjacent properties should be shared.

2. Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas.

3. Sidewalks shall not be made of asphalt.

4. Sidewalk materials and design shall be continuous across driveways and driveway aprons.

5. There shall be a maximum of two access driveways per lot or parcel from a public street to parking.

6. Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide.

Parking and Loading

2. Parking for a residential or live/work use shall be a minimum of 1.5 on-site spaces per unit. Additional spaces up to a maximum of 3.5 spaces per unit may only be provided in an on-site parking structure.

Siting and Access

2. Residential unit garages should be located at the rear of the property and accessed from a side street or alley.

3. Loading facilities shall only be located at the rear of the building and accessed from a side street or alley.

4. Parking shall not be located between the sidewalk or street and the building.

Fencing, Walls, Screening, and Buffering

1. Opaque walls and fences, with the exception of required screening, shall not exceed four feet in height. Non-opaque fences shall not exceed six feet in height.

2. Barbed wire, vinyl cladding, unclad cinder block, or razor wire shall not be used as walls, fences, or screening. Appropriate materials for fences and walls include masonry, wood, decorative metal, or brick.

3. Chain-link fences shall not be used as walls, fences or screening, with the exception of enclosures for recreational courts (e.g., tennis or basketball).

Dumpsters, Services, Utilities, Outdoor Storage, and Stormwater Management

1. New techniques and methods of collecting and treating stormwater should be used as they emerge, such as micromanagement described in the current version of the design manual Low-Impact Development Strategies--An Integrated Design Approach, published by DER.

2. Dumpsters, outdoor storage, utility boxes, and HVAC units shall be screened by an opaque material similar in color and material to that of the main building so they are not visible from the public sidewalks or streets.

3. Dumpsters on adjacent properties should be consolidated, where possible.

Signage

1. Freestanding pole, monumental signs, or billboard shall not be allowed.

Building Design  
Building Height

1. Buildings adjacent to a one-family residential dwelling or a historic landmark shall have a maximum height of 42 feet. Buildings adjacent to a historic landmark shall have a height that is architecturally compatible with that landmark.

2. Residential or live/work buildings on US 1, Alt. US 1 and 38th Street should have a minimum height of 28 feet. The minimum height of commercial buildings on these streets should be 18 feet.

4. The maximum height of townhouse buildings shall be 45 feet.

5. A bay window, oriel, entrance vestibule, or balcony may project up to three feet beyond the front or rear building line, if the projection is not more than ten feet long (measured along the building). Cornices and eaves may project up to two and one half feet beyond the building line. The projection shall be at least two feet from any lot line.

Building Openings  
Windows

2. All facades should have substantial fenestration on all stories, including those facing the rear, alley, driveways, parking lots or other open areas.

Unit Design

1. Residential units shall not be located on the ground floor on 34th Street, 38th Street and on US 1 south of Jefferson Street.

Architecture

1. The historic character of buildings should be retained and, where possible, details of the original building should be restored.

2. Developments should emphasize the division between street level and the upper stories through design features such as aligned windows, awnings, patterned bands, and cornices.

4. New buildings greater than 45 feet in width should be designed to visually break up the length of the building.

5. Buildings that exceed 130 feet in frontage on any street should be articulated through massing, material, color, opening, and detail changes to appear as multiple buildings rather than one single building.

12. New buildings should be faced on any facade fronting a public street with quality materials such as brick, stone, wood, masonry, or stucco compatible with the character of the surrounding neighborhoods.

14' provided to conform to Streetscape Standards and the existing streetscape pattern

68.3% provided; modification requested.

Substantially conforming

Conforming

No parking lot or loading proposed

Conforming

Conforming

Conforming

Conforming

Conforming

Conforming - 2 spaces provided per unit in garages

Conforming

No loading spaces proposed

Conforming

Modification requested

Conforming

Conforming

Conforming

Conforming

No dumpster proposed

Conforming

Conforming - 41.6' Max.

Conforming - 39' Min.

Conforming - 42.9' Max

Conforming

Conforming

Conforming - Residential occupancy begins at second floor

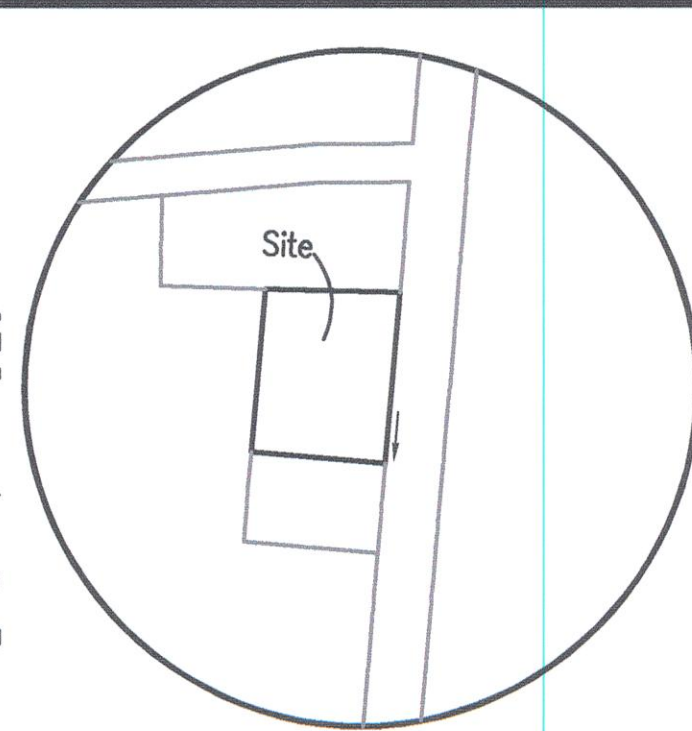
No existing buildings retained

Conforming

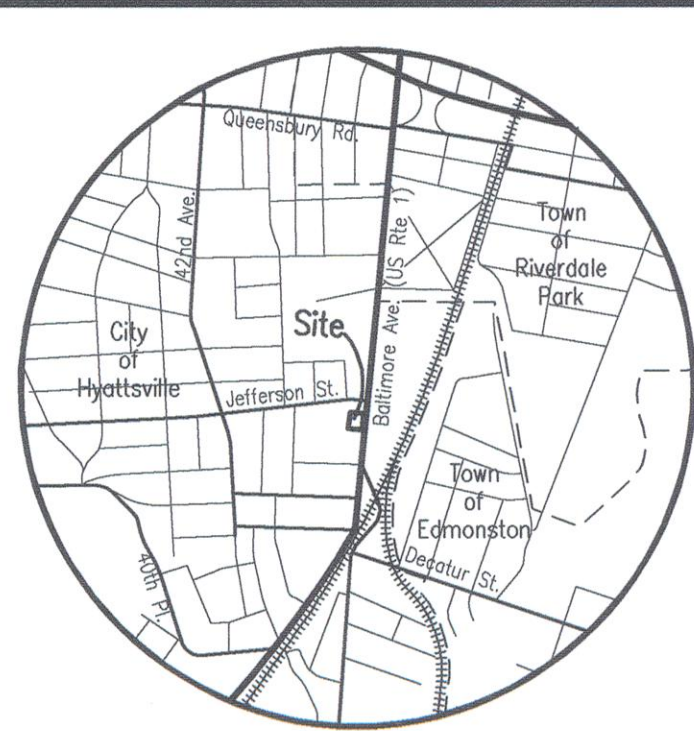
Conforming

Conforming

Conforming



Drainage Area Map  
Scale: 1" = 200'



VICINITY MAP  
Scale: 1" = 2000'

GENERAL NOTES

- Subdivision Name . . . . . None (Bluebird Row proposed)
- Record References . . . . . L 21977 @ P. 409
- Site Area . . . . . 24,305 SF or 0.5580 Acres
- Existing Zoning . . . . . C-S-C (D-D-O)
- Existing Use . . . . . Former Taxicab Station
- Proposed Use . . . . . Townhouses
- Number of Lots, Parcels, Outlots & Outparcels . . . . . Eighteen Lots, One Parcel
- Housing Unit Breakdown . . . . . Eighteen townhouses
- WSSC 200 Sheet . . . . . 208NE4
- Tax Map and Grid . . . . . Tax Map 42, Grid C4
- This site is not within an Aviation Policy Area.
- The site is located in Water and Sewer Planning Categories W-3 and S-3 (Existing and Proposed).
- Stormwater Management Concept Approval . . . . . 28196-2015
- Public utility easements are proposed as shown.
- Mandatory park dedication is not applicable to this plan per 24-134(a)(3)(A) as the existing parcels were legally created by deeds recorded in 1854.
- There are no known cemeteries on or contiguous to this site.
- There are no Historic Sites on this site.
- The following Historic Sites are located within 1,000' of this site:  
Hyattsville Armory 68-041-09 5340 Baltimore Avenue  
Prince George's Bank & Trust 68-041-02 5214 Baltimore Avenue  
Professional Building 68-041-01 5200 Baltimore Avenue  
Hyattsville Post Office 68-041-40 4325 Gallatin Street  
Burgess House 68-010-83 5201 42nd Place  
B&O Switching Tower 68-008 (Demolished)  
The property is located within the Hyattsville National Historic District 68-10.  
There are no nonfederal wetlands within the limits of this site.  
There are no areas of 100-year floodplain within the limits of this site.  
This site is not located within the Chesapeake Bay Critical Area.  
The topographic and/or planimetric data shown on this plan is based on a field-run survey conducted by this company on or about May 6, 2015.  
23. Owner/Applicant: Hyattsville Route One Partners, LLC  
8110 Executive Boulevard, Suite 430  
Rockville, Maryland 20852  
24. Waste collection shall be from bins at each individual unit.

LEGEND

- Existing 2' Contour
- Existing 10' Contour
- Proposed Contour
- LOD Limit of Disturbance
- Underground Telephone Conduit
- G Underground Gas Main
- Water Main
- Sewer Main
- OH Overhead Electric/Telephone/Cable
- 15%+ Slopes

Professional Certification

I hereby certify that these documents were prepared by me or prepared under my supervision, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 37684 (expiration date: 7/13/17). I further certify that this plan has been designed in accordance with the requirements of Subtitle 32, Division 2, of the code of Prince Georges County, Maryland; and that I or my staff have inspected this site and that drainage flows from uphill properties onto this site, and from this site onto downhill properties have been addressed in substantial accordance with applicable codes.

DocuSigned by:

Benjamin P Robertson III

F527E7836A1842C...

Benjamin P. Robertson, III, P.E.

2/24/2016

Date

THIS BLOCK IS FOR OFFICIAL USE ONLY  
GRI 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: Blue

PROJECT NUMBER: DSP-15016

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

DSP-15016

DETAILED SITE PLAN

BLUE

City of Hyattsville  
HYATTSVILLE (16th) ELECTION DISTRICT  
PRINCE GEORGES COUNTY, MARYLAND





# Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Public Works

## SUBJECT

University Hills Project Approval (10 minutes)

## Motion #

24-08-FY17

## Recommendation:

I move that the Mayor and Council approve the staff recommendations for the University Hills Sidewalk Street Rehabilitation Project and approve the expenditure of funds in an amount not to exceed \$1,000,000.00 for NZI Construction to execute Phase 2 of the project.

## Sponsor(s):

At the Request of the City Administrator

## ATTACHMENTS

[University Hills Sidewalk and Streets Project - comparison 2016.doc](#)

## Summary Background:

During the July 18th City Council meeting, the staff presented their construct-ability of sidewalks evaluation and analysis for all phases of the of the University Hills Sidewalk and Streets Project. The staff evaluation considered field observations, existing tree canopy, geometry of street conditions, storm water mitigation and other related existing conditions. The City has completed Phase 1 of the project and is prepared to execute Phase 2.

## Next Steps:

With Council approval, the City will proceed with Phase 2 which will include the following streets: Gumwood St, Stanford St (dead end segment), Rutgers St, Purdue St, Pennsylvania St, Claymore St, and Calverton St (to Adelphi).

## Fiscal Impact:

Funds for this project are in the Capital Improvements Budget and will not exceed \$1,000,000.00.

## City Administrator Comments:

Recommend Support

## Community Engagement:

We have met with the University Hills community multiple times to discuss this project. We will continue to schedule community meetings as needed.

## Strategic Goals:

Ensure the Long-Term Economic Viability of the City

## Legal Review Required?

Complete



## University Hills Sidewalk and Streets Project

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### Comparison of University Hills 2013 Council Approved Project Guidelines and 2016 Staff Recommendations

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#### 3400 Block of Stanford Drive

|                                                                                                                                                                                                                   |                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 2013 – No sidewalk on the southeast side of the street. The street is main pedestrian and vehicular thoroughfare. By placing the sidewalk of the northwest side of the street the impact to households is minimal | 2016 – The work on the 3400 block of Stanford followed the 2013 recommendations and is complete |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|

#### 3300 Block of Stanford Drive

|                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 -Sidewalk as recommended on the paving plan. This would be contrary to the petition submitted against sidewalks | 2016 -All homes on this block are within approximately 300 feet of a “main” road with sidewalks. There is a low volume of traffic, as shown through field observations and prior traffic studies. There would be increases in impervious surfaces that would require additional mitigation. At this time no sidewalk is recommended on this block |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### 3300 Block of Rutgers Street

|                                                                                        |                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013- Sidewalk as recommended in paving plan. No petition against sidewalks submitted. | 2016 - All homes on this block are within approximately 400 feet of a “main” road with sidewalks. There is a low volume of traffic, as shown through field observations and prior traffic studies. There would be increases in impervious surfaces that would require additional mitigation. At this time no sidewalk is recommended on this block. |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



#### 3400 Block of Rutgers Street

|                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 -Sidewalk as recommended in the paving plan. No petition against sidewalks submitted | 2016 -All homes on this block are within 450 feet of a “main” road with sidewalks. There is a low volume of traffic, as shown through field observations and prior traffic studies. There would be increases in impervious surfaces that would require additional mitigation. Additionally, more concrete work than usually expected would be required, causing a small increase in construction costs. At this time no sidewalk is recommended on this block. |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### 3400 Block of Purdue Street

|                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013- Sidewalk as recommended in the paving plan. No petition against sidewalks submitted. | 2016 -All homes on this block are within approximately 360 feet of a “main” road with sidewalks. There is a low volume of traffic, as shown through field observations and prior traffic studies. There would be increases in impervious surfaces that would require additional mitigation. To avoid trees, utilities’ structures, and work with the topography, there would have to be many changes in direction, custom built aprons and lead walks, and several retaining walls, all of which would cause a moderate increase in construction costs and time. At this time no sidewalk is recommended on this block. |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### 3300 Block of Pennsylvania Street

|                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013- Sidewalk as recommended in the paving plan. No petition against sidewalks submitted. | 2016-All homes on this block are within approximately 360 feet of a “main” road with sidewalks. There is a low volume of traffic, as shown through field observations. There would be increases in impervious surfaces that would require additional mitigation. Existing utilities may require a moderate to significant increase in construction costs to work around. At this time no sidewalk is recommended on this block. |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3400 Block of Pennsylvania Street

|                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 – 70.6% of households signed a petition against sidewalks. Two households were in favor of sidewalks, if one could be proposed that would remove a lane of parking. It is unclear if that would be acceptable to the majority of residents | 2016 -All homes on this block are within approximately 320 feet of a “main” road with sidewalks. There is a low volume of traffic, as shown through field observations and prior traffic studies. There would be increases in impervious surfaces that would require additional mitigation. There are many existing utility structures that may require additional work or modification. This work could add a moderate to significant increase to the cost and time required to complete the work. At this time no sidewalk is recommended on this block. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3400 Block of Notre Dame Street

|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 -Sidewalk behind curb as recommended in paving plan. Petitions submitted against sidewalk do not meet signature threshold. | 2016-All homes on this block are within 300 feet of a “main” road with sidewalks. There is a low volume of traffic, as shown through field observations and prior traffic studies. There would be increases in impervious surfaces that would require additional mitigation. At this time no sidewalk is recommended on this block. |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3200 Block of Gumwood Street

|                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013-Sidewalk on south side of street. No sidewalk on north side of street. This would contrary to the petition submitted against sidewalks signed by 53.3% of households. Having one sidewalk installed can be a compromise between the majority of residents against sidewalks and the possible benefit of having a sidewalk connecting 3100 block of Gumwood. | 2016-All homes on this block are up to approximately 550 feet of a “main” road with sidewalks. There is a higher volume of traffic, as shown through field observations and prior traffic studies, due to this being the only point of access for several blocks of homes. And there have been numerous pedestrians observed walking along this block. At this time a sidewalk is recommended on this block to complete connectivity between existing sidewalks and “main” roads. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3300 Block of Gumwood Street

|                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013-Sidewalk as recommended in paving plan. Petition submitted against sidewalks does not meet signature threshold. | 2016-Several homes on this block will be more than 500 feet of a “main” road with sidewalks. There is a higher volume of traffic, as shown through field observations and prior traffic studies, as this street is a collector for several other blocks. There would be increases in impervious surfaces and additional mitigation. There would be several traffic calming elements included in the proposed plan. At this time sidewalk construction is recommended on this block. |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 7200 Block of Wells Parkway

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 -6'sidewalks on one side of street only (either side) with stormwater management improvements. Parking availability should be maintained for both side of the street. A sidewalk the length of the entire street can be considered beneficial as this is a main pedestrian and vehicular thoroughfare. At the intersection of Adelphi Road, enough roadway should be maintained to provide for two lanes of vehicles exiting the neighborhood and one lane entering. | 2016- This road is a major access point to the neighborhood. This road is also a main access route to a public park. There is a moderate volume of traffic, as shown through field observations and prior traffic studies. Vehicle speed is generally elevated on this block from field observations. At this time a sidewalk or other pedestrian access is recommended on this block. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 7300 Block of Wells Parkway

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 -6'sidewalks on one side of street only (either side) with stormwater management improvements. Parking availability should be maintained for both side of the street. A sidewalk the length of the entire street can be considered beneficial as this is a main pedestrian and vehicular thoroughfare. At the intersection of Adelphi Road, enough roadway should be maintained to provide for two lanes of vehicles exiting the neighborhood and one lane entering. | 2016- This road is a major access point to the neighborhood. This road is also a main access route to a public park. There is a moderate volume of traffic, as shown through field observations and prior traffic studies. Vehicle speed is generally elevated on this block from field observations. At this time a sidewalk or other pedestrian access is recommended on this block. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### 7400 Block of Wells Boulevard

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 -6'sidewalks on one side of street only (either side) with stormwater management improvements. Parking availability should be maintained for both side of the street. A sidewalk the length of the entire street can be considered beneficial as this is a main pedestrian and vehicular thoroughfare. At the intersection of Adelphi Road, enough roadway should be maintained to provide for two lanes of vehicles exiting the neighborhood and one lane entering. | 2016- This road is a major access point to the neighborhood. This road is also a main access route to a public park. There is a moderate volume of traffic, as shown through field observations and prior traffic studies. Vehicle speed is generally elevated on this block from field observations. At this time a sidewalk or other pedestrian access is recommended on this block. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### 7500 Block of Wells Boulevard

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 -6'sidewalks on one side of street only (either side) with stormwater management improvements. Parking availability should be maintained for both side of the street. A sidewalk the length of the entire street can be considered beneficial as this is a main pedestrian and vehicular thoroughfare. At the intersection of Adelphi Road, enough roadway should be maintained to provide for two lanes of vehicles exiting the neighborhood and one lane entering. | 2016- This road is a major access point to the neighborhood. This road is also a main access route to a public park. There is a moderate volume of traffic, as shown through field observations and prior traffic studies. Vehicle speed is generally elevated on this block from field observations. At this time a sidewalk or other pedestrian access is recommended on this block. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### 7600 Block of Wells Boulevard

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013 -6'sidewalks on one side of street only (either side) with stormwater management improvements. Parking availability should be maintained for both side of the street. A sidewalk the length of the entire street can be considered beneficial as this is a main pedestrian and vehicular thoroughfare. At the intersection of Adelphi Road, enough roadway should be maintained to provide for two lanes of vehicles exiting the neighborhood and one lane entering. | 2016- This road is a major access point to the neighborhood. This road is also a main access route to a public park. There is a moderate volume of traffic, as shown through field observations and prior traffic studies. Vehicle speed is generally elevated on this block from field observations. At this time a sidewalk or other pedestrian access is recommended on this block. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



7200 Block of Claymore Street

|                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>2013-Sidewalks as recommended in the paving plan. No petition against new sidewalks submitted.</p> | <p>2016 -This block connects the old City of Hyattsville to the University Hills Annexation. There is a low volume of traffic, as shown through field observations and prior traffic studies. There would be low increases in impervious surfaces that would require additional mitigation. This block completes a pedestrian route from the University Hills area to the rest of the city, specifically Northwestern High School. It avoids having students walking along Adelphi to the school and completes a walking network. A sidewalk is recommended for this street.</p> |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## Hyattsville City Council Agenda Item Report

Meeting Date: August 1, 2016

Submitted by: Laura Reams

Submitting Department: Public Works

### SUBJECT

37th Street Traffic Calming and Sidewalk Installation (10 minutes)

### Motion #

TBD: Scheduled for Consent on 9/19/16

### Recommendation:

### Sponsor(s):

At the Request of the City Administrator

### ATTACHMENTS

### Summary Background:

In November 2015 the City received a request from Council Member Solomon along with a validated petition from the residents of 37th Place requesting the City conduct a speed study and make recommendations to address traffic volume and speed on 37th place. The staff evaluation confirmed excessive volume primarily due to cut-thru traffic and recommended collapsible bollards on Gaines Alley in an effort to close the street to thru-traffic. A majority of the residents expressed concern with closing the Alley and asked the staff to consider alternative solutions. The staff worked with the residents to formulate additional recommendations and installed temporary traffic barriers to simulate (bump outs) in early 2016. The staff, with resident input, later determined that the temporary barriers simulating bump-outs were effective in slowing traffic and reducing volume. In addition, when bump-outs are designed with rain gardens they serve as an effective low impact design element and storm water mitigation option. The staff recommends installing bump-outs and is prepared to move forward with designing and constructing them as rain gardens and a permanent solution to traffic volume and storm water management on 37th Pl.

A sidewalk will need to be constructed on the West side of 37th Pl to facilitate safe pedestrian access and passage. The funds for this green street project were included in the FY17 Capital Improvement and are not expected to exceed \$22,000.

### Next Steps:

Hold a public meeting w/ residents to discuss design, location, and timeline of the sidewalk installation and bump-outs.

Install sidewalks to improve safety and bump-outs to mitigate traffic volume and improve storm water management.

### Fiscal Impact:

\$260K for sidewalk and infrastructure projects are included in the FY17 Capital Improvements Budget.

### City Administrator Comments:

This Green Street project should improve traffic volume and speed and mitigate storm water. It was proposed with active resident involvement. Recommend Support.

### Community Engagement:

Staff has attended two previous meetings to engage citizens adjacent to 37th street. An additional public meeting will be held to discuss design, location, impact and timelines.

**Strategic Goals:**

Goal 3 - Ensure the Long-Term Economic Viability of the City

**Legal Review Required?**

Pending

## **Main City Calendar: August 2 – September 19, 2016**

### **Weekly Program Offerings**

#### **Ageless Grace Senior Exercise Classes**

Wednesdays and Fridays, 10:00 AM @ the City Administrative Building

Thursdays, 9:00 AM @ The Mall at Prince Georges

#### **Summer Arts Camp for Seniors and People with Disabilities**

Wednesdays 1:00 PM - 3:00 PM @ the City Administrative Building

#### **Hyattsville Farmers Market**

Tuesdays 3:00 PM - 7:00 PM @ the Corner of East-West Highway and Queens Chapel Road (Redeemer Lutheran Church Parking Lot)

### **City Calendar: August 2 – September 19, 2016**

#### **Call-a-Bus Shopping Trips**

- August 2, 11:00 AM - 1:00 PM @ Shoppers Food Warehouse/Price Rite
- August 4, 11:00 AM - 1:00 PM @ Safeway/Aldi's
- August 8, 11:00 AM - 1:00 PM @ Giant
- August 16, 11:00 AM - 1:00 PM @ Shoppers Food Warehouse/Price Rite
- August 18, 11:00 AM - 1:00 PM @ Safeway/Aldi's
- August 22, 11:00 AM - 1:00 PM @ Giant
- August 25, 11:00 AM - 1:00 PM @ Safeway/Aldi's
- August 30, 11:00 AM - 1:00 PM @ Shoppers Food Warehouse/Price Rite

*Please call 301-985-5000 to reserve your seat!*

#### **National Night Out Against Crime**

August 2, 6:00 PM - 9:00 PM @ Heurich Park

#### **Police & Public Safety Advisory Committee**

August 3, 7:30 PM @ Hyattsville Public Library

#### **Seniors on the Go! Choptank Riverboat Cruise & Crabfeast**

August 11, 9:00 AM - 5:00 PM

#### **Hyattsville Environment Committee**

August 16, 7:00 PM - 9:00 PM @ 4310 Gallatin Street

#### **Residential Parking Zone Committee**

August 16th, 7:00 PM, Pranglely Room

#### **CANCELLED - Code Compliance Advisory Committee Meeting**

August 17, 7:00 PM @ City Administrative Building

#### **2016 Summer Jam Series**

August 19, 6:30 PM - 8:30 PM @ City of Hyattsville Municipal Building



## **Main City Calendar: August 2 – September 19, 2016**

### **Sunset Movie Series at Heurich Park - Inside Out (PG)**

August 26, 8:00 PM - 9:30 PM @ Heurich Park

### **Seniors on the Move - Free Movie Monday**

September 5, 9:00 AM - 12:30 PM @ Beltway Plaza, Academy 8 Theaters

Call-A-Bus will transport. Please call 301-985-5020 by 2:00 PM on the Friday prior to the event.

### **Board of Supervisors of Elections Meeting**

September 6, 4:00 PM - 5:00 PM @ 3rd Floor Inner Conference Room

### **Police & Public Safety Advisory Committee**

September 7, 7:00 PM, Location TBD

### **Hyattsville Arts & Ales Festival**

September 10, 12:00 PM - 6:00 PM

### **Community Planning Sessions**

Thursday, September 15th, Wednesday, September 21st and Saturday, September 24th

Bring a friend and plan Hyattsville's future by participating in our community planning sessions. This is an opportunity for residents, businesses and community partners to come help us plan for success. The first 25 participants at each planning session receive one free t-shirt.

### **Park(ing) Day**

September 16, All Day

Celebrate National Park(ing) Day in Hyattsville as we transform public parking spaces into 2-hour pop up park events starting at 7 AM on Hamilton Street in front of Queens Chapel Town Center, additional event information will be posted on the City's website in August. PARK(ing) Day is an annual international event where citizens, artists and businesses collaborate to temporarily transform metered parking spaces into PARK(ing) spaces: temporary public places. Throughout the City, you'll find PARK(ing) spaces set up where you can enjoy temporary pop-up parks in spaces typically reserved for cars.

### **Green Expo**

September 17, All Day @ City Administrative Building

### **City Council Meeting**

September 19, 8:00 PM - 10:00 PM @ City Administrative Building, 3rd Floor, Council Chambers

## City of Hyattsville Calendar

| August 2016 |                                                                                                              |                                                                                                                                                                                                 |                                                                                                                                                                                           |                                                                                                                                        |                                                                                                     |           |
|-------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------|
| Sunday      | Monday                                                                                                       | Tuesday                                                                                                                                                                                         | Wednesday                                                                                                                                                                                 | Thursday                                                                                                                               | Friday                                                                                              | Saturday  |
| 31          | <b>01</b><br><a href="#">Seniors on the Move - Free Movie Monday</a><br><a href="#">City Council Meeting</a> | <b>02</b><br><a href="#">Shoppers Food Warehouse/Price Rite Grocery Trips</a><br><a href="#">Shoppers Food Warehouse/Price Rite Grocery Trips</a><br><a href="#">Hyattsville Farmers Market</a> | <b>03</b><br><a href="#">Ageless Grace Exercise Class</a><br><a href="#">ART WORKS Now - Senior Summer Camp</a><br><a href="#">Police &amp; Public Safety Advisory Committee</a>          | <b>04</b><br><a href="#">Ageless Grace at the Mall</a><br><a href="#">Safeway &amp; Aldi's Grocery Trips</a>                           | <b>05</b><br><a href="#">Ageless Grace Exercise Class</a>                                           | <b>06</b> |
| 07          | <b>08</b><br><a href="#">Giant Grocery Trip</a>                                                              | <b>09</b><br><a href="#">Hyattsville Farmers Market</a>                                                                                                                                         | <b>10</b><br><a href="#">Ageless Grace Exercise Class</a><br><a href="#">ART WORKS Now - Senior Summer Camp</a>                                                                           | <b>11</b><br><a href="#">Ageless Grace at the Mall</a><br><a href="#">Seniors on the Go! Choptank Riverboat Cruise &amp; Crabfeast</a> | <b>12</b><br><a href="#">Ageless Grace Exercise Class</a>                                           | <b>13</b> |
| 14          | <b>15</b>                                                                                                    | <b>16</b><br><a href="#">Shoppers Food Warehouse/Price Rite Grocery Trips</a><br><a href="#">Hyattsville Farmers Market</a><br><a href="#">Hyattsville Environment Committee</a>                | <b>17</b><br><a href="#">Ageless Grace Exercise Class</a><br><a href="#">ART WORKS Now - Senior Summer Camp</a><br><a href="#">CANCELLED - Code Compliance Advisory Committee Meeting</a> | <b>18</b><br><a href="#">Ageless Grace at the Mall</a><br><a href="#">Safeway &amp; Aldi's Grocery Trips</a>                           | <b>19</b><br><a href="#">Ageless Grace Exercise Class</a><br><a href="#">2016 Summer Jam Series</a> | <b>20</b> |
| 21          | <b>22</b><br><a href="#">Giant Grocery Trip</a>                                                              | <b>23</b><br><a href="#">Hyattsville Farmers Market</a>                                                                                                                                         | <b>24</b>                                                                                                                                                                                 | <b>25</b><br><a href="#">Safeway &amp; Aldi's Grocery Trips</a>                                                                        | <b>26</b><br><a href="#">Sunset Movie Series at Heurich Park - Inside Out (PG)</a>                  | <b>27</b> |
| 28          | <b>29</b>                                                                                                    | <b>30</b><br><a href="#">Shoppers Food Warehouse/Price Rite Grocery Trips</a><br><a href="#">Hyattsville Farmers Market</a>                                                                     | <b>31</b>                                                                                                                                                                                 | <b>01</b>                                                                                                                              | <b>02</b>                                                                                           | <b>03</b> |

## City of Hyattsville Calendar

| <b>September 2016</b> |                                                               |                                                                                                               |                                                                                                                     |                                                 |                                                                                                                           |                                                            |
|-----------------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Sunday</b>         | <b>Monday</b>                                                 | <b>Tuesday</b>                                                                                                | <b>Wednesday</b>                                                                                                    | <b>Thursday</b>                                 | <b>Friday</b>                                                                                                             | <b>Saturday</b>                                            |
| 28                    | 29                                                            | 30                                                                                                            | 31                                                                                                                  | 01                                              | 02                                                                                                                        | 03                                                         |
| 04                    | 05<br><a href="#">Seniors on the Move - Free Movie Monday</a> | 06<br><a href="#">Hyattsville Farmers Market</a><br><a href="#">Board of Supervisors of Elections Meeting</a> | 07<br><a href="#">Ageless Grace Exercise Class</a><br><a href="#">Police &amp; Public Safety Advisory Committee</a> | 08<br><a href="#">Ageless Grace at the Mall</a> | 09<br><a href="#">Ageless Grace Exercise Class</a>                                                                        | 10<br><a href="#">Hyattsville Arts &amp; Ales Festival</a> |
| 11                    | 12                                                            | 13<br><a href="#">Hyattsville Farmers Market</a>                                                              | 14<br><a href="#">Ageless Grace Exercise Class</a>                                                                  | 15<br><a href="#">Ageless Grace at the Mall</a> | 16<br><a href="#">Ageless Grace Exercise Class</a>                                                                        | 17<br><a href="#">Green Expo</a>                           |
| 18                    | 19<br><a href="#">City Council Meeting</a>                    | 20<br><a href="#">Hyattsville Farmers Market</a><br><a href="#">Planning Committee</a>                        | 21<br><a href="#">Ageless Grace Exercise Class</a><br><a href="#">Code Compliance Advisory Committee Meeting</a>    | 22<br><a href="#">Ageless Grace at the Mall</a> | 23<br><a href="#">Ageless Grace Exercise Class</a><br><a href="#">Sunset Movie Series at Heurich Park - Zootopia (PG)</a> | 24                                                         |
| 25                    | 26                                                            | 27<br><a href="#">Hyattsville Farmers Market</a>                                                              | 28<br><a href="#">Ageless Grace Exercise Class</a>                                                                  | 29<br><a href="#">Ageless Grace at the Mall</a> | 30<br><a href="#">Ageless Grace Exercise Class</a>                                                                        | 01                                                         |