

City Council of Hyattsville, Maryland

AGENDA

City Council Regular Meeting

Monday, July 16, 2018

8:00 PM



Council Chambers

Hyattsville Municipal Building

4310 Gallatin Street, 3rd Floor

Hyattsville, MD 20781

(301) 985-5000 www.hyattsville.org

CITY COUNCIL

[Mayor Candace B. Hollingsworth](#)

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

[Kevin Ward, Council Vice President, Ward 1](#)

[Bart Lawrence, Ward 1](#)

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

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

[Carrianna Suiter, Ward 3](#)

[Thomas Wright, Ward 3](#)

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

[Joseph Solomon, Ward 5](#)

[Erica Spell, Ward 5](#)

ADMINISTRATION

Tracey E. Nicholson, City Administrator

Laura Reams, City Clerk, 301-985-5009, lreams@hyattsville.org

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

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

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

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

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

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

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

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.

City Information: Sign up to receive text and email notifications about Hyattsville events, government, police and programs at www.hyattsville.org/list.aspx

Inclement Weather: In the event of inclement weather, please call 301-985-5000 to confirm the status of the Council meeting.



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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 (8:10 p.m. – 8:20 p.m.) Limit 2 minutes per speaker**
5. **Presentations (8:20 p.m. - 8:50 p.m.)**
 - 5.a) **Presentation of Proclamations in Honor of Retiring Police Chief Douglas K. Holland and Sgt. Suzette Johnson (10 minutes)**
HCC-24-FY19
Lead Sponsor: At the Request of the City Administrator
Co-Sponsor(s): N/A
 - 5.b) **FY-2017 Audit Update (5 minutes)**
HCC-35-FY19
Lead Sponsor: At the Request of the City Administrator
Co-Sponsor(s): N/A
 - 5.c) **Hyattsville Armory Apartments: Detailed Site Plan and Preliminary Plan of Subdivision (15 minutes)**
HCC-8-FY19
Lead Sponsor: At the Request of the City Administrator
Co-Sponsor(s): N/A
[Presentation to City Council 180716 \(2\).pptx](#)
6. **Consent Items (8:50 p.m. - 8:55 p.m.)**
 - 6.a) **Proclamation Recognizing Douglas K. Holland for His Years of Service to the City of Hyattsville**
HCC-22-FY19
I move that the Mayor and Council recognize the honorable and distinguished career of the City of Hyattsville's Chief of Police, Colonel Douglas K. Holland, who after more than 44 years of police service, is entering a well-deserved retirement.
Lead Sponsor: At the Request of the City Administrator
Co-Sponsor(s): N/A
[Proclamation for Chief Holland.docx](#)

6.b) Naming of 3505 Hamilton Street building in honor of retired Chief of Police, Douglas K. Holland

HCC-38-FY19

I move that the Mayor and Council name the new police facility located 3505 Hamilton Street and a designated public space within the building in honor of retired Chief of Police Douglas K. Holland.

Lead Sponsor: Spell

Co-Sponsor(s): Croslin, Warner, Suiter, Wright, Haba, Perry and Solomon

6.c) Proclamation Recognizing Suzette Johnson for Her Years of Service to the City of Hyattsville

HCC-26-FY19

I move that the Mayor and Council recognize Sergeant Suzette Johnson for 25 years of dedicated service to the City of Hyattsville, as she prepares to enter a well-deserved retirement.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Proclamation for Sgt. Suzie Johnson \(1\).docx](#)

6.d) Maryland SHA Lighting System Agreement - 3401 East-West Highway

HCC-1-FY19

I move the City Council authorize the Mayor and City Administrator to execute a Memorandum of Understanding with Maryland State Highway Administration for the purpose of the City accepting ownership of the pedestrian lighting at 3401 East-West Highway, Hyattsville and amendment to the MOU between the City of Hyattsville and Kiplinger Editors Press to incorporate the SHA lighting agreement as an Exhibit document.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - Kiplinger SHA Lighting Agreement.docx](#)

[MOU Hyattsville lighting agreement.docx](#)

[Kiplinger - Lighting Plan.pdf](#)

6.e) FY19 CED Vehicle Acquisition

HCC-2-FY19

I move the City Council authorize the City Administrator to execute purchase orders with Criswell Nissan of Germantown, Inc., 19574 Amaranth Drive, Germantown, Maryland 20854, for the acquisition of the the following vehicle to support on-going operations for the Department of Community & Economic Development:

\$22,321.00 - Purchase of one (1) Nissan NV200 Compact Cargo Van - State of Maryland
Contract Number: 001B8400179

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - FY2019 Vehicle Acquisition.docx](#)

**6.f) DSP-17044: Riverfront at West Hyattsville Architecture Plan
HCC-6-FY19**

I move that the City Council authorize the Mayor send correspondence to the Maryland-National Capital Park & Planning Commission regarding DSP-17004, Riverfont at West Hyattsville Metro, stating the City of Hyattsville's support of the detailed site plan application, subject to the following conditions:

1. The applicant shall revise the side elevations of townhouse units facing prominent locations and areas scheduled to be dedicated as public rights-of-way with building materials and textures consistent with the front facing exterior townhouse facades;
2. The applicant shall consider revising the rear exterior façade elevations to provide a variety of materials, textures or colors.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[DSP-17044 Action Memo.docx](#)

[Architecture Plan DSP-17044](#)

[DSP-17044 Landscape Plan](#)

[DSP-17044 Statement of Justification](#)

[Planning Committee Minutes - 05.15.18.docx](#)

**6.g) Zoning Variance Request V-42-18: 5815 36th Avenue
HCC-3-FY19**

I move the City Council authorize the City Administrator to issue correspondence to the Prince George's County Board of Zoning Appeals stating the City of Hyattsville's support of V-42-18, a zoning variance application for the subject property at 5815 36th Avenue, Hyattsville to permit a variance of 19.3% total lot coverage and a waiver of the parking area location requirement.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s):

[V-42-18 Memo.docx](#)

[V-42-18 Plat.pdf](#)

**6.h) Zoning Variance Request V-40-18: 5833 36th Avenue
HCC-4-FY19**

I move the City Council authorize the City Administrator to issue correspondence to the Prince George's County Board of Zoning Appeals stating the City of Hyattsville's support of V-40-18, a zoning variance application for the subject property at 5833 36th Avenue, Hyattsville to permit a variance of 8.5% total lot coverage, four (4) feet front yard depth and a waiver of the parking area location requirement.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[V-40-18 Memo.docx](#)

[V-40-18 Plat.pdf](#)

6.i) IT Switch Refresh Project

HCC-10-FY19

I move the City Council authorize the City Administrator to execute a Purchase Agreement with Dataprise Inc., 3700 Koppers Street, Suite 520, Baltimore, Maryland 21227, to provide for IT hardware and integration services, in an amount not to exceed \$16,500.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - IT Switch Refresh Project.docx](#)

6.j) Re-appointment to Code Compliance Advisory Committee

HCC-12-FY19

I move that the Mayor and Council re-appoint Edward Bohls (Ward 2) to the Code Compliance Advisory Committee for a term of 2 years, ending on July 16, 2020.

Lead Sponsor: Warner

Co-Sponsor(s): N/A

[Committee Application Code Bohls W2.pdf](#)

6.k) Re-Appointment to Police and Public Safety Citizens' Advisory Committee

HCC-13-FY19

I move that the Mayor and Council re-appoint Jennifer Bangoura (Ward 2) to the Police and Public Safety Citizens' Advisory Committee for a term of 2 years, ending on July 16, 2020.

Lead Sponsor: Warner

Co-Sponsor(s): Spell

[Committee Application PPSAC Bangoura W2.pdf](#)

6.l) Appointments to Race and Equity Task Force

HCC-14-FY19

I move that the Mayor and Council appoint Shannon Wyss (Ward 4), Joanne Waszczak (Ward 1), Deyo Johnson (Ward 2), Chuck Perry (Ward 3), Jessica Arends (Ward 1), Cindy Zork (Ward 3), and Ife Floyd (Ward 2) to the Ad Hoc Race and Equity Task Force for a term to expire 120 days after the first meeting of the committee.

Lead Sponsor: Hollingsworth

Co-Sponsor(s): N/A

[Committee Application RETF Perry W3.pdf](#)

[Committee Application RETF Waszczak W1.pdf](#)

[Committee Application RETF Wyss W4.pdf](#)

[Committee Application RETF Zork W3.pdf](#)

[Committee Application RETF Arends W1.pdf](#)

[Committee Application RETF Floyd W2.pdf](#)

[Committee Application RETF Johnson W2.pdf](#)

**6.m) FY19 Renewal of Adirondack Tree Experts Contract
HCC-17-FY19**

I move that the Mayor and Council authorize the City Administrator to renew the City's contract with Adirondack Tree Experts for FY19 tree work in the City in an amount not to exceed \$150,000. This contract has been reviewed and approved by the City Attorney for legal sufficiency.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

**6.n) FY19 DPW Vehicle Purchase - Administration Vehicle
HCC-19-FY19**

I move that the Mayor and Council authorize the expenditure of FY19 Capital Improvement Funds in an amount not to exceed \$34,000.00 for the purpose of purchasing a Ford Explorer Utility Vehicle from Heritage Fleet Services, utilizing the Anne Arundel County Blanket Contract 5274-OB rider.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - DPW Vehicle and Equipment Purchases 2018 LR.docx](#)

[Admin car 2018.pdf](#)

[Anne Arundel blanket award & renewal letter - Ford 18.pdf](#)

[Anne Arundel County IFBno 16-131.pdf](#)

**6.o) FY19 Grant Acceptance: GOCCP New/Replacement Body Armor
HCC-21-FY19**

I move that the Mayor and Council accept and appropriate into the FY19 budget a matching grant from the Governor's Office of Crime Control & Prevention in the amount of \$8,780 for the purchase of new and replacement body armor.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[GOCCP New Replacement Body Armor Grant.pdf](#)

**6.p) Annual Service Agreement with Motorola for Radio Communications Dispatch System and Portable and Mobile Radios
HCC-23-FY19**

I move that the Mayor and Council authorize the expenditure of \$30,383.75 for the renewal of the Annual Motorola Service Agreement for maintenance on our Dispatch Console, Portable and Mobile radios.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Service Agreement Memo 7 2 2018 FINAL.docx](#)

6.q) FY19 Grant Acceptance: SMADC Grant for Farmers Market

HCC-27-FY19

I move that the Mayor and Council accept and appropriate into the FY19 budget a grant for \$1,000 from the Southern Maryland Agricultural Development Commission to assist in marketing efforts of the Hyattsville Farmers Market in 2019.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

6.r) Hyattsville Life and Times Contract

HCC-28-FY19

I move that the Mayor and Council authorize the City Administrator to contract with the Hyattsville Life and Times to purchase advertising for FY19 at a cost not to exceed \$28,680.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

6.s) Proclamation in Recognition of the Maryland Buy Local Challenge

HCC-30-FY19

I move that the Mayor and Council recognize the last full week in July 2018 as the Maryland Buy Local Challenge, which encourages Marylanders to eat at least one (1) thing from a local farm each day from July 21 to July 29, 2018.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[2018 Maryland Buy Local Challenge.docx](#)

6.t) Mentor Network Contract

HCC-31-FY19

I move that the Mayor and Council authorize the City Administrator to negotiate a contract with Northstar Tutoring for the provision of tutoring and mentorship services for Hyattsville teenagers at a cost not to exceed \$50,000, upon the review and approval of the City Attorney for legal sufficiency.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s):

[Firm Selection Memo Mentorship.docx](#)

6.u) Disbursement of Ward 3 Discretionary Funds for FY18

HCC-39-FY19

I move that the Mayor and Council approve the disbursement of \$300 from the Ward 3 FY18 Council Discretionary Funds for the Teen Club. This expenditure was approved by the Executive Committee prior to the close of the fiscal year.

Lead Sponsor: Wright

Co-Sponsor(s): Suiter

6.v) Hyattsville CDC: Request for Maryland DHCD Letter of Support

HCC-40-FY19

I move that the Mayor and Council authorize the City Administrator to provide a letter of support to the Hyattsville Community Development Corporation for its State of Maryland Department of Housing and Community Development (DHCD)'s Operating Assistance Grant. The grant is intended to support the creation of a new market analysis for Hyattsville and for the Route 1 Corridor.

Lead Sponsor: Executive Committee

Co-Sponsor(s): N/A

[HCCDC LOS Grant App Market Analysis.docx](#)

7. Motion to Close (8:55 p.m. - 9:25 p.m.)**7.a) Motion to Close (30 minutes)****HCC-29-FY19**

I move that the Mayor and Council close the Council Meeting of July 16, 2018, to discuss development contract negotiations and to receive legal advice.

The reason for closing the meeting under this exception is to protect the City's bargaining position. The meeting will also be closed so that the Mayor and Council may receive legal advice. The reason for closing the meeting under this exception is to protect attorney-client communications. This session will be closed under the authority of the Annotated Code of Maryland State Government General Provisions Article Section 3-305(b) (14) To discuss, before a contract is awarded or bids are opened, a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process. and 3-305(b) (7) to consult with counsel to obtain legal advice.

Lead Sponsor: Hollingsworth

Co-Sponsor(s): N/A

8. Action Items (9:25 p.m - 10:15 p.m.)**8.a) Hyattsville Ordinance 2018-02: State Mandated Changes to Ethics Code (5 minutes)****HCC-25-FY19**

I move that the Mayor and Council introduce Hyattsville Ordinance 2018-02, an Ordinance whereby the City of Hyattsville amends its ethics provisions to conform to recent updates to State law as to financial reporting and conflicts of interest (FIRST READING).

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Ordinance 2018-02 Ethics FINAL.docx](#)

[2018 Ethics changes.pdf](#)

8.b) CSP-18002: Magruder Pointe (Revised as of June 29) (20 minutes)**HCC-11-FY19**

TBD

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Magruder Pointe Amended CSP Memo July 10.docx](#)

[6.27.18.SOJ MUI CSP.pdf](#)

[Dwelling Units per Acre 06192018 \(2\).pdf](#)

[Planning Committee Minutes - 03.20.2018.pdf](#)

[Planning Committee Minutes - 06.19.18.docx](#)

8.c) DSP-18003: Landy Property (Infrastructure Only) (15 minutes)

HCC-5-FY19

I move that the City Council authorize the Mayor to submit correspondence on behalf of the City of Hyattsville to the Maryland-National Capital Park & Planning Commission in support the preliminary plan of subdivision for the Landy development DSP-18003, subject to the following conditions:

1. The applicant shall revise the proposed 'sub-urban' subdivision concept for the entry signage and replace it with an illuminated art/signage installation;
2. The applicant shall modify the landscaping plan to eliminate, or significantly reduce the quantity of Acer rubrum and lirioppe muscari;
3. In lieu of a proposed 'security call box', the applicant shall include on its site plan the location of an elevated security camera, as specified by the Hyattsville Police Department at the entrance along Belcrest Road, which shall be networked into the City's existing camera network at a cost not to exceed \$16,000;
4. Staff recommends the dedication of the proposed park area in the northwest section of the development to the City of Hyattsville for public use;
5. The applicant shall install two (2) sets of Big Belly trash and recycling compactors within the park;
6. The City acknowledges that conditions 3 - 5 shall require a separate agreement between the Applicant/Owner and the City of Hyattsville.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Infrastructure DSP Action Memo FINAL](#)

[DSP Infrastructure.pdf](#)

[Landscape and Lighting Plan.pdf](#)

[Tree Conservation Plan.pdf](#)

[Planning Committee Minutes - 05.15.18.docx](#)

8.d) DSP-03012-04: Aldi Expansion Project (10 minutes)

HCC-7-FY19

I move that the City Council authorize the Mayor to submit correspondence on behalf of the City of Hyattsville to the Maryland-National Capital Park & Planning Commission in support the preliminary plan of subdivision for the Aldi expansion project, DSP-03012-04, subject to a

revision of the landscaping plan to replace the following species with species native to the region:

- o Fraxinus pensylvanica 'summit' (summit green ash)
- o Taxus x media 'densiformis' (densiformis yew)
- o Euyonymus alatus 'compactus' (dwarf winged euyonymus)

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Aldi DSP-03012-04 Action Memo FINAL.docx](#)

[Statement of Justification.pdf](#)

[DSP - Aldi Hyattsville.pdf](#)

[ILLUSTRATIVE PLAN.pdf](#)

[25 A201 - Exterior Elevations.pdf](#)

[Planning Committee Minutes - 06.19.18.docx](#)

9. Council Dialogue

10. Community Notices and Meetings

10.a) City Calendar: July 17 - August 6, 2018

HCC-16-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s):

[Main City Calendar Jul 17 - Aug 6 2018.docx](#)

11. Motion to Adjourn



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Laura Reams

Submitting Department: City Clerk

Item Type: Presentation

Agenda Section: Presentations (8:20 p.m. - 8:50 p.m.)

SUBJECT

Presentation of Proclamations in Honor of Retiring Police Chief Douglas K. Holland and Sgt. Suzette Johnson (10 minutes)

HCC-24-FY19

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

Mayor Hollingsworth will present proclamations and tokens of appreciation to retiring Police Chief Douglas K. Holland and Sergeant Suzette Johnson in honor of their service to the City of Hyattsville

Next Steps:

N/A

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support and our best wishes for an enjoyable and relaxing retirement.

Community Engagement:

N/A

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Laura Reams

Submitting Department: Finance

Item Type: Audit

Agenda Section: Presentations (8:20 p.m. - 8:50 p.m.)

SUBJECT

FY-2017 Audit Update (5 minutes)

HCC-35-FY19

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

- * The FY-2017 audit continues to progress. We are working thru reconciliation of various contract payments associated with professional services and capital expenditures.
- * The new GASB announcements are being considered for implementation prior to closeout of FY-2017.
- * We anticipate completion of the FY-2017 audit by the 3rd week of September 2018.

Next Steps:

Continue to work through the audit until completion.

Fiscal Impact:

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

City Administrator Comments:

See summary above.

Community Engagement:

N/A

Strategic Goals:

Goal 1 – Ensure Transparent and Accessible Governance

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Katie Gerbes

Submitting Department: Community & Economic Development

Item Type: Presentation

Agenda Section: Presentations (8:20 p.m. - 8:50 p.m.)

SUBJECT

Hyattsville Armory Apartments: Detailed Site Plan and Preliminary Plan of Subdivision (15 minutes)

HCC-8-FY19

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Presentation_to_City_Council_180716 \(2\).pptx](#)

Summary Background:

This is the first presentation of a planned development by Urban Investment Partners (UIP) to redevelop the west side of Baltimore Avenue, between the Hyattsville Armory/Crossover Church and Hamilton Street. UIP is proposing 32,000 square feet of retail, 284 apartments, and a structured parking garage on site.

Next Steps:

This application will be presented to the Planning Committee on July 17, 2018. It is scheduled to come back to the City Council on the "discussion" and "action" agendas in August and September.

Fiscal Impact:

N/A

City Administrator Comments:

For discussion

Community Engagement:

This is the first public presentation of this proposal.

Strategic Goals:

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

Legal Review Required?

N/A

Hyattsville Armory Apartments

Presentation to City Council
July 16th, 2018



Program Summary

- 32,000 Square Feet of Retail
 - 400 feet of frontage along Baltimore Avenue
 - Mix of restaurants, convenience, health & beauty, fitness, boutiques
- 284 Apartments
 - 9% Studios (25)
 - 61% 1-bedrooms (174)
 - 30% 2-bedrooms (85)

Architect

USE

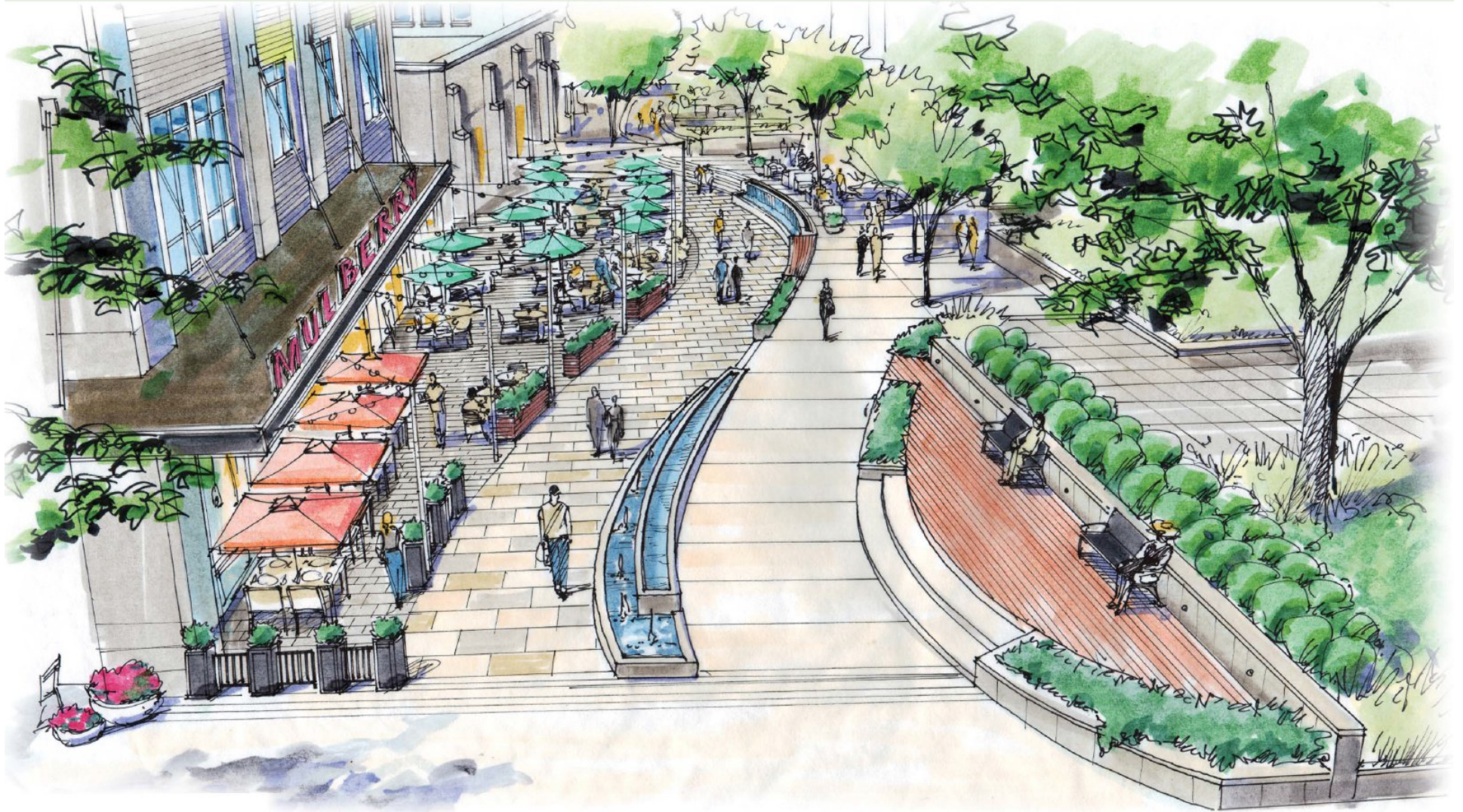






Landscape Design

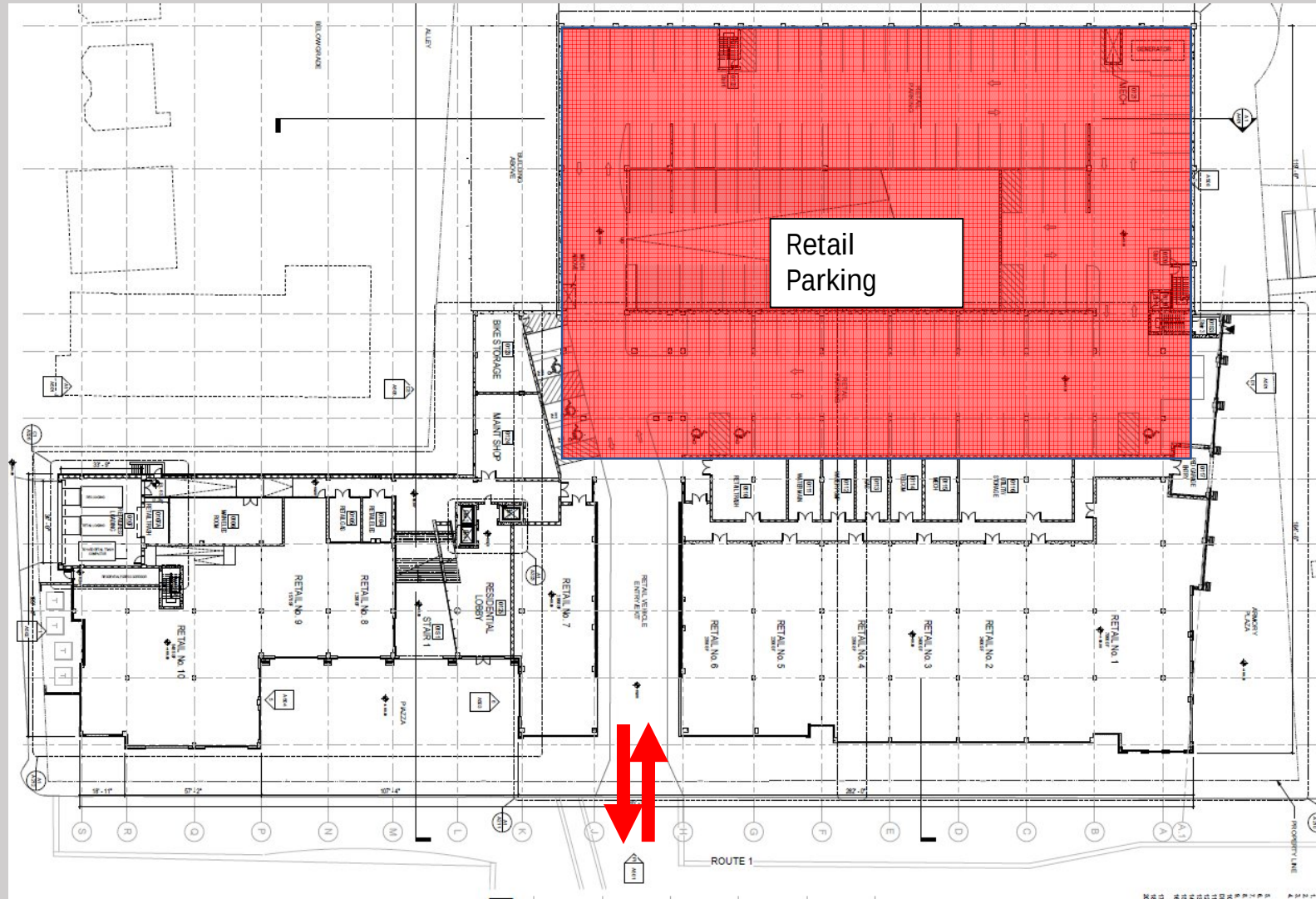


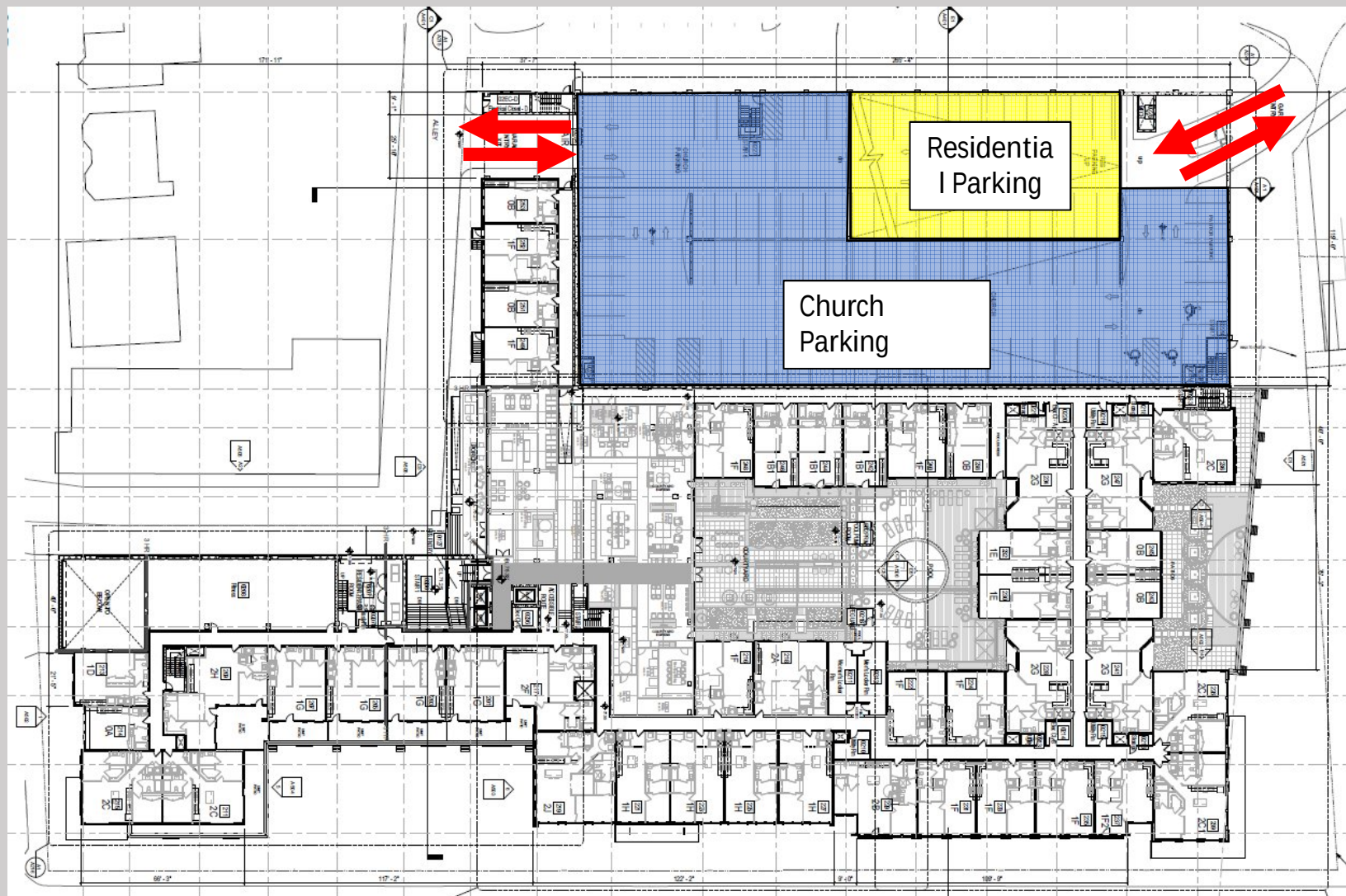


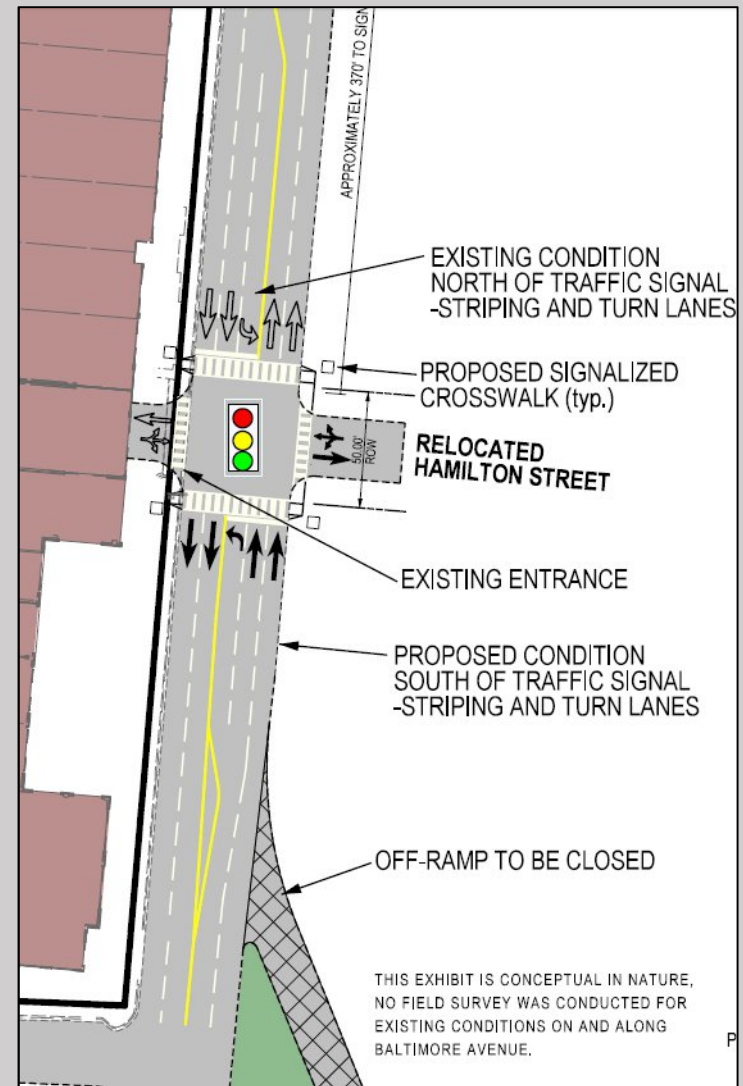
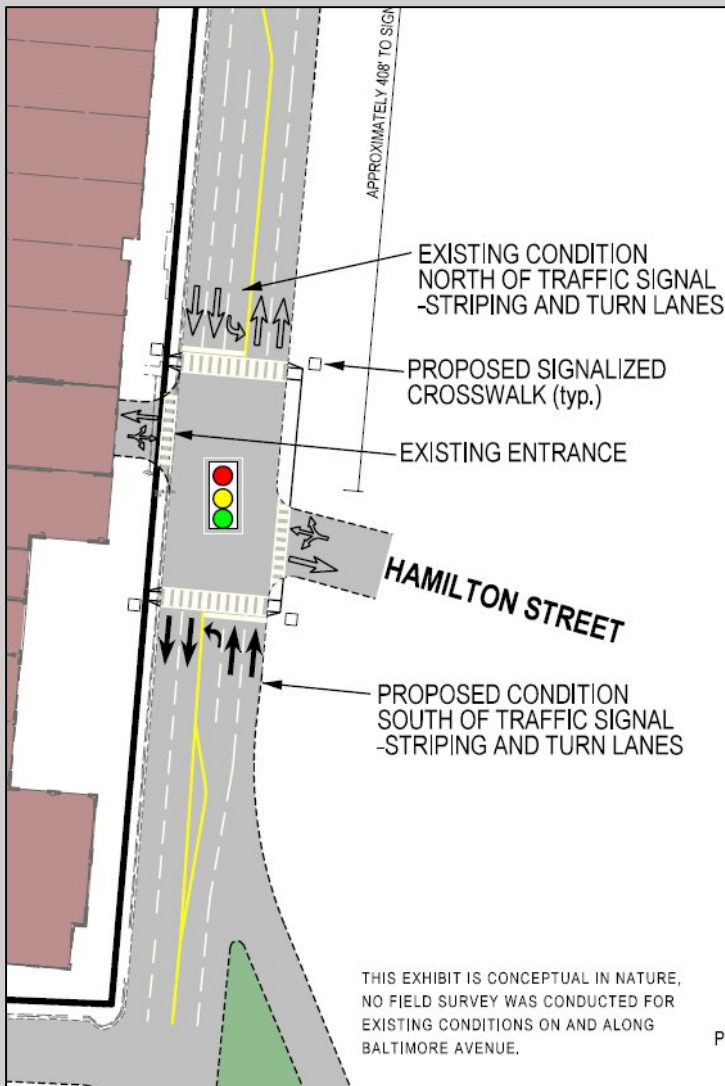


Traffic Circulation

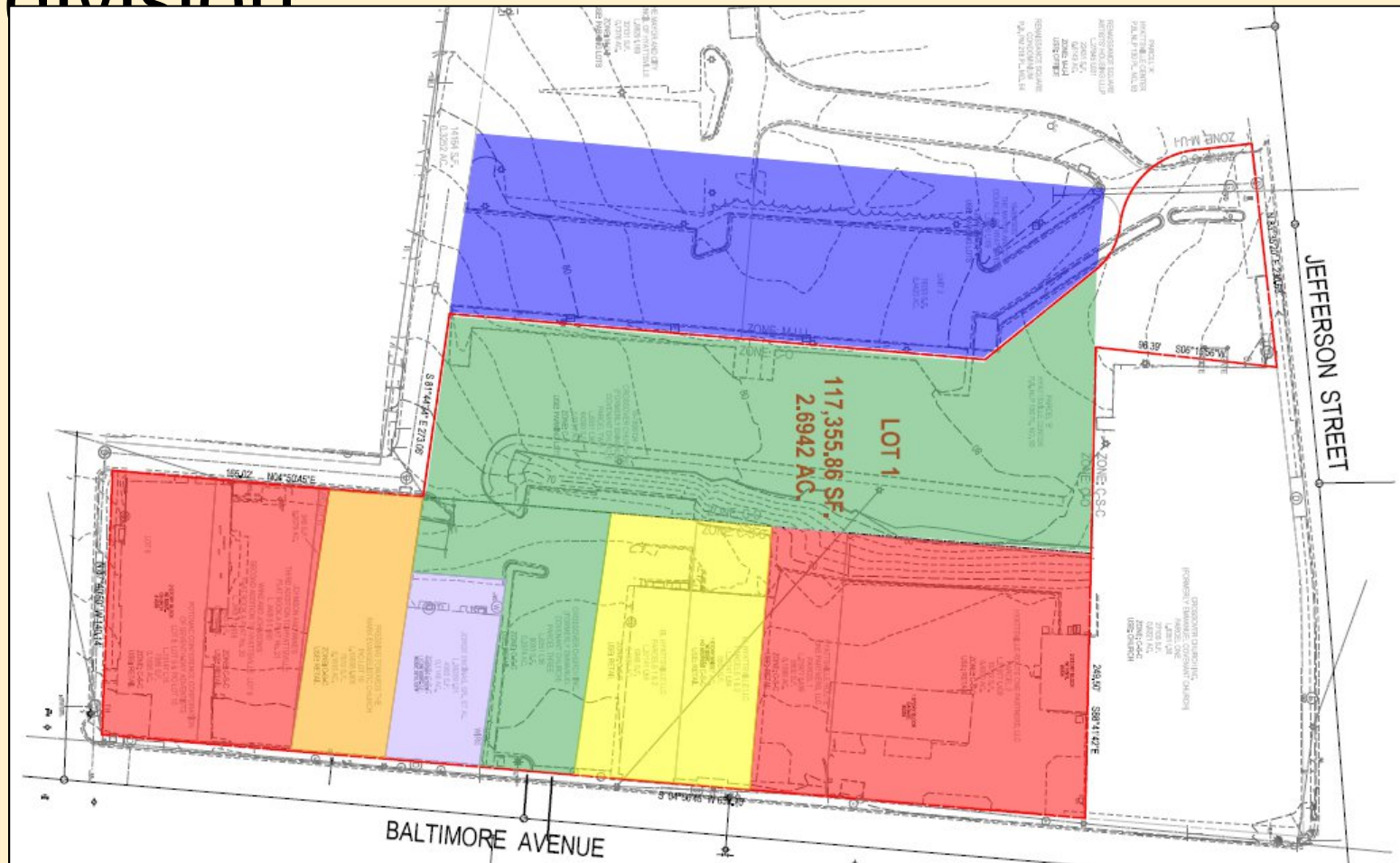
- One Entry from Route 1 (Retail Parking)
- One Entry from Hamilton Alley (Church Parking)
- One Entry from Jefferson Street (Church and Residential Parking)







Preliminary Plan of Subdivision



Detailed Site Plan - Variances

- Objective is to comply with all Design Guidelines of the 2004 Approved Sector Plan for the Gateway Arts District

Impact Fees

School Surcharge	\$2,361,044
Public Safety Surcharge	\$698,924
Systems Development Charge	\$722,844

Project Timeline

Presentation to City Council	July 16, 2018
Planning Committee Work Session	July 17, 2018
PPS Discussion by City Council	August 6, 2018
PPS Action by City Council	September 17, 2018
DSP Discussion by City Council	September 17, 2018
DSP Action by City Council	October 1, 2018
County Planning Board	October 15, 2018
Submit for Building Permits	December 2018
Obtain Building Permits and Commence Construction	February 2019
Complete Construction	August 2020
Fully-Leased	August 2021



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Anthony DeSantis

Submitting Department: Community Services

Item Type: Proclamation

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Proclamation Recognizing Douglas K. Holland for His Years of Service to the City of Hyattsville

HCC-22-FY19

Recommendation:

I move that the Mayor and Council recognize the honorable and distinguished career of the City of Hyattsville's Chief of Police, Colonel Douglas K. Holland, who after more than 44 years of police service, is entering a well-deserved retirement.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Proclamation_for_Chief_Holland.docx](#)

Summary Background:

Colonel Douglas K. Holland has served the State of Maryland, Prince George's County, and the City of Hyattsville with distinction for over 44 years. He is retiring from the City of Hyattsville after serving for nearly 20 years as its Chief of Police.

Next Steps:

Recognize Chief Holland for his many years of dedicated service to the City of Hyattsville.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval and our sincere thanks and appreciation for his dedicated service.

Community Engagement:

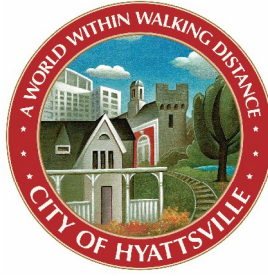
Recognition of Chief Holland's achievements has been planned.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



**PROCLAMATION RECOGNIZING DOUGLAS K. HOLLAND
FOR HIS YEARS OF SERVICE TO THE CITY OF HYATTSVILLE**

This proclamation celebrates the honorable and distinguished career of the City of Hyattsville's Chief of Police, Colonel Douglas K. Holland, who after more than 44 years of police service, is entering a well-deserved retirement.

WHEREAS, Douglas K. Holland has served the State of Maryland, Prince George's County, and the City of Hyattsville with distinction for over 44 years; and

WHEREAS, he is retiring from the City of Hyattsville after serving for nearly 20 years as its Chief of Police; and

WHEREAS, under his leadership the City's Police Department has become an internationally accredited law enforcement agency through the Commission on Accreditation of Law Enforcement Agencies, maintaining this accredited status continually since 1999; and

WHEREAS, his dedication to keeping the City of Hyattsville safe has seen tangible outcomes, including grant funds for the Hyattsville Safe Streets Initiative, which through analytics and mapping has helped direct resources to further reduce violent crime; and

WHEREAS, he has led the fine women and men of the Hyattsville City Police Department with a vision for strengthened trust between police officers and the Hyattsville community; and

WHEREAS, this vision has led to the formal adoption of the standards and philosophy of the President's Task force on 21st Century Policing and several successful community outreach initiatives, including Community Conversations with residents, support for a police-led youth engagement program, the creation of the resident-led Police and Public Safety Advisory Committee, and the establishment of the Hyattsville Community Chaplains Program; and

WHEREAS, the above is not an exhaustive list of Colonel Holland's various accomplishments as Chief of the City's Police Department.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council extend their sincere gratitude and appreciation to Colonel Douglas K. Holland for his years of dedicated service and leadership and for building relationships and partnerships to create a stronger and more connected community. We extend our best wishes as he transitions into retirement and new endeavors.

Candace B. Hollingsworth
Mayor
City of Hyattsville

July 16, 2018



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Erica Spell

Submitting Department: Legislative

Item Type: Legislative

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Naming of 3505 Hamilton Street building in honor of retired Chief of Police, Douglas K. Holland

HCC-38-FY19

Recommendation:

I move that the Mayor and Council name the new police facility located 3505 Hamilton Street and a designated public space within the building in honor of retired Chief of Police Douglas K. Holland.

Sponsor(s):

Spell

Co-Sponsor(s):

Croslin, Warner, Suiter, Wright, Haba, Perry and Solomon

ATTACHMENTS

Summary Background:

This motion proposes the naming of the building and a designated public space within the building located at 3505 Hamilton Street in honor of retired Chief of Police Douglas K. Holland. The naming of the building and public space commemorates Chief Holland's legacy of leadership, improving community relations, and redefining public safety for the 21 century during his 44 years of public service including 19 years with the City of Hyattsville, Maryland.

Next Steps:

Approval of Council

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Anthony DeSantis

Submitting Department: Community Services

Item Type: Proclamation

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Proclamation Recognizing Suzette Johnson for Her Years of Service to the City of Hyattsville

HCC-26-FY19

Recommendation:

I move that the Mayor and Council recognize Sergeant Suzette Johnson for 25 years of dedicated service to the City of Hyattsville, as she prepares to enter a well-deserved retirement.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Proclamation_for_Sgt._Suzie_Johnson \(1\).docx](#)

Summary Background:

Sergeant Suzette Johnson, known and loved by all as Sergeant Suzie, is retiring after more than 28 years of a successful career in law enforcement.

Next Steps:

Recognize Sergeant Suzie for her many years of dedicated service to the City of Hyattsville.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

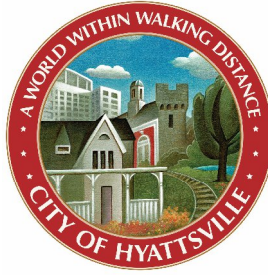
Recognition of Sergeant Suzie's achievements has been planned.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



**PROCLAMATION RECOGNIZING SUZETTE JOHNSON
FOR HER YEARS OF SERVICE TO THE CITY OF HYATTSVILLE**

This proclamation congratulates Sergeant Suzette Johnson, affectionately known and loved by all as Sergeant Suzie, on her 25 years of service to the City of Hyattsville. Her well-deserved retirement comes after over 28 years of a successful career in law enforcement.

WHEREAS, Sergeant Suzie Johnson joined the Hyattsville City Police Department as Property and Evidence Manager in 1993; and

WHEREAS, she has merited many promotions throughout her career, including to Sergeant in 2005; and

WHEREAS, as Sergeant she has taken on several important roles simultaneously, including Criminal Investigations Commander, Patrol Supervisor, School Resource Officer, and Community Action Team Leader; and

WHEREAS, as School Resource Officer she has provided mentorship, and mediation when necessary, to the students of Northwestern High School while working to keep students and staff safe; and

WHEREAS, as Community Action Team Leader she has been instrumental in the creation of the City's new Teen Club, a fun and safe place for our teenagers to socialize as well as learn what it means to lead through service; and

WHEREAS, in addition to other accolades, she has been rightly recognized as Community Services Officer of the Year on numerous occasions by the City of Hyattsville and Prince George's County; and

WHEREAS, Sergeant Suzie's impact on our community will be long-lasting because of the respect and trust she has built between the Hyattsville City Police Department, Hyattsville residents and Hyattsville's youth.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council extend the warmest thanks and appreciation to Sergeant Suzie for 25 years of dedicated service as she's worked tirelessly to keep our community, especially our children, out of harm's way. May she enjoy her retirement and accept our best wishes in all future endeavors.

Candace B. Hollingsworth
Mayor
City of Hyattsville

July 16, 2018



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Joint Use Agreement

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Maryland SHA Lighting System Agreement - 3401 East-West Highway

HCC-1-FY19

Recommendation:

I move the City Council authorize the Mayor and City Administrator to execute a Memorandum of Understanding with Maryland State Highway Administration for the purpose of the City accepting ownership of the pedestrian lighting at 3401 East-West Highway, Hyattsville and amendment to the MOU between the City of Hyattsville and Kiplinger Editors Press to incorporate the SHA lighting agreement as an Exhibit document.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Memo - Kiplinger SHA Lighting Agreement.docx](#)

[MOU Hyattsville lighting agreement.docx](#)

[Kiplinger - Lighting Plan.pdf](#)

Summary Background:

On June 21, 2015, the City of Hyattsville and The Kiplinger Washington Editors, Inc. entered into a Memorandum of Understanding pertaining to the redevelopment of 11.68 acres of property at Editors Park Drive and East-West Highway, Hyattsville. The purpose of the MOU was to define dedication of land and assets to the public as well as obligation of the owner to fund public safety equipment.

The owner is completing the redevelopment of the subject properties and is prepared to construct and dedicate the pedestrian lighting system, which will be built and energized to Pepco's public standard and per the development standards of the Prince George's Plaza Transit District Development Plan. The lighting system will exist on Maryland State Highway Administration (SHA) public Right-of-Way (ROW), however SHA requires the municipality to assume responsibility for ownership of the system, through a separate agreement between SHA and the municipality.

Maryland SHA has furnished the attached agreement for approval by the City of Hyattsville. The SHA-Hyattsville agreement will serve as an exhibit to the existing Hyattsville-Kiplinger MOU.

Next Steps:

N/A

Fiscal Impact:

The annual operating cost per pedestrian street pole is estimated to be \$200 per year.

City Administrator Comments:

Recommend Support

Community Engagement:

The transfer of pedestrian lighting systems, constructed to Pepco's public standards, are recommended per the Prince George's Plaza Transit District Development Plan.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

Complete



Memo

To: Mayor and City Council
CC: Tracey Nicholson, City Administrator
From: Jim Chandler, Assistant City Administrator
Date: June 20, 2018
Re: Kiplinger MOU Amendment and Maryland SHA Lighting Agreement

Summary

On June 21, 2015, the City of Hyattsville and The Kiplinger Washington Editors, Inc. entered into a Memorandum of Understanding pertaining to the redevelopment of 11.68 acres of property at Editors Park Drive and East-West Highway, Hyattsville. The purpose of the MOU was to define dedication of land and assets to the public as well as obligation of the owner to fund public safety equipment.

The owner is completing the redevelopment of the subject properties and is prepared to construct and dedicate the pedestrian lighting system, which will be built and energized to Pepco's public standard and per the development standards of the Prince George's Plaza Transit District Development Plan. The lighting system will exist on Maryland State Highway Administration (SHA) public Right-of-Way (ROW), however SHA requires the municipality to assume responsibility for ownership of the system, through a separate agreement between SHA and the municipality.

Maryland SHA has furnished the attached agreement for approval by the City of Hyattsville. The SHA-Hyattsville agreement will serve as an exhibit to the existing Hyattsville-Kiplinger MOU.

MEMORANDUM OF UNDERSTANDING

MD 410 KIPLINGER PROPERTY PARCEL 1 INSTALLATION AND MAINTENANCE OF PEDESTRIAN LIGHTING

by and between

**MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
and
THE CITY OF HYATTSVILLE, MARYLAND**

THIS MEMORANDUM OF UNDERSTANDING (MOU) executed in duplicate, made effective on this _____ day of _____, 2018, by and between the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland, hereinafter called “**MDOT SHA**”, and The City of Hyattsville, a municipal subdivision located in Prince George’s County, Maryland, hereinafter called “**CITY**”.

WHEREAS, MDOT SHA owns and maintains MD 410 (East – West Highway) including the portion that is located within the jurisdiction of the CITY; and MD 410 functions as a local roadway within the CITY; and

WHEREAS, the CITY has expressed to MDOT SHA its interest to install pedestrian lighting “**LIGHTING**” in MDOT SHA right-of-way along MD 410; and

WHEREAS, the CITY has requested and MDOT SHA has agreed, to allow the CITY to install certain LIGHTING along MD 410 at Kiplinger property, Parcel 1; and

WHEREAS, enhanced lighting along route 410 will match existing conditions and will benefit the parties of this MOU and

WHEREAS, the design, installation and maintenance of the LIGHTING will be referred to as the “**PROJECT**”; and

WHEREAS, the PROJECT includes all items to design, construct and maintain the new lighting, including but not limited to, conduit, foundations, pull-wire, hand boxes, poles, pole bases, wiring and luminaries; and

WHEREAS, the CITY shall be responsible for electrical energy costs necessary for the LIGHTING once constructed; and

WHEREAS, the CITY shall own the LIGHTING and provide all maintenance and repair necessary for the LIGHTING; and

WHEREAS, MDOT SHA and the CITY desire to define ownership and maintenance responsibilities both during and after installation, and

NOW, THEREFORE, THIS MEMORANDUM OF UNDERSTANDING WITNESSETH, that for and in consideration of the mutual promises and other good and valuable considerations, the receipt and adequacy whereof is hereby acknowledged, be it understood that MDOT SHA and the CITY do hereby agree as follows:

I. PROJECT DESCRIPTION

The PROJECT shall generally consist of all activities to design, install and maintain eight (8) new pedestrian lighting fixtures (**LIGHTING**) along MD 410 (East-West Highway) by the CITY, within MDOT SHA's right-of-way as outlined in the sector plan by MNCPPC along MD 410 at Kiplinger property, Parcel 1. The PROJECT limits are Kiplinger property, Parcel 1. The Project shall conform to MDOT SHA's Standard Specifications for Construction and Materials, current edition and the plan and design details approved by MDOT SHA and the CITY per **MDOT SHA Tracking No. 12APPG04116**. See **ATTACHMENT 1** for locations. The CITY shall solely fund the PROJECT.

II. MDOT SHA RESPONSIBILITIES:

- A. MDOT SHA shall provide the CITY with written comments of all data or materials provided by the CITY for review within fifteen (15) working days following receipt thereof.
- B. MDOT SHA provided the CITY with an Access Permit (**PERMIT**), with a term of five (5) years to be renewed every five years by mutual consent of both parties. Current Permit #12APPG04116. The PERMIT shall grant a right-of-entry to the CITY personnel or its agents or contractors for the sole purpose of performing the design, installation and maintenance described herein. Any party seeking a permit from MDOT SHA shall meet all requirements for such activities as set forth herein (e.g. insurance, other permit requirements, etc.) and as required by MDOT SHA in the permit or otherwise.
- C. In the event the CITY fails to maintain the LIGHTING as described herein and corrective action is needed in MDOT SHA's opinion, MDOT SHA shall notify the CITY as to the corrective action required. The CITY shall commence the corrective action within five (5) business days from receipt of notification from MDOT SHA. If the CITY does not commence corrective action within five (5) business days, as may be directed by MDOT SHA, MDOT SHA reserves the right to perform such necessary corrective action as may be needed including removal of said LIGHTING and invoice the CITY for the cost of such corrective action.

III. CITY RESPONSIBILITIES

- A. The CITY shall provide MDOT SHA with four (4) sets of proposed final PROJECT plans for review and comments. The original plans shall be approved and sealed by the registered Professional Engineer. MDOT SHA shall have final authority regarding approval.
- B. The CITY shall be responsible to install the LIGHTING in a manner acceptable to MDOT SHA.

- C. The CITY understands that when performing the PROJECT activities for the LIGHTING, Maintenance of Traffic lane closures may be required. In that event, the CITY shall obtain a lane closure permit from MDOT SHA's District 3 Office.
- D. The CITY shall be responsible for all LIGHTING installed under this MOU and the PERMIT. MDOT SHA will not be required to replace or repair any LIGHTING, or supply power, metering or lighting control.
- E. The CITY shall take immediate action to correct any issues concerning the maintenance as directed by notification from MDOT SHA or the CITY's awareness of the need for maintenance.
- F. If the CITY fails to take corrective action within five (5) business days of notification and MDOT SHA must perform any corrective action as to the maintenance, the CITY shall reimburse MDOT SHA within thirty (30) days of receipt of any invoice for all documented costs incurred by MDOT SHA for such corrective action, including MDOT SHA's direct salaries, payroll burden and overhead. If payment of the documented cost is not received within thirty (30) days of the CITY's receipt of an invoice, MDOT SHA will then notify the CITY in writing that MDOT SHA may make a deduction from the CITY's share of Highway User Revenue equal to the overdue invoice amount(s).
- G. With regard to the PROJECT, the CITY agrees that it shall, with regard to the PROJECT, comply with all applicable laws, rules and regulations, including safety requirements imposed by MDOT SHA. The CITY shall also obtain all permits necessary for the PROJECT from MDOT SHA and as needed from any other entity.

IV. INSURANCE:

- A. During the term of this MOU and the PERMIT, the CITY shall provide written documentation that it, or any agent or contractor procured by the CITY to perform the work of the PROJECT, (i) carries a valid insurance policy with, as a minimum, the following limits: \$1,000,000 for general liability and \$1,000,000 for automobile liability; (ii) has added MDOT SHA, the Maryland Department of Transportation and the State of Maryland as additional named insureds; and (iii) has a policy that may only be cancelled by the insurance company after thirty (30) days prior written notice to MDOT SHA.
- B. The CITY and/or its contractors shall also provide MDOT SHA with a current and valid workers compensation insurance policy with limits equal to or in excess of those required by law.

V. INDEMNITY:

The CITY understands and agrees that it, its agents, contractors and employees assume the risk of performing activities related to the PROJECT and hereby releases MDOT SHA and the State of Maryland from any claims, losses or costs for damages or injuries the CITY may incur or sustain in the course of performing the said activities, with the exception of claims, losses or cost for damages attributable solely to the acts or omissions of MDOT SHA or the State of Maryland.

VI. TERM:

The initial term of this MOU shall be five (5) years from the date of final execution. The MOU may be amended and shall be renewable by mutual written agreement of the parties. However, MDOT SHA may terminate this MOU in the event the CITY fails to properly perform the PROJECT activities including all maintenance activities, as required herein or in accordance with the specified standards of MDOT SHA. Either MDOT SHA or the CITY may terminate this MOU at any time, upon written notification to the other party. If the MOU is terminated by either party the CITY will be responsible for removing all items associated with the PROJECT and complete restoration to its original condition of the associated right of way along MD 410, as required by MDOT SHA.

VII. UTILITIES/ TRAFFIC CONTROLS:

- A. The CITY is responsible for coordinating the PROJECT with Miss Utility to ensure no damage occurs to utilities (both overhead and underground) during the performance and term of the PROJECT. The CITY shall be responsible for all utility connection costs.
- B. The CITY shall promptly repair any and all damages caused to utilities or MDOT SHA devices/equipment occurring during the CITY's performance of activities related to this MOU.
- C. The CITY shall ensure proper sight distance for Traffic Control Devices is maintained.

VIII. GENERAL:

- A. This Agreement constitutes the entire, full and final understanding between the parties hereto and neither party shall be bound by any representations, statements, promises or agreements not expressly set forth herein.
- B. Upon completion of the PROJECT, the CITY shall own and maintain the LIGHTING.
- C. MDOT SHA shall not be liable for any obligation, act, failure to act or omission of the CITY, its employees, contractors or assigns with regard to the LIGHTING and all related activities.
- D. This MOU shall inure to and be binding upon the parties hereto, their agents, successors, and assigns.

- E. This MOU and the rights and liabilities of the parties hereto shall be determined in accordance with Maryland law and subject to the jurisdiction of the Maryland courts.
- F. Each provision of this Agreement shall be deemed to be a separate, severable, and independently enforceable provision. The invalidity or breach of any provision shall not cause the invalidity or breach of the remaining provisions of this Agreement, which shall remain in full force and effect.
- G. The recitals (WHEREAS clauses) at the beginning of this MOU are incorporated herein as part of this MOU.

All notices, if to the CITY, shall be in writing and hand delivered with receipt obtained therefore, or mailed postage prepaid to the other party by certified mail return receipt requested, to the following:

City of Hyattsville:

Mr. Jim Chandler
Director, Community & Economic Development
City of Hyattsville
4310 Gallatin Street
Hyattsville, Maryland 20781
Phone: 301-985-5013
E-Mail: jchandler@hyattsville.org

With a copy to:

Edition Apartments, LLC
Mr. James P Sullivan
Vice President / Partner
600 New Hampshire Avenue, NW Suite 650
Washington, DC 20037
Phone: 202-965-1124
E-Mail: jsullivan@ForeProperty.com

If to MDOT SHA:

Mr. Kwesi Woodroffe,
Regional Engineer, Access Management District 3 MDOT SHA
9300 Kenilworth Avenue
Greenbelt, Maryland 20770
Phone: 301 513-7347
E-mail: kwoodroffe@sha.state.md.us

With a copy to:

SHA Agreements Team
Maryland State Highway Administration
Mail Stop C-502
707 North Calvert Street
Baltimore MD 21202
Phone: 410-545-5675
Fax: 410-209-5025
E-mail: SHAAgreementsTeam@sha.state.md.us

SIGNATURE PAGE IS TO FOLLOW.

IN WITNESS WHEREOF, the parties hereto have caused this MEMORANDUM OF UNDERSTANDING to be executed by their proper and duly authorized officers, on the day and year first above written.

**STATE HIGHWAY
ADMINISTRATION**

WITNESS:

BY: _____ (SEAL)

Tim Smith, P.E.
Deputy Administrator/Chief Engineer
for Operations

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

RECOMMENDED FOR APPROVAL:

Assistant Attorney General

Jason A. Ridgway, P.E.
Deputy Administrator/Chief Engineer
for Planning, Engineering, Real Estate and
Environment

William Bertrand
Director
Office of Finance

CITY OF HYATTSVILLE

A body corporate and politic

WITNESS/ATTEST:

Name:
Clerk

BY: _____ (SEAL)
Candace Hollingworth Date
Mayor

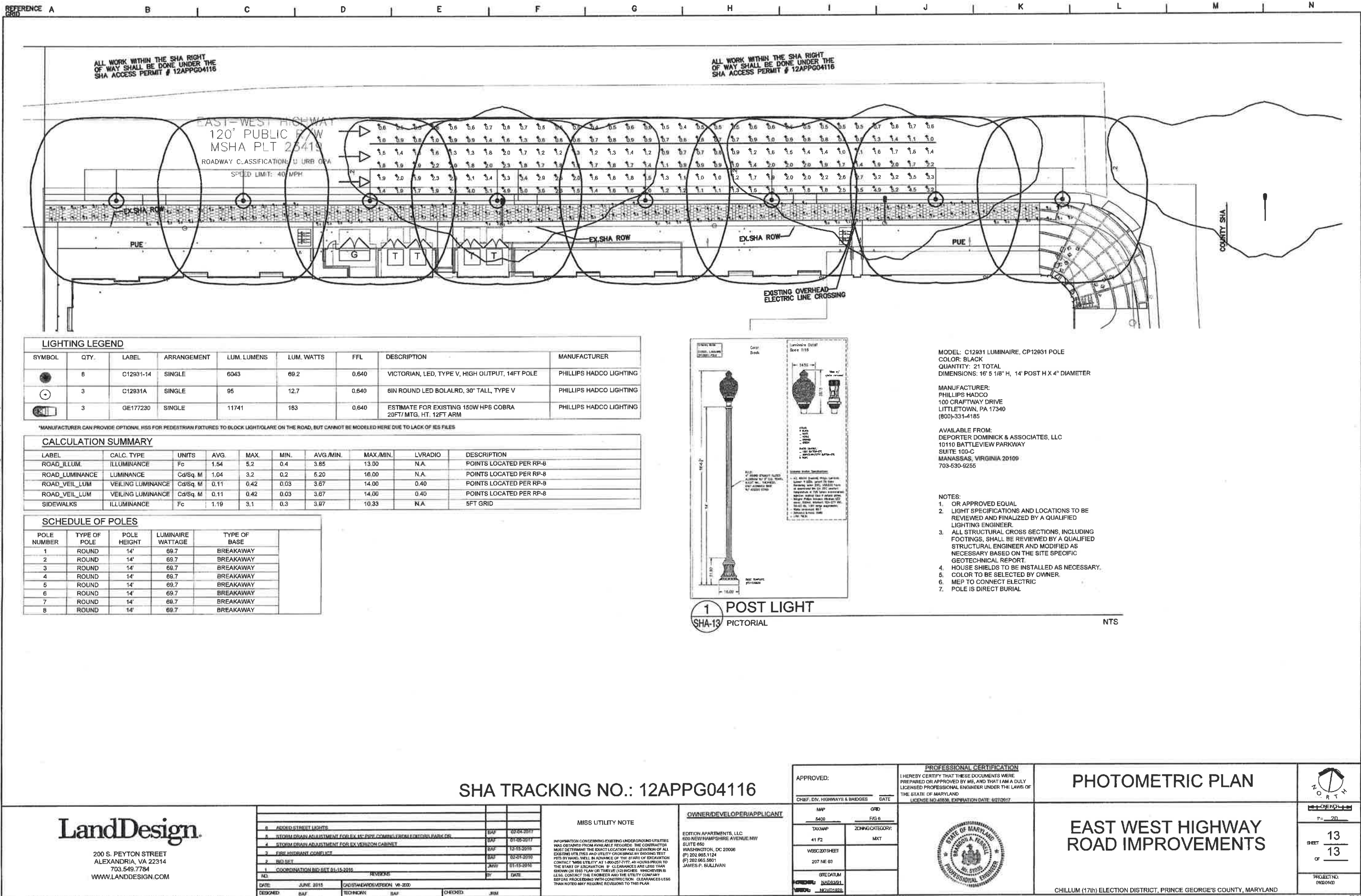
**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

RECOMMENDED FOR APPROVAL:

Name:
City Attorney

BY: _____
Jim Chandler Date
Director,
Community and Economic Development,
City of Hyattsville

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Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018
Submitted by: Jim Chandler
Submitting Department: Public Works
Item Type: Contract
Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

FY19 CED Vehicle Acquisition

HCC-2-FY19

Recommendation:

I move the City Council authorize the City Administrator to execute purchase orders with Criswell Nissan of Germantown, Inc., 19574 Amaranth Drive, Germantown, Maryland 20854, for the acquisition of the the following vehicle to support on-going operations for the Department of Community & Economic Development:

\$22,321.00 - Purchase of one (1) Nissan NV200 Compact Cargo Van - State of Maryland Contract Number: 001B8400179

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Memo - FY2019 Vehicle Acquisition.docx](#)

[Maryland Purchase Agreement - Vehicles - 2018.PDF](#)

Summary Background:

The City will be utilizing a State of Maryland Blanket Purchase Agreement (001B8400179) to acquire one (1) Nissan NV200 Compact Cargo Van from Criswell Nissan of Germantown Inc., for a base price of \$19,321, which will require an additional \$3,000 for the dealer to outfit for parking operations. The vehicle type is necessary to support the daily transport of parking equipment, signage and other operational requirements.

Next Steps:

N/A

Fiscal Impact:

Funding for acquisition of vehicles has been appropriated by the City Council in the adopted FY2019 budget.

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

Legal Review Required?

Pending



Memo

To: Mayor and City Council
CC: Tracey Nicholson, City Administrator
Ron Brooks, Treasurer
From: Jim Chandler, Assistant City Administrator
Date: June 20, 2018
Re: CED – Parking Compliance Vehicle Acquisition

Summary

The FY2019 Capital Improvement Plan includes \$23,000 for the acquisition of a fleet vehicle to support Parking operations.

The City will be utilizing a State of Maryland Blanket Purchase Agreement (001B8400179) to acquire one (1) Nissan NV200 Compact Cargo Van from Criswell Nissan of Germantown Inc., for a base price of \$19,321, which will require an additional \$3,000 for the dealer to outfit for parking operations. The vehicle type is necessary to support the daily transport of parking equipment, signage and other operational requirements.

The Director anticipates delivery of the vehicle by mid-September 2018.

BLANKET PURCHASE ORDER

STATE OF MARYLAND

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

BPO NO: 001B8400179

PRINT DATE: 10/02/17

PAGE: 01

SHIP TO:

AS SPECIFIED ON INDIVIDUAL ORDERS

VENDOR ID:

CRISWELL NISSAN OF GERMANTOWN INC
DBA CRISWELL NISSAN
19574 AMARANTH DR
GERMANTOWN, MD 20854
(301)948-5460

REFER QUESTIONS TO:

ALLEGRA DAYE
(410)767-4032
ALLEGRA.DAYE1@MARYLAND.GOV

ITB: 001IT820669

EXPR DATE: 09/30/18
POST DATE: 09/29/17

DISCOUNT TERMS: . NET 30 DAY
CONTRACT AMOUNT: .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.

MARYLAND STATEWIDE CONTRACT FOR

2018 VANS AND SUVS

VENDOR CONTACT: SCOTT SILVERMAN

VENDOR ADDRESS: 19574 AMARANTH DRIVE, GERMANTOWN, MD 20874

VENDOR PHONE: 301-948-5460 / FAX: 301-948-1381

VENDOR E-MAIL: FLEET-MAN@MSN.COM

TERM OF CONTRACT:

CONTRACT PERIOD: ONE (1) YEAR FROM DATE OF AWARD OR UNTIL PRODUCTION IS CUT OFF BY THE MANUFACTURER (WHICHEVER COMES FIRST). SUCCESSFUL VENDOR MUST NOTIFY THE PROCUREMENT OFFICER FOR THE STATE OF MARYLAND, DEPARTMENT OF GENERAL SERVICES REGARDING PRODUCTION CUT-OFF DATES AS SOON AS THE DEALERSHIP IS NOTIFIED BY THE MANUFACTURER.

*** CONTINUED, NEXT PAGE ***

BLANKET PURCHASE ORDER

STATE OF MARYLAND

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

BPO NO: 001B8400179

PRINT DATE: 10/02/17

PAGE: 02

TERMS (cont'd):

AT TIME OF DELIVERY FROM DEALER, EACH VEHICLE SHALL CONTAIN A MINIMUM OF FIVE (5) GALLONS OF GASOLINE.

DEALER MUST POSSESS A VALID STATE OF MARYLAND MOTOR VEHICLE ADMINISTRATION (MVA) DEALER'S LICENSE. DEALER MUST ALSO POSSESS A VALID STATE OF MARYLAND MOTOR VEHICLE ADMINISTRATION SALESMAN'S LICENSE. A COPY OF THE AFOREMENTIONED LICENSES MUST BE PROVIDED UPON REQUEST.

VEHICLE MUST BE DELIVERED WITH A CERTIFICATE OF ORIGIN.

DEALER WILL BE REQUIRED UPON DELIVERY TO SUBMIT A CERTIFICATE SHOWING THAT THE VEHICLE WAS SERVICED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED NEW MOTOR VEHICLE PREPARATION CHECK SHEET. THIS CERTIFICATION IS TO BE SIGNED BY THE PERSON WHO SERVICED THE VEHICLE, AS WELL AS THE OWNER AND/OR DESIGNATED REPRESENTATIVE OF MANAGEMENT. OF MANAGEMENT.

THERE IS TO BE NO DEALER IDENTIFICATION ATTACHED TO THE NEW VEHICLE.

TIRES: TIRES RECALLED BY ANY MANUFACTURER WILL NOT BE ACCEPTED. IF A MODEL TIRE IS RECALLED BETWEEN CONTRACT AWARD AND VEHICLE DELIVERY, IT WILL BE THE RESPONSIBILITY OF THE DEALER TO REPLACE ANY SUCH TIRES PRIOR TO DELIVERY OF THE VEHICLE.

WARRANTY INFORMATION:

BASIC: 3 YEARS/36,000 MILES
DRIVETRAIN: 5 YEARS/60,000 MILES
CORROSION: 5 YEARS/UNLIMITED MILES
ROADSIDE ASSISTANCE: 3 YEARS/36,000 MILES

THERE SHALL BE ZERO (-0-) DEDUCTIBLE ON THE WARRANTY.

STANDARD AND/OR EXTENDED WARRANTY PAPERS MUST BE GIVEN AT TIME OF VEHICLE DELIVERY.

ANY REDUCTION OF PRICES DURING THE PERIOD OF THIS CONTRACT SHALL BE PASSED ON TO THE STATE OF MARYLAND.

ALL PRODUCTS USED IN PACKING TO CUSHION AND PROTECT DURING THE SHIPMENT OF COMMODITIES ARE TO BE MADE OF RECYCLED, RECYCLABLE, AND/OR BIODEGRADABLE MATERIALS.

VENDOR MUST INCLUDE THE 9-DIGIT ZIP CODE OF COMPANY ADDRESS ON ALL INVOICES. FAILURE TO DO SO MAY RESULT IN DELAY OF PAYMENT.

*** CONTINUED, NEXT PAGE ***

BLANKET PURCHASE ORDER

STATE OF MARYLAND

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

BPO NO: 001B8400179

PRINT DATE: 10/02/17

PAGE: 03

TERMS (cont'd):

PROCESSING FEE

1.

CONTRACTOR SHALL PAY A PROCESSING FEE TO THE STATE IN THE AMOUNT OF ONE PERCENT (1%) OF THE TOTAL CONTRACT SALES. THE PROCESSING FEE IS CALCULATED BASED ON ALL SALES TRANSACTED UNDER THE CONTRACT, MINUS ANY RETURNS OR CREDITS. THE 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 THE CONTRACT'S UNIT PRICES.

2. THE 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 MONTH ALONG WITH A MONTHLY USAGE REPORT DOCUMENTING ALL CONTRACT SALES. AN EXCEL VERSION OF THE MONTHLY USAGE REPORT SHALL ALSO BE EMAILED TO THE PROCUREMENT OFFICER.

3. 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.

PURCHASES BY OTHER ENTITIES - INDEFINITE QUANTITY CONTRACTS:

THIS PROVISION APPLIES TO INDEFINITE QUANTITY CONTRACTS.

PURSUANT TO THE STATE FINANCE AND PROCUREMENT ARTICLE, SECTION 13-110 OF THE ANNOTATED CODE OF MARYLAND, EXCEPT FOR ENTITIES DESCRIBED IN (6)(A) 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
 - (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

*** CONTINUED, NEXT PAGE ***

BLANKET PURCHASE ORDER

STATE OF MARYLAND

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

BPO NO: 001B8400179

PRINT DATE: 10/02/17

PAGE: 04

TERMS (cont'd):

- (6) A NON-PUBLIC INSTITUTION OF HIGHER EDUCATION UNDER SECTION 17-106 OF THE EDUCATION ARTICLE.
 - (A) A PRIVATE ELEMENTARY OR SECONDARY SCHOOL OR A NONPUBLIC INSTITUTION OF HIGHER EDUCATION MAY NOT PURCHASE RELIGIOUS MATERIALS UNDER THIS CONTRACT.
 - (B) 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.
- (7) ANOTHER STATE OR AN AGENCY OR OTHER INSTRUMENTALITY OF ANOTHER STATE.

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.

THE DEPARTMENT OF GENERAL SERVICES' "TERMS AND CONDITIONS FOR COMMODITY CONTRACTS OVER \$25,000" AND ALL SPECIFICATIONS, TERMS AND CONDITIONS OF SOLICITATION # 001IT820669 / MDDGS31033974 INCORPORATED HEREIN BY REFERENCE.

BLANKET PURCHASE ORDER

STATE OF MARYLAND

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

BPO NO: 001B8400179

PRINT DATE: 10/02/17

PAGE: 05

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
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0007	07006-000000	EA	18,123.0000	
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AUTOMOBILE
VEHICLE, TYPE 11 SPECIALTY COMPACT WAGON/VAN

VEHICLE MAKE & MODEL: NISSAN NV200 COMPACT CARGO VAN

0008	07006-000000	EA	480.0000	
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AUTOMOBILE
VEHICLE, TYPE 11 OPTION: SIDE DOOR GLASS

0009	07006-000000	EA	695.0000	
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AUTOMOBILE
VEHICLE, TYPE 11 OPTION: POWER WINDOWS AND DOOR LOCKS

0010	07006-000000	EA	500.0000	
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AUTOMOBILE
VEHICLE, TYPE 11 OPTION: TWO (2) EXTRA KEYS

_____ END OF ITEM LIST _____

***** LAST PAGE *****

AUTHORIZED BY: _____ DATE: _____

BUYER AUTHORIZED DESIGNEE



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Katie Gerbes

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

DSP-17044: Riverfront at West Hyattsville Architecture Plan

HCC-6-FY19

Recommendation:

I move that the City Council authorize the Mayor send correspondence to the Maryland-National Capital Park & Planning Commission regarding DSP-17004, Riverfront at West Hyattsville Metro, stating the City of Hyattsville's support of the detailed site plan application, subject to the following conditions:

1. The applicant shall revise the side elevations of townhouse units facing prominent locations and areas scheduled to be dedicated as public rights-of-way with building materials and textures consistent with the front facing exterior townhouse facades;
2. The applicant shall consider revising the rear exterior façade elevations to provide a variety of materials, textures or colors.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[DSP-17044 Action Memo.docx](#)

[Architecture Plan DSP-17044](#)

[DSP-17044 Landscape Plan](#)

[DSP-17044 Statement of Justification](#)

[Planning Committee Minutes - 05.15.18.docx](#)

Summary Background:

The Riverfront at West Hyattsville project is a residential development at 5600 Ager Road, adjacent to the West Hyattsville Metro station. The project is proposed to include the construction of 183 fee-simple townhomes, along with a public “amphitheater” area along the Northwest Branch Trail.

This project was reviewed and supported by the City Council in 2016, as the applicant sought, and was ultimately granted, approval for their preliminary plan of subdivision and infrastructure only detailed site plan on the site. The architecture Detailed Site Plan application before the City Council will include details such as the townhouse façade and architectural style. See attached memo for additional details.

Next Steps:

The Planning Board hearing for this case is currently scheduled for July 19, 2018.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

The application was first presented to the public at the May 7, 2018 City Council meeting. The application was reviewed by the Planning Committee on May 15, 2018. It was discussed by the City Council on June 4, 2018. A page on the Speak Up HVL website has also been created for residents to give feedback on the plan.

Strategic Goals:

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

Legal Review Required?

N/A



Memo

To: Mayor and City Council

CC: Tracey Nicholson, City Administrator

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

Date: June 26, 2018

Re: DSP-17044: Riverfront at West Hyattsville Architecture Plan

Attachments: Architecture Plans
Landscape and Lighting Plan
Statement of Justification
May 2018 Planning Committee Minutes

The purpose of this memorandum is to provide the Mayor and members of the City Council with information regarding the presentation from Gilbane Development Company on Detailed Site Plan (DSP)-17044, the architecture detailed site plan for the Riverfront at West Hyattsville project.

Project Summary

- The applicant is seeking approval of the architecture component of the Riverfront at West Hyattsville development plan for 183 fee-simple townhouses;
- The preliminary plan of subdivision and infrastructure detailed site plan for the property have already been approved by M-NCPPC;
- The applicant is proposing a mix of 16-foot, 20-foot and 24-foot wide townhouse units. All units will be four stories and have rear-loaded garages on the lower floor;
- Primary building materials for the homes will be brick veneer, fiber cement paneling and siding;
- Staff are recommending that the City Council support DSP-17044, subject to the following conditions:
 - o The applicant shall revise the side elevations of townhouse units facing prominent locations and areas scheduled to be dedicated as public rights-of-way with building materials and textures consistent with the front facing exterior townhouse facades;

- o The applicant should consider revising the rear exterior façade elevations to provide a variety of materials, textures or colors.

Project Details

The Riverfront at West Hyattsville project is a townhouse development occurring at 5600 Ager Road, adjacent to the West Hyattsville Metro station. The project calls for the construction of 183 fee-simple townhomes, along with a public “amphitheater” area along the Northwest Branch Trail on the 18.5-acre site. The property is zoned M-X-T (mixed-use transit oriented) and is within the West Hyattsville Transit District Overlay Zone.

With this application, the applicant is seeking to get approval of the architecture component of their development plans. The applicant is proposing three (3) different models throughout the development, one for units of 16 feet in width, another for units 20 feet in width, and finally for units measuring 24 feet wide. Square footage of the finished area of the homes will range from 1,500 square feet to 2,340 square feet. All units will feature at least a one-car garage. The 20- and 24-foot units will feature a two-car garage.

The townhouses proposed will be four stories in height with a fourth-floor outdoor patio area. The applicant is proposing a mixture of building materials and colors on the front façade of the houses, including brick veneer, fiber cement paneling and siding. Many of the townhouses will also feature accent elements such as bay windows, metal canopies, painted trim and accent railings on the roof deck. The side elevation of the homes will feature a similar design and the same materials as on the front façade. The rear of the units will be primarily siding with optional accent panels and rear decks.

The application documents show the landscape and lighting plan for the community, however these elements were previously approved under DSP-16029, the infrastructure DSP for the subject property.

Previous Associated Development Review

This project has come before the City Council before. In the fall of 2016, the applicant sought, and was ultimately granted, approval for their preliminary plan of subdivision and infrastructure-only detailed site plan on the site. Typically, detailed site plans are handled as one application, however due to the large amount of grading and infrastructure work necessary on the site, the applicant decided to complete the detailed site plan in two stages: infrastructure and architecture.

Variance Requests

The applicant is not seeking any variances at this time.

Planning Committee Review

The Planning Committee was presented and discussed this application at their May 15, 2018 meeting. Committee members had a serious conversation about the merits and shortfalls of the plan. The primary conversation revolved around the architecture selected for the townhouse design. In general, the committee felt that the architecture could be improved upon, as the proposed schematic was perceived to be dull and monochromatic. The committee also expressed concern that there should be more trees incorporated into the compensatory storage area. The applicant acknowledged and agreed with this desire, though stated that the original plans called for additional trees that the Parks Department asked to be removed to improve the line of sight from the promenade down onto the trail system.

The committee voted to relay the following recommendations/comments to the City Council:

- The architecture of the townhouses should be made more original, less uniform and there should be more colors or building materials provides, especially along the rear elevations;
- The developer should go back and work with M-NCPPC to see what other options there are to augment the landscaping plan and the street trees along the promenade to better replace those trees lost on the compensatory storage parcel;
- The reorientation of the houses to face the park and make the riverfront more of a feature of the community is a positive change;
- Safety and lighting features are key to the success of the development and will encourage trail use throughout the community.

Minutes from the Planning Committee meeting are attached to this memo.

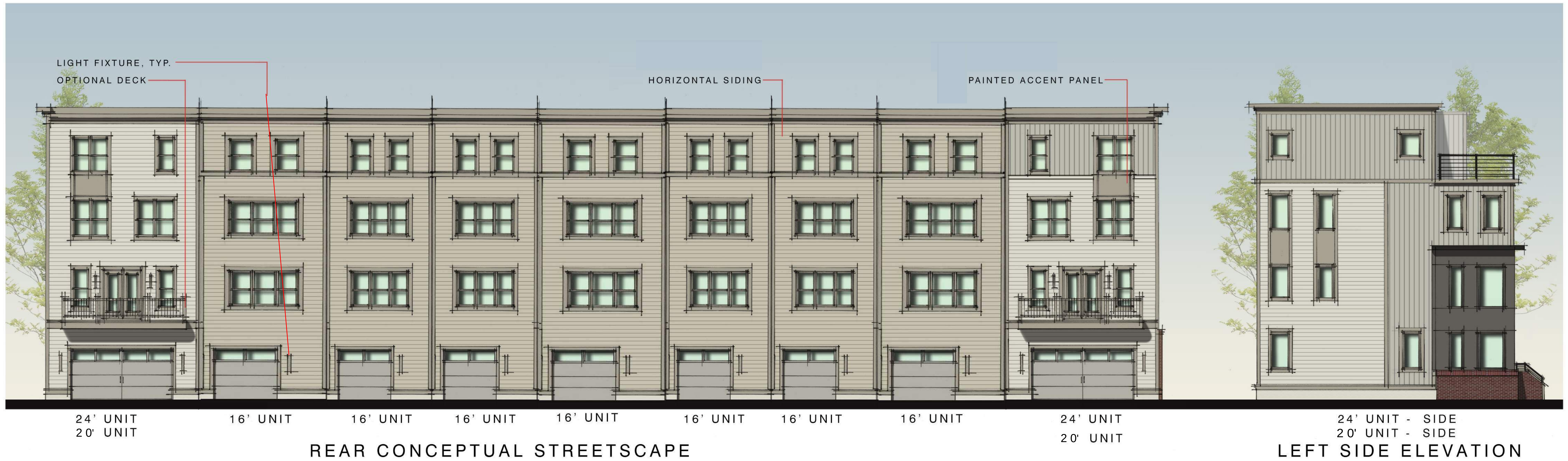
Staff Recommendations

Staff are recommending that the City Council support the Architectural Detailed Site Plan application, subject to the following conditions:

- The applicant shall revise the side elevations of townhouse units facing prominent locations and areas scheduled to be dedicated as public rights-of-way with building materials and textures consistent with the front facing exterior townhouse facades;
- The applicant should consider revising the rear exterior façade elevations to provide a variety of materials, textures or colors.

Next Steps

This application is currently scheduled to come before the City Council on the “Action” agenda on July 16th. The Planning Board hearing is scheduled for July 19, 2018, at which time Staff will present the City's comments as an exhibit to the M-NCPPC Staff Report.



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M-NCPPC
APPROVAL

PROJECT NAME: RIVERFRONT AT WEST HYATTSVILLE

PROJECT NUMBER: DSP-17044

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

4/10/18



24' TOWNHOME
(REAR - TYPICAL)

24' TOWNHOME
(ELEVATION B)

24' TOWNHOME
(ELEVATION A)

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**M-NCPPC
APPROVAL**

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4/10/18



24' TOWNHOME
(SIDE ELEVATION - HIGH VISIBILITY)

24' TOWNHOME
(SIDE ELEVATION - STANDARD)

Note: Side elevation of 20' Townhome is similar to 24' Townhome.

UNIT INFORMATION

SCHEMATIC DESIGN

RIVERFRONT TOWNHOMES

PRINCE GEORGE'S COUNTY

Gilbane Company

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M-NCPPC

APPROVAL

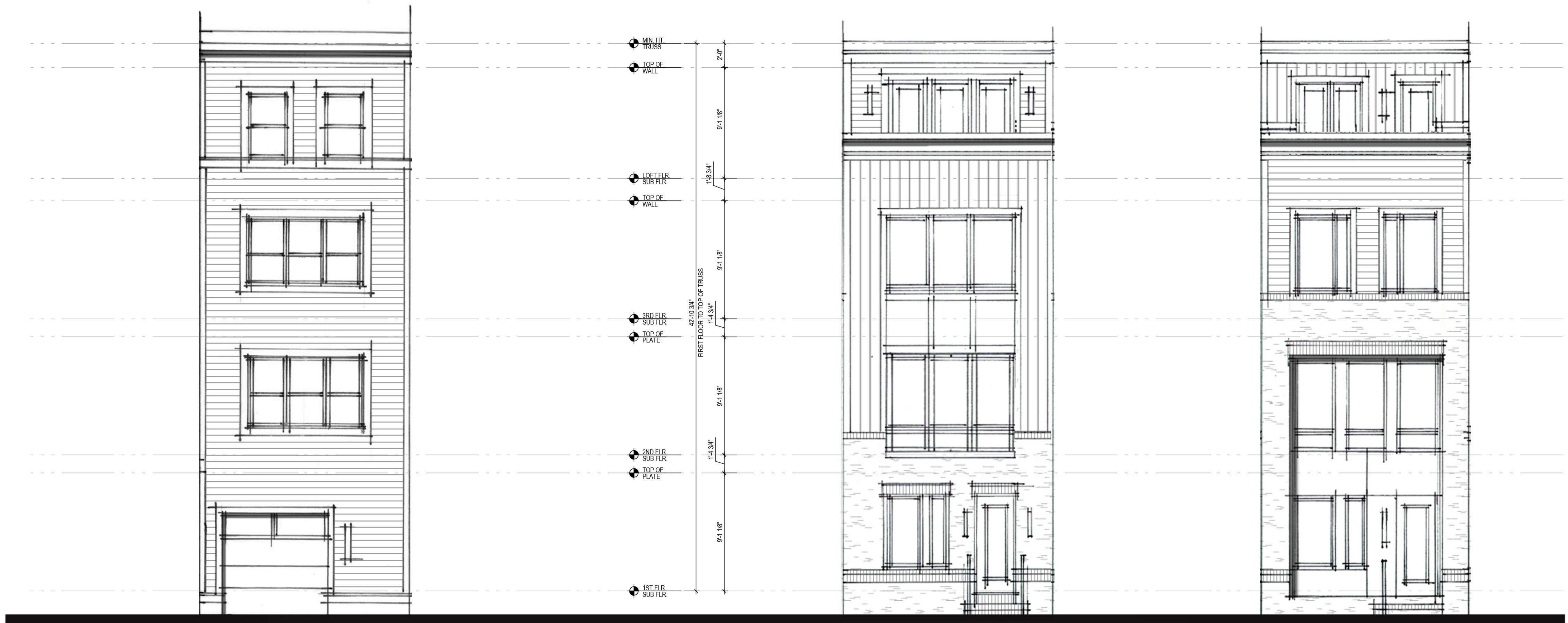
PROJECT NAME: RIVERFRONT AT WEST HYATTSVILLE

PROJECT NUMBER: DSP-17044

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

4/10/18

SCALE: 1/4" = 1'



16' TOWNHOME
(REAR - TYPICAL)

16' TOWNHOME
(ELEVATION A)

16' TOWNHOME
(ELEVATION B)

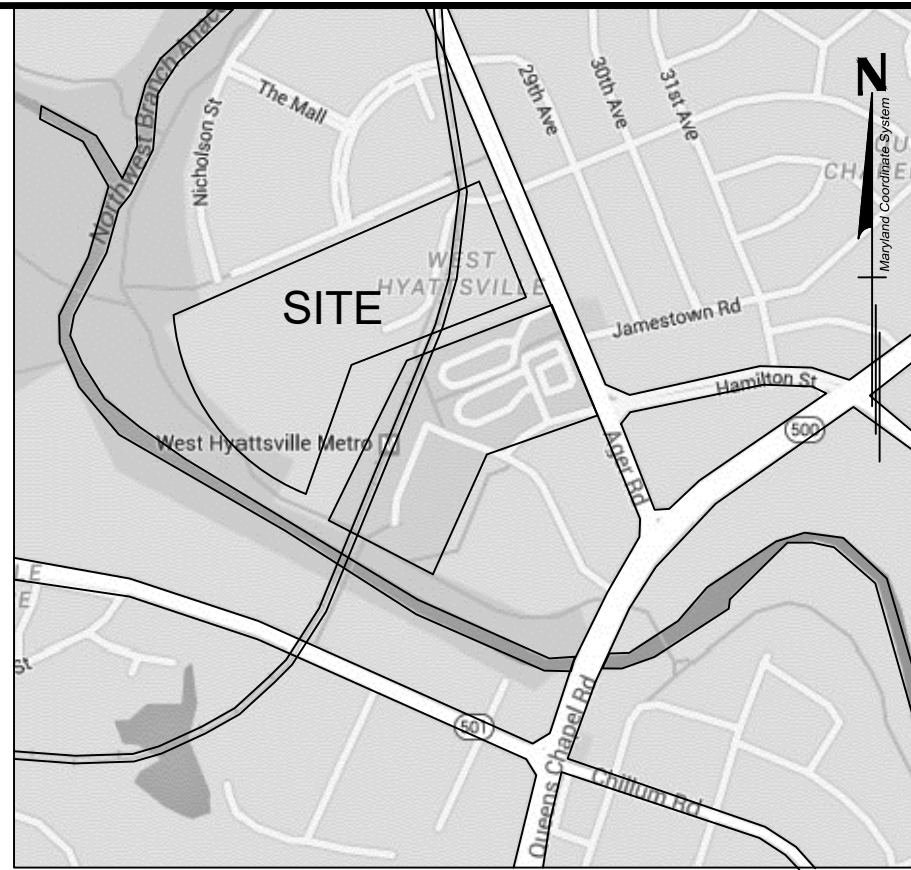
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M-NCPPC	
APPROVAL	
PROJECT NAME:	RIVERFRONT AT WEST HYATTSVILLE
PROJECT NUMBER:	DSP-17044
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

LANDSCAPE AND LIGHTING PLAN - DSP17044

RIVERFRONT AT WEST HYATTSVILLE METRO

17th ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
1" = 2000'

LEGEND:

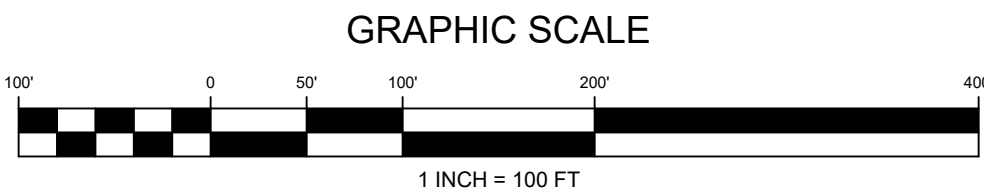
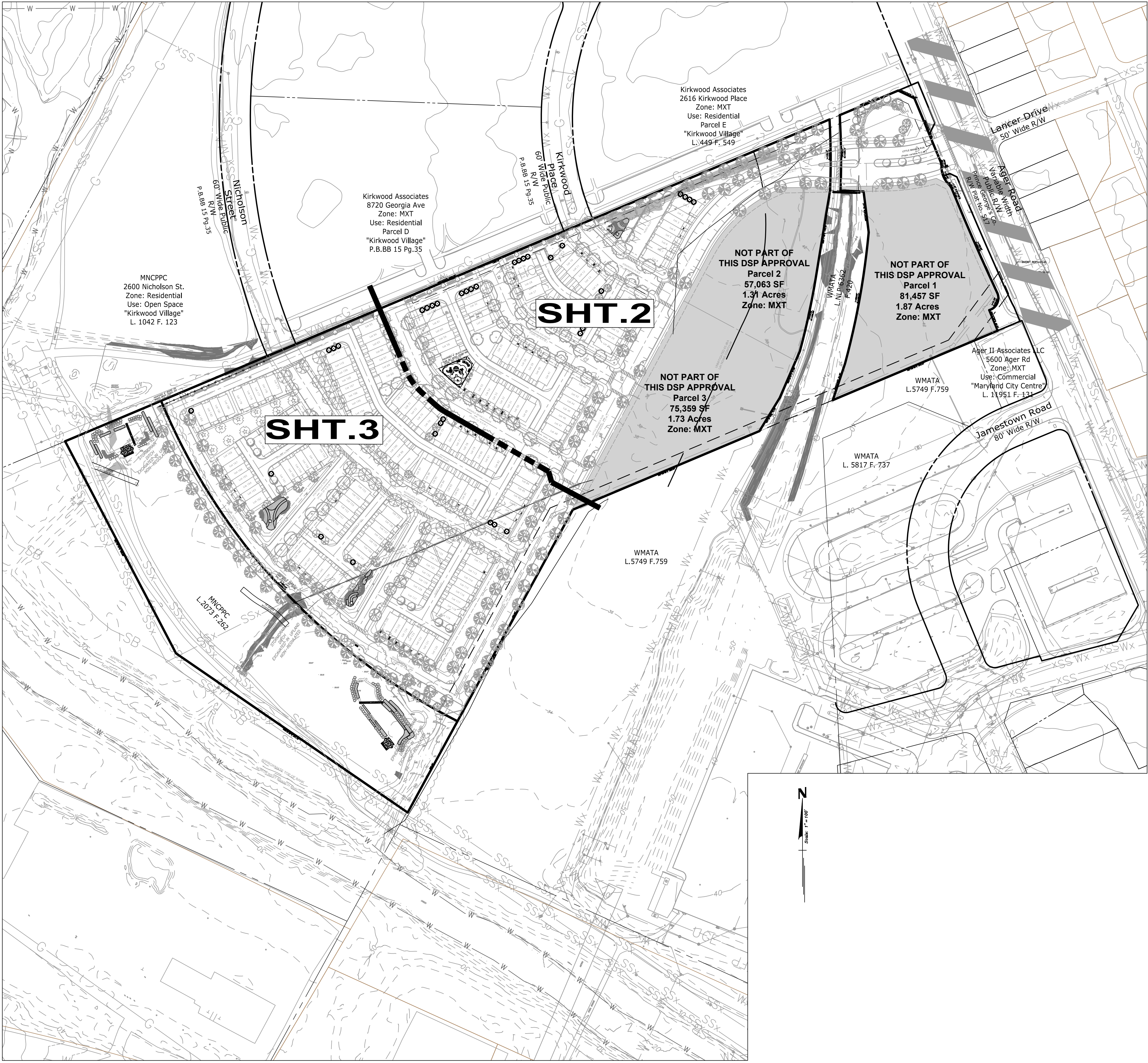
---	EX. BOUNDARY LINE
---	EX. LOT LINE
---	EX. BLDG
---	EX. SIDEWALK
---	EX. PARKING STRIPING
---	EX. 10' CONTOUR LINE
---	EX. 2' CONTOUR LINE
---	EX. TREES
---	EX. GAS LINE
---	EX. FIRE LINE
---	EX. FENCE
---	EX. WETLAND
---	EX. SANITARY SEWER
---	EX. STREAM BUFFER
---	EX. STREAM
---	EX. FLOODPLAIN
---	EX. PRIMARY MGMT AREA
---	PR. R.O.W.
---	PR. LOT LINE
---	PR. BLDG
---	PR. SIDEWALK
---	PR. PARKING STRIPING
---	PR. FACE OF CURB
---	PR. BACK OF CURB
---	STEEP SLOPES (15-25%)
---	STEEP SLOPES (OVER 25%)
---	PR. SEWER
---	PR. WATER
---	PR. STORM DRAIN
---	PR. TREES
---	PR. 6 FT BOARD ON BOARD FENCE
---	PR. 4 FT BLACK CHAIN LINK FENCE

CERTIFICATION TREE LEGEND

	THUJA OCCIDENTALIS 'EMERALD GREEN' Emerald Green Arborvitae
--	--

TREE LEGEND: PREVIOUSLY APPROVED UNDER DSP #16029

	ACER RUBRUM 'October Glory' October Glory Maple
	ACER RUBRUM 'Red Sunset' Red Sunset Maple
	AMELANCHIER X GRANDIFLORA Hybrid serviceberry
	BETULA NIGRA 'HERITAGE' Heritage River Birch
	THUJA OCCIDENTALIS 'EMERALD GREEN' Emerald Green Arborvitae
	CELTIS OCCIDENTALIS Hackberry
	CERCIS CANADENSIS 'FLAME' Flame Eastern Redbud
	CORNUS FLORIDA var. RUBRA Pink Flowering Dogwood
	GLEDITSIA TRIACANTHOS INERMIS Thornless Honeylocust
	LAGERSTROEMIA INDICA Crape Myrtle
	QUERCUS RUBRA Red Oak
	QUERCUS PHELLOS Willow Oak
	PRUNUS SARGENTII Sargent Cherry
	TILIA CORDATA 'GREENSPIRE' Greenspire Littleleaf Linden
	PROPOSED STREET LIGHT
	PROPOSED BENCH
	PROPOSED SHRUB PLANTINGS



SHEET INDEX

Sheet Number	Sheet Title
1	Cover Sheet
2	Landscape and Lighting Plan
3	Landscape and Lighting Plan
4	Photometric Plan
5	Photometric Plan
6	Landscape and Lighting Details
7	Landscape and Lighting Details

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M-NCPPC
APPROVAL

PROJECT NAME: Riverfront at West Hyattsville

PROJECT NUMBER: DSP17044

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

New Approval Block

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared
or approved by me, and that I am a duly licensed
professional landscape architect under the laws of the
State of Maryland, License No. 3243, Expiration Date:
2/28/16."



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:

Matt Michetti
Development Manager
Gilbane Development Company
1100 North Glebe Road #1000 | Arlington, VA 22201
M: (571) 344-8355 | T: (703) 312-7241 | F: (401) 588-5348

RIVERFRONT AT WEST HYATTSVILLE METRO

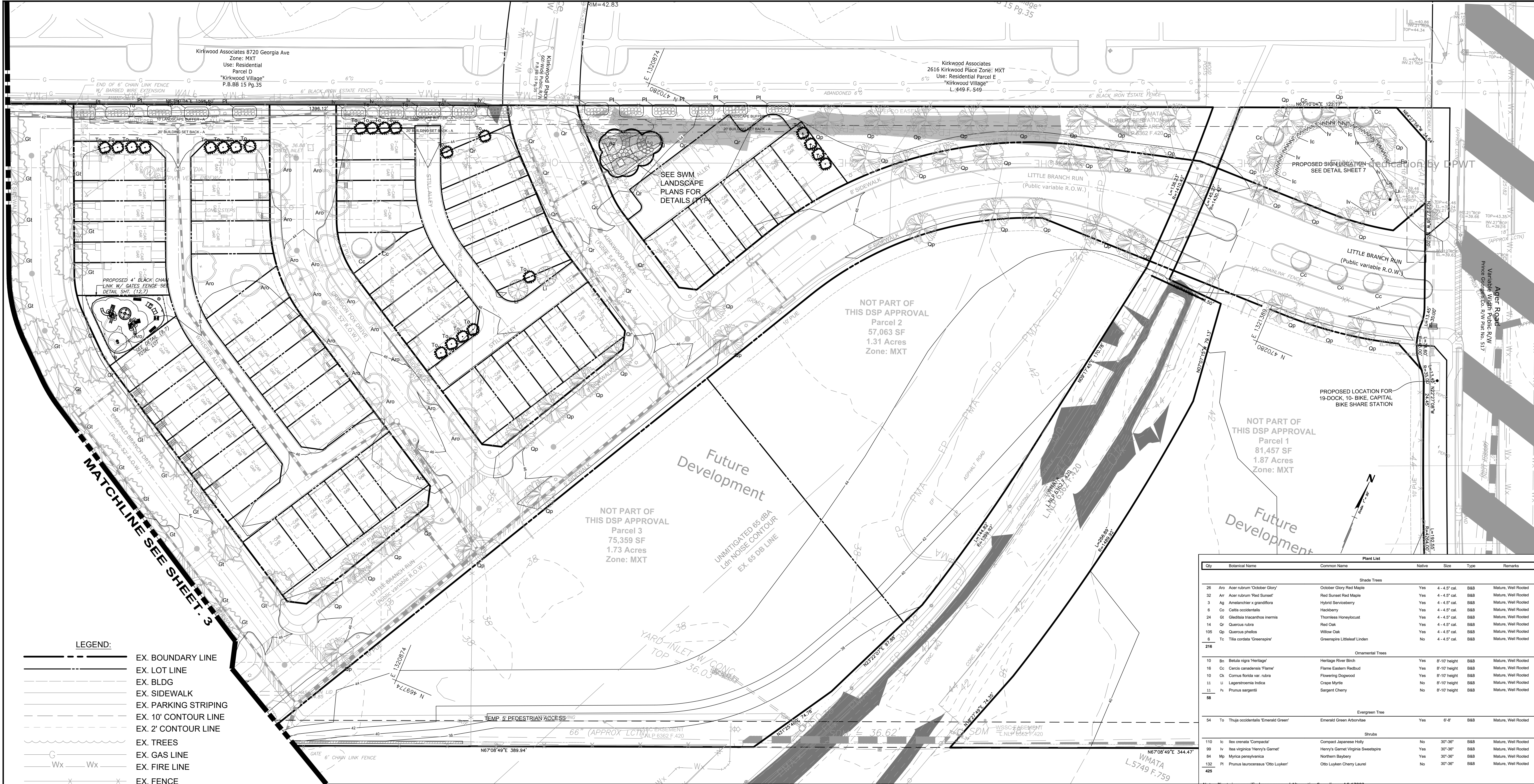
PARCEL 1, WWW 29@71
L.37453 F.103
ELECTION DISTRICT No. 17
HYATTSVILLE, PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS
CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY	DATE

COVER SHEET

SCALE: 1" = 100'
JOB No. 1208A6
DATE FEB 2018
SHEET No. 1 OF 7



- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
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CERTIFICATION TREE LEGEND

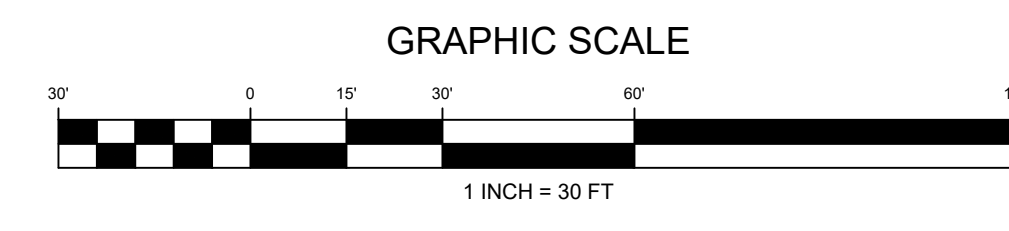
To THUJA OCCIDENTALIS 'EMERALD GREEN' Emerald Green Arborvitae

TREE LEGEND: PREVIOUSLY APPROVED UNDER DSP #16029

To THUJA OCCIDENTALIS 'EMERALD GREEN' Emerald Green Arborvitae	Ps PRUNUS SARGENTII Sargent Cherry
Co CELTIS OCCIDENTALIS Hackberry	Tc TILIA CORDATA 'GREENSPIRE' Greenspire Littleleaf Linden
Cc CERCIS CANADENSIS 'FLAME' Flame Eastern Redbud	* PROPOSED STREET LIGHT
Ck CORNUS FLORIDA var. RUBRA Pink Flowering Dogwood	PROPOSED BENCH
Gt GLEDITSIA TRIACANTHOS INERMIS Thornless Honeylocust	PROPOSED SHRUB PLANTINGS
Li LAGERSTROEMIA INDICA Cape Myrtle	Aro ACER RUBRUM 'October Glory' October Glory Maple
Qr QUERCUS RUBRA Red Oak	Arr ACER RUBRUM 'Red Sunset' Red Sunset Maple
Qp QUERCUS PHELLOS Willow Oak	Ag AMELANCHIER X GRANDIFLORA Hybrid serviceberry
	Bn BETULA NIGRA 'HERITAGE' Heritage River Birch

Plant List						
Qty	Botanical Name	Common Name	Native	Size	Type	Remarks
Shade Trees						
26	Aro Acer rubrum 'October Glory'	October Glory Red Maple	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
32	Arr Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
3	Ag Amelanchier x grandiflora	Hybrid Serviceberry	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
6	Co Celtis occidentalis	Hackberry	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
24	Gt Gleditsia triacanthos inermis	Thornless Honeylocust	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
14	Qr Quercus rubra	Red Oak	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
105	Qp Quercus phellos	Willow Oak	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
6	Tc Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	No	4 - 4.5' cal.	B&B	Mature, Well Rooted
Ornamental Trees						
10	Bn Betula nigra 'Heritage'	Heritage River Birch	Yes	8'-10' height	B&B	Mature, Well Rooted
16	Cc Cercis canadensis 'Flame'	Flame Eastern Redbud	Yes	8'-10' height	B&B	Mature, Well Rooted
10	Ck Cornus florida var. rubra	Flowering Dogwood	Yes	8'-10' height	B&B	Mature, Well Rooted
13	Li Lagerstroemia indica	Cape Myrtle	No	8'-10' height	B&B	Mature, Well Rooted
11	Ps Prunus sargentii	Sargent Cherry	No	8'-10' height	B&B	Mature, Well Rooted
Evergreen Tree						
54	To Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	Yes	6'-8'	B&B	Mature, Well Rooted
Shrubs						
110	Ic Ilex crenata 'Compacta'	Compact Japanese Holly	No	30"-36"	B&B	Mature, Well Rooted
99	Iv Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	Yes	30"-36"	B&B	Mature, Well Rooted
84	Mp Myrica pensylvanica	Northern Bayberry	Yes	30"-36"	B&B	Mature, Well Rooted
132	Pl Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	No	30"-36"	B&B	Mature, Well Rooted

LANDSCAPING PREVIOUSLY APPROVED UNDER DSP-16029



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M-NCPPC APPROVAL

PROJECT NAME: Riverfront at West Hyattsville
PROJECT NUMBER: DSP17044

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

New Approval Block

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 3243, Expiration Date: 2/28/16."



REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer:
						Matt Michetti Development Manager Gilbane Development Company 1100 North Glebe Road #1000 Arlington, VA 22201 M: (571) 344-8355 T: (703) 312-7241 F: (401) 588-5348

RIVERFRONT AT WEST HYATTSVILLE METRO

PARCEL 1, WWW 29@71
L. 37453 F. 103
ELECTION DISTRICT No. 17
HYATTSVILLE, PRINCE GEORGE'S COUNTY, MARYLAND

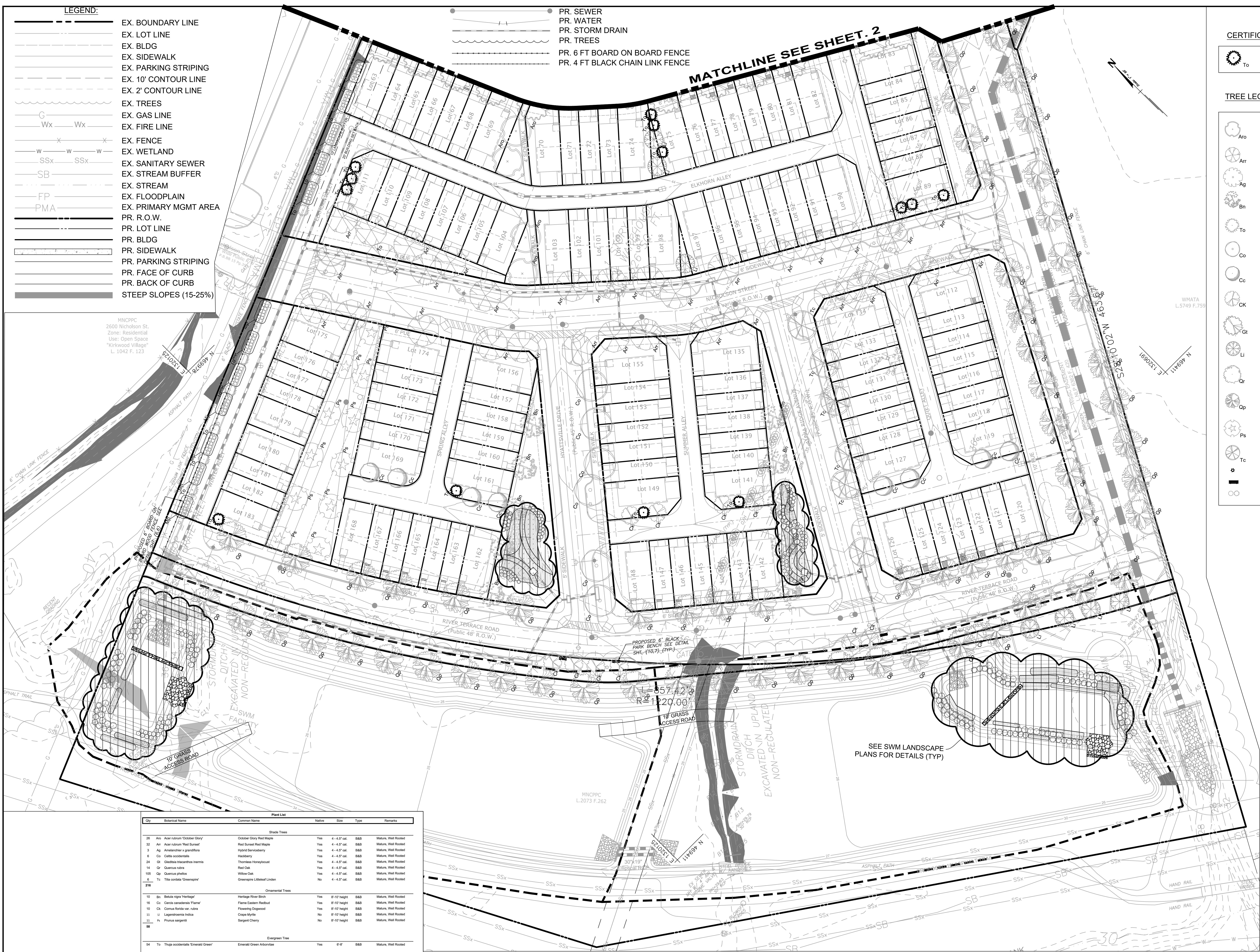
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BY	DATE

LANDSCAPE AND LIGHTING PLAN

SCALE: 1" = 30'
JOB No. 1208A6
DATE: FEB 2018
LP-2
SHEET No. 2 OF 7



- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. GAS LINE
 - EX. FIRE LINE
 - EX. FENCE
 - EX. WETLAND
 - EX. SANITARY SEWER
 - EX. STREAM BUFFER
 - EX. STREAM
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. BLDG
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - STEEP SLOPES (15-25%)

- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. TREES
- PR. 6 FT BOARD ON BOARD FENCE
- PR. 4 FT BLACK CHAIN LINK FENCE

- CERTIFICATION TREE LEGEND**
- THUJA OCCIDENTALIS 'EMERALD GREEN'
Emerald Green Arborvitae
- TREE LEGEND: PREVIOUSLY APPROVED UNDER DSP #16029**
- ACER RUBRUM 'October Glory'
October Glory Maple
 - ACER RUBRUM 'Red Sunset'
Red Sunset Maple
 - AMELANCHIER X GRANDIFLORA
Hybrid serviceberry
 - BETULA NIGRA 'HERITAGE'
Heritage River Birch
 - THUJA OCCIDENTALIS 'EMERALD GREEN'
Emerald Green Arborvitae
 - CELTIS OCCIDENTALIS
Hackberry
 - CERCIS CANADENSIS 'FLAME'
Flame Eastern Redbud
 - CORNUS FLORIDA var. RUBRA
Pink Flowering Dogwood
 - GLEDITSIA TRIACANTHOS INERMIS
Thornless Honeylocust
 - LAGERSTROEMIA INDICA
Crape Myrtle
 - QUERCUS RUBRA
Red Oak
 - QUERCUS PHELLOS
Willow Oak
 - PRUNUS SARGENTII
Sargent Cherry
 - TILIA CORDATA 'GREENSPIRE'
Greenspire Littleleaf Linden
 - PROPOSED STREET LIGHT
 - PROPOSED BENCH
 - PROPOSED SHRUB PLANTINGS

Plant List						
Qty	Botanical Name	Common Name	Native	Size	Type	Remarks
Shade Trees						
26	Acer rubrum 'October Glory'	October Glory Red Maple	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
32	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
3	Amelanchier x grandiflora	Hybrid Serviceberry	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
6	Celtis occidentalis	Hackberry	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
24	Gleditsia triacanthos inermis	Thornless Honeylocust	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
14	Quercus rubra	Red Oak	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
105	Quercus phellos	Willow Oak	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
6	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	Yes	4 - 4.5' cal.	B&B	Mature, Well Rooted
Ornamental Trees						
16	Betula nigra 'Flame'	Heritage River Birch	Yes	8-10' height	B&B	Mature, Well Rooted
16	Cercis canadensis 'Flame'	Flame Eastern Redbud	Yes	8-10' height	B&B	Mature, Well Rooted
10	Cornus florida var. rubra	Flowering Dogwood	Yes	8-10' height	B&B	Mature, Well Rooted
11	Lagerstroemia indica	Crape Myrtle	No	8-10' height	B&B	Mature, Well Rooted
11	Prunus sargentii	Sargent Cherry	No	8-10' height	B&B	Mature, Well Rooted
Evergreen Trees						
54	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	Yes	6-8'	B&B	Mature, Well Rooted
Shrubs						
110	Ilex crenata 'Compact'	Compact Japanese Holly	No	30"-36"	B&B	Mature, Well Rooted
99	Ilex virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	Yes	30"-36"	B&B	Mature, Well Rooted
84	Myrica pensylvanica	Northern Bayberry	Yes	30"-36"	B&B	Mature, Well Rooted
102	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	No	30"-36"	B&B	Mature, Well Rooted

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M-NCPPC APPROVAL

PROJECT NAME: Riverfront at West Hyattsville
PROJECT NUMBER: DSP17044

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

New Approval Block

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 3243, Expiration Date: 2/28/16."



REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer:
						Matt Michetti Development Manager Gilbane Development Company 1100 North Glebe Road #1000 Arlington, VA 22201 M: (571) 344-8355 T: (703) 312-7241 F: (401) 588-5348

RIVERFRONT AT WEST HYATTSVILLE METRO

PARCEL 1, WWW 29@71
L 37453 F. 103
ELECTION DISTRICT No. 17
HYATTSVILLE, PRINCE GEORGE'S COUNTY, MARYLAND

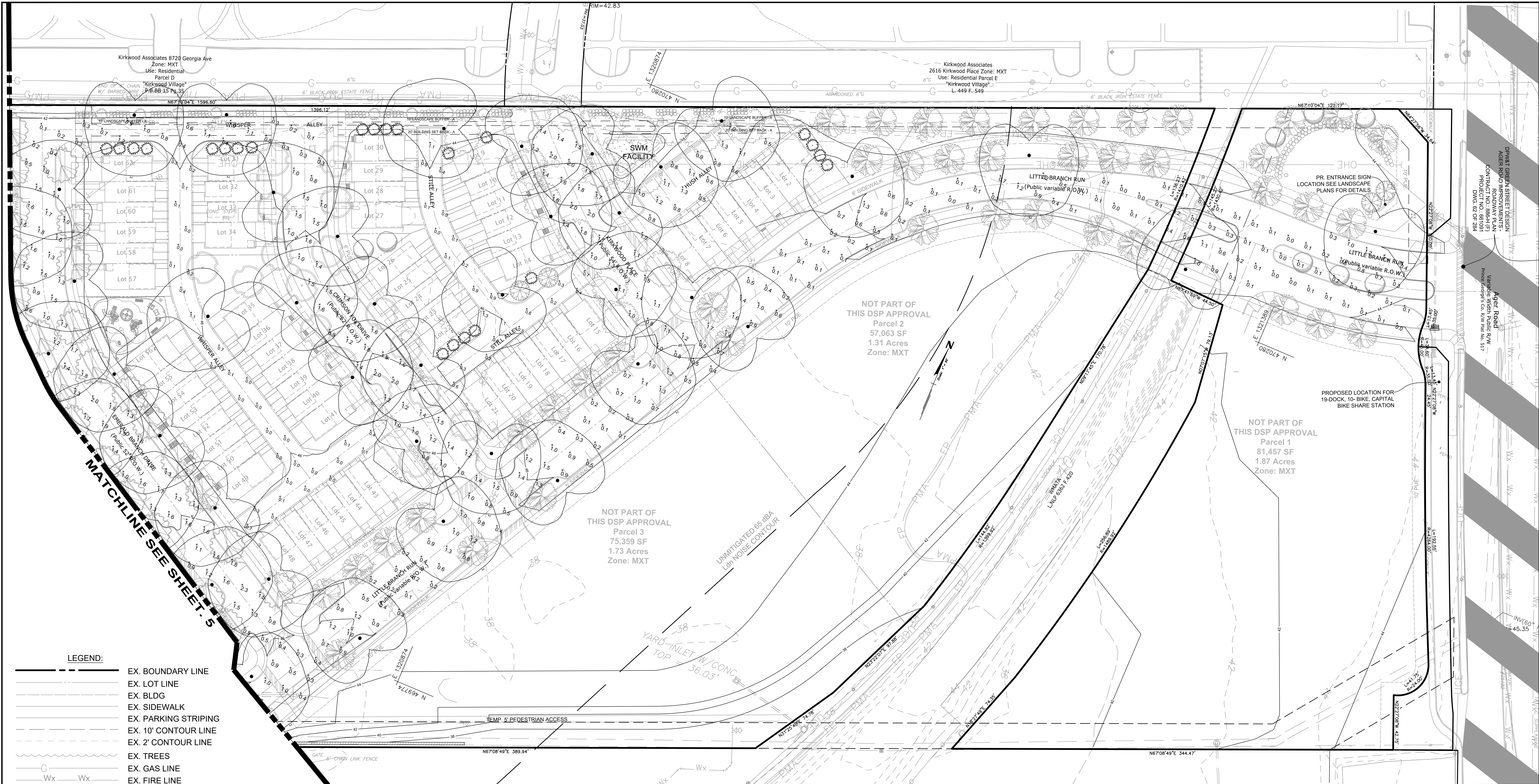
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BY	DATE	

LANDSCAPE AND LIGHTING PLAN

SCALE: 1" = 30'
JOB No. 1208A6
DATE: FEB 2018
LP-3
SHEET No. 3 OF 7



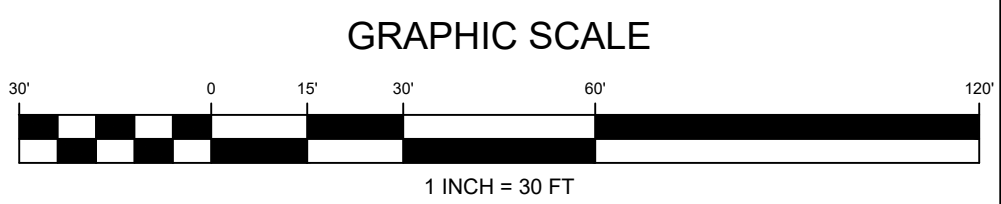
- LEGEND:**
- EX. BOUNDARY LINE
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 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. TREES
 - PROPOSED STREET LIGHTS
 - PROPOSED BENCH
 - PROPOSED LIGHT CANDLES
 - PROPOSED LIGHT ISOTOPES

PHOTOMETRICS PLAN PREVIOUSLY APPROVED UNDER DSP #16029

NOTE: 1. PROPOSED LIGHTING CAN BE REPLACED WITH APPROVED EQUAL ALTERNATE.

2. PHOTOMETRIC PLANS WERE PREPARED BY OTHERS.

Luminaire Schedule							Description	
Symbol	Qty	Label	Arrangement	Lumens	Watts	LLF		
★	66	S6203G-MOD-III	Single	5120	70	0.85	Wide Globe, 64 LED's, 350mA, BGE, Type 3, 14' Pole	
☆	13	S6203G-MOD-V-530	Single	7113	100.8	0.85	Wide Globe, 64 LED's, 530mA, BGE, Type 5, 14' Pole	
Calculation Summary							Description	
Label	CalcType	Units	Avg.	Max.	Min.	Avg/Min	Max/Min	
Alleys	Illuminance	Fc	0.25	1.3	0	N.A.	N.A.	15ft. Grid
Trail	Illuminance	Fc	1.25	1.6	0.7	1.79	2.29	10ft. Grid
Other Streets	Illuminance	Fc	1.33	2.4	0.1	13.3	24	15ft. Grid
Parking Lot	Illuminance	Fc	0.92	1.3	0.5	1.84	2.6	15ft. Grid
Street 'A'	Illuminance	Fc	0.49	1.7	0.0	N.A.	N.A.	15ft. Grid



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M-NCPPC
APPROVAL

PROJECT NAME: Riverfront at West Hyattsville

PROJECT NUMBER: DSP17044

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Revision numbers must be included in the Project Number

New Approval Block

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Owner/Developer:

Matt Michetti
Development Manager
Gilbane Development Company
1100 North Glebe Road #1000 | Arlington, VA 22201
M: (571) 344-8355 | T: (703) 312 7241 | F: (401) 588 5348

RIVERFRONT AT WEST HYATTSVILLE METRO

PARCEL 1, WWW 29@71
L.37453 F.103
ELECTION DISTRICT No. 17
HYATTSVILLE, PRINCE GEORGE'S COUNTY, MARYLAND

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BASE DATA	BY	DATE
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DRAWN		
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BY: _____	DATE: _____	

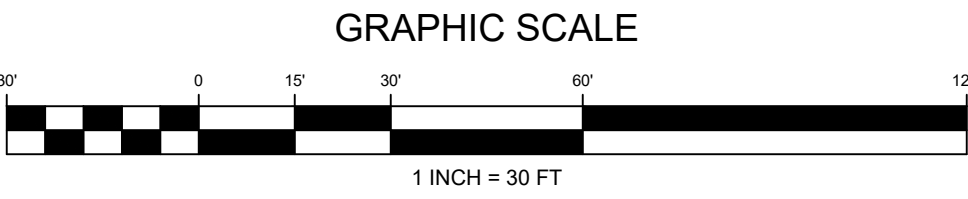
PHOTOMETRIC PLAN

SCALE: 1" = 30'
JOB No: 1208A6
DATE: FEB 2018
SHEET No: 4 of 7



LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. BLDG
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Luminaire Schedule							Description
Symbol	Qty	Label	Arrangement	Lumens	Watts	LLF	
86	86	SE203G-MOD-III	Single	5120	70	0.85	Wide Globe, 64 LED's, 350mA, BGE, Type 3, 14" Pole
13	13	SE203G-MOD-V-530	Single	7113	100.8	0.85	Wide Globe, 64 LED's, 530mA, BGE, Type 5, 14" Pole

Calculation Summary							Description
Label	CalcType	Units	Avg	Max	Min	Avg/Min	
Alleys	Illuminance	Fc	0.25	1.3	0	N.A.	15ft. Grid
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Street 'A'	Illuminance	Fc	0.49	1.7	0.0	N.A.	15ft. Grid

NOTE: 1. PROPOSED LIGHTING CAN BE REPLACED WITH APPROVED EQUAL ALTERNATE.
2. PHOTOMETRIC PLANS PREPARED BY OTHERS.

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M-NCPPC

APPROVAL

PROJECT NAME: Riverfront at West Hyattsville

PROJECT NUMBER: DSP17044

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

New Approval Block

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PHOTOMETRICS PLAN PREVIOUSLY APPROVED UNDER DSP #16029

REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer:	RIVERFRONT AT WEST HYATTSTVILLE METRO	RODGERS CONSULTING 1101 Mercantile Lane, Suite 280, Largo, Maryland 20774 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com	BY	DATE	PHOTOMETRIC PLAN	SCALE: 1" = 30'	
						Matt Michetti Development Manager Gilbane Development Company 1100 North Glebe Road #1000 Arlington, VA 22201 M: (571) 344-8355 T: (703) 312-7241 F: (401) 588-5348	PARCEL 1, WWW 29@71 L37453 F.103 ELECTION DISTRICT No. 17 HYATTSTVILLE, PRINCE GEORGE'S COUNTY, MARYLAND		BASE DATA			JOB No. 1208A6	DATE: FEB 2018
									DESIGNED				
									DRAWN				
									REVIEWED				
									RODGERS CONTACT:				
									RELEASE FOR				
									BY	DATE			

1. Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Prince George's County Landscape Manual, the latter takes precedence.

3. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.

4. Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

5. Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

6. Protection of existing vegetation to remain shall be accomplished as specified on the approved forest conservation plans.

7. Contractor is responsible for installing all material in the proper planting season for each plant type. Landscape plants are not to be installed before site is graded to final grade.

8. Contractor to regrade, fine grade, hydroseed or sod, and straw mulch all areas disturbed by their work.

9. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.

10. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout, the number of symbols take precedence.

11. Positive drainage shall be maintained on planting beds (minimum 2 percent surface slope).

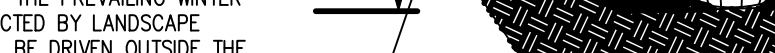
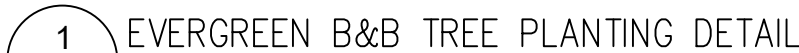
12. Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.

13. Weed & insect control: Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.

14. Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid dessication.

15. Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.

16. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.



Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (\$F)
Deciduous - columnar shade tree (50' or less height)	2-1/2' - 3" = 65 3 - 3 1/2" = 75		0
	1-1/2' - 1-3/4" = 75		0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7'-9" in height	2 - 2 1/2" = 100 2-1/2' - 3" = 110 3 - 3 1/2" = 120 3 1/2" - 4" = 130 4 - 4 1/2" = 140		0 0 0 0 58
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2-1/2' - 3" = 160 3 - 3 1/2" = 175		0 0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2-1/2' - 3" = 225 3 - 3 1/2" = 250 4-4 1/2" = 300		0 0 204
Evergreen - columnar tree (less than 30' height with spread less than 15')	6' - 8" = 50 10 - 12" = 75 6' - 8" = 75 8' - 10" = 100 10 - 12" = 125 6' - 8" = 125 8' - 10" = 150	54	61200 2160
Evergreen - small tree (30-40' height with spread of 15-20')	10 - 12" = 125 6' - 8" = 125 8' - 10" = 150 10 - 12" = 175 6' - 8" = 150 8' - 10" = 200 10 - 12" = 250		0 0 0 0 0 0 0
Evergreen - medium tree (40-50' height with spread of 20-30')			
Evergreen - large tree (50' height or greater with spread of over 30')			
TOTAL NUMBER OF TREES/TCC CREDIT (\$F)		316	71480

* NOTE:
36 EVERGREEN TREES ADDED TO SATISFY ALTERNATIVE COMPLIANCE.

--	--

5) Are trees proposed to be planted on slopes greater than 3:1? _____yes Xno

Note: See approved Alternative Compliance AC-17003

Note: See approved Alternative Compliance AC-17003

[illegible]

PARCEL 1, WWW 29@71
L.37453 F.103
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HYATTSVILLE, PRINCE GEORGE'S COUNTY, MARYLAND

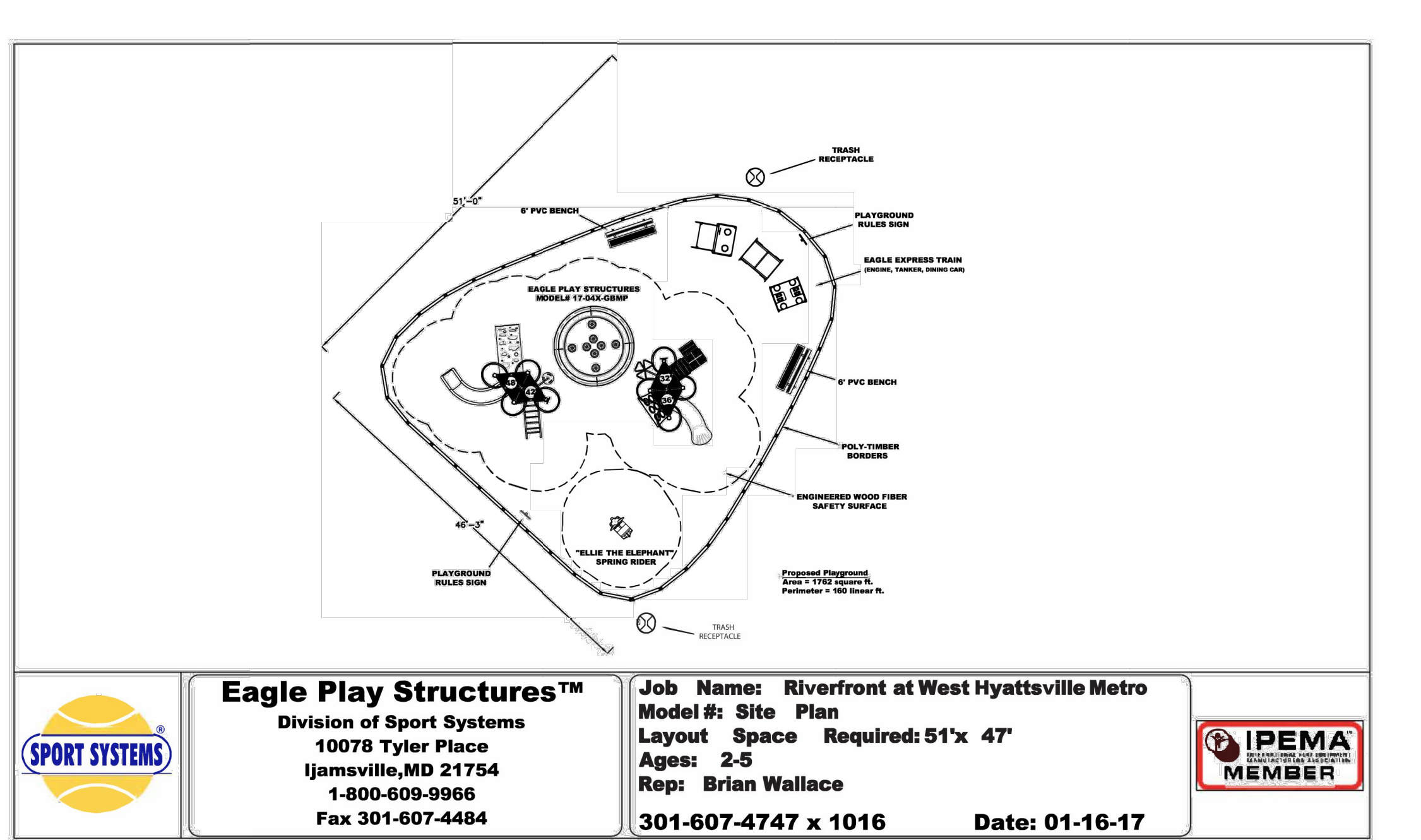
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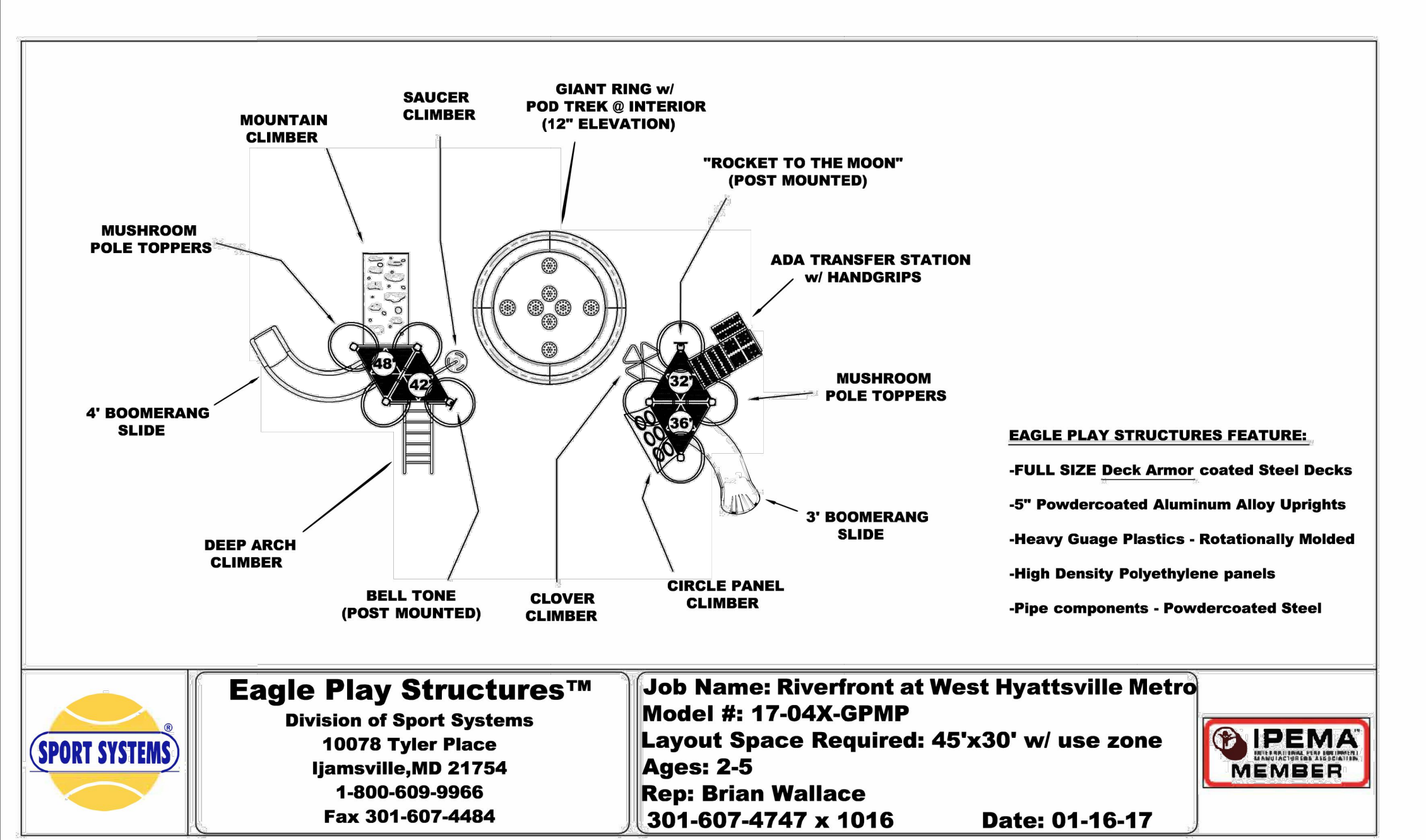
SCALE:	N.T.S.
JOB No.	1208A6
DATE:	FEB 2018
SHEET No.	6 OF 7



7 Playground 3D Rendering or Approved equal
7 NOT TO SCALE



8 Playground Overall Plan (Tot-Lot/Pre-teen) or Approved equal
7 NOT TO SCALE



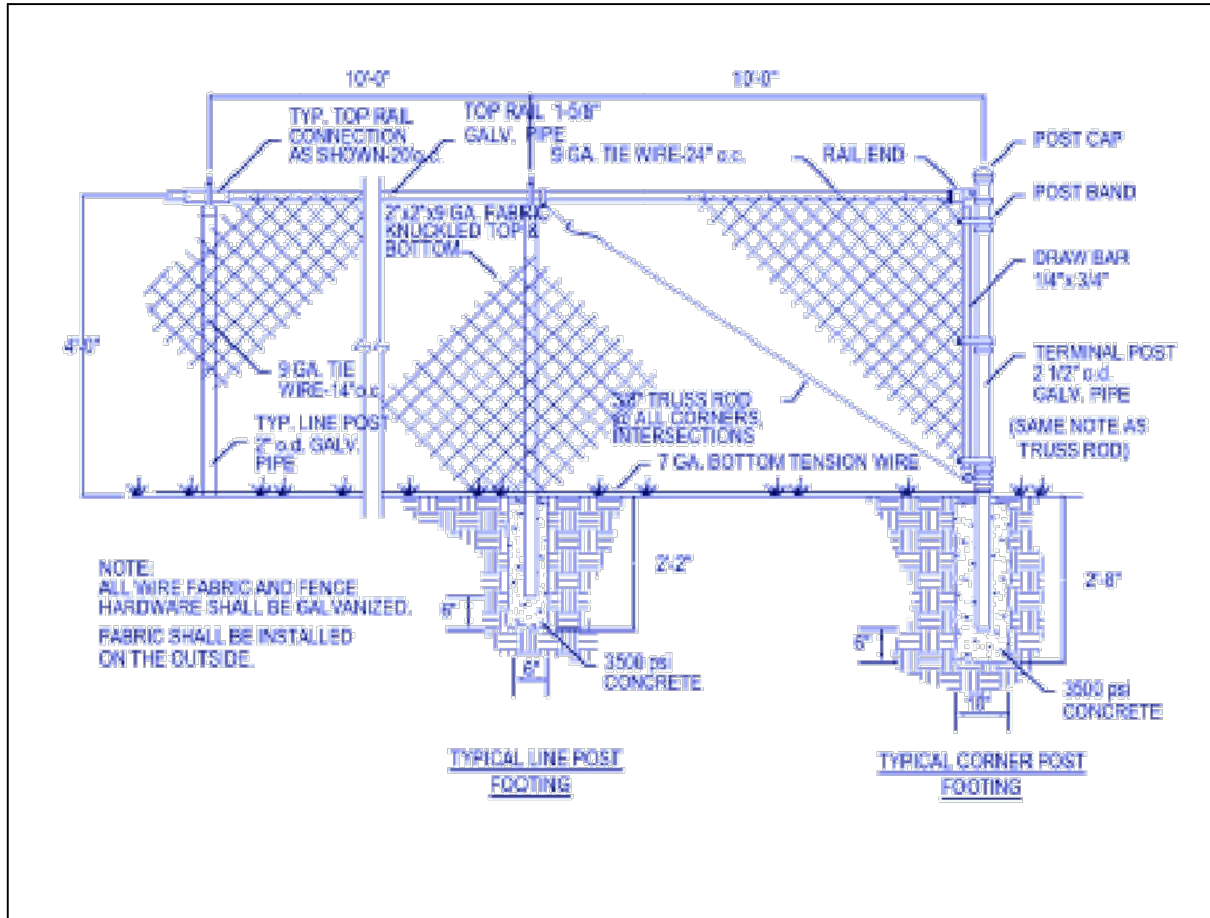
9 Playground Elements (Tot-Lot/Pre-Teen) or Approved equal
7 NOT TO SCALE



10 6' Park Bench – Model # SF335–6PVC or Approved equal
7 NOT TO SCALE



11 Trash Receptacle – Model # SF510–32PVC or Approved equal
7 NOT TO SCALE



12 Black PVC coated 4' Chain Link Fence or Approved equal
7 NOT TO SCALE



13 Playground "Rules" Sign or Approved equal
7 NOT TO SCALE



14 Poly-timber Borders or Approved equal
7 NOT TO SCALE



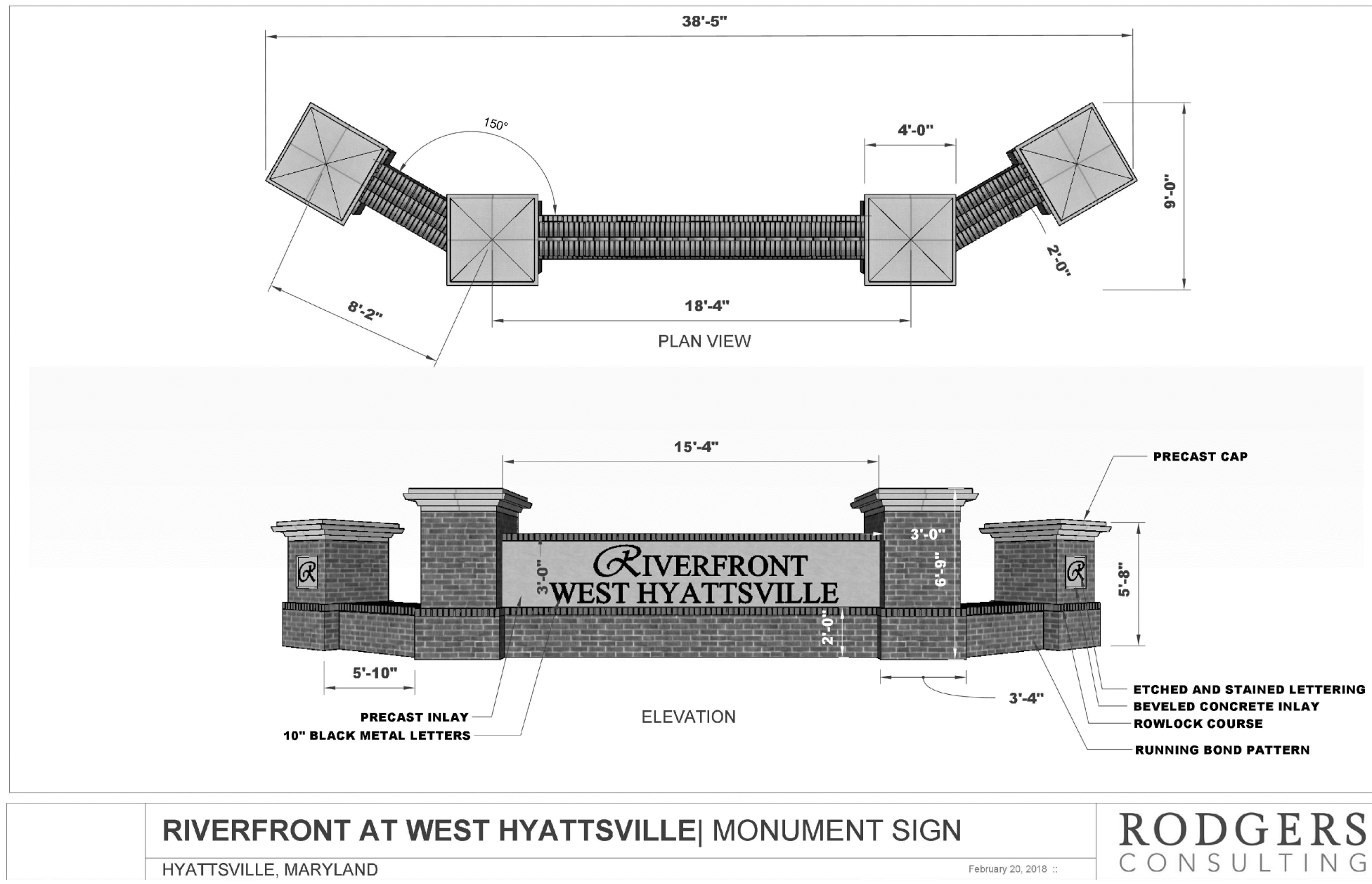
15 Eagle Express Train or Approved equal
7 NOT TO SCALE



16 Street Light Fixture Detail or Approved equal
7 NOT TO SCALE



17 "Ellie the Elephant" Spring Rider
7 NOT TO SCALE



18 Monument Sign
7 NOT TO SCALE

EQUIPMENT NOTES

- For all site furnishing details supplied hereon the landscape plans for illustration purposes only. The following shall apply to all details shown hereon these landscape plans.
 - Shop drawings shall be supplied at time of permit application and prior to permit issuance to the reviewing and approving agency.
 - All details shown hereon these plans shall be built to manufacturers specifications.
 - Equivalent substitutions for details provided in these plans shall be permitted when approved by the owner/owners representative, landscape architect, and MNCPPC.

PROFESSIONAL CERTIFICATION

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RIVERFRONT AT WEST HYATTSVILLE METRO

PARCEL 1, WWW 29@71
L37453 F.103
ELECTION DISTRICT No. 17
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LANDSCAPE AND LIGHTING DETAILS

SCALE:	N.T.S.
JOB No.	1208A6
DATE:	FEB 2018
SHEET No.	7 OF 7

RIVERFRONT AT WEST HYATTSVILLE

DETAILED SITE PLAN

ARCHITECTURE

DSP-17044

pursuant to

EXPEDITED TRANSIT-ORIENTED DEVELOPMENT

in a

Transit District Overlay Zone (TDOZ)

STATEMENT OF JUSTIFICATION

April 17, 2018

TABLE OF CONTENTS

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IV. Relationship to the General Plan.....	7
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I. INTRODUCTION

West Hyattsville Property Company, LLC, (the “Applicant”) presents this Detailed Site Plan application for Townhouse Architecture at 5620 Ager Road in Hyattsville, Maryland (the “Property”). The Property is located on the southwest side of Ager Road, approximately 620 feet north of Hamilton Street and the entrance to the West Hyattsville Metro Station. Found on Tax Map 41, Grids D-4 and E-4, it is known as Parcel 1, Barrett’s Addition to Kirkwood Village, Plat WWW 29@71, recorded in 1957. It is 18.45± acres.

The Property has recently been through several stages of the Prince George’s County approval process, including Preliminary Plan of Subdivision (4-15020) and Detailed Site Plan for Infrastructure Only (DSP-16029). These approvals established the lotting pattern and circulation plan, as well as stormwater quantity and quality management techniques and locations, landscaping and utility locations. This Detailed Site Plan application seeks to establish approval of the various architectural types for the proposed 183 townhomes on the Property. A separate Detailed Site Plan for multifamily architecture will be submitted.

As noted in prior applications, this stretch of Ager Road is a mix of old and new, residential and commercial, dominated by the West Hyattsville Metro Station. To the northwest lay the Kirkwood Apartments, a series of three-story, brick multifamily buildings. Immediately abutting the Property on the Kirkwood Apartment site are a drive aisle and parking spaces that runs the length of the common property line. Across Ager Road, to the northeast, single-family residences abut commercial uses, including a training facility for health care providers and a Latino Market. These are in the R-T Zone within the Transit District Overlay (T-D-O). To the southeast, in the M-X-T and T-D-O Zones, is land associated with the Metro Station. Southwest is the M-NCPPC Northwest Branch Stream Valley Park.

The West Hyattsville Transit District Development Plan (“TDDP”) established the following hierarchy for streets within the proposed development. Different street types have different architectural and massing requirements that will be discussed later in the Development Standards section of this statement of justification.

Residential Streets	Kirkwood Place River Terrace Road Little Branch Run Nicholson Street
Local Access Streets	Emerald Branch Drive Crimson Fox Drive Hyattsville Drive Alpha Ridge Avenue

Alleys

Hush Alley
Still Alley
Whisper Alley
Elkhorn Alley
Summer Alley
Winter Alley
Spring Alley
Quiet Alley

II. FINISHED SQUARE FEET

The Applicant proposes three models with several different architectural elevations shown on the elevation sheets. Widths are 16 feet for interior units and 20 and 24-feet for end units. The models have finished square footage as follows:

Model	Finished Square Footage (±)	
	Above grade finished area	Unfinished Area
Unit A (16 Ft. wide)	1,575 SF	313 SF
Unit B (20 Ft. wide)	1,939 SF	383 SF
Unit C (24 Ft. wide)	2,340 SF	462 SF

III. PRIOR APPROVALS

Conceptual Sit Plan CSP-05006

Conceptual Site Plan CSP-05006 was approved on the Property in 2008. Preliminary Plan 4-05145 was approved in 2006. However, both the prior Conceptual Site Plan and Preliminary Plan approved for this property also included the adjacent 26 acres of land owned by WMATA which was filed pursuant to a Joint Development Agreement which has expired. WMATA is not a party to the instant application and the Applicant does not have any interest in the WMATA property. As a result, the applicant is unable to implement these prior approvals, including their conditions, and is required to start the approval process anew. This application constitutes a new application under the Expedited Transit Oriented Development (“ETOD”) regulations contained in Section 27-290.01 of the Zoning Ordinance. Pursuant to Section 27-290.01(a)(1), ETOD projects located in a Mixed-Use Zone are exempt from the requirement to obtain approval of a Conceptual Site Plan. As such, the development of the Subject Property will proceed without a CSP and the prior CSP conditions will not be applicable to the proposed development and analysis of compliance with prior conditions of approval is not required.

Preliminary Plan 4-15020

Preliminary Plan 4-15020 was approved with 24 conditions contained in PGCPB 17-42, adopted on March 23, 2017. Conditions 1.j., and 15 are applicable at the Architecture Detailed Site Plan stage:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the applicant shall revise the PPS to:

j. Remove the development standards table and replace it with the following table:

DEVELOPMENT STANDARD	REQUIRED	PROVIDED	CODE SECTION
a. Minimum Bldg. Width Interior Unit	20 feet	16 feet	Section 27-548(h)
End Unit	24 feet	20 feet	
b. Maximum TH Units per Bldg. Group	6 du	8 du (7 groups) 7 du (10 groups)	Section 27-548(h)
c. Max. number of Bldg. Groups w>6 du	20%	61% (17 groups)	Section 27-548(h)
d. Minimum Lot Size	1,800 sq. ft.	816 sq. ft. min.	Section 27-548(h)

***A variance is approved, in accordance with the table above, from the lot standards of Section 27-548(h) of the Zoning Ordinance.**

RESPONSE: This has been done and the Preliminary Plan has received signature approval. The Detailed Site Plan is in conformance with these standards.

15. At the time of review of the detailed site plan for architecture for the single-family attached units and final plat for the lots of such units, the following issues shall be considered:

a. Variation in the unit width in a stick of more than six units in a row, to incorporate a unit with a minimum width of 18 feet wide for every three narrower units, if possible.

RESPONSE: The architectural elevation shown in the application do not include a wider townhome in the middle of sticks of more than six units. The Applicant has examined the possibility of including this additional width in the middle but has found it severely restricts the

marketing of the lots. Offsets in house façades and differing architecture and materials provide the desired visual variation.

b. Architecture which provides entrances on the endwall of units where the endwall is fronting on a public street or open space.

RESPONSE: No endwall entrances are proposed. While these features might work in more suburban settings, but not as well in urban settings. The goal is to activate the space and streets in front of the homes, not the less used space along side of the units. Two of the homes in an attached grouping would not enjoy the same public space activation as the others in the group. Endwalls shown on the included architecture are well articulated with windows at all levels. This architecture will soften views from adjoining streets, obviating the need for an entrance along the side.

c. Provide a minimum eight-foot distance between the end unit lot lines of any two single-family attached building groups where pedestrian circulation is proposed between the units.

RESPONSE: Pedestrian circulation between attached building groups is only likely on Parcels “I,” “L,” “M,” and “R.” All of these parcels exceed eight feet in width at their narrowest point.

d. An evaluation of adequate access to the proposed parking on Hush Alley, in accordance with the requirements of the Prince George’s County Zoning Ordinance and the 2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone, to determine if the removal of parking or widening of the alley is necessary.

RESPONSE: Mike Lenhart, of Lenhart Traffic Consulting, Inc., evaluated the access and parking on Hush Alley and provides the following:

As required in Condition 15.d., the DSP was evaluated to determine the adequacy of access to the proposed parking on Hush Avenue. The access to Hush Alley is provided off of Kirkwood Place approximately 100 feet northwest of the centerline of Little Branch Run. Kirkwood Place is a dead-end road beyond the Hush Alley access with on-street parking for six vehicles and there will be little to no traffic on Kirkwood Place with very low traffic speeds. Hush Alley provides access to eight single family attached units which will generate a maximum of 6 to 7 peak hour trips. The geometric design of the intersection provides for good layout and the traffic volumes are anticipated to be very low with good traffic operations for the access as designed.

This condition is met.

Detailed Site Plan 16029

Detailed Site Plan 16029 was approved by the Planning Board on March 23, 2017 for infrastructure only. Planning Board resolution PGCPB 17-42 contained conditions applicable to the Architecture Site Plan.

IV. RELATIONSHIP TO THE GENERAL PLAN

In 2014, the County Council approved *Plan Prince George's 2035* ("Plan 2035"), the County's new General Plan. The Growth Policy Map, (Map 1; p. 18) includes the following six policy areas:

Regional Transit Districts
Employment Areas
Local Centers
Established Communities
Future Water and Sewer Service Areas
Rural and Agricultural Areas

Plan 2035 also includes a growth boundary. The first five policy areas are found generally within the growth boundary, with most future development recommended for the Regional Transit Districts and Local Centers. Rural and Agricultural Areas are found mostly outside the growth boundary.

The Property is identified on the Growth Policy Map as the West Hyattsville Local Center. Local Centers are recommended **"as focal points for development and civic activity based on their access to transit or major highways."** Plan 2035 includes **"recommendations for directing medium- to medium-high residential development, along with limited commercial use, to these locations, rather than scattering them throughout the established communities."** The centers, it continues, **"are envisioned as supporting walkability, especially in their cores and where transit service is available."** (p. 19)

Plan 2035 further describes Local Centers as areas ripe for development including:

- Mid-rise and low-rise multifamily and townhomes at a density of 15 to 30 dwellings per acre.
 - Limited new Commercial development at an FAR of 1.5 to 3.0
 - Metrorail or Light Rail with connections to bus services.
- (p. 108)

Plan 2035 presents a Vision of Prince George’s County of **“strong, green, and healthy communities”** in a **“competitive, innovative, and adaptive economy”** with **“vibrant and walkable mixed-use centers; quality open space; restored ecosystems; and iconic destinations”** (p. 11). The overriding Land Use Goal, and, indeed, the overarching theme of Plan 2035 is to:

“Direct future growth toward transit-oriented, mixed-use centers in order to expand our commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources” (p. 93).

In fact, citing a 2011 study by the George Mason University Center for Regional Analysis (GMU), Plan 2035 adopted its recommendation that **“a majority of new housing be located in compact developments with convenient access to jobs and transportation options to meet the workforce’s growing demand for mixed-use, walkable, transit-accessible communities”** (p. 104).

The prior Infrastructure Detailed Site Plan (DSP-16029) advances this Vision and Land Use Goal by providing just the type of walkable, transit accessible community promoted throughout Plan 2035. This Architecture Detailed Site Plan is the next step in bringing the General Plan vision to fruition.

V. MASTER PLAN AND ZONING

The Property is in the Mixed Use-Transit Oriented (M-X-T) Zone. It is in the 2006 *Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone* (“TDDP”) which sets forth development regulations addressed later in this statement of justification. Three distinct neighborhoods are examined in the TDDP: North Park, Hamilton Square, and Queenstown. The Property straddles the North Park and Hamilton Square neighborhoods, with a majority of the Property—northwest of the Metro tracks—in the North Park neighborhood, and the smaller portion—southeast of the tracks—in Hamilton Square. Proposed townhome development in the North Park portion of the Property is the focus of this detailed site plan, with the portion of the Property in Hamilton Square is shown as future development. North Park includes the adjacent Kirkwood Apartment property. The Vision for North Park is:

Located just north of the Metro tracks, this will be a primarily residential neighborhood with a diverse mix of housing types. Its residents will enjoy a direct connection to the Metro station and convenient access to the Northwest Branch stream valley park. It will contain several LID streets designed to contain and minimize stormwater runoff into the adjacent Northwest Branch. North Park will also contain a number of neighborhood and smaller “pocket” parks—one acre or less in size—that will be designed for active use by younger children and their parents. Small, neighborhood focused retail will be at the intersection of the

primary internal streets, within two blocks of the Metro station. Three taller residential buildings at the edge of North Park will offer outstanding views and surveillance of the stream valley park, increasing the safety of the park. (pp. 10-11)

VI. DEVELOPMENT DISTRICT STANDARDS

To realize this Vision, the TDDP includes design standards for Building Envelopes and Blocks, Streetscapes, Architecture, and Parking. While not all are applicable to an infrastructure only detailed site plan, relevant standards are discussed below. Development Standards are listed in *italics* in the column on the left below, with the Applicant's response in the right column.

Building Envelope and Block Standards- General Design Principles and Intent (Page 67)	
<i>I. Intent</i> The TDDP identifies the building envelope standards for all building sites within the West Hyattsville Transit District. The intent of the building envelope standards is to create a vital public realm through well designed street space. Deviations from the building envelope standards can be reviewed through the appropriate process as outlined in the Transit District Development Plan (Applicability of Site Plan Requirements). The building envelope standards set the specifications for building sites along street, siting, elements and use.	
<i>1. Buildings shall be aligned and close to the street</i>	Buildings are proposed as close to the street as possible, behind the sidewalk and public utility easement with no substantially additional front yard.
<i>2. Buildings shall be consistent forms on both sides of the street and shall provide public space between buildings fronting the street.</i>	Internally, open areas are provided between groups of townhomes. The site design shows buildings of consistent (not exact) architecture facing each other across the street.
<i>3. Buildings shall front the street and square and provide ground level retail uses to provide an active, vital, and safe pedestrian public space.</i>	Does not apply to the townhomes.

<i>4. Buildings shall define the property lines. Public and private space shall be clearly defined as public with open views and surveillance, or private and protected.</i>	Lots are laid out to achieve this standard. Townhomes define property lines by paralleling them. Private space in the rears of the townhomes is clearly private and separate from the public realm.. Public space-parks and walks between groups of homes, are open and easily surveilled from streets or windows.
<i>5. Buildings shall be designed to orient views towards the street and public realm.</i>	This applies throughout, with lots designed to afford views onto streets. Many Townhome lots in the development will have stunning views into the Northwest Branch Stream Valley Park. All homes are oriented toward the streets, activating the public realm.
<i>6. Buildings shall provide retail on all ground floor elevations to provide an active and interesting pedestrian street life. Community-serving financial (e.g., commercial bank or savings and loan branch) or professional (medical, tax preparation, insurance) service establishments may be allowed in ground-floor space provided that such uses have a primary entrance on the street.</i>	This does not apply to the townhomes.
<i>7. Building vehicle storage and service areas for garbage and mechanical equipment shall be located away from the street.</i>	These are not proposed in the Architecture Detailed Site Plan.
<i>8. Building parking areas (off-street) shall be located away from the street and shared by multiple owners/uses.</i>	As this applies to the multifamily buildings, this level of detail will be explored in the multifamily Architecture Detailed Site Plan.
<i>9. Commercial and mixed-use blocks shall contain a minimum on 80 percent commercial uses on the ground floor.</i>	This applies to the multifamily development and is not applicable to the townhouse architecture Detailed Site Plan.

General Design Principles and Intent-Building Street Types (Page 68)	
Intent <i>The TDDP identifies the building street type for all streets within the West Hyattsville Transit District. The building street types are provided to regulate building height requirements, parking structure height, ground story height, upper story height, and transitions in height for the specific street types of Boulevard (Ager, Chillum, and Queens Chapel Roads), Main Street (Hamilton Street), Park Drive, Residential Street, LID Street, Local Access Street, and Alley. Deviations from the building street type requirements shall be reviewed through the appropriate process as outlined in the transit district development Plan (Applicability of Site Plan Requirements).</i>	
COMMENT: None of the Townhouse lots front Ager Road, the lone Boulevard affecting the proposal. Further, a modification to Map 28, Page 101 of the TDDP approved through DSP-16029 reclassified River Terrace Road from a “Park Drive” to a “Residential Street.” Therefore, the TDDP standards for architecture applicable to Boulevards and Park Drive are not applicable and are not included in this statement of justification. The justification begins with Residential Streets.	
Residential Street	There are four Residential Streets in the proposed development: Kirkwood Place, River Terrace Road, Little Branch Run, and Nicholson Street. River Terrace Road parallels the Stream Valley Park. Little Branch Run is the main entrance into the development, connecting Ager Road with River Terrace Road. Nicholson Street is the street closest to and paralleling the River Terrace Road. Kirkwood Place is the first cross street in the development.
Height Specifications 1. Building Height: <i>Principal building height is measured in stories. All buildings shall be a minimum of four stories and a maximum of six stories in height, except where otherwise noted in the TDDP. No accessory building shall be more than 18 feet to its eaves.</i>	Townhomes of four stories are proposed along the four “residential streets” (Kirkwood Place, River Terrace Road, Little Branch Run, and Nicholson Street).

2. Parking Structure Height and Block Coverage: <i>No parking structure within the block shall exceed the eave height within 40 feet of the parking structure. Any parking area fronting the build-to line shall provide a three-foot high solid masonry wall to screen vehicles. No block shall have more than 25 percent of its street frontage occupied by screened parking. Unscreened parking shall be prohibited.</i>	There are no parking structures along residential streets
Siting Specifications 1. Building Street Façade: <i>The façades of all buildings shall be constructed at the build-to line (or sidewalk edge) for at least 75 percent of the street frontage of each block with the following exception: Block corners are exempt from the build-to line requirement if a special pedestrian-oriented building corner treatment is provided. The street faced shall be a single plane, limited to façade jogs of less than 24 inches, interrupted only by porches, stoops, bay windows, shop fronts, and balconies.</i>	All townhomes fronting residential streets are constructed at the build-to-line, just behind the sidewalk and public utility easement (and an additional setback required by Siting Specification requirement 3, below). Townhomes facing one residential street, Little Branch Run, do not actually front the street. They are separated from the street by a public open space parcel. Jogs of equal to or less than 24 inches are proposed along all front façades.
2. Maximum Block Length: <i>Block lengths shall be a maximum of 400 feet in length; refer to the TDDP block registration plan (Map 13).</i>	Map 13 shows Lot Registrations classified “AA,” “BB,” “CC,” “DD,” “L,” “Y,” and “Z.” Little Branch Run can be divided into 5 blocks. Three of these blocks are approximately 150 feet in length, with the other two approximately 250 feet long. None exceed 400 feet. This standard is met for Little Branch Run. Nicholson Street is one block that exceeds 400 feet in length. A modification was approved in DSP 16029.

3. Buildable Area: <i>Building shall only occupy the lot area delineated in the siting specifications and shall be in accordance with the West Hyattsville TDDP. All single-family residential buildings are required to be located two feet back from the build-to line to provide additional room for a front porch as stated below in the element specifications. The sidewalk location and width shall be in accordance with the applicable streetscape sections and roadway segments of the TDDP and shall be delineated on the detailed site plan.</i>	All townhomes meet this requirement. Sidewalk location and width was approved in DSP 16029, and are in accordance with the West Hyattsville TDDP.
4. Side Yard Line: <i>The minimum side setback is five feet.</i>	This minimum setback is provided on end units.
5. Rear Yard Line: <i>On sites with no alley access, there shall be a 12-foot setback from the rear yard line.</i>	This minimum setback is provided on end units.
Local Access Street and Alley (Page 78)	There are four local access streets: Emerald Branch Drive, Crimson Fox Drive, Hyattsville Drive, and Alpha Ridge Avenue. There are eight alleys: Hush Alley, Still Alley, Whisper Alley, Elkhorn Alley, Summer Alley, Winter Alley, Spring Alley, and Quiet Alley.
Height Specifications 1. Building Height: Principal building height is measured in stories. All buildings shall be a minimum of four stories and a maximum of six stories in height, except where otherwise noted in the TDDP. No accessory building shall be more than 18 feet to its eaves.	The architecture shows four story townhomes along the four local access streets and eight Alleys.

2. Parking Structure Height and Block Coverage: <i>No parking structure within the block shall exceed the eave height within 40 feet of the parking structure. Any parking area fronting the build-to line shall provide a three-foot high solid masonry wall to screen vehicles. No block shall have more than 25 percent of its street frontage occupied by screened parking. Unscreened parking shall be prohibited.</i>	No parking structure is proposed. Garages are shown in the rears of homes, less than 40 feet in height. No solid wall is required.
Siting Specifications (Page 79)	
1. Building Street Façade: <i>The facades of all buildings shall be constructed at the build-to line (or sidewalk edge) for at least 75 percent of the street frontage of each block with the following exception: Block corners are exempt from the build-to line requirement if a special pedestrian-oriented building corner treatment is provided. The street façade shall be a single plane, limited to façade jogs of less than 24 inches, interrupted only by porches, stoops, bay windows, shop fronts, and balconies.</i>	The façades of the groupings are a single plane with jogs of less than or equal to 24 inches. Homes are pushed as close to the sidewalk edge as the public utility easement will allow.
2. Maximum Block Length: <i>Block lengths shall be a maximum of 400 feet in length; refer to the TDDP block registration plan (Map 13).</i>	Block length is consistent with that approved in DSP 16029.

3. Buildable Area: <i>Building shall only occupy the lot area delineated in the siting specifications and shall be in accordance with the West Hyattsville TDDP. All single-family residential buildings are required to be located two feet back from the build-to line to provide additional room for a front porch as stated below in the elements specifications. The sidewalk location and width shall be in accordance with the applicable streetscape sections and roadway segments of the TDDP and shall be delineated on the detailed site plan.</i>	The site plan shows house locations at, or up to four feet behind, the front build-to-line—which is determined by the public utility easement—allowing for front porches.
4. Side Yard Line: <i>The minimum side setback is five feet.</i>	There are no minimum side setbacks for interior townhomes. All end units are a minimum of five feet from the end unit side property line.
5. Rear Yard Line: <i>On sites with no alley access, there shall be a 12-foot setback from the rear yard line.</i>	All homes are accessed by an Alley.
STREETSCAPE STANDARDS (Page 81)	
GENERAL DESIGN PRINCIPLES AND INTENT	
GENERAL STREETSCAPE STANDARDS (Page 83) COMMENT: All of the General Streetscape standards were reviewed and approved at the Detailed Site Plan for Infrastructure.	

Public Street Lighting (Page 89) COMMENT: With one exception, the Public Street Lighting Standards were reviewed and approved with the Detailed Site Plan for Infrastructure. The following standard was left for review at the Architecture Detailed Site Plan.	
11. Residential Building Lighting: <i>Porch and/or entry lights shall be required on all residential buildings to create a safe pedestrian environment at night. Porch and/or entry lights for single-family attached residential units shall not exceed 100 watts per fixture.</i>	These are provided.
Blocks and Alleys (Page 91) COMMENT: With one exception, the Blocks and Alleys Standards were reviewed and approved with the Detailed Site Plan for Infrastructure. The following standard was left for review at the Architecture Detailed Site Plan.	
1. Building Siting: <i>Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for siting buildings according to the West Hyattsville TDDP and shall be included as part of any application for detailed site plan and building/grading permits. No building or grading permits shall be issued without a detailed site plan that conforms to all building standards in the TDDP.</i>	The buildings are sited in accordance with the West Hyattsville TDDP in terms of location, height, setbacks, orientation. The are located in accordance with the Preferred Land Use Map as modified by District Council approval of DSP-16029; they are four-stories in height, matching the street standard building height requirements; they are setback only as far as necessary to provide sidewalks and public utility easements; and they are oriented toward the street to provide an urban setting on pedestrian-friendly streets.
Sidewalks (Page 92) COMMENT: All Sidewalk Standards were reviewed and approved with the Detailed Site Plan for Infrastructure.	
Sod, Groundcover and Mulch (Page 93) COMMENT: All Sod, Groundwater and Mulch Standards were reviewed and approved with the Detailed Site Plan for Infrastructure.	

Landscape (Page 93)

COMMENT: All Landscaping Standards were reviewed and approved with the Detailed Site Plan for Infrastructure.

Parks (Page 95)

COMMENT: All Parks Standards were reviewed and approved with the Detailed Site Plan for Infrastructure.

Plazas (Page 97)

COMMENT: Plaza Standards were reviewed and approved with the Detailed Site Plan for Infrastructure. Those Plaza Standards applicable to the Multifamily section of the development will be reviewed in that DSP.

ARCHITECTURE STANDARDS (Page 103)

GENERAL DESIGN PRINCIPLES AND INTENT

Intent

M-NCPPC staff shall review building architecture. Staff will coordinate with the developer and/or applicant to review the standards of the form-based code. Architecture shall be of high quality, enduring, and promoting a sense of character for the building street wall. Building walls should reflect high-quality architecture and complement the surrounding development. They should be structural walls that provide long-lasting building materials. Building walls should not be too ornate or too simple. All building materials shall be appropriate to their specific properties for load bearing capacity. Refer to the TDDP architecture standards below for the specific prescriptions of this section. Specifically, the architecture standards are intended:

- ☐ *To enhance the visual appeal of new commercial/mixed-use and residential development*
- ☐ *To enhance the visual environment of activity centers*
- ☐ *To promote pedestrian accessibility and safety*
- ☐ *To minimize visual clutter and blight*

COMMENT: The townhouses best resemble the Federal Style of architecture, with clean lines, a mix of brick and siding, a mix of flat and gabled roofing, with slim upper floor windows. Designed for an urban setting, the homes include rear loaded garages, with front doors close to

the sidewalk and street. The submitted architecture shows four-story homes. Box bay windows are a homeowner option along the front façade. These windows, combined with variable materials (brick, siding, stone, veneer) and a fourth-floor loft space stepped back from the front of the buildings, create architectural articulation and visual variety, while maintaining a distinctive, cohesive style along each group of buildings and throughout the community. The setbacks, and the varied features and cohesive front create a community that is visually compelling, promotes pedestrian accessibility and safety, and minimizes visual clutter.	
<i>1. Architecture shall blend aesthetically into the built environment of the block for which the development lot is located.</i>	As noted, the architecture is consistent throughout the community and is aesthetically pleasing.
<i>2. Architecture shall specify required details as indicated in the TDDP.</i>	The details regarding building materials, window widths and locations, doorway design, loft and forth floor elevations, are outlined next to the applicable standard in this document.
<i>3. Architecture shall provide a coherent form for the building.</i>	Not only is the architecture consistent along the façade of individual groups of buildings, but it is consistent throughout the neighborhood. Each elevation presents a Federal design, varied by architectural detailing, building setbacks at the fourth floor, and the occasional box bay window. These variations provide a coherent form for the building.
<i>4. Architecture materials shall provide appropriate material properties (strength) for the design purpose of the building; strong materials shall support lighter materials.</i>	In elevations with mixed materials, stronger materials, such as brick or stone, are shown forming the base of the façade, with lighter, softer materials atop. This will prevent a top-heavy look.
<i>5. Architecture materials shall be as indicated in the TDDP; equivalent or better material is also encouraged but shall be approved at the discretion of the Planning Board.</i>	Materials proposed are brick, stone, siding, and/or veneer. These high quality materials are in conformance with TDDP standards and recommendations.

<i>6. Architecture characteristics shall be coordinated with respect to building articulation, building scale and proportions, architectural style, roof forms, building details and fenestration patterns, and materials.</i>	The elevations show four-story structures, in accordance with, and in locations outlined in, the TDDP specifications for heights along specific roadways. Not all elevations show an articulation line below the third floor. All elevations show a substantial articulation line between the third and fourth floors. On full brick or stone fronts, the only articulation line may be between the third and fourth floors, but a dramatic line it is. Building fenestration and roof forms, are similar on all elevations. These elevations, akin throughout the neighborhood, are well coordinated.
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Configurations and Techniques (Page 105)	
1. Exterior Walls (Architecture): □ <i>Exterior walls greater than 40 feet in length shall break any flat, monolithic façade with discernible architectural elements, such as bay windows, recessed entrances and windows, display windows, arcades, balconies, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials to provide visual interest and pedestrian scale. Building designs, rooflines, or façade treatments that are monotonous shall be prohibited.</i> □ <i>Exterior wall materials shall be consistent horizontally (i.e., joints between different materials shall be horizontal and continue around corners) except for chimneys and piers.</i> □ <i>Exterior wall material/architectural changes shall be provided with a constructional logic. Building additions shall specify a building material that is compatible in architecture and material with the original building.</i> □ <i>All exposed and visible exterior walls of a building shall provide quality architectural material along the facades according to the permitted building façade materials stated in the architectural standards.</i>	No façade of any townhouse grouping will be monolithic. The architecture shows box bay windows, jogs of up to 24 inches between units, the loft area stepped back from the third floor, and front stoops and/or porches, all of which help break up the long, straight façade. As shown on the architecture elevations, each townhome has consistent materials horizontally with changes in material generally coming at the second-floor level. Any homeowner addition will need review by the County to ensure that building additions are logical extensions of the home’s architecture. The quality of the architectural materials is self-evident. Brick, stone, siding, brick and stone veneer, all provide durability in a visually pleasing setting.

2. Brick and Stone: ☐ <i>Brick shall specify the pattern, color, type, and model number of brick to be used.</i> ☐ <i>Stone shall specify the pattern, color, type, and finish of stone to be used.</i>	A color and materials palate will be submitted during the review of this detailed site plan.
3. Building Facades along Corner Lots: <i>Building facades along corner lots shall be architecturally treated as having street frontage on both the front and side streets. Both facades shall provide architectural material that meets the materials list specified in the architectural standards.</i>	Architecture of high visibility endwalls will be treated as fronts. Though no entry is proposed, the endwalls facing public streets will exhibit architectural elements.
4. Parapet Roofs: <i>(Cornice, Entablature, and Coping Standards)</i> ☐ <i>Parapet roofs shall only be permitted to conceal roof top mechanical equipment and shall not extend beyond the height of the rooftop mechanical equipment. Building architectural roof sections shall be submitted as part of the detailed site plan to provide compliance with this standard.</i> ☐ <i>Parapet roofs shall not be permitted if the purpose is to extend the height building. Parapet roofs shall not create a false building height extension and shall not qualify as overall building height.</i>	Parapet roofs are not proposed.

WINDOWS AND DOORS/ENTRANCES	
Configurations and Techniques (Page 106)	
The following configurations and techniques are permitted. 1. All Windows: ☐ <i>Windows shall not span vertically more than one story.</i> ☐ <i>Windows shall correspond to interior space and shall not span across building structural elements such as walls and mechanical spaces between floors.</i> ☐ <i>Windows may be ganged horizontally (maximum five per group) if each grouping is separated by a mullion, column, pier or wall section that is a minimum of seven inches wide.</i> ☐ <i>Windows shall be no closer than 30 inches to building corners (excluding bay windows and where the building corner is also a block corner).</i> ☐ <i>Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.</i>	While many of these requirements apply more specifically to mixed-use or commercial buildings, the Applicant offers the following as they regard townhomes. - No window spans vertically more than one story. - No window spans horizontally across building elements. - Ganged windows are not proposed. - Windows re more than 30 inches to building edges. - Some elevations include shutters that, as seen on the elevations, are appropriately sized for the window.
2. Ground Floor Windows: ☐ <i>Single panes of glass shall not be larger than six feet high by four feet wide.</i> ☐ <i>Windows shall not be made opaque by window treatments and shall allow a minimum 60 percent of surface view into the building for a depth of at least 20 feet.</i>	No single-pane windows are proposed. The requirement that they allow 60 percent of surface view into the building for a depth of 20 feet is best suited for commercial uses, and not generally applicable to residential uses. Windows are designed to residential standards.

3. Upper-Story Windows: ☐ <i>Windows shall be double-hung, single-hung, awning, or casement windows.</i> ☐ <i>Fixed windows are permitted only as a component of a system including operable windows within a single wall opening.</i> ☐ <i>Residential buildings/floors: panes of glass no larger than 36 inches vertical by 30 inches horizontal.</i> ☐ <i>The maximum pane size for office uses is 40 inches vertical by 40 inches horizontal.</i> ☐ <i>Egress windows may be installed according to the appropriate building code.</i>	All front windows are operable. The architectural details so that upper-story windows are no larger than 36 inches high by 30 inches wide. Specific egress windows are not proposed in residential units, though all may be used for egress.
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4. Doors/Entrances: ☐ <i>Primary entrances shall be delineated on the detailed site plan as major architectural features so that they are clearly identified as entry points, front the primary public street, and are pedestrian accessible. A portico, arcade, or similar architectural feature shall be provided to shelter the primary entrance.</i> ☐ <i>Building facades over 200 feet in length facing a street shall provide two or more public building entrances off the street.</i> ☐ <i>Primary building entrances shall connect to the sidewalk with a pedestrian walkway.</i> ☐ <i>Shop front entrances are permitted to extend up to 24 inches beyond the build-to line.</i> ☐ <i>Double height entryways (those that span more than one story) shall be prohibited.</i> ☐ <i>Doors shall not be recessed more than three feet behind the shop front windows and shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.</i> ☐ <i>Roll-down security gates, door, and windows shall be prohibited.</i>	This standard applies to commercial uses. However, it is important to note that doorway entrances to connect to a sidewalk and face the primary street. They are designed, in terms of color palate and fenestration, with the total façade of the home and group of homes in mind—that is, they are architecturally compatible with the homes’ designs.
SIGNAGE (Page 107) COMMENT: There are no building signs associated with the townhome development.	

PARKING STANDARDS (Page 109)	
GENERAL DESIGN PRINCIPLES AND INTENT (Page 109)	
COMMENT: The General Design Principles and Intent of the Parking Standards were reviewed and approved with the Detailed Site Plan for Infrastructure. On- and off-street parking standards applicable at the Architecture Site Plan stage are outlined below.	
ON-STREET PARKING (Page 111)	
Intent <i>To regulate the design and location of on-street parking to provide convenient access to adjoining uses without compromising pedestrian/motorist safety and the quality of the streetscape environment.</i>	
1. Materials: <i>On-street parking areas shall be coordinated with the Department of Public Works and Transportation (DPW&T) and/or State Highway Administration (SHA) as appropriate.</i>	The Applicant continues to work with the City of Hyattsville to coordinate materials for on-street parking. A continuation of the street surface is proposed.
2. Configurations and Techniques a. Permitted Development Blocks for On-Street Parking: <i>On-street parking areas shall be permitted in all development blocks except NN and OO.</i> b. Siting: <i>On-street parking shall be located in accordance with the West Hyattsville TDDP streetscape sections. Restricted (non-rush hour) on-street parking may be permitted on primary streets within the TDOZ, subject to an executed memorandum of understanding (MOU) between the City of Hyattsville, DPW&T, and the State Highway Administration (SHA) as appropriate.</i>	The Property is not in Development Blocks “NN” or “OO.” On street parking is expected to be available 24 hours a day; there are no primary streets within the proposed development.

OFF-STREET PARKING (Page 112)	
Intent <i>To regulate the location, siting, and design of off-street parking to provide convenient access to adjoining uses without compromising pedestrian/motorist safety and the quality of the built environment within the West Hyattsville TDOZ.</i>	
Configurations and Techniques: COMMENT: This Section provides regulations concerning Siting, Uses Within Parking Structures, Façade Treatments for Parking Structures, Parking Structure Fenestration, Parking Structure Height, Siting of Parking Structures with Street Frontage, Parking Structure Entrances and Exits (Single-Family Residential, Parking Structure Entrances and Exits (Multi-family/Nonresidential), Parking Structure Stairwells, Parking Structure Elevators, and Parking Structure Lighting. Of these, only “Siting” and “Parking Structure Entrances and Exits (Single-Family Residential)” apply at this time.	
1. Siting: <i>Off-street parking facilities (surface lots and parking structures) shall be located in accordance with the West Hyattsville TDDP/TDOZ parking plan. Surface parking areas shall be provided to the rear of the site away from the public realm view. Parking areas and pedestrian access to these areas shall not exceed 25 percent of the build-to line frontage on any block. Street frontage vehicular access to off-street parking facilities shall be prohibited (see discussion of off-street parking entrances below).</i>	Single-family attached housing is proposed in this Detailed Site Plan. Parking structures associated with this proposal are individual garages and driveways serving individual homes. None of these are in the public realm; in fact, all of the homes are rear-loaded, with garages and driveway access to them in the rear of the homes on alleys. Fronts will have no parking.

2. Uses Within Parking Structures Along Street Frontages: <i>Retail uses shall be provided on the ground floor of any parking structure with street frontage within commercial mixed-use blocks as identified in the West Hyattsville TDDP. Retail spaces on the ground floor shall have display windows, canopies/awnings, and recessed entrance doors to enhance the parking structure. Parking structures on corner lots shall provide ground-floor retail uses within the parking structure along both the front and side streets.</i>	This Detailed Site Plan is for townhomes only. No commercial mixed use blocks or retail space is proposed.
3. Façade Treatments for Parking Structures: <i>Parking structure facades that are visible to the public realm shall consist of high-quality material such as brick, brick with concrete banding, brick with glass block banding, or other material as specified in the permitted materials list above. All parking structure exteriors shall be architecturally designed to integrate and be compatible with adjacent building materials. Parking structures on corner lots shall provide street-frontage quality architectural facades along both the front and side streets.</i>	Garage façades are not visible to the public realm. All units are rear loaded.
4. Parking Structure Fenestration: <i>Parking structure openings shall provide a minimum of 75 percent transparency to provide visibility for pedestrian safety. Ground floor building, façade fenestration shall be 75 percent of each building façade along its street frontage. Blank wall facades shall not exceed 25 percent of any street frontage in accordance with the approved West Hyattsville TDDP conceptual site plan.</i>	This is not applicable to individual home garages. No other parking structure is proposed.

5. Parking Structure Height: <i>Structured parking shall be from a minimum of two stories to a maximum of five stories. Parking garages shall not exceed the height of the surrounding buildings and shall not visually dominate the block where visible from the street or other public space.</i>	This is not applicable to individual home garages. No other parking structure is proposed.
6. Siting of Parking Structures With Street Frontage: <i>All parking structures with street frontage shall be located at the build-to lines that shall be sited zero feet from the sidewalk edge to create a continuous street wall. Each applicant or the applicant's heirs, successors, and/or assignees, shall be responsible for parking structure improvements as delineated in the West Hyattsville TDDP. Parking garages shall be located within the interior of a block, surrounded by buildings that front the street except where otherwise delineated in the West Hyattsville TDDP. Parking structures on corner lots shall meet the build-to lines along both the front and side streets.</i>	This is not applicable to individual home garages. No other parking structure is proposed.
7. Parking Structure Entrances and Exits (Single-Family Residential): <i>Parking structure entrances and exits within single-family areas shall not be more than 80 square feet in area, and there shall not be more than one garage door for each 16 feet of building frontage. All townhouse and live/work unit garages shall be tuck-under. Access to parking garages from the street frontage shall be prohibited. Parking access shall consist of a single location point for entry/exit purposes to minimize curb cuts.</i>	The proposed architecture shows garages entrances of less than or equal to 80 square feet and are designed as tuck-under entrances. As shown on the architectural elevations, units with two-car garages will have only one door, necessitating only one driveway cut.

8. Parking Structure Entrances and Exits (Multi-family/Nonresidential): <i>Parking structure entrances and exits within multifamily residential or nonresidential areas shall not exceed 16 feet clear height and 24 feet clear width and shall not be sited within 100 feet of the block corner or another garage entry on the same block. Garage entry portals may be set back up to 24 inches behind the surrounding façade. Parking access shall consist of a single location point for entry/exit purposes to minimize curb cuts. Vehicle access from the street frontage shall be permitted.</i>	This Detailed Site Plan is for Townhomes only.
9. Parking Structure Stairwells: <i>Parking structure stairwells shall provide up-lighting with a minimum of 2.0 foot-candles and a maximum of 5.0 foot-candles. Glass facades shall be provided for high visibility and openness to enhance pedestrian safety. Steps shall provide open riser construction to increase visibility for pedestrian security.</i>	This is not applicable to individual home garages. No other parking structure is proposed.
10. Parking Structure Elevators: <i>Parking structure elevators shall be lighted to a minimum of five foot-candles at the entrance to the elevator car door in accordance with the ADA standards. Elevators shall be constructed of glass walls to provide an open view to provide pedestrian safety and enhanced visibility.</i>	This is not applicable to individual home garages. No other parking structure is proposed.

11. Parking Structure Lighting: <i>Lighting for all multifamily and nonresidential parking structures shall provide up-light fixtures and shall meet foot-candle requirements as specified below:</i> <i>a. One-way pendant uplight fixture, 30- to 72-inch stems, recessed “J” box-style hung from parking structure ceiling</i> <i>b. Two-way pendant uplight fixture, 30- to 72-inch stems, recessed “J” box-style hung from parking structure ceiling</i> <i>c. Perimeter or core uplight wall fixture</i> <i>d. 250W metal halide</i> <i>e. 10-foot6-inch parking structure ceiling</i> <i>f. Reflectance: 80 percent ceiling (shall use matte white paint), 40 percent deck (concrete construction), and 0 percent walls.</i>	This Detailed Site Plan is for townhomes only.
BIKEWAYS AND BICYCLE PARKING (Page 116) COMMENT: The Bikeways and Bicycle Parking Standards were reviewed and approved with the Detailed Site Plan for Infrastructure.	

VII. OTHER REQUIREMENTS

Sec. 27-290.01. - Requirements for Expedited Transit-Oriented Development Projects.

(a) Expedited Transit-Oriented Development Projects shall be eligible for expedited review as set forth in this Section, except that applications eligible under Section 27-107.01(a)(242.2)(D) shall be subject to Section 27-290.02 and shall not be subject to Section 27-290.01(a)(1) through (7) or (b), but may serve as development guidelines.

RESPONSE: The proposal is pursuant to the definition found in Section 27-107.01(a)(242.2)(A): “the subject property is located entirely within a Transit District Overlay Zone (‘TDOZ’).” Section 27-107.01(a)(242.2)(D) applies to public uses or buildings. This Property is entirely within the West Hyattsville TDOZ; therefore, the application is subject to Section 27-290.01.

(1) Expedited Transit-Oriented Development Projects located in a Euclidean Zone or a Mixed Use Zone, where a site plan approval is required, shall be exempt from applicable site plan requirements other than a Detailed Site Plan. Detailed Site Plan applications filed pursuant to this Section shall be eligible for expedited review.

RESPONSE: The Applicant is SEEKING EXPEDITED REVIEW pursuant to this section and is subject to the requirements of the West Hyattsville Transit District Development Plan and Overlay Zone.

(A) An application filed pursuant to this Section shall incorporate elements of a Conceptual Site Plan, as needed, to comply with specific conditions applicable to the subject property.

RESPONSE: At the time of the DSP for Infrastructure, a determination was made that the original CSP for this Property was no longer applicable and that the application constitutes a new application under the Expedited Transit Oriented Development ("ETOD").

(B) An application filed pursuant to this Section may amend an existing Conceptual Site Plan applicable to the subject property.

RESPONSE: The application is for a detailed site plan and does not amend an existing Conceptual Site Plan.

(C) An application filed pursuant to this Section may amend an existing Detailed Site Plan for the subject property.

RESPONSE: This application does not amend an existing Detailed Site Plan.

(2) Expedited Transit-Oriented Development Projects on property located within a Comprehensive Design Zone shall be eligible for expedited review in the consideration of:

(A) A combined Comprehensive Design and Specific Design Plan application pursuant to Section 27-531; or

(B) A Specific Design Plan application, where there is an existing Comprehensive Design Plan applicable to the subject property.

(i) An application filed pursuant to this subparagraph may amend an existing Comprehensive Design Plan for the subject property.

(ii) An application filed pursuant to this subparagraph may amend an existing Specific Design Plan for the subject property.

RESPONSE: The Property is not in a Comprehensive Design Zone.

(3) All other applicable requirements and procedures in this Subtitle for Detailed Site Plans, combined Comprehensive Design and Specific Design Plans, or Specific Design Plans, including amendments to existing plans, not inconsistent with this Section, shall apply to Detailed Site Plans, combined Comprehensive Design and Specific Design Plans, or Specific Design Plan applications, including amendments to existing plans, for which an applicant seeks expedited review under this Section. Special Permits, as defined by Section 27-239.02, are not site plans for the purposes of this Section.

RESPONSE: The application, as outlined in this statement of justification, complies with all detailed site plan requirements of the TDDP as they relate to Architecture.

(4) An application for a Detailed Site Plan, combined Comprehensive Design and Specific Design Plan, or Specific Design Plan, including an amendment to an existing plan, filed pursuant to this Section, shall be defined in this Section and prominently designated as an "Expedited Transit-Oriented Development Site Plan Application."

RESPONSE: The words "**Expedited Transit-Oriented Development Site Plan Application**" are on all application forms and the Detailed Site Plan Sheets.

(5) Expedited Transit-Oriented Development Projects for which a preliminary plan of subdivision is required may file a preliminary plan application concurrently with an Expedited Transit-Oriented Development Site Plan Application in accordance with Part 3, Division 9 of this Subtitle.

RESPONSE: Preliminary Plan 4-15020 has been approved. This application stands in conformance with that approval.

(6) Review of Expedited Transit-Oriented Development Projects by the Department of Permitting, Inspections, and Enforcement, as prescribed by Subtitle 32 of this Code, shall be expedited. Notwithstanding any other requirement in this Code, an Expedited Transit-Oriented Development Site Plan Application may be filed with the Planning Board thirty (30) days after the stormwater management concept plan for the project is filed with the Department of Permitting, Inspections, and Enforcement. The Planning Board may not approve an Expedited Transit-Oriented Development Site Plan Application without an approved stormwater management concept plan for the project in accordance with Subtitle 32 of this Code.

RESPONSE: This applies to the County. However, a stormwater concept plan has been approved. A revision to Concept # 11905-2016 has been approved.

(7) All County agencies with responsibility for permit review for an Expedited Transit-Oriented Development Project shall make such review the highest priority in their staffs' permitting work responsibilities and shall comport with the expedited development review and permitting provisions of this Section. Permits may be staged to enable specific phases of Expedited Transit-Oriented Development Projects to proceed while concurrent review for future phases is ongoing.

RESPONSE: This applies to the County.

(8) All proposed Expedited Transit-Oriented Development Site Plan Applications shall comply with the informational mailing prescriptions set forth in Division 1, Part 3 of this Code and shall be expressly designated in the mailing as an Expedited Transit-Oriented Development Project. In addition, at the time an Expedited Transit-Oriented Development Site Plan Application is filed, the applicant shall provide written substantiation of outreach efforts to garner public input, to include any civic association registered with the Planning Board for the area where the project is located and any municipality within a one mile radius of the Expedited Transit-Oriented Development Project.

RESPONSE: This was expressly described in the Informational Mailing and will be in all future Applicant mailings.

(b) As a condition of site plan approval, an Expedited Transit-Oriented Development Site Plan shall:

(1) use the best urban design practices and standards, including:

(A) Encouraging a mix of moderate and high density development within walking distance of a transit station to increase transit ridership, with generally the most intense density and highest building heights in closest proximity to the transit station and gradual transition to the adjacent areas;

RESPONSE: The type and amount of development was approved at the Infrastructure Detailed Site Plan. This Architecture DSP presents an urban design.

(B) Reducing auto dependency and roadway congestion by:

(i) locating multiple destinations and trip purposes within walking distance of one another;

RESPONSE: This is not applicable at the Architecture DSP.

(ii) creating a high quality, active streetscape to encourage walking and transit use;

RESPONSE: All streets will include sidewalks (some of which are 6-feet wide), street trees, and attractive lighting. These will be attractive streets leading to adjacent transit. The Architecture DSP shows houses of high-quality design and materials close to the streets, creating an attractive, urban pedestrian oriented space.

(iii) minimizing on-site and surface parking; and

RESPONSE: No surface parking lots are proposed. Most of the townhouses will have one garage; end units have two. Minimal on-street parking is proposed for visitor parking and possible use by Stream Valley Park users.

(iv) providing facilities to encourage alternative transportation options to single-occupancy vehicles, like walking, bicycling, or public transportation use;

RESPONSE: This was addressed at the DSP for Infrastructure and remains unchanged by this Architecture DSP.

(C) Minimizing building setbacks from the street;

RESPONSE: Buildings are proposed as close to the street as possible, behind only the sidewalk and public utility easements.

(D) Utilizing pedestrian scale blocks and street grids;

RESPONSE: The TDDP and TDOZ required all blocks to be no more than 400 feet in length. All blocks are less than 400 feet, with the longest being approximately 300.

(E) Creating pedestrian-friendly public spaces; and

RESPONSE: The Property adjoins a stream valley park and the proposal includes pedestrian and bicycle access to the park.

(F) Considering the design standards of Section 27A-209.

RESPONSE: The section of Subtitle 27A, Urban Centers and Corridor Nodes Development and Zoning Code, includes design standards which are discussed below.

(2) provide a mix of uses, unless a mix of uses exists or is approved for development in the adjacent areas,

RESPONSE: This was addressed at the DSP for Infrastructure and remains unchanged by this Architecture DSP.

(3) not include the following uses, as defined in Section 27A-106 or, if not defined in Section 27A-106, as otherwise defined in this Subtitle (or otherwise, the normal dictionary meaning):

- (A) Adult entertainment;**
- (B) Check cashing business;**
- (C) Liquor store;**
- (D) Pawnshop or Pawn Dealer;**
- (E) Cemetery;**
- (F) Vehicle and vehicular equipment sales and services (also includes gas station, car wash, towing services, RV mobile home sales, and boat sales);**
- (G) Wholesale trade, warehouse and distribution, or storage (including self-service storage, mini-storage, and any storage or salvage yards);**
- (H) Industrial;**
- (I) Amusement park;**
- (J) Strip commercial development (in this Section, "Strip commercial development" means commercial development characterized by a low density, linear development pattern usually one lot in depth, organized around a common surface parking lot between the building entrance and the street and lacking a defined pedestrian system);**
- (K) Sale, rental, or repair of industrial or heavy equipment;**
- (L) Any automobile drive-through or drive-up service;**
- (M) Secondhand business (in this Section, a "Secondhand business" is an establishment whose regular business includes the sale or rental of tangible personal property (excluding motor vehicles) previously used, rented, owned or leased);**
- (N) Nail salon and similar uses designated as North American Industry Classification System (NAICS) No. 812113, except as an ancillary use;**
- (O) Beauty supply and accessories store (in this Section, a "Beauty supply and accessories store" is a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail.), except as an ancillary use; or**
- (P) Banquet halls, unless accessory to a restaurant, tavern, hotel, or convention center.**

RESPONSE: The Proposal continues to not include these prohibited uses.

(4) comply with the use restrictions of Section 27A-802(c), and

RESPONSE: The section of Subtitle 27A, states:

Public utility uses or structures including underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards, shall be permitted in all frontages (Building Envelope Standards), subject to the design regulations of this Subtitle. These uses or structures shall be designed to be harmonious to the overall design and character of the Urban Center District. Other public utility uses or structures including major transmission and overhead distribution lines and structures are prohibited within the Urban Centers and Corridor Nodes Districts.

RESPONSE: Public utilities will be underground on this Property. Junction boxes are to be located in necessary areas and are shown on the detailed site plan. They are typical of urban areas and are harmonious with the character of the Urban Center. Landscaping ensures they are attractive.

(5) be compatible with any site design practices or standards delineated in any Master Plan, Sector Plan or Overlay Zone applicable to the area of development. To the extent there is a conflict between the site design practices or standards of subsection (b)(1), above, and those of a Master Plan, Sector Plan or Overlay Zone applicable to the area that is proposed for development under this Section, the site design practices and standards of the Master Plan, Sector Plan or Overlay Zone shall apply.

RESPONSE: The applicant has been careful to design the project to meet the Development Standards related to Architecture found in the West Hyattsville TDDP and TDOZ. These Development Standards have been discussed fully earlier in this statement of justification.

(6) Nothing in this Section shall be interpreted to preclude projects that include the uses described in subsection (b)(3), above, from proceeding without the use of expedited review prescribed in this Section.

RESPONSE: Again, the proposal does not include these uses.

Sec. 27A-209. - General Design Principles of Urban Centers and Corridor Nodes.

(a) Building Façades should be aligned and close to the Street. Buildings form the space of the Street.

RESPONSE: As noted, buildings are as close to the street as possible, forming the space of the street.

(b) The Street is a coherent space, with consistent building forms on both sides. Buildings facing across the Street-Space contribute to a clear public space and Street-Space identity.

RESPONSE: Lots are designed so that buildings can face each other across streets.

(c) Multimodal, complete Streets incorporating well-designed pedestrian, bicycle, transit, and auto facilities are essential elements of the Urban Centers and Corridor Nodes.

RESPONSE: This was addressed at the DSP for Infrastructure and remains unchanged by this Architecture DSP.

(d) Consideration of the natural environment is paramount in the Urban Centers and Corridor Nodes. All new development should be designed in accordance with best practices of environmentally-sensitive site design and sustainability. Development within the Urban Centers and Corridor Nodes shall demonstrate consideration of the natural environment through several means, including the environmental infrastructure Functional Overlay, Regulating Plan, and Permit Site Plan application.

RESPONSE: This was addressed at the DSP for Infrastructure and remains unchanged by this Architecture DSP.

(e) Regulated Environmental Features shall be preserved, protected, and restored to a natural state to the fullest extent possible.

RESPONSE: This was addressed at the DSP for Infrastructure and remains unchanged by this Architecture DSP.

(f) Buildings oversee the Street-Space with active fronts. This overview of the Street-Space contributes to safe and vital public spaces.

RESPONSE: This is more appropriately reviewed when the mixed-use (multi-family and retail on the first floor) are proposed. These will be submitted in a subsequent detailed site plan for architecture of the multifamily units.

(g) In an urban environment, property lines are generally physically defined by buildings, walls or fences. Land should be clearly public or private—in public view and under surveillance or private and protected from view.

RESPONSE: All public space is easily visible from homes and clearly defined. Private space, individual yards, can be fenced as the Homeowners' Associated deems appropriate.

(h) Buildings are designed for neighborhoods, towns, and cities. Rather than being simply pushed closer together, buildings should be designed for the urban situation within towns and cities. Views are directed to the Street-Space and interior gardens or court-yards to highlight these key amenities for the community and reinforce visual surveillance and sense of communal ownership of these spaces.

RESPONSE: Lots are laid out to accommodate this design criterion, with views directed to the street from buildings that are close to the street. The architecture of the proposed townhomes presents a highly urban form. A significant amount of façade fenestration allows for surveillance and community ownership of the public realm.

(i) Vehicle storage and parking (excluding on-Street parking), garbage and recycling storage, and mechanical equipment are kept away from the Street-Space.

RESPONSE: These activities and equipment are to be located in alleys.

VIII. CONCLUSION

The Applicant presents a Detailed Site Plan for Architecture that is in conformance with the development standards outlined in the West Hyattsville Transit District Development Plan and Transit District Overlay Zone, as well as other Zoning Ordinance requirements for Expedited Transit Overlay Development. Building on the layout approved in the Infrastructure Detailed Site Plan (DSP-16029), the architectural façades presented are urban in nature, and appear on buildings that are close to the streets with garages in the rear, creating the urban, pedestrian oriented environment envisioned by the TDDP. The end result will be an outstanding urban community—pedestrian friendly and transit oriented. The Applicant, therefore, respectfully requests approval.

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
MAY 15, 2018

1. Introduction of Committee & Guests Members (7:30 PM)

- David Marshall
- Jonathan Mueller
- Maureen Foster
- Wil Maxwell
- Todd Dengel
- Thomas Sheffer
- Andrew Bishop
- Nkosi Yearwood
- Thomas Wright
- Yohannes Bennehoff
- Stefano Terricola, Gilbane Development
- Phil Hughes, Rodgers Consulting
- Mike Sponseller, Gilbane Development
- Tom Haller, Gibbs & Haller
- Mark Ferguson, RDA Engineers
- Chris Hatcher, Learch, Early & Brewer
- Alan Rahimi, RBC, LLC
- Jim Chandler
- Katie Gerbes

2. Committee Business (8:30 PM)

- Adoption of Minutes from April 2018
 - 6 in favor, 1 abstention

3. Riverfront at West Hyattsville Architecture Detailed Site Plan (7:32 PM)

- Already received approvals for preliminary plan of subdivision and infrastructure DSP; this application is for approval of the architecture DSP
- Grading work is ongoing and will end in December 2018
- 183 townhouses – 131 16' units(interior), 52 20' or 24' units (ends)
- Architecture is more contemporary in design – 4 story homes, flat roof and front and rear facing decks
 - o Materials will be brick veneer, hardy plank, and vinyl siding
- Community park along the Northwest Branch Trail will have an amphitheater, expanded path along existing trail and new path leading from the trail to the community
- Improvements will be made to the Northwest Branch Trail, including trail makers, LED lighting and emergency call stations

- o Lighting will extend through the subject property all the way to the Metro
- Committee Questions:
 - o DM: When do the park improvements go in? Simultaneous to the townhomes or after?
 - They will be going in at the same time. We do need permission from M-NCPPC to do the work on the park, so we have been coordinating with them about that.
 - o JM: You have to relocate the Northwest Trail to do construction? Is the trail going to be closed at some point?
 - The goal is to have the new trail constructed before the old will be removed. If for some reason there needs to be a closure before the new one is ready, there will be detours available.
 - o JM: Will the call boxes go to the Hyattsville police?
 - Yes.
 - o TS: When you talk about the safety concerns, are you talking about the line of sight and areas where people can pop out?
 - Yes, exactly. From Kirkwood to Queen's Chapel Road there will be lights.
 - o TS: Will there be a lot of tree clearing happening?
 - The park area is our compensatory storage area, so those trees will need to be removed for grading, then we will build it back up with green infrastructure.
 - o TS: Was there any discussion about programmed spaces such as playgrounds?
 - No, not in that area because it is compensatory storage but within the community there is a playground present.
 - MF: This plan has already been approved, so that can't change at this point.
 - o WM: Is the yellow line showing the trail location now or where it will be?
 - It will move slightly from its current location at the development site, but the rest of the trail will not move.
 - o TD: I'm looking at the picture of the community park entrance and the architecture plan and they look different. What will the finished houses look like?
 - The community park entrance rendering is old, so that does not reflect how the architecture will actually look. It will look like the elevations.
 - o TD: You said you are hoping to have this architecture follow that throughout the rest of Hyattsville?
 - Yes, hoping to keep it urban and contemporary.
 - o TD: Are they all beige? Are there going to be different colors?
 - It has not been finalized at this point, so it could change.
 - o TD: For the rear of the townhouses, is that brick or vinyl?
 - Vinyl product.
- Committee Comments:

- o TD: Personally, not a fan of this type of architecture. Understand the process that is going in to this development and the level of detail, but would like to see the architecture look more like the community park entrance rendering.
- o TS: Initial reaction is that I like it, but it is not in the same urban corridor as EYA. I don't know what market research goes into it, but I imagine that is important.
- o TS: In looking at the promenade and greenway, I would consider a less linear placement of the large trees.
 - That is a requirement by the county to have street trees at certain placements along the roads.
 - TS: Maybe add some additional trees to transition into the forested natural area that is below.
 - We talked to the Parks Department about that, and they wanted there to be less trees on that side because they wanted it to be open and visible. Originally there was more significant landscaping there, but they asked for it to be removed.
- o WM: I think the architecture trends a bit beige- would like to see some more color.
- o WM: For parkscape, would like to see some cool, designer lighting that goes across the park or in the amphitheater.
 - Love the idea, but we will have to talk to Parks Department about it.
- o JM: The idea with the architecture is to tie it to the other recent developments in the area?
 - A lot of it is market based – we are looking at regional and national home builders as well as market pricing and affordability at different areas.
- o JM: Is this similar to EYA?
 - TD: It is more West EYA and Ryan Homes at Editor's Park.
- o JM: I am good with the style and like that it will tie in to the rest of the City.
- o JM: At the front will there still be an apartment building?
 - Yes, but it is a separate project.
- o AB: Have you submitted your DSP application?
 - Trying, it was resubmitted today and should be accepted in the next week to 10 days.
- o AB: For the rear of the units, instead of all vinyl, have you considered a first-floor brick or something else to mix it up a bit?
 - Right now, it is all vinyl, but any builder that comes in could change that slightly. The way it is laid out, the only people who will be in the alleys and see the rear loaded are those who live in the stick and are turning into their homes.
- o AB: I noticed there were no decks on the rear loaded product.

- We are showing them on the end units, and all units have the option of a rooftop deck as well.
- o DM: How many trees are you taking out?
 - The warehouse was unforested. Most of the tree removal was on the parks property. I don't know a number right now.
- o DM: How many trees are you putting in?
 - We will have to get back to you with this number. Considering the site was devoid of trees originally, there should be a net increase in trees.
 - DM: I am looking at an aerial where there are trees.
 - That is on the parks parcel.
 - DM: I am asking about the park parcel and those trees. If you don't have those numbers right now, that is fine.
- o DM: I do not like the bland color. It looks like a rubber-stamped project and that is not the City we are. This project should be iconic and not tan, brown and beige. This is my opinion, but for what it is worth, I wouldn't want a home that looks like this. I would want options of different colors. The rendering in the park entranceway is much nicer than the architecture you have proposed. My concern is less with the materials and more with the color.
 - A lot of it comes down to the cost of materials, when we push the materials, it pushes the price point. It is a balance we need to be mindful of.
- o DM: With the street names, they don't seem to be consistent with the City's street grid and types of street names. You might want to reconsider what you name those streets and maybe talk to City staff about the names.
- o YB: Are you going to be conforming to the dark sky standards for LED lighting?
 - It's the same standard Parks uses. They wanted it to be identical to others in their network.
- o YB: Echo the comments about the architecture being bland.
- o YB: Will it connect to Kirkwood or will the street just end?
 - We are dedicating and building to our property line, but on the other side it is the County right of way, so we need to get the County to commit to connecting the road.
- o YB: Will there be connections to Metro's property beside the trail?
 - Yes, there will be connections to the existing walking trail that goes under the trail tracks. There is an easement there, so no matter what that will be maintained. There will be a temporary connection until the multifamily comes online, when the connection will be formalized.
- o YB: I get that the rear of the units won't be seen by most, but there are windows and there are ways to break it up with color or other cost-effective materials.
- o NY: Is this in for site plan approval?

- Infrastructure is approved, but the architecture plan is in now.
- o NY: Architecture could raise the bar a bit.
- o NY: Could you walk us through the decision on the width of the units?
 - A few different things. We wanted a variation of widths for a range of pricing. Under the TDOZ, there is also limits on the amount of parking we can have there, so by having 16' units, we are limited parking.
 - NY: Not influenced by market study?
 - Yes, there was that as well. A combination of a lot of things. Market study saw the 16' units being a starter home.
- o NY: Will parking be tandem? Are you building this yourself?
 - Turning it over to someone else to build.
 - We're not proposing a lot of tandem spaces, so increased on-street parking to make up for that. Almost every street has on street parking and some have additional parking spaces in the back.
- o DM: Did I hear you correct that there is 1 space for unit?
 - For the 16', yes. Larger units will have larger garage.
- o RECOMMENDATION: We recommend to the City Council that the architecture be made more original, less uniform and there be more colors or building materials provided, especially along the rear elevations.
 - 6 in favor, 1 opposed, 1 abstain
- o Regarding names, I'm seeing some opposition.
 - We submitted names to the County and these are ones that they approved.
 - MF: Does that mean it is a done deal?
 - We will have to check.
- o RECOMMENDATION: We believe that they have turned the houses to face the park and makes the riverfront more a feature is a positive change.
 - 7 in favor, 1 abstain
 - TD: What about the other units that are facing outward to the roadways. Are all of the front facades facing the major arteries?
 - All of the townhouse face out to the main road.
- o TS: With the trees, even a double layer of trees would be more attractive than the single row of unilateral trees.
 - We can talk to parks about that.
- o RECOMMENDATION: Developer should go back and work with M-NCPPC to see what other options there are to augment the plan with the street trees to better replace those trees lost.
 - 7 in favor, 1 abstain.
- o RECOMMENDATION: Safety and lighting features are key to the success of the development and will encourage trail use throughout the community.
 - 7 in favor, 1 abstain.

- o DM: Is this project wholly within the City?
 - JC: Yes.
- o DM: Can you send staff the numbers on those trees?
 - Yes.

4. Landy Infrastructure Detailed Site Plan (8:31 PM)

- We are one step behind the Riverfront folks. When we were last here, it was for preliminary plan of subdivision, which has since been approved by the Planning Board.
- We've made a few changes as a result of your feedback, including removing some units to add green space and on-street parking. Most of those changes were on the west side of the property which is Phase II. We are here for Phase I, which is the east side of the property and the rec area.
 - o Phase II will be either one or two future phases.
 - o Breaking up the phases based on the ridge line and where the stormwater flows.
 - o Phase I is 133 lots.
- All streets and alleys are public and will be maintained by the City.
- Principal entrance to the development is off of Belcrest Road. It will eventually continue all the way to Dean Drive with an additional connection on Northwest Drive.
 - o The entrance will feature a stormwater pond and a connection to Northwestern High School and the trail around the pond area, as well as a Capital Bikeshare station. Coordination with DPW&T about siting the location of the Bikeshare station.
- Principal recreational area is the triangle to the northwest of the site.
 - o Divided into three zones: a sculpture garden/location with two play areas (one for pre-school and one for pre-teen), an open play grassy area with shade structures and then a more natural, forested area.
 - o Park will be owned by HOA
 - o Plan to preserve the existing woods on site in the natural green area. Will be supplementing with additional tree plantings.
- TDDP asked for a trail connection that loops into the larger trail network. That is being provided on the northern edge of the site. Trail will be constructed in the first phase to ensure connections to Dean from the opening of the site.
- Dean Drive will also have an entrance that echoes that on Belcrest Road.
- Looking at new names for the project aside from Landy. If anyone has an idea, let us know.
- Every intersection will have crosswalks, with two of them in the center of the development having speed tables as well.
- Committee Questions:
 - o TD: When you're talking about certain items, you're referencing them in a detail that isn't here? Will there be a more detailed application coming before us? When you are talking about the canopy of trees and the knoll

area, I want to clarify that there is a lot of discussion about certain items that I don't see.

- The renderings are what you will see but are not construction documents. They will be present in the DSP application.
- TD: It is hard to review and comment on details that we do not see.
- o NY: Is this where the regional park is supposed to be in the TDDP?
 - There was a floating symbol there, but that does not mean the park will be on this property, just in the general vicinity. Parks will be developing a larger park elsewhere in the area, along the water.
- o NY: The open space on the top right, that's primarily stormwater management?
 - Stormwater management and trails. Very passive and limited recreation.
- o NY: What is the right of way of the street?
 - Varies depending on if there is parking on one side or two. One side parking is 53', two sides of parking is 62'. The spine road has a wider right of way because the trail is 10 feet wide instead of the standard 6 feet for a sidewalk.
- o TS: With the retention ponds, I am assuming it is an engineered structure. Can you make them a more organic shape and less of a triangle?
 - We are bound a bit by the stormwater management constraints. We do need to maintain the volume. A big concern locally is the flooding is Wells Run. We are doing a higher level of management than necessary by improving the culverts under Belcrest Road.
- o TS: Can you remind me about the fencing of the perimeter?
 - Right now, there is a 6-foot chain link fence along the school building. We will be replacing it with a 6-foot wrought iron fence along the northern perimeter
- o TS: Is access to the playgrounds limited to residents only?
 - Officially, yes. They are private recreation facilities.
- o WM: Why not run the main spine road all the way through on the first phase?
 - Sewer and stormwater issues. We would need to build the entire stormwater system on that side of the development to build the road. It doesn't make sense to take all of that on right at the beginning.
- o WM: What will the secondary trails be made of?
 - Primarily of concrete. Wood decking was also proposed, but when it gets wet is it slippery, so we will be moving away from wood to brick and stone.
- o JM: What is the timeline for next steps for phase I?
 - Optimal sequence is for this to go to the Planning Board as soon as possible, then to pull a rough grading permit. Grading will be happening on the west side of the site at the same time as the

east site. Would like to start rough grading in the fall. If not, will delay grading until Spring 2019. Hoping for early lot sales in late 2019. We think Phase I will be two years' worth of construction. The second phase would come through after one year for approval.

- Next approval phase would be to come back with architecture. We are talking to builders, don't know yet if it will be one or multiple builders.
- o JM: So, Phase II would probably be 2021?
 - Yes, with the construction of the houses starting in 2022.
- o AB: In the DSP, I noticed there are a lot of parks on the north part of the property. Has there been thought about bringing parks into the rest of the property?
 - We have little parks and some mews through the west side of the property, so there are some sprinkled through but much smaller in scale.
- o AB: In Phase II there is a lot, but in Phase I, there will just be the one small park, although I guess they will have the larger park as a part of Phase I.
 - Correct.
- o DM: You mentioned the crosswalks and raised intersections. Will there be call boxes within the project?
 - We have not considered them, but there could be.
- o DM: Is there any fencing between the property and the Seville or Plaza Towers?
 - Not currently. There may be a desire from Plaza Towers to put up a fence, but that would be them. There is also a big grade change, so a fence may not be necessary as there is a retaining wall.
 - Seville has requested enhanced landscaping along their property line, which we will probably do for them.
- Committee Comments:
 - o DM: I think it would be wise to plan and incorporate call boxes within a project of this size and the high number of people circulating.
 - o DM: If you are going to have raised intersections that is fine, but if all the intersections are raised that gets to be a bit crazy.
 - o DM: How long before you select builders?
 - Discussions are still ongoing. Hope to narrow it down in the next month or two.
 - o DM: There is going to be a HOA that will service the entire project or two separate HOAs?
 - One for the entire. Because the City is maintaining the streets, their charge is landscaping and recreation space.
 - o DM: Regardless of ownership, think it is important that everyone can use the park space, even if they aren't a resident.
 - o JM: I like the revision and what has been brought to us tonight.

- o MF: I agree with Marshall on the call boxes, and with the plantings I would encourage native species.
- o MF: The one thing I found offense is the entrance sign. I hate it and I rarely say I hate things. I think it is non-inclusive and the idea of Hyattsville as one community. I think it should be removed from the plans.
- o MF: I'm curious how the stepped microbiorentions will look and if they look like Meridian Hill Park, that would be lovely.
 - A nicely maintained and planned microbioretenion is what you see at the entrance to Riverdale Park Station because it looks great. When you don't maintain, it can look a bit weedy.
- o MF: Is any of this in a floodplain.
 - The entrance is, but we are lowering that because we want it to be a retention area. The extent of the floodplain will be less, but there will be more volume as it is dug out.
- o WM: When you have the green space leading to the rec center, I would consider a raised sidewalk there as people could be crossing that area frequently.
 - Great idea, we will consider.
- o TS: Echo Maureen's sentiments. I love the organic design of the western greenway. I know there is more utility on the east greenway, but it is a different vibe. I would ask that the shapes be more organic to look more natural.
- o TS: For the entrance, I second Maureen's comments on it. It looks like gravestones in a retirement village. Maybe consider making the entrance have benches and more of a welcome area.
 - DM: What about boulders instead of stone columns?
 - Is it because of the design of the sign or is it the idea that there is an entrance sign at all?
 - TS: To me it is the fact that it separates it out and it looks too suburban. It is a bit like an office park.
 - DM: What about a piece of iconic artwork there that could function as the sign.
 - o We have been thinking of this anyways.
- o NY: I wish the west side was the first phase because I believe that is the stronger portion from a design perspective. Still struggling with the variety of units and there being 300+ townhouses and not looking at different product types but that is something you can maybe do in Phase II.
- o NY: With Phase I, struggling with the amount of usable space or destination areas on the east side of the development.
- o NY: I agree with other committee members with the entrance sign and there being some sort of art there.
- o NY: I am looking at the row of units adjacent to Plaza Towers and Seville and you should consider some modification there to provide some

breathing room and provide a destination on that side. For example, extend that north/south street in Phase I to end in an open space.

- o TD: Appreciate that this plan is more cohesive than the last time and seems to flow well. Regarding the entrance, I agree with the comments already made. One thing that seems to work is some sort of Hyattsville element like incorporated into Safeway or what Cafritz did with some of the lit sculptures on site.
- o TD: I think that it is smart for the streets to be owned by the City and know the costs when an HOA has to maintain roads. If it is City use for the parks, maybe some sort of easement or agreement where the City could help maintain in exchange for public use.
- o TD: You have seen this to fruition, so I hope you don't blow it by using a builder that doesn't bring that vision to life.
- o YB: What is your designed speed on the streets?
 - 20 MPH.
 - YB: Will all streets be that?
 - That is a question for Lesley since the City will oversee that.
- RECOMMENDATION: We appreciate the green spaces that have been incorporated into this plan and encourage the developer to find additional green spaces, possibly at the second cross street in Phase I. We support the use of native plants and encourage that the architecture reflects the environmental emphasis of what has been done to date.
 - o 8 In favor
- RECOMMENDATION: In order to address safety issues, we recommend that the developer add call boxes and support the replacement of the existing chain link fence with a more attractive and permeable fencing option that allows access to Northwestern High School
 - o 6 in favor, 2 abstentions
- RECOMMENDATION: The applicant should replace the current entrance space with some sort of welcoming, iconic community space, possibly with art.
 - o 8 in favor
- RECOMMENDATION: The City should work with the developer to ensure public access to the park space provided within the community.
 - o JC: we only maintain our property and those owned by Park & Planning. We do not maintain private property.
 - o MF: So, is it a liability issue for this community to allow the public to use it?
 - JC: It could be allowed through a public use easement
 - NY: You could consider dedicating that portion of the property to the City if both parties agree.
 - o 7 in favor, 1 abstention

5. Hyatt View Preliminary Plan of Subdivision (9:00 PM)

- Small building company that builds custom homes in Prince George's and Montgomery counties at a variety of price points and sizes

- Proposing construction of 8 townhouses at the intersection of Oglethorpe Street and 44th Avenue near Dematha High School
 - o Current lot is $\frac{1}{4}$ acre and currently has a single house on site.
 - o There are a lot of options available by right on the property, but townhouses seem to be the best use of the land
- Carefully went through all the design standards in Gateway Arts District Sector Plan to make sure they apply to this property
- On Oglethorpe, there will be three stories, as it is built into the existing grade. From the rear, it will be four stories visible.
 - o 2 parking spaces provided with each unit.
 - o Large rear deck provided off the kitchen.
 - o Houses are a bit deeper than those in EYA.
 - o Materials will be stone, stucco and siding combination.
 - o Garages will be access by shared rear alley.
 - o 1,940 square feet of living space.
- Price range will be in the upper \$400s-low \$500s
- MF: To clarify, this is just a preliminary plan, not a detailed site plan?
 - o KG: yes, this does not trigger a detailed site plan, so we are commenting on the subdivision package only. We will not see this application again.
- MF: Katie and Jim, is this keeping with the goals for the area?
 - o JC: Primarily yes. There is a variance requested, which is a setback of the build to line. The GAD plan requests a 15-foot setback, plus or minus 5 feet. The applicant is hoping to keep a 5-foot setback, so asking from a variance.
 - o DM: So, is that 5 feet closer to, or further from the road?
 - Closer to the road.
- Committee Questions:
 - o DM: Where does the HVAC system go for the homes?
 - Outside the garage
 - o DM: Where do the trash cans go?
 - Working with the City, we have talked about a couple of options. We are thinking there will be a pad on 44th Avenue for everyone to bring their trash cans.
 - o AB: How long is the driveway?
 - 16 feet.
 - AB: That is not a standard parking space. A standard parking space is 19' x 9.5'. A compact space is 16' x 9', so you are having a compact space. A standard space is required for it to count to your parking requirements.
 - o JM: Each garage holds 2 cars?
 - 1 car.
 - JM: Then the driveway up to it is being considered the other space?
 - Correct.
- Committee Comments:
 - o WM: Do we have to have more town homes? I am not a fan of this.

- o NY: Given the location, this is interesting. It is an infill site right across the street from a high-rise building. It is introducing another residential element while not disturbing existing single family. I won't lose sleep on this.
- o TD: Having lived on 44th Avenue during Dematha drop off, pick up and games, you should not consider there to be any available on street parking.
- o TD: There is not much we can say in resistance to it. I think there is better use, but we are limited in our opposition to it.
- o DM: My concern is that if you live in the middle of the block, it is not likely you will walk your trash back and forth to put it up.
- o DM: There is no on street parking available.
- o DM: There was discussion from others to cut the number of units from 8 to 6, making them larger and having a true connecting alley
 - TD: That would also allow for a larger parking area.
- o DM: When I first saw this, I thought it was a little tight. I think a more practical use of this space would be to cut the number of units.
 - We discussed a road connecting to Oglethorpe and there were several obstacles that could not be overcome, including that the GAD plan requires a minimum of 80% frontage of the lot covered. There is also some grade change from the front to the back of the lot of 7 feet.
- o Mark Ferguson: Do you have an approved stormwater concept plan? What is your stormwater management?
 - Impervious concrete alley.
- o Mark Ferguson: what is the right-of-way width on Oglethorpe Street?
 - 30 feet
 - MF: Has M-NCPPC asked for a widening to improve that to 50 feet ROW?
- RECOMMENDATION: The first question before us is do we recommend that the City Council approve other subdivision of this lot into 8 is the question before us.
 - o 1 in favor, 3 against, 2 abstentions
- DM: I recommend that the City asks the developer to revise the site plan to 6 units and create a full alley so that sanitation services
 - o TD: Generally, agree, but do not think there should be a number associated with it.
- RECOMMENDATION: The City should ask the developer to revise the site plan to decrease the number of units and create a full, connecting alley.
 - o 4 in favor, 1 against, 1 abstention
- NY: This is a lot like bluebird.
- MF: Are there other things we want to recommend to the City Council about this development?
 - o NY: The only other thing to mention is the street. This submission says Oglethorpe has a 30 foot right of way, but if it is 50, there will need to be a new plan.

- RECOMMENDATION: The City Council should confirm that a 30-foot right-of-way is feasible, as a 50-foot right-of-way would change the design of this plan significantly.
 - 7 in favor

6. Magruder Pointe Project – Committee Opinions on Process (10:15 PM)

- **This item was added to the agenda by committee members. 7 voted in favor of modifying the agenda. There were zero against and zero abstentions.
- MF: What is the latest with Magruder Pointe and the Planning Committee's recommendation to the City Council?
 - TW: I am one of the few Councilmembers who has made a statement about it and my primary objection is about whether or not it meets the standards of the traditional residential neighborhood
 - TW: Did express that the committee was split and thanked you for that work.
 - TD: My understanding is there was also a closed session regarding Magruder Pointe. What are the regulations to close a session? Did it meet it?
 1. KG: Yes, it met the criteria to close a meeting and our legal counsel was present.
 - TD: Can you clarify your table of uses objection?
 1. TW: I don't believe any part of this project is supporting the spirit of the Gateway Arts District Traditional Neighborhood Character Area definition. Also have a concern about building on top of the underlying opened space and using the table of uses amendment as a loophole to build there.
- MF: Is it a good use of the Planning Committee's time to go over all of this? Does the City Council see a benefit of what we are doing or are we wasting everyone's time?
 - TW: I think it is.
 - KG: I will say from the staff side, staff can only speak to the regulations, but you can speak from an opinion standpoint, so I believe that it balances it out.
 - MF: I ask this, because we have talked about a lot of those issues before and we don't see anyone here. It seems very NIMBY to me, in my opinion and so I am concern that this is a worthwhile use of our time.
 - TD: There was a comment at one meeting that there should be a group that sits down and goes over all of these types of things and I was floored.
 1. KG: Staff are working to make sure the general public is better informed that these meetings happen and the timeline for this to occur. We're starting Speak Up pages for all developments and are trying to figure out if there is a more targeted approach staff need to take to notify people.

- DM: Sometimes you can't tell if the Council members have reviewed our work because they don't reference it or have taken it into consideration.
- NY: What if a member of the committee comes to the Council when items are being discussed to give a two-minute summary?
 1. General consensus that it was a good idea.
- MF: City Council and Mayor have never asked us to come and give our opinion. I feel like we are a check off box and nothing more.
- JM: We are all volunteers and one of the benefits of this is to institutionalize it as an involvement. It is still part of the record and adds value to having a permanent group of citizens to meet on all issues, not just when people are engaged.
- TD: Would argue that I am so impassioned about the projects tonight and that they need to be right.
- MF: For the Landy project, for example, that is a huge project and no one was here but they will be at the 11th hour.
- JC: A positive note is that in the County Zoning Rewrite, there is a requirement for a pre-application meeting which will encourage a lot of the neighborhood involvement.
- TD: Even up until now, there is a lot of conjecture that is out there. At this meeting we pour over the facts, but it loses ground in the public space.
- JM: There is still an opportunity for us to ask a lot of these questions to address the issues that are out there and get them on the record.
- MF: Is the City being an honest broker for us? If the leadership of the City has already decided what they want to do and aren't going to change their mind, why waste everyone's time. I am not saying they have, but I want to make sure we are not just spinning out wheels.
- DM: I want to say something about Speak Up HVL – I have had someone say to me that they don't like that they need an account to view it.
 1. KG: You do not need an account to view, just to comment.
- DM: Also, the Hope listserv is not an official city avenue or forum and that line needs to be drawn.
- TW: Let me just say that I always consider the opinion of the Planning Committee and if I ever misrepresent this committee, please let me know. I would welcome this committee to make presentations.
- JC: In general, this is a loaded project and is highly controversial, so know that I don't think for this project it is ignoring you per say, just that there is a of opposing viewpoints to consider.
- TD: One thing that staff bring to the table is understanding the economics and how that plays into the project and what is economically realistic given the price of the property and how that functions and what concessions can or cannot be made.
 1. NY: a lot of times the economics are not really broadcasted.
 2. JC: The only time we do that is if they are asking us for money, in which case we ask for a pro forma. There is no reason for them to share that with us.

- JM: Is the letter from Werrlein this morning accurate? The letter said that they would be willing to give a portion of the lower lot to the City at no cost, and would sell to the School Board if they make a decision by the close of FY19.
 - Factually accurate, but we have not gone over it with much detail.

7. Development Updates (10:45 PM)

- AB: I have to step down from the committee because I am working on a lot of these projects at work. Sacred Heart was my review, and it is happening more and more, so I need to step down.
 - MF: As chair, I accept his resignation.

8. Adjourn (10:50 PM)



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Katie Gerbes

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Zoning Variance Request V-42-18: 5815 36th Avenue

HCC-3-FY19

Recommendation:

I move the City Council authorize the City Administrator to issue correspondence to the Prince George's County Board of Zoning Appeals stating the City of Hyattsville's support of V-42-18, a zoning variance application for the subject property at 5815 36th Avenue, Hyattsville to permit a variance of 19.3% total lot coverage and a waiver of the parking area location requirement.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

ATTACHMENTS

[V-42-18_Memo.docx](#)

[V-42-18 Plat.pdf](#)

Summary Background:

The City has received a zoning variance request to construct a driveway and retaining wall at 5815 36th Avenue. The subject property does not include an existing driveway.

The zoning violation resides in the fact that the Zoning Ordinance states that no more than 40% of the property may be covered with buildings or off-street parking, as well as regulations stating that a parking space may not be built in the front yard of a dwelling between the front street line and sides of the building. The applicant is seeking a variance of 19.3% net lot coverage and a waiver of the parking area location requirement.

Next Steps:

Correspondence should be sent to the Board of Zoning Appeals prior to their hearing on July 25, 2018.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



Memo

To: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
From: Katie Gerbes, Community Planner
Date: June 22, 2018
Re: Zoning Variance Request V-42-18: 5815 36th Avenue
Attachments: City of Hyattsville Variance Policy

The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on the Zoning Variance request V-42-18 for the property located at 5815 36th Avenue, Hyattsville.

Summary of Variance Conditions

The applicant, Jose Herrera, has applied to the Prince George's County Board of Zoning Appeals for a zoning variance to construct a driveway and retaining wall in the front yard of his property. The variance resides in the fact that the Zoning Ordinance states that no more than 40% of the property may be covered with buildings or off-street parking, as well as regulations stating that a parking space may not be built in the front yard of a dwelling between the front street line and sides of the building. The applicant is seeking a variance of 19.3% net lot coverage and a waiver of the parking area location requirement.

The property in question is a tri-plex home located in Ward 4. The applicant would like to build a driveway to have secured parking available for his vehicle. The property falls within residential parking area 9B.

The homeowner has adequately addressed the City's Variance Policy, attached.

Recommendation

Staff recommends the City Council's support of the applicant's variance request.

While the percentage of net lot coverage sought by the applicant is large, the high percentage is a result of unique conditions of the property. The home is the middle unit of a three-unit tri-plex, and consequently is located on a small, narrow lot. Due to the conditions of the property, it would be impossible for the applicant to construct a driveway without requiring the aforementioned variances. Staff do not believe that the proposed driveway will adversely affect the surrounding homes. In fact, off-street parking spaces make help to improve the parking difficulties experienced by residents of that neighborhood.



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Katie Gerbes

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Zoning Variance Request V-40-18: 5833 36th Avenue

HCC-4-FY19

Recommendation:

I move the City Council authorize the City Administrator to issue correspondence to the Prince George's County Board of Zoning Appeals stating the City of Hyattsville's support of V-40-18, a zoning variance application for the subject property at 5833 36th Avenue, Hyattsville to permit a variance of 8.5% total lot coverage, four (4) feet front yard depth and a waiver of the parking area location requirement.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[V-40-18_Memo.docx](#)

[V-40-18 Plat.pdf](#)

Summary Background:

The City received a zoning variance request to construct a driveway extension and its associated retaining wall in the front yard of 5833 36th Avenue.

The Zoning Ordinance states front yards must have a depth of 25 feet and not more than 40% of the net lot area shall be covered by buildings and off-street parking. Additionally, the Zoning Ordinance limits the size of driveways located in the front yard of the dwelling between the sides of the structure. The applicants are seeking variances of four (4) feet front yard depth, 8.5% net lot coverage and a waiver of the parking area location requirement.

Next Steps:

Correspondence should be sent to the Board of Zoning Appeals prior to their hearing on July 25, 2018.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



Memo

To: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
From: Katie Gerbes, Community Planner
Date: June 22, 2018
Re: Zoning Variance Request V-40-18: 5833 36th Avenue
Attachments: City of Hyattsville Variance Policy

The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on the Zoning Variance request V-40-18, for the property located at 5833 36th Avenue, Hyattsville.

Summary of Variance Conditions

The applicants, Gilda and Noel Gonzalez, have applied to the Prince George's County Board of Zoning Appeals for a zoning variance with to construct a driveway extension and its associated retaining wall in the front yard of their property. The variance resides in the fact that the Zoning Ordinance states front yards must have a depth of 25 feet and not more than 40% of the net lot area shall be covered by buildings and off-street parking. Additionally, the Zoning Ordinance limits the size of driveways located in the front yard of the dwelling between the sides of the structure. The applicants are seeking variances of 4 feet front yard depth, 8.5% net lot coverage and a waiver of the parking area location requirement.

The subject property is a middle unit of a tri-plex located on 36th Avenue. The property has an existing driveway, which the applicant is hoping to widen in order to accommodate full motion of all vehicle doors when parked in the driveway. The current driveway is too narrow for a vehicle to be accessed by both sides of the car. The property also falls within Residential Parking Zone 9B.

The homeowners have adequately addressed the City's Variance Policy, attached.

Recommendation

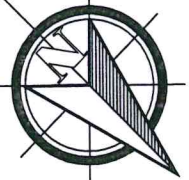
Staff recommends the City Council's support of the applicant's variance request.

The variance overage for lot coverage is minimal and the parking area location requirement is a pre-existing condition of the property. Staff do not believe the proposed driveway expansion will adversely affect the surrounding homes or environment.

BACK OF CURB

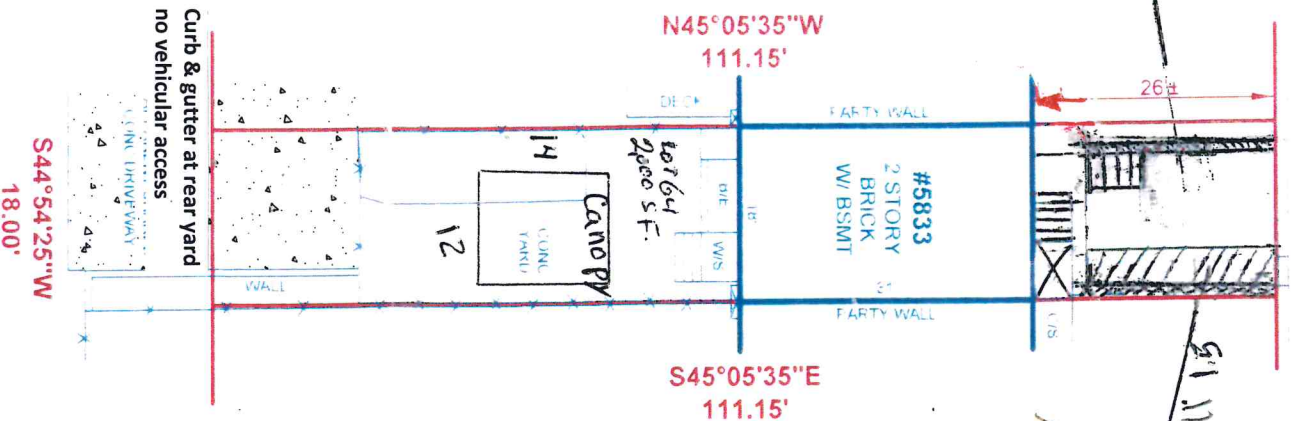
WALK

WALK



Retaining
up to 3' feet
Wall 1.5
in HT

Proposed D/W
extension
4 x 20
w/ Retaining Wall 13
up to 3' feet
IN Wt



NOTE:
ENCROACHMENTS
MAY EXIST

QUEENS CHAPEL ROAD

#5833 36TH AVENUE

LOT 64

BLOCK B

WOOD MANOR

PLAT BOOK 23, PLAT 82

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=20' DATE: 8-8-17

DRAWN BY: AP **FILE #: 176423-200**

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 60, §13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACQUISITION IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS "1." NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYORS OPINION APPEARS TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

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Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Jim Chandler

Submitting Department: Information Technology

Item Type: Purchase

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

IT Switch Refresh Project

HCC-10-FY19

Recommendation:

I move the City Council authorize the City Administrator to execute a Purchase Agreement with Dataprise Inc., 3700 Koppers Street, Suite 520, Baltimore, Maryland 21227, to provide for IT hardware and integration services, in an amount not to exceed \$16,500.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Memo - IT Switch Refresh Project.docx](#)

Summary Background:

As part of the upgrading of the City's Information Technology (IT) Infrastructure, we are scheduled to upgrade the existing IT switches to five (5) Dell N2000 Series Switches. The upgrade will provide greater resiliency by splitting the risk across multiple switches and allow for rapid recovery in the event of a failure.

The multiple switch setup will allow for the quick and easy swapping of the port and will allow for quick recovery as/if needed.

Next Steps:

The City will proceed with the work immediately upon approval and issuance of a purchase order, with the project completion expected within four (4) weeks.

Fiscal Impact:

Funding for hardware and services is included in the FY19 budget.

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

Legal Review Required?

N/A



Memo

To: Mayor and Council
From: Jim Chandler, Assistant City Administrator
CC: Tracey Nicholson, City Administrator
Ron Brooks, City Treasurer
Date: June 25, 2018
Re: IT Switch Refresh Project

This memorandum provides the City Council with a detailed summary of the City's replacement of Information Technology hardware and a request for authorizing the City Administrator to execute a purchase agreement for hardware and services.

Summary

As part of the upgrading of the City's Information Technology (IT) Infrastructure, we are scheduled to upgrade the existing IT switches to five (5) Dell N2000 Series Switches, will provide for greater resiliency by splitting the risk across multiple switches and allow for rapid recovery in the event of a failure.

The multiple switch setup will provide for quickly and easily swap the port to a different switch and will have a system designed to be quickly recovered.

The new switch equipment can be relocated and redeployed as needed.

Funding for hardware and contracted services is included in the FY2019 budget.

Staff is requesting approval of the City Council to proceed with the scope of services and authorization for the City Administrator to execute a Purchase Agreement with Dataprise Inc., in an amount not to exceed \$16,500. The City will proceed with the work immediately upon approval and issuance of a purchase order, with the project completion expected within four (4) weeks.



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Nicola Konigkramer

Submitting Department: Legislative

Item Type: Appointment

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Re-appointment to Code Compliance Advisory Committee

HCC-12-FY19

Recommendation:

I move that the Mayor and Council re-appoint Edward Bohls (Ward 2) to the Code Compliance Advisory Committee for a term of 2 years, ending on July 16, 2020.

Sponsor(s):

Warner

Co-Sponsor(s):

N/A

ATTACHMENTS

[Committee Application_Code_Bohls W2.pdf](#)

Summary Background:

See attached application.

Next Steps:

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

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

Agendas for the Code Compliance 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

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

Legal Review Required?

N/A

Board, Committee and Commission Application

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

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Code Compliance Advisory Committee: Reapplying

Referred By:

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: July 16, 2018

Submitted by: Nicola Konigkramer

Submitting Department: Legislative

Item Type: Appointment

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Re-Appointment to Police and Public Safety Citizens' Advisory Committee

HCC-13-FY19

Recommendation:

I move that the Mayor and Council re-appoint Jennifer Bangoura (Ward 2) to the Police and Public Safety Citizens' Advisory Committee for a term of 2 years, ending on July 16, 2020.

Sponsor(s):

Warner

Co-Sponsor(s):

Spell

ATTACHMENTS

[Committee Application_PPSAC_Bangoura W2.pdf](#)

Summary Background:

See attached application.

Next Steps:

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

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

Agendas for the 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

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

Legal Review Required?

N/A

Board, Committee and Commission Application

Profile

Jennifer

First Name

Bangoura

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

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*

☒ Ward 2

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Police & Public Safety Citizens' Advisory Committee: Submitted

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.

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Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Nicola Konigkramer

Submitting Department: Legislative

Item Type: Appointment

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Appointments to Race and Equity Task Force

HCC-14-FY19

Recommendation:

I move that the Mayor and Council appoint Shannon Wyss (Ward 4), Joanne Waszczak (Ward 1), Deyo Johnson (Ward 2), Chuck Perry (Ward 3), Jessica Arends (Ward 1), Cindy Zork (Ward 3), and Ife Floyd (Ward 2) to the Ad Hoc Race and Equity Task Force for a term to expire 120 days after the first meeting of the committee.

Sponsor(s):

Hollingsworth

Co-Sponsor(s):

N/A

ATTACHMENTS

[Committee Application_RETf_Perry W3.pdf](#)

[Committee Application_RETf_Waszczak W1.pdf](#)

[Committee Application_RETf_Wyss W4.pdf](#)

[Committee Application_RETf_Zork W3.pdf](#)

[Committee Application_RETf_Arends W1.pdf](#)

[Committee Application_RETf_Floyd W2.pdf](#)

[Committee Application_RETf_Johnson W2.pdf](#)

Summary Background:

See attached applications.

Next Steps:

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

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

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

Strategic Goals:

Goal 1 - Ensure Transparent and Accessible Governance

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

Legal Review Required?

N/A

Board, Committee and Commission Application

Profile

Chuck

First Name

Perry

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

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*

☒ Ward 3

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Race and Equity Task Force: Submitted

Referred By:

Biographical Statement

Hello, my name is Chuck Perry. I attended a Historically Black College and University (HBCU) and graduated with a degree in electrical engineering (hereinafter "EE"). I have worked both in the government and private sectors for over 10 years as a EE. My application for the Race and Equity Task Force (hereinafter "Committee") is guided and fueled by my experiences over the years working as an African American male as a professional experiencing everything from a manager who enjoyed talking about his family's history of owning slaves to management intentionally ignoring these comments because they felt he was just making comments to "poke fun" to racial police profiling. The Committee needs persons who have experienced discrimination directly in order to truly understand it and to develop policies to effectively fight it. That's why I am applying for membership on the Committee.

Board, Committee and Commission Application

Profile

Joanne

First Name

Waszczak

Last Name

[Redacted]

Email Address

[Redacted]

Street Address

[Redacted]

Suite or Apt

[Redacted]

State

[Redacted]

City

Postal Code

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*

☒ Ward 1

[Redacted]

Primary Phone

[Redacted]

Alternate Phone

Which Boards would you like to apply for?

Race and Equity Task Force: Submitted

Mayor Candace Bacchus-
Hollingsworth

Referred By:

Biographical Statement

As a proud Hyattsvillain, community planner, data geek, and social justice ally and warrior, I would be honored to be a committed participant on the Race and Equity Task Force. My mixed race family thrives in Hyattsville because we feel a sense of belongingness and recognition surrounded by so many families like ours and so many individuals committed to equity. The unique creative energy of our community is deeply rooted in our racial, ethnic and socioeconomic diversity. I would like to leverage my skills and experiences to partner with other members of the task force — and with the Mayor, City Council Members and interested neighbors — to design a practical and innovative plan that will propel our vibrant city into an equitable rather than gentrified future. For more than 20 years, I've been a dedicated public servant, working at increasing levels of responsibility for local, state and federal government as well as schools and nonprofits. The highlights of my career have focused on: —Protecting and increasing the supply of affordable housing and workforce housing, especially near transit stations and stops —Designing safe, comfortable walkways and bikeways, which is particularly important for our neighbors who depend on walking and wheeling (biking, moving by wheelchair) and are therefore at increased risk of injury and fatality —Clarifying how transit agencies and regional planners should consider civil rights and environmental justice issues as they plan and operate public transportation routes —Explaining the local, regional, state and federal transportation decision-making process in plain language to empower people across the nation with the background they need to feel comfortable attending meetings, writing letters and otherwise getting meaningfully involved —Promoting efforts to strengthen economic mobility via access to transit, and to break down existing transportation barriers (like railroad tracks or highways that bisect communities) —Organizing and mentoring young people from Detroit's Latino, Black, Arab American, Asian American and white communities to learn the skills needed to have constructive dialogue about race and ethnicity, and then to leverage their new insights to challenge segregation and create community change —Lifting up the voices of young leaders who advise adult decision-makers on key community decisions —Building a diverse workforce that reflects the diversity of the community in terms of race, ethnicity, socioeconomic status, religion, sexual orientation and gender identity

Board, Committee and Commission Application

Profile

Shannon

First Name

Wyss

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

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*

☒ Ward 4

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Race and Equity Task Force: Submitted

Referred By:

Biographical Statement

Please accept this personal statement as an expression of interest in joining Hyattsville's Race and Equity Task Force. I've been looking for a way to expand my anti-racism work and continue to support Hyattsville's growth, and this new body seems like a perfect place to do so. My life partner, Katie, and I moved here in 2011, drawn in part by the racial, ethnic, and socioeconomic diversity of the city. Since that time, I have been active in our community in many ways, including by speaking before the city council several times, co-organizing the Conversations in the Corridor series at the then-newly opened Busboys and Poets, advocating for low-income housing units at the Riverfront at West Hyattsville, and participating in last year's "community conversation" on making the city more welcoming. Related to the mission of the Race and Equity Task Force, I have been involved in volunteer work against racism for six years. Currently, I help organize Hyattsville's Bridging Cultural Gaps Book Club. Previously, I volunteered with the communications committee of the DC Justice for Muslims Coalition and, in January 2017, participated with SURJ-DC in supporting Black Lives Matter with a security check-point shutdown before Donald Trump's inauguration. From 2015-2017, I worked with a now-defunct committee organizing Undoing Racism trainings in DC. Earlier, Mayor Hollingsworth and I planned the 2014 "Could Ferguson Happen Here?" conversation series in response to the police murder of Michael Brown. I've also published articles, including in the Hyattsville Life & Times, about or advocating for racial justice. I currently work for AIDS United, where I manage two grant portfolios, one focused on transgender women of color impacted by HIV, the other supporting organizations that serve people of color living with HIV who are recovering from Hurricanes Harvey, Irma, and María. Through my previous job at the DC Trust, I facilitated grants and provided technical assistance to organizations serving children of color in Washington, DC. In support of my beliefs, I contribute not only my time but also from my wallet. Because white people financially supporting movements run by communities of color is critical to white anti-racist activism, I am a monthly (albeit small) donor to BYP100, an organization founded and run by Black youth and young adult activists, and have made numerous one-time donations to other organizations run by and serving people of color. Finally, I have taken efforts to educate myself about racism and racial justice. This work includes everything from reading books by authors of color to attending numerous marches and rallies centering the voices of people of color. That self-education continues online through intentionally seeking out articles and blogs by authors of color. I understand the critical difference between individual, structural, and institutional racism and am a firm proponent of the belief that, while everyone can have race prejudice, only white people can be racist because we live in a white supremacist society. I also embrace the importance of white individuals who are involved in anti-racist movements following the lead of people of color, a conviction I would embody on the Race and Equity Task Force. In addition to approaching my work on the task force with humility, I would bring an unwavering commitment to the city maintaining its diversity. I would gladly seek out individuals who could provide insight on the top issues facing low to moderate income residents and those with disabilities, and I would work with fellow task force members to come up with recommendations for the city to advance equity. While I have no municipal-level experience, I follow Hyattsville politics closely. I am excited to see the city putting in place a structure whereby it can examine critical issues of race, racism, racial and disability justice, and equity. I would be honored to serve on such a committee. However, I'm also aware that, as a white person, my work against racism and what I have to gain from building an anti-racist society pale next to that of people of color, many of whom have fought significantly longer, harder, and more intensely than I have. Hence, I would ask that, if there's an applicant of color who is also eligible for the same slot on the task force, the city please accept that individual instead. I would gladly continue to look for other important ways to be involved in our community. Thank you for your time and consideration.

148

Board, Committee and Commission Application

Profile

Cindy

First Name

Zork

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

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*

☒ Ward 3

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Race and Equity Task Force: Submitted

Referred By:

Biographical Statement

My husband and I have lived in Hyattsville for 2.5 years and have been impressed with the warmth and openness of the community. I'd love to see that spirit continue to be fostered! I currently work for the US Green Building Council, where I direct outreach and engagement programs for our volunteer community. We are focused on issues of equity and environmental justice, as people living in sub standard conditions are often disproportionately affected by climate change.

150

Board, Committee and Commission Application

Profile

Jessica

First Name

Arends

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

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*

☒ Ward 1

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Race and Equity Task Force: Submitted

Anthony DeSantis

Referred By:

Biographical Statement

I have experience developing and leading cross-cultural programs to increase cultural sensitivity in schools and teacher training programs. While earning my doctorate I conducted extensive study of the best practices in cross-cultural education. I enjoy working to increase the opportunity for equity in communities and increasing cultural awareness. I also have experience working with teams to develop strategic initiatives and plan events. I would be delighted to serve on the Race and Equity Task Force. 152

Board, Committee and Commission Application

Profile

Ife

First Name

Floyd

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

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*

☒ Ward 2

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Race and Equity Task Force: Submitted

Referred By:

Biographical Statement

I am a relatively new resident to Hyattsville who has been looking for ways to get engaged in my community. I'm currently very involved in moving forward a racial equity initiative in my organization. I have had to come to terms with how I am complicit in the perpetuation of white dominant culture and then consider ways to dismantle it. The work has been transformative, humbling and empowering. Learning that Hyattsville was creating a Race and Equity Task Force seemed like the perfect opportunity to be involved in the community and continue this very important work where I live. I am a Black woman who grew up in a predominately black community outside Atlanta. The community was economically diverse, but did not always share in the same level of prosperity as other areas in metro-Atlanta. Now this community is seeing the ever so slowly the creep of gentrification and without intentional policies to protect racial and economic diversity, it will again push black community members out of the reach of prosperity. This has been the history of our country and has left people of color with a fraction of wealth than white people. I see similar forces at work in Hyattsville, but I think we can change our fate with deliberate policy and personal choices to maintain the neighborhood's racial, ethnic, and economic diversity. Policy choices about creating affordable housing and personal choices about where we send our children to school are the honest conversations I've been having with my colleague and with my husband. I'd like to bring those conversations to the larger Hyattsville community.

Board, Committee and Commission Application

Profile

Deyo "DJ"

First Name

Johnson

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

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*

☒ Ward 2

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Education Advisory Committee: Appointed

Race and Equity Task Force: Submitted

Referred By:

Biographical Statement

I am interested in supporting the City of Hyattsville's goal of becoming a more inclusive city. I bring to the table a background in strategic planning and social science research, and a commitment to collaboration and teamwork.

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Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Lesley Riddle

Submitting Department: Public Works

Item Type: Contract

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

FY19 Renewal of Adirondack Tree Experts Contract

HCC-17-FY19

Recommendation:

I move that the Mayor and Council authorize the City Administrator to renew the City's contract with Adirondack Tree Experts for FY19 tree work in the City in an amount not to exceed \$150,000. This contract has been reviewed and approved by the City Attorney for legal sufficiency.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

The City has numerous trees in need of pruning or removal, on streets and within the City Right of Way. We are requesting the renewal of the existing contract, cost NTE \$150,000.00

Next Steps:

Schedule all tree work that is needed to improve hazardous tree conditions.

Fiscal Impact:

\$150,000 was budgeted for FY19 in the Parks Divisions budget.

City Administrator Comments:

Recommend Approval

Community Engagement:

Outreach to residents that are within the surrounding and impacted areas.

Strategic Goals:

Promote a Safe and Vibrant Community

Legal Review Required?

Complete



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Lesley Riddle

Submitting Department: Public Works

Item Type: Purchase

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

FY19 DPW Vehicle Purchase - Administration Vehicle

HCC-19-FY19

Recommendation:

I move that the Mayor and Council authorize the expenditure of FY19 Capital Improvement Funds in an amount not to exceed \$34,000.00 for the purpose of purchasing a Ford Explorer Utility Vehicle from Heritage Fleet Services, utilizing the Anne Arundel County Blanket Contract 5274-OB rider.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Memo_-_DPW_Vehicle_and_Equipment_Purchases_2018_LR.docx](#)

[Admin car 2018.pdf](#)

[Anne Arundel blanket award & renewal letter - Ford 18.pdf](#)

[Anne Arundel County IFBno 16-131.pdf](#)

Summary Background:

Many of our DPW vehicles are at or beyond recommended depreciation due to aging or continued maintenance. Many of our trucks and equipment are over 12 years old and require significant repairs. As a result, we plan to begin a systematic replacement of our fleet and are prepared to purchase the below listed vehicles as presented and approved during the FY19 budget.

The FY19 budget has new staff and new programs in the Public Works Department. Vehicles are needed to support the Assistant Project Manager who will manage several major projects and project related functions. Currently, there are two vehicles in the Administration Division, a twelve (12) year old depreciated Chevrolet truck and a five (5) year old Ford Escape. Staff recommends the purchase of a 2018 Ford Explorer Utility vehicle at a cost not to exceed \$34,000.00, purchased off of the Anne Arundel County Blanket Contract 5274-OB with Heritage Fleet Services, Inc.

Next Steps:

With Council approval staff, will obtain the necessary bids for purchase per the requirements of the City Procurement Policy. Once staff has solicited and procured all needed quotations for this equipment we will request funding from the City Treasurer for purchase.

Fiscal Impact:

FY19 - CIP

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A



City of Hyattsville

Memo

To: Tracey Nicholson
From: Lesley Riddle, Director of Public Works
Date: June 25, 2018
Re: DPW Vehicle and Equipment Purchases FY2109

The purpose of this memorandum is to request the Mayor and Council approve the purchase of two (2) vehicles and two (2) pieces of equipment for the Department of Public Works for FY19.

Background

During our review of the FY2018 budget we assessed our current fleet of vehicles at Public Works. We found that overall many of our vehicles and equipment are at or beyond the recommended depreciation. Additionally, we must accommodate new City programs and staffing for FY19.

Vehicle Requests

A significant FY19 budget goal that was supported by the Hyattsville Environmental Committee, and the City Council was the expansion of our current composting program. The intension is to expand the number of compost pickups from 100 single family homes, to 200 single family homes. This will require the purchase of a new trash truck to service the additional new residents composting in the City. Staff is recommending that we purchase a smaller more versatile and energy efficient truck to accomplish expanding this program. The truck that is recommended for purchase is an Isuzu Cab-over with an 8-yard Load-Master refuge packer. Purchasing this truck will allow us to not only expand the compost program, but effectively service the BigBelly expansion, and offer increased efficiencies to our yard waste pickup. The cost of this vehicle will not exceed \$106,000.00, which is half the cost of a standard trash truck, and we will be purchasing off the District of Columbia, NJPA rider with Johnson Truck Center.

The FY19 budget also has new staff and new programs beginning within the Department of Public Works. A new Assistant Project Manager will be hired to assist the Department with the management of major projects and various other project related functions. Currently, there is only two vehicles in the Administration Division, a twelve (12) year old depreciated Chevrolet truck and a five (5) year old Ford Escape. We will need an additional vehicle to accommodate new staff in Project Management, and new programs in the Solid Waste Division. Staff recommends

the purchase of a 2018 Ford Explorer Utility vehicle the cost not to exceed \$34,000.00, we will be purchasing off the Anne Arundel County Blanket Contract 5274-OB with Heritage Fleet Services, Inc.

Equipment Request

During the FY18 leaf season last year we were unable to successfully keep up with the volume of leaves and resident leaf pickup requests due to down time on the existing leaf equipment in operation. DPW currently has three leaf vacuum units that are all over twenty (20) years old. Staff recommends the purchase of two new leaf vacuums the cost not to exceed \$114,000.00 from Old Dominion Brush Company, we will be purchasing off the NJPA Contract #041247.

Summary

Due to staff and Council support we have been able to successfully continue the upgrade of our DPW fleet. However, the average age of our vehicles and equipment remains at lower than normal depreciation rate due to a moratorium on purchasing from 2009 to 2013. It is critical for DPW to continue a moderate, but deliberate replacement schedule of vehicles and equipment to maintain and improve City services to our residents.

HERTRICH FLEET SERVICES, INC¹⁶³

1427 Bay Road Milford, DE 19963

Ford - Chevrolet - Dodge - Jeep
Lincoln - Honda - Buick - GMC - Toyota - Nissan

(800) 698-9825

(302) 422-3300

Fax: (302) 839-0555

June 6, 2018

Hyattsville Department of Public Works

Mike Schmidl

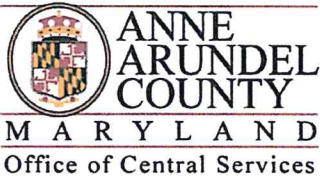
I am pleased to provide a quote on one (1) New 2018 Ford Police Utility, priced per the Anne Arundel County Contract, and equipped as follows:

Vehicle	2018 Ford Police Interceptor Utility 3.12	
	Oxford White Exterior & Ebony Cloth Front & Rear Seats & Carpeted Floor	
500A	All Standard Equipment per PEP 500A	
	3.7L V-6 & 6 Speed Automatic Transmission	
3.12	Front Aux Fog Lights	
	Cal Emissions Not Required	
	Sync System – Blue Tooth	
	Keyless Entry 4 FOB'S	
	Grill Wiring	
	Front License Plate Bracket	
3.12.10.3	Upfitted per bid specs 16-131	
3.12.10.2	Carpet Delete	NC
3.12.10.1	65L Full Wheel Covers	\$60
	Total per Vehicle	\$33486

Please contact me with any question, changes or to place an order. Order cut off date is 6/08/2018. Thank you and I look forward to hearing from you.

Respectfully submitted,

Jim Blecki
Director of Fleet Operations



Heritage Office Complex
Office of Central Services
2660 Riva Road, 3rd Floor
Annapolis, MD 21401
Phone (410) 222-7620
Fax (410) 222-7624

Andrew Hime
Purchasing Agent

December 26, 2017

Hertrich Fleet Services, Inc.
Attn: Christopher Wilder
1427 Bay Rd.
Milford, DE 19963

Re: Blanket No. 5274

Cars, SUVs & Light Trucks for Public Safety

Dear Mr. Wilder:

Enclosed is your copy of Blanket Change Order Number 5274-002-OB, which covers the contract to provide Cars, SUVs & Light Trucks for Public Safety in accordance with terms, conditions, and specifications.

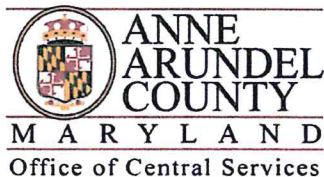
If you have any questions regarding this matter, please contact me at (410) 222-7665

Sincerely,
ANNE ARUNDEL COUNTY, MARYLAND

A handwritten signature in blue ink that reads "Stephen Ports".

Stephen Ports, CPPB
Buyer

SJP/lw



Heritage Office Complex
Office of Central Services
2660 Riva Road, 3rd Floor
Annapolis, MD 21401
Phone (410) 222-7620
Fax (410) 222-7624

Andrew Hime
Purchasing Agent

November 16, 2017

Hertrich Fleet Services, Inc.
Attn: Christopher Wilder
1427 Bay Rd.
Milford, DE 19963

RE: Blanket Contract #5274-OB
Cars, SUVs, & Light Trucks for Public
Safety

Dear Mr. Wilder:

Your copy of Blanket Change Order Number 5274-001-OB, herewith enclosed, reflects that Anne Arundel County, Maryland is renewing the above-referenced procurement for one (1) additional year from December 1, 2017 through November 30, 2018, in accordance with the terms of the procurement.

Please submit a formal request (on company letterhead) for any price adjustments for model year 2018 along with backup documentation from the manufacturer showing the increase from 2017.

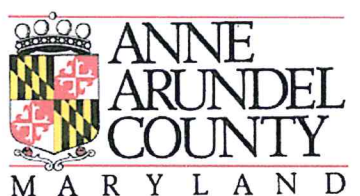
If you have any questions, please contact me at (410) 222-7665.

Sincerely,
ANNE ARUNDEL COUNTY, MARYLAND

A handwritten signature in black ink, appearing to read "Stephen Ports", written over a horizontal line.

Stephen Ports, CPPB
Buyer

SJP/lw



County Executive Steven R. Schuh

**ANNOUNCEMENT
ANNE ARUNDEL COUNTY, MARYLAND
Annapolis, Maryland**

**INVITATION FOR BID
CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY
IFB NO. 16-131
NOTICE TO BIDDERS**

Specifications and Bid Responses for providing the subject items/services are available at the Anne Arundel County Purchasing Division, The Heritage Office Complex, 2660 Riva Road, Third Floor, Annapolis, Maryland, 21401, and will be received until **1:30 pm, local time, TUESDAY, NOVEMBER 1, 2016**, at the same location after which they will be publicly opened and read in the Patuxent Room on the same floor. **Bids received after the above-referenced time set for opening will be rejected and returned unopened. No recording of any kind by the public will be allowed at any pre-bid conference or bid opening.**

To all Bidders: Anne Arundel County Purchasing Division will no longer automatically mail complete bid packages. Instead, we encourage anyone receiving this Notice to review and download a bid package from either the County website at www.aacounty.org, or <https://emaryland.buyspeed.com/bsol/>. A copy of the bid package may also be picked up at the above address during normal business hours.

****IMPORTANT NOTICE:** Addenda to solicitations often occur, sometimes within as little as 48 hours, prior to bid opening. It is the potential Bidder's responsibility to frequently visit the Purchasing Division's website <http://www.aacounty.org/departments/central-services/purchasing/solicitations/> to obtain Addenda once they have received a copy or downloaded a solicitation. No other notification will occur. In order to receive any addenda issued less than 48 hours prior to bid opening, all Bidders shall register for this Invitation for Bid with the County Purchasing Division by calling 410-222-7620. A Bid may be rejected if any addendum is not signed and submitted with the Bid**

A Pre-Bid Conference has been scheduled for, **Friday, October 14, 2016 at 10:00 a.m.**, local time, at Anne Arundel County Purchasing Division, 2660 Riva Road, 3rd Floor, Annapolis, Maryland, 21401. All Bidders are strongly encouraged to attend. This IFB will be discussed, and Bidders questions will be answered. Bidders should register for the Pre-Bid Conference at least 48 hours in advance of the meeting date and time by contacting the Buyer listed below. If no Bidders register, the meeting may be canceled without further notice to the Bidders.

Note: Questions concerning this Specification and Bid Response shall be directed to Stephen Ports, CPPB, Buyer, phone (410) 222-7665 or email at phport15@aacounty.org.

Andrew Hime
Purchasing Agent
September 28, 2016

ANNE ARUNDEL COUNTY, MARYLAND

Annapolis, Maryland

ADDENDUM NO. 1

OCTOBER 26, 2016

IFB NO. 16-131

CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

TO ALL BIDDERS: Please see the following for the above-mentioned IFB resulting from questions from Bidders.

1. Q: Are we allowed to substitute any Ford codes?

A: No. All Ford Codes shall be "no exceptions"

2. Q: Regarding Clause 3.6.10.5 "Rear seat passenger side single prisoner transport unit": Do you want a "Replacement Seat" or "Cover-Style Seat", Do you want Window Guards and Door Panels, Do you want "Flat Panel Partitions" or "Extra Legroom Partitions", For the Rear Partition-"Vinyl Coated Expanded Metal" Partition or "Polycarbonate" Partition. Do you want a "Floor Pan", "Do you want "Center Pull Seatbelts"?

A: Cover style seat with window guards and door panels; flat panel polycarbonate partition with center pull seat-belts and no floor pan.

3. Q: Regarding Clause 3.6.10.6 "Full Rear Prisoner Cage", Do you want a "Replacement Seat" or "Cover-Style Seat", Do you want Window Guards and Door Panels, Do you want "Flat Panel Partitions" or "Extra Legroom Partitions", For the Rear Partition-"Vinyl Coated Expanded Metal" Partition or "Polycarbonate" Partition. Do you want a "Floor Pan", "Do you want "Center Pull Seatbelts"?

A: Cover style seat with window guards and door panels; flat panel polycarbonate partition with center pull seat belts and no floor pan.

4. All other Terms and Conditions remain the same.

NOTE: THIS ADDENDUM AND ACKNOWLEDGMENT MUST ACCOMPANY THE BID RESPONSE TO MAKE IT VALID.

Return to:

Purchasing Agent

Attn: Stephen Ports, Buyer

Anne Arundel County Heritage Office Complex

2660 Riva Road, 3rd Floor, Annapolis, MD 21401

Anne Arundel County, Maryland
INVITATION FOR BID
IFB NO. 16-131
CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

Solicitation Check List

THIS CHECKLIST IS PROVIDED FOR YOUR CONVENIENCE

- _____ Bid Response shall be delivered to the County Purchasing Division no later than the date and time shown in the Solicitation. Did you visit our website at (<http://www.aacounty.org/departments/central-services/purchasing/solicitations/>) for any addenda?
- _____ Did an authorized company representative (reference Section 1.25) sign the Bid Response Form?
- _____ Did an authorized company representative sign and notarize the Affidavit form?
- _____ Did you include the required signature authority documents, if required?
- _____ Did you include a signed copy of the completed Vendor Information Form?
- _____ If you are an entity (limited liability partnerships, corporations, limited partnerships, limited liability companies, limited liability limited partnerships, business trusts, real estate investment trust and trade name filings), is the legal name of your company listed with the State of Maryland Department of Assessments and Taxation and in good standing? You may check by going to <http://sdat.resiusa.org/UCC-Charter/Pages/CharterSearch/default.aspx>
- _____ If this Solicitation requires a Bid deposit, did you include one?
- _____ Did you provide one original and one copy of your response?
- _____ Is the outside of the submittal envelope marked with the Bid Number, the title, the due date, your company name, and your company address?
- _____ Did you check the County's web site for any Addenda and include a signed copy of each with your Bid Response?

MANDATORY REQUIREMENTS

The following item(s) are **MANDATORY** and shall be submitted with Bid Response in order to be considered for an award. If the following item(s) is required by this Solicitation and is not submitted with the Bid Response, the Bid Response shall be considered null and void, and therefore, will be rejected.

County's Bid Response Form (Original)

Sir/Madam:

This will acknowledge receipt of Addendum No. 1 to **IFB NO. 16-131 CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY**

Date: _____ **FIRM NAME:** _____

SIGNATURE: _____

TITLE: _____

Signature shall conform to requirements of the IFB.

Anne Arundel County, Maryland
INVITATION FOR BID
IFB NO. 16-131
CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

documented by the manufacturer and shall only cover the vehicles/options for which the manufacturer has adjusted pricing.

2.15.3 The County reserves the right to accept, reject, or modify the request for a price adjustment. If the County approves a price adjustment, the price shall remain firm for the model year for which it was requested and approved by the County.

2.15.4 If the manufacturer's price adjustment is greater than 3.5% for any model year, the County will have the following options:

- not renew the contract in total
- renew the contract and delete via Amendment only the vehicles or options from the contract that exceeded the 3.5% price adjustment cap.

2.16 AGREEMENT

This clause is deleted from this IFB.

2.17 PERFORMANCE, LABOR & MATERIAL BONDS

This clause is deleted from this IFB.

2.18 NEGOTIATED PRICING

When purchasing large quantities of products or services, the County reserves the right to purchase at the prices offered under the resulting Contract or to negotiate lower prices. In no event will the County pay more than the price offered under the resulting contract.

2.19 EXCEPTIONS TO THESE SPECIFICATIONS:

2.19.1 When the Bid Response differs in any way from the Technical Specifications and/or requirements set forth herein, the Bidder shall explicitly describe each variance in detail in a separate written Exceptions Sheet, referencing the appropriate paragraph or Clauses to which the variance applies and shall provide this information with the Bid Response.

2.19.2 Any exceptions to these specifications referenced in any price sheet, catalog, literature, build sheets, manufacturers' specifications or any other written information included in the Bid Response that is not documented in the Bidders' Exception Sheet shall not be part of any Contract with the Successful Bidder and shall be disregarded by the County.

2.19.3 The County shall, at its sole discretion, accept or reject individually any exceptions taken to these Specifications by the Bidder as declared on the Exceptions Sheet. The Bidder shall have 48 hours after written notification (fax and/or email) by the County to remove any exceptions rejected by the County or the Bid Response shall be rejected as being non-responsive.

2.20 UNBALANCED BIDS

A Bid shall be mathematically unbalanced if the Bid contains unit pricing that does not reflect reasonable costs (including actual labor and material cost, overhead and profit) for the performance of the bid item(s) in question. A Bid shall be materially unbalanced if there is a reasonable doubt that award of the mathematically unbalanced Bid will result in the lowest

Anne Arundel County, Maryland
INVITATION FOR BID
IFB NO. 16-131
CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

ultimate cost to the County. A Bid that is, in the sole discretion of the County Purchasing Agent both mathematically and materially unbalanced, may be rejected as non-responsive.

(An example would be bidding overhead labor rates below regular time rates, or bidding laborer rates above Supervisor or Foreman rates. Another example is bidding a 1 gallon container of a product higher than a 5-gallon container of the same product.)

Anne Arundel County, Maryland
INVITATION FOR BID
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CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

SECTION THREE – TECHNICAL SPECIFICATIONS

3.1 GENERAL REQUIREMENTS

- 3.1.1** The units delivered shall be the manufacturer's current model(s), completely serviced by the Successful Bidder, and shall be delivered ready in all aspects to be placed in normal operating service. Pricing shall be for the 2017 model year.
- 3.1.2** Technical Specifications described herein establish certain requirements, and may name a manufacturer and/or model number, which has been determined to be acceptable in meeting the County's requirements. They are not intended to eliminate any comparable equipment of equal quality which another manufacturer may have available which will be suitable to the County's needs. Where optional equipment is required in order for a particular unit to meet the Specifications, it shall be supplied.
- 3.1.3** All dimensions, weights, capacities and measurements unless otherwise noted are nominal and shall to be used as a reference point only, except where noted as "No Exceptions". In these Specifications: "approximate" shall mean +/- ten (10) percent of specified value, "maximum" shall mean no higher than specified value and "minimum" shall mean no lower than specified value. Actual dimensions, weights, capacities, and measurements shall be clearly described in the Bid Response. When the Bid Response differs in any way from the Specifications and/or requirements set forth herein, the Bidder shall explicitly describe each variance in detail on the provided Exceptions Sheet, referencing the appropriate paragraph or section to which the variance applies (See clause 2.19 above).
- 3.1.4** In determining the acceptability of any equipment not fully meeting the Specifications, the decision of the Purchasing Agent shall be final.
- 3.1.5** ANTIFREEZE: All Vehicles shall be furnished with permanent anti-freeze providing protection to a minimum of thirty-four (34) degrees Fahrenheit below zero with higher boiling point.
- 3.1.6** STANDARD EQUIPMENT: All standard equipment plus Federal Safety Air and Noise Pollution regulation items shall be required on all vehicles. All chrome and exterior trim provided as on comparative models furnished to the general public shall be furnished on vehicles specified in this IFB.
- 3.1.7** VEHICLE COLORS: Unless otherwise specified, exterior color shall be the manufacturer's standard white. Unless otherwise specified, interior color shall be the manufacturer's standard
- 3.1.8** SPECIFICATION ACCURACY: The Bidder shall provide Dealer Specifications for each vehicle with the Bid Response. Failure to submit this information may be cause for rejection of Bid. Any exceptions, deviations, changes, or omissions shall be clearly identified for each vehicle. If no exceptions are submitted, the County shall presume that the vehicle is as specified and the Successful Bidder shall be responsible to furnish as ordered.

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CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

3.1.9 NO EXCEPTIONS ITEMS: Unless otherwise specified, “or County approved equivalent”, all items for which a manufacturer and model or part number are specified shall be bid as specified and with no exceptions.

3.1.10 ORDER STATUS

3.1.10.1 Prior to each Purchase Order’s full execution, the Successful Bidder shall state the number of calendar days required to deliver each item on the Purchase Order from the date of their written Purchase Order acceptance. The number of calendar days required to deliver each item shall be cited on each Purchase Order.

3.1.10.2 The Successful Bidder shall supply the County a copy of the manufacturer’s dealer order receipt acknowledgment(s) within ten (10) days of the Successful Bidder’s receipt of each fully-executed Purchase Order.

3.1.10.3 The Successful Bidder shall supply the County a copy of the manufacturer’s production commencement report, e.g. the build week report, when it is issued.

3.1.10.4 The Successful Bidder shall supply the County with copies of the manufacturer’s periodic fleet order status reports on a monthly basis throughout the time vehicles are in process.

3.1.11 PILOT PLANT INSPECTION TOURS

For all orders of fifty (50) vehicles or more of any of the vehicle models, and prior to delivery, the Successful Bidder shall schedule a pilot plant inspection tour of each ordered vehicle model to verify compliance with Anne Arundel County vehicle specifications, as follows:

- Bidder shall bid a charge to the County per person.
- The inspection shall be conducted at the place of each vehicle model’s final assembly including installation of any optional equipment.
- Each tour shall be for up to seven (7) County Officials.
- The Successful Bidder shall be wholly responsible for all travel, lodging and meals scheduling and costs, as follows:
- Travel shall include round trip non-stop transportation from the Baltimore Washington International (BWI) Airport and all ground transportation.
- Lodging shall include single occupancy commercial motel/hotel room accommodations.
- After the County accepts each pilot vehicle model, assembly of the remaining vehicles of that model shall be completed.
- All noted deficiencies shall be corrected on each pilot vehicle model and all remaining vehicles of that model before delivery to the County.

3.1.12 It is not required that Bidders bid on all vehicles. The Successful Bidder shall bid on all options for a vehicle model to be eligible for award for that vehicle model.

Anne Arundel County, Maryland
INVITATION FOR BID
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CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

3.2 QUALITY ASSURANCE (PASS/FAIL)

3.2.1 Manufacturer Qualifications:

3.2.1.1 Manufacturer shall be experienced in the manufacture of equipment equivalent in type, rating, and construction to that specified herein. Upon request, Manufacturer shall supply the County with a listing of units, location, and customer information for equipment, manufactured by him, which is in successful operation.

3.2.1.2 Manufacturer shall be regularly engaged in the business of servicing his equipment of the type specified, either directly or through factory-authorized service agencies.

3.2.2 Successful Bidder Qualifications:

The Successful Bidder shall be a dealer, authorized by the equipment manufacturer(s), stocking equipment, and repair parts.

3.2.3 Documentation for the above may be required by the County for all Manufacturers/Bidders not having prior sales to the County within the past five (5) years.

3.3 WARRANTY

3.3.1 Equipment shall be warranted by the Successful Bidder to be free from defects in workmanship and materials for a period of not less than one (1) year from date of acceptance by the County.

3.3.2 The Successful Bidder shall provide all warranty service to the County at no additional cost to the County.

3.3.3 The Successful Bidder shall indicate any and all equipment components purchased by the Manufacturer and supplied as integral parts of his unit (such as motors, controls, etc.) which the Manufacturer will not warrant under his one (1) year guarantee. All such components shall be itemized by the Successful Bidder and/or Manufacturer indicating component name, quantity, original manufacturer, original manufacturer component warranty, and authorized local warranty service agent (name, address, and phone number). The Successful Bidder shall submit this itemized list to the County with the Bid Response.

3.3.4 The Successful Bidder and/or Manufacturer shall itemize and submit to the County with the Bid Response a list of any and all equipment parts for which no warranty is provided. These parts may include those designed to wear under normal use.

3.3.5 All third party warranty service shall be coordinated by the Successful Bidder. It is the Successful Bidder's responsibility to ensure that third party manufacturers and service agents are in compliance with these Specifications.

Anne Arundel County, Maryland
INVITATION FOR BID
IFB NO. 16-131
CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

- 3.3.6** The Successful Bidder and/or Manufacturer shall supply the written precise terms of warranty and terms and conditions of sale to the County with the Bid Response.
- 3.3.7** All Warranty service shall be available within twenty-five (25) miles of Anne Arundel County borders.
- 3.4 MISCELLANEOUS**
- 3.4.1 Safety Equipment**
All safety equipment required by U.S. Department of Transportation (USDOT), Maryland Department of Transportation (MDOT), and Maryland Vehicle Administration (MVA) shall be included.
- 3.4.2** The vehicles offered shall comply with all applicable federal, state, and industry standards and regulations including, but not restricted to, USDOT, MDOT, MVA, OSHA (United States Department of Labor Occupational Safety and Health Administration), MOSHA (Maryland Occupational Safety and Health Agency), FMVSS 121 (Federal Motor Vehicle Standards and Regulations, Standard No.121-Air Brake Systems), and FMVSS 108 (Standard No. 108 -Lamps, Reflective Devices, and Associated Equipment).
- 3.4.3** The vehicles as delivered shall be supplied ready for operation filled with all recommended fluids and lubricants (excluding only fuel).
- 3.4.4** The Successful Bidder shall supply any special tools required to service and maintain the equipment specified.

3.5 ITEM NO 1: MID-SIZE POLICE PACKAGE AUTOMOBILE

Mid-Size Police Package Automobile, Four (4)-Door, all-wheel drive (AWD). Utilized as a reference only: Ford Interceptor Model. The complete vehicle, unmarked, shall include the following equipment and minimum vehicle requirements, (estimate: 35 vehicles per year).

Minimum Vehicle Requirements

- 3.5.1 Overall Specifications:**
- 3.5.1.1 Wheelbase, 110-inches or greater
 - 3.5.1.2 Overall length, 200-inches or greater
 - 3.5.1.3 Width, 72-inches or greater
 - 3.5.1.4 Height, 58-inches or greater
- 3.5.2 Engine:**
- 3.5.2.1 V6 gasoline, 3.5 liter or greater
 - 3.5.2.2 Fuel injected
 - 3.5.2.3 Horsepower, 280-hp or greater
 - 3.5.2.4 Oil life monitoring system
 - 3.5.2.5 Heavy-duty cooling system
- 3.5.3 Electrical**

Anne Arundel County, Maryland
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CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

- 3.5.3.1 Alternator, 200-amp or greater
- 3.5.3.2 Battery, 750-CCA (cold cranking amps) or greater
- 3.5.3.3 Functional ability to disable the daytime running lights while leaving other light features operational
- 3.5.3.4 Ground stud (auxiliary located in the trunk)
- 3.5.3.5 Power trunk with a 100-amp auxiliary power outlet in the trunk
- 3.5.3.6 Lockout protection

- 3.5.4 Transmission:**
 - 3.5.4.1 Heavy-duty, electronically controlled, minimum four (4)-speed automatic transaxle with overdrive
 - 3.5.4.2 Heavy-duty cooling system

- 3.5.5 Steering:**
 - 3.5.5.1 Power-assisted rack and pinion
 - 3.5.5.2 Tilt steering wheel
 - 3.5.5.3 Cruise control

- 3.5.6 Brakes:**
 - 3.5.6.1 Dual hydraulic, power system
 - 3.5.6.2 Four (4)-wheel anti-lock disc brakes, with police calibration, and heavy-duty brake pads

- 3.5.7 Tires:**
 - 3.5.7.1 Police pursuit speed rated or greater, mounted and balanced
 - 3.5.7.2 Heavy-duty steel wheels
 - 3.5.7.3 Heavy-duty police four (4)-wheel independent suspension
 - 3.5.7.4 Full-size spare tire, **no exceptions**
 - 3.5.7.5 Police center hubcaps

- 3.5.8 Interior:**
 - 3.5.8.1 Day/night mirror
 - 3.5.8.2 Full certified instrumentation, including tachometer
 - 3.5.8.3 Functional ability to disable/able the dome lamp
 - 3.5.8.4 Front auxiliary map-size interior dome light, incandescent red-white color
 - 3.5.8.5 Functional ability to disable the daytime running lights while leaving other light features operational
 - 3.5.8.6 Air conditioning (A/C), factory installed
 - 3.5.8.7 AM/FM stereo radio with compact disk (CD) player and auxiliary (aux) port
 - 3.5.8.8 Factory-installed Bluetooth system to enable hands-free cell phone use
 - 3.5.8.9 Cloth heavy-duty front bucket seats and cloth rear bench seats
 - 3.5.8.10 Heavy duty vinyl flooring
 - 3.5.8.11 Rear window defroster
 - 3.5.8.12 Intermittent windshield wipers
 - 3.5.8.13 Power windows and door locks, with rear window lockout switch, and rear doors activated
 - 3.5.8.14 Cruise control
 - 3.5.8.15 Trunk release ignition controlled key in "on" position only
 - 3.5.8.16 Short gear shift lever

Anne Arundel County, Maryland
INVITATION FOR BID
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CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

- 3.5.8.17 Backup camera
- 3.5.8.18 Power-adjustable pedals
- 3.5.8.19 Tilt/telescoping steering wheel column
- 3.5.8.20 Upper Handle w/coat hook in rear compartment, one (1) per side
- 3.4.8.21 Minimum of three (3) keys and two (2) keyless entry remote key fobs

3.5.9 Exterior:

- 3.5.9.1 Electric left and right side rear view mirrors
- 3.5.9.2 Manufacturer's standard color paint, including front and rear bumpers. Black shall be included in the manufacturer's standard colors
- 3.5.9.3 No dealer advertising (decals, license plate frames, etc.)
- 3.5.9.4 No automatic headlamps

3.5.10 Safety Equipment:

All safety equipment required by U.S. Department of Transportation (USDOT), Maryland Department of Transportation (MDOT), and Maryland Vehicle Administration (MVA) shall be included

3.5.11 Options: Bid the following options that shall be available, installed, per individual vehicle:

- 3.5.11.1 Full wheel covers
- 3.5.11.2 Intermotive Surveillance Mode, 31C-D9G
- 3.5.11.3 Complete up-fitted vehicle **with the following Listed Vehicle Equipment**, (estimate: 35 vehicles)
 - Exterior paint color to be determined by the County from the vehicle manufacturer's available options
 - **Ford #661** Front Headlamp lighting solution w/controller
 - **Ford #662** Tail lamp lighting solution w/controller
 - Front windshield full-width LED visor light, Whelen AAIW38 red/blue, with full flood and takedown
 - Two (2) grill-mounted Whelen IONJ LED lights, red/blue
 - **Ford #663** Rear Lighting Solution; back window lights and rear trunk open lights w/controller
 - White/red incandescent/LED dome light
 - **Ford #96E** Side Marker led lamps w/controller
 - Two (2) Whelen SA315P speakers, 200 watt total, with vehicle-specific brackets
 - Whelen CenCom Siren Light Controller with Traffic Advisor
 - Police equipment console, Precision Mounting Technologies Interceptor Model with, as follows:
 - With the above specified Whelen CenCom Siren Light Controller installed
 - Dual cup holders
 - Driver armrest
 - Four (4) 12V power outlets
 - Whelen microphone
 - Whelen public address (PA) cable
 - Backup camera

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- Backup sensors
- **Ford #18S** Police Engine Idle Feature
- **Ford #60P** Remote Keyless entry Fob

3.6 ITEM NO 2: MID-SIZE 4X4 OR AWD POLICE PACKAGE SPORT UTILITY VEHICLE

Mid-Size 4x4, (4)-wheel drive, or all wheel drive (AWD) Police Package Sport Utility Vehicle (SUV), four (4)-door. Utilized as a reference only: Ford Interceptor SUV. The complete vehicle shall include the following equipment and minimum vehicle requirements, (estimate: 112 vehicles per year)

Minimum Vehicle Requirements

3.6.1 Chassis:

- 3.6.1.1 Wheelbase, 110-inches or greater
- 3.6.1.2 Overall length, 189-inches or greater
- 3.6.1.3 Gross Vehicle Weight Rating (GVWR), 5,550-lbs or greater
- 3.6.1.4 Payload, 1,300-lbs or greater

3.6.2 Drive train:

- 3.6.2.1 Six (6)-cylinder gasoline engine, 3.5-liter or greater
- 3.6.2.2 Automatic transmission with overdrive, four (4)-speed minimum
- 3.6.2.3 Four (4)-wheel drive or AWD

3.6.3 Suspension:

As required for specified GVWR and payload

3.6.4 Steering:

Power-assisted rack and pinion

3.6.5 Brakes:

- 3.6.5.1 Four (4)-wheel power anti-lock braking system (ABS)
- 3.6.5.2 Power-assisted

3.6.6 Tires and wheels:

- 3.6.6.1 Tires: five (5) balanced Police pursuit speed rated or greater, four (4) mounted, one (1) full size spare
- 3.6.6.2 Standard steel wheels
- 3.6.6.3 Standard center hubcaps

3.6.7 Interior:

- 3.6.7.1 Cloth front bucket seats and vinyl fold-down rear bench seats
- 3.6.7.2 Driver and passenger front airbags
- 3.6.7.3 Full headliner
- 3.6.7.4 Standard vinyl floor covering
- 3.6.7.5 Cigarette-lighter type 12V power supply
- 3.6.7.6 AM/FM stereo radio with CD player and auxiliary (aux) port

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- 3.6.7.7 Power windows and locks
- 3.6.7.8 Tilt steering wheel
- 3.6.7.9 Air conditioning (A/C), factory installed
- 3.6.7.10 Cruise control
- 3.6.7.11 Factory-installed Bluetooth system to enable hands-free cell phone use
- 3.6.7.12 Upper Handle w/coat hook in rear compartment, one (1) per side
- 3.6.7.13 Minimum of three (3) keys and two (2) keyless entry remote key fobs

3.6.8 Exterior:

- 3.6.8.1 Right and left side power mirrors
- 3.6.8.2 Rear top mounted lift-gate door
- 3.6.8.3 Rear window defroster
- 3.6.8.4 Rear windshield wiper
- 3.6.8.5 Delete roof rails
- 3.6.8.6 No dealer advertising (decals plaques, license plate frames, etc.)

3.6.9 Safety Equipment:

All safety equipment required by U.S. Department of Transportation (USDOT), Maryland Department of Transportation (MDOT), and Maryland Vehicle Administration (MVA) shall be included

3.6.10 Options: Bid the following options that shall be available, installed, per individual vehicle:

- 3.6.10.1 Full carpeting
- 3.6.10.2 Cloth front and rear seats
- 3.6.10.3 Factory installed navigation system
- 3.6.10.4 Full wheel covers
- 3.6.10.5 Rear seat passenger side single prisoner transport unit
- 3.6.10.6 Full Rear prisoner cage
- 3.6.10.7 Factory installed rear A/C
- 3.6.10.8 Rear K-9 transport unit, Havis KK-K9-F18-K, including non-toxic rubber liner, temperature monitoring and heat alarm with passenger side fan and fan guard, remote door opening system, and spill proof bracket-mounted aluminum water dish
- 3.6.10.9 Intermotive Surveillance Mode, 31C-D9G
- 3.6.10.10 Substitute Self Containing Electronic Lock W/Keypad for combination lock on Free-standing Setina storage box
- 3.6.10.11 Complete up-fitted vehicle with the following **Marked Vehicle Equipment, with all up-fitting by a single company, no exceptions**, (estimate: 75 vehicles)
 - Black exterior paint
 - Ford Left hand six (6)-inch light-emitting-diode (LED) spot-lamp with black exterior molding to prevent glare
 - **Ford #66A** Front Headlight Lighting Solution (Wig wag and 2 Red/Blue led side warning lights)
 - **Ford #21L** Front Bumper Auxiliary warning lamps, red and blue, and **Ford 60A** wiring package
 - **Ford #21W** Front headlight forward indicator pocket warning lights, red and blue
 - **Ford #66B** Tail lamp Lighting Solution

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-
- Rear lift-gate Whelen # AAMRTX915 LED visor light, red/blue
 - Two (2) rear quarter window Whelen IONJ LED lights, red/blue, one (1) on each side
 - Two (2) grill-mounted Whelen # FDMCRS LED lights, red/blue
 - Inside lift gate two Whelen TLIJ ION T- Series Linear Split lights, red/blue, operational only when lift-gate is open
 - Two (2) white/red incandescent/LED dome lights, one (1) each in front and rear
 - **Ford #63B** Factory installed exterior rear view mirror lights, **no exceptions**
 - Whelen # AALSYS915 lightbar and siren with vehicle-specific mount kit
 - Two (2) Whelen SA315P speakers, 200 watt total, with vehicle-specific brackets
 - Whelen CenCom Sapphire Siren and (light and traffic advisor) Control Module
 - **Ford #47A** Police Engine Idle Feature
 - **Ford #595** Remote Keyless Entry System
 - Police equipment console, Precision Mounting Technologies Interceptor Model with armrest, including the following:
 - With the above-specified CenCom Sapphire Module installed
 - Dual cup holders
 - Driver armrest
 - Four (4) 12V power outlets
 - Mounting provision for Motorola APX 6500 Number 5 Control head (***APX6500 will be provided and installed by Anne Arundel County***) A battery-hot, ignition-hot, antenna lead and ground shall be provided inside the console in the proximity of the APX6500 Control head. An additional 20 amp 10 gauge “battery hot” lead shall be run and deadheaded under the driver’s seat
 - Docking station, Precision Mounting Technologies with 360-degree console mount for Panasonic Toughbook CF31 Rugged Notebook Laptop MDC (mobile data console) single pass through with movable airbag mounts (***Tough Book provided by Anne Arundel County***)
 - Charge guard and power supply for MDC power protection, set for thirty (30) minute power delay shutdown Charge guard/power may be incorporated into docking station
 - Whelen Mic microphone
 - Whelen PA cable
 - Low profile dual band external antenna, four (4)-component package assembly for a low profile Sharkee antenna, Item GPSB3, Description “Sharkee, Whip, Data, Wi-Fi & GPS”, Item AF835, Description Ant Flexible 0dB 740-960MHz, Item C23F-5M, Description FME (ftd) Mini UHF 5m CS23 cable, Device Radio, and Item C29T-5SJ, Description 5m CS29 Cable Assy TNC & SMA Jack, Device Cell Dock
 - Vehicle decals provided by Impact Graphix Systems, Inc., 1230 Cronson Blvd., Crofton, Maryland 21114, telephone 877-447-1230, fax 410-

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-
- 451-5749
- Three (3) three-digit numbers, front and rear bumpers, one (1) set per vehicle
 - Accreditation seal, two (2) per vehicle, positioned on rear quarter panels
 - Front fender, side doors, and rear quarter panel blue stripe decals, two (2) per vehicle
 - County police rear decal, lift-gate, one (1) per vehicle
 - Vehicle roof number, three (3)-digit, one (1) per vehicle
 - Side decals, driver and front passenger doors, two (2) per vehicle
 - Police badge door decals, driver and front passenger doors, two (2) per vehicle
 - Backup camera
 - Backup sensors
 - **Ford #92R** quarter and rear privacy glass
 - Free-standing Setina rear storage box, BSC bottom tier, base, and DSC top tier, drawer with **combination lock**, and installed so the box does not block access to spare tire
- 3.6.10.12 Complete up-fitted Marked vehicle as above (3.6.10.12) without Vehicle Decals
- 3.6.10.13 Complete up-fitted vehicle with the following **Unmarked Vehicle Equipment**, with all up-fitting by a single company, no exceptions, (estimate: 37 vehicles)
- Exterior paint color to be determined from vehicle manufacturer available options
 - Ford Left hand six-inch LED spot-lamp with black exterior molding to prevent glare
 - **Ford #66A** Front Headlight Lighting Solution (Wig wag and 2 Red/Blue led side warning lights)
 - **Ford #21W** Front headlight forward indicator pocket warning lights, red and blue
 - **Ford #21L and #60A** Front bumper auxiliary warning lamps, red and blue
 - **Ford #96W** Visor Light Bar red/blue, with flood and takedown
 - **Ford #66B** Tail Lamp Lighting Solution w/controller
 - Rear lift-gate full-width LED light, red/blue/amber directional. Whelen model # AAUMRTX915, red/blue light complete from side to side
 - Two (2) grill-mounted LED lights, Whelen model FDMCRS red/blue.
 - Inside lift gate two Whelen TLIJ ION T- Series Linear Split lights, red/blue, operational only when lift-gate is open
 - Two (2) white/red incandescent/LED dome lights, one (1) each in front and rear
 - Rear quarter window LED's Whelen model IONJ red/blue. (One each side)
 - **Ford #63B** Factory installed exterior rear view mirror lights, red and blue, **no exceptions**
 - Two (2) Whelen SA315P speakers and brackets as determined by vehicle (200 watt total)

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-
- Whelen CenCom Sapphire Siren and (light and traffic advisor) Control Module
 - **Ford #47A** Police Engine Idle Feature
 - **Ford #595** Remote Keyless Entry System
 - Police equipment console, Precision Mounting Technologies Interceptor Model, including, as follows:
 - Dual cup holders
 - Driver armrest
 - Four (4) 12V power outlets
 - Mounting provision for Motorola APX 6500 Number 5 Control head (*APX6500 will be provided and installed by Anne Arundel County*). A battery-hot, ignition-hot, antenna lead and ground shall be provided inside the console in the proximity of the APX6500 Control head. An additional 20 amp 10 gauge “battery hot” lead shall be run and deadheaded under the driver’s seat.
 - Docking station; Precision Mounting Technologies with 360-degree console mount for Panasonic Toughbook CF31 Rugged Notebook Laptop MDC (mobile data console) single pass through with movable airbag mounts (*Tough Book provided by Anne Arundel County*)
 - Charge guard and power supply for MDC power protection, set for thirty (30) minute power delay shutdown. Charge guard/power may be incorporated into docking station
 - Whelen Mic microphone
 - Whelen public address (PA) cable
 - Low profile dual band external antenna, four (4)-component package assembly for a low profile Sharkee antenna, Item GPSB3, Description “Sharkee, Whip, Data, Wi-Fi & GPS”, Item AF835, Description Ant Flexible 0dB 740-960MHz, Item C23F-5M, Description FME (ftd) Mini UHF 5m CS23 cable, Device Radio, and Item C29T-5SJ, Description 5m CS29 Cable Assy TNC & SMA Jack, Device Cell Dock
 - Backup camera
 - Backup sensors
 - **Ford #92R** quarter and rear privacy glass
 - Free-standing Setina rear storage box, BSC bottom tier, base, and DSC top tier, drawer with **combination lock**, and installed so the box does not block access to spare tire

3.6.10.14 Complete up-fitted **Unmarked Vehicle** (Clause 3.6.10.14 above)
with the spot-lamp deleted

3.6.10.15 **Pilot Plant Inspection Tour**
 As specified in Clause 3.1.11 above

3.7 ITEM NO 3: FULL SIZE 2WD POLICE PACKAGE SPORT UTILITY VEHICLE

Full-Size, (2)-wheel drive (2WD) Police Package Sport Utility Vehicle (SUV), four (4)-door. Utilized as a reference only: Chevrolet Police Tahoe. The complete vehicle shall include the

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following equipment (marked and unmarked) and minimum vehicle requirements, (estimate: 2 vehicles per year).

Minimum Vehicle Requirements

3.7.1 Chassis:

- 3.7.1.1 Wheelbase, 116-inches or greater
- 3.7.1.2 Overall length, 198-inches or greater
- 3.7.1.3 GVWR 6,800-lbs or greater
- 3.7.1.4 Payload, 1,500-lbs. or greater

3.7.2 Drive train:

- 3.7.2.1 V8 engine, 5.3 liter or greater
- 3.7.2.2 Automatic transmission
- 3.7.2.3 Rear wheel drive (RWD, 2-wheel drive (2WD))

3.7.3 Suspension and axles:

As required for specified GVWR and payload

3.7.4 Steering:

Power-assisted rack and pinion

3.7.5 Brakes:

- 3.7.5.1 Power-assisted
- 3.7.5.2 Four (4)-wheel power anti-lock braking system (ABS)

3.7.6 Tires and Wheels:

- 3.7.6.1 Tires: five (5) balanced Police pursuit speed rated or greater, four (4) mounted, one (1) full size spare
- 3.7.6.2 Standard steel wheels
- 3.7.6.3 Standard center hubcap.

3.7.7 Interior:

- 3.7.7.1 Cloth heavy-duty front bucket seats and cloth rear bench seats
- 3.7.7.2 Standard vinyl floor covering
- 3.7.7.3 Full headline.
- 3.7.7.4 Cigarette-lighter type 12V power supply
- 3.7.7.5 AM/FM stereo radio with CD player and auxiliary (aux) port
- 3.7.7.6 Front/rear air conditioning (A/C), factory installed
- 3.7.7.7 Power windows and door locks
- 3.7.7.8 Privacy glass
- 3.7.7.9 Tilt steering wheel
- 3.7.7.10 Cruise control
- 3.7.7.11 Remote keyless entry
- 3.7.7.12 Factory-installed Bluetooth system to enable hands-free cell phone use
- 3.7.7.13 Upper coat hooks in rear compartment, one (1) per side
- 3.7.7.14 Minimum of three (3) keys and two (2) keyless entry remote key fobs

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3.7.8 Exterior:

- 3.7.8.1 Front bumper, standard
- 3.7.8.2 Rear inset-type step bumper
- 3.7.8.3 Right and left power mirrors
- 3.7.8.4 Rear window defroster and wipe.
- 3.7.8.5 No dealer advertising (decals, plaques, license plate frames, etc.)

3.7.9 Safety Equipment:

All safety equipment required by U.S. Department of Transportation (USDOT), Maryland Department of Transportation (MDOT), and Maryland Vehicle Administration (MVA) shall be included

3.7.10 Options: Bid the following options that shall be available, installed, per individual vehicle:

- 3.7.10.1 Pursuit rated four (4)-wheel drive (4WD) with automatic locking hubs
- 3.7.10.2 Full wheel covers
- 3.7.10.3 Free-standing Setina rear storage box, BSC bottom tier, base, and DSC top tier, drawer w Self Containing Electronic Key Pad lock, and installed so the box does not block access to spare tire
- 3.7.10.4 Left hand six (6)-inch light-emitting-diode (LED) spot-lamp with black exterior molding to prevent glare
- 3.7.10.5 Complete up-fitted vehicle with **Marked Vehicle Equipment**,
 - Black exterior paint.
 - Four (4) 2 VTX609C in front; 1 R/W & 1 B/W in Rear
 - Alternating headlight flasher, three flashes per second A second set of LED strobes to simulate headlight flasher is acceptable
 - Rear lift-gate full-width LED visor light, red/blue
 - Rear quarter window LED lights, red/blue
 - Two (2) grill-mounted LED lights, red/blue
 - Inside lift-gate LED lights, red/blue, operational only when lift-gate is open
 - Two White/red incandescent/LED dome lights mounted front and rear
 - Exterior mirror LED lamps, red/blue
 - Whelen # AALSYS915 lightbar and siren with vehicle-specific mount kit
 - Whelen CenCom Sapphire Siren and (light and traffic advisor) Control Module
 - Two (2) Whelen SA315P speakers, 200 watt total, with vehicle-specific brackets
 - Police equipment console, Precision Mounting Technologies Sightline Model, including, as follows:
 - With the above-specified CenCom Sapphire Module installed
 - Dual cup holders
 - Driver armrest
 - Four (4) 12V power outlets
 - Mounting provision for Motorola APX 6500 Number 5 Control head (APX6500 will be provided and installed by Anne Arundel County). A battery-hot, ignition-hot, antenna lead and ground shall be provided inside the console in the proximity of the APX6500 Control head. An additional 20 amp 10 gauge "battery hot" lead shall be run and

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deadheaded under the driver's seat

- Docking station; Precision Mounting Technologies with 360-degree console mount for Panasonic Toughbook CF31 Rugged Notebook Laptop MDC (mobile data console) single pass through with movable airbag mounts (*Tough Book provided by Anne Arundel County*)
- Charge guard and power supply for MDC power protection, set for thirty (30) minute power delay shutdown Charge guard/power may be incorporated into docking station
- Whelen Mic microphone
- Whelen public address (PA) cable
- Vehicle-specific Tremco anti-theft unit
- Low profile dual band external antenna, four (4)-component package assembly for a low profile Sharkee antenna, Item GPSB3, Description "Sharkee, Whip, Data, Wi-Fi & GPS", Item AF835, Description Ant Flexible 0dB 740-960MHz, Item C23F-5M, Description FME (ftd) Mini UHF 5m CS23 cable, Device Radio, and Item C29T-5SJ, Description 5m CS29 Cable Assy TNC & SMA Jack, Device Cell Dock
- Vehicle decals provided by Impact Graphix Systems, Inc., 1230 Cronson Blvd., Crofton, Maryland 21114, telephone 877-447-1230, fax 410-451-5749
 - Three (3) three-digit numbers, front and rear bumpers, one (1) set per vehicle
 - Accreditation seal, two (2) per vehicle, positioned on rear quarter panels
 - Front fender, side doors and rear quarter panel blue stripe decals (two (2) per vehicle)
 - County police rear decal, lift-gate, one (1) per vehicle
 - Vehicle roof number, three (3)-digit, one (1) per vehicle
 - Side decals, driver and front passenger doors, two (2) per vehicle)
 - Police badge door decals, driver and front passenger doors, two (2) per vehicle
- Backup camera
- Backup sensors

3.7.10.6 Complete up-fitted vehicle with **Unmarked Vehicle Equipment**. Exterior paint color to be determined from vehicle manufacturer available options

- Four (4) 2 VTX609C in front; 1 R/W & 1 B/W in Rear
- Alternating headlight flasher, three flashes per second. A second set of LED strobes to simulate headlight flasher is acceptable
- Front windshield full-width LED visor light, red/blue, with full flood and takedown
- Rear lift-gate full-width LED visor light, red/blue, complete from side to side, and with amber directiona.
- Rear quarter window LED lights, red/blue
- Two (2) grill-mounted LED lights, red/blue
- Inside lift-gate LED lights, red/blue, operational only when lift-gate is open
- 2 TCRHD R/B Whelen DUO tracer on running boards
- Two (2) white/red incandescent/LED dome lights mounted front and rear
- Exterior mirror LED lamps, red/blue

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-
- Whelen # AAIW45 Inner Edge Lightbar
 - Whelen CenCom Sapphire Siren and (light and traffic advisor) Control Module
 - Two (2) Whelen SA315P speakers, 200 watt total, with vehicle-specific brackets
 - Police equipment console, Precision Mounting Technologies Sightline Model, including, as follows:
 - With the above-specified CenCom Sapphire Module installed
 - Dual cup holders
 - Driver armrest
 - Four (4) 12V power outlets
 - Mounting provision for Motorola APX 6500 Number 5 Control head (*APX6500 will be provided and installed by Anne Arundel County*). A battery-hot, ignition-hot, antenna lead and ground shall be provided inside the console in the proximity of the APX6500 Control head. An additional 20 amp 10 gauge “battery hot” lead shall be run and deadheaded under the driver’s seat
 - Docking station; Precision Mounting Technologies with 360-degree console mount for Panasonic Toughbook CF31 Rugged Notebook Laptop MDC (mobile data console) single pass through with movable airbag mounts (*Tough Book provided by Anne Arundel County*)
 - Charge guard and power supply for MDC power protection, set for thirty (30) minute power delay shutdown Charge guard/power may be incorporated into docking station
 - Whelen Mic microphone
 - Whelen public address (PA) cable
 - Vehicle-specific Tremco anti-theft unit
 - Low profile dual band external antenna, four (4)-component package assembly for a low profile Sharkee antenna, Item GPSB3, Description “Sharkee, Whip, Data, Wi-Fi & GPS”, Item AF835, Description Ant Flexible 0dB 740-960MHz, Item C23F-5M, Description FME (ftd) Mini UHF 5m CS23 cable, Device Radio, and Item C29T-5SJ, Description 5m CS29 Cable Assy TNC & SMA Jack, Device Cell Dock
 - Backup camera
 - Backup sensors

3.8 ITEM NO 4: FULL SIZE 4WD SSV PACKAGE SPORT UTILITY VEHICLE

Full-Size, (4)-wheel drive (4WD) Sport Utility Vehicle (SUV), four (4)-door. Utilized as a reference only; Ford Expedition. The complete vehicle shall include the following equipment (unmarked) and minimum vehicle requirements, (estimate: 2 vehicles per year).

Minimum Vehicle Requirements

3.8.1 Chassis:

- 3.8.1.1 Wheelbase, 116-inches or greater
- 3.8.1.2 Overall length, 198-inches or greater
- 3.8.1.3 GVWR 6,800-lbs or greater

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3.8.1.4 Payload, 1,500-lbs. or greater

3.8.2 Drive train:

3.8.2.1 V8 engine, 5.0 liter or greater. (V6 Twin Turbo is an acceptable alternative)

3.8.2.2 Automatic transmission

3.8.2.3 Four wheel drive (4WD)

3.8.3 Suspension and axles:

As required for specified GVWR and payload

3.8.4 Steering:

Power-assisted rack and pinion

3.8.5 Brakes:

3.8.5.1 Power-assisted

3.8.5.2 Four (4)-wheel power anti-lock braking system (ABS)

3.8.6 Tires and Wheels:

3.8.6.1 Tires: five (5) balanced Police pursuit speed rated or greater, four (4) mounted, one (1) full size spare

3.8.6.2 Aluminum Wheels

3.8.7 Interior:

3.8.7.1 Cloth heavy-duty front bucket seats and cloth rear bench seats

3.8.7.2 Standard vinyl floor covering

3.8.7.3 Full headline.

3.8.7.4 Cigarette-lighter type 12V power supply

3.8.7.5 AM/FM stereo radio with CD player and auxiliary (aux) port

3.8.7.6 Front/rear air conditioning (A/C), factory installed

3.8.7.7 Power windows and door locks

3.8.7.8 Privacy glass

3.8.7.9 Tilt steering wheel

3.8.7.10 Cruise control

3.8.7.11 Remote keyless entry

3.8.7.12 Factory-installed Bluetooth system to enable hands-free cell phone use

3.8.7.13 Upper coat hooks in rear compartment, one (1) per side

3.8.7.14 Minimum of three (3) keys and two (2) keyless entry remote key fobs

3.8.7.15 Factory Center Console

3.8.7.16 Third Row seating

3.8.8 Exterior:

3.8.8.1 Front bumper, standard

3.8.8.2 Rear inset-type step bumper

3.8.8.3 Right and left power mirrors

3.8.8.4 Rear window defroster and wiper

3.8.8.5 No dealer advertising (decals, plaques, license plate frames, etc.)

3.8.9 Safety Equipment:

All safety equipment required by U.S. Department of Transportation (USDOT),

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Maryland Department of Transportation (MDOT), and Maryland Vehicle Administration (MVA) shall be included

3.8.10 Options: Bid the following options that shall be available, installed, per individual vehicle:

- 3.8.10.1 Delete third row seating
- 3.8.10.2 Delete Factory Center Console
- 3.8.10.3 Factory carpeting
- 3.8.10.4 Free-standing Setina rear storage box, BSC bottom tier, base, and DSC top tier, drawer w/Self Containing Electronic Key Pad lock, installed so the box does not block access to spare tire
- 3.8.10.5 Left hand six (6)-inch light-emitting-diode (LED) spot-lamp with black exterior molding to prevent glare
- 3.8.10.6 Complete up-fitted vehicle with **Unmarked Vehicle Equipment.**
 - Exterior paint color to be determined from vehicle manufacturer available options.
 - Four (4)-corner LED strobe lights, clear-colored front and rear
 - Alternating headlight flasher, three flashes per second. A second set of LED strobes to simulate headlight flasher is acceptable
 - Front windshield full-width LED visor light, red/blue, with full flood and takedown
 - Rear lift-gate full-width LED visor light, red/blue, complete from side to side, and with amber directional
 - Rear quarter window LED lights, red/blue
 - Two (2) grill-mounted LED lights, red/blue
 - Inside lift-gate LED lights, red/blue, operational only when lift-gate is open
 - Two (2) white/red incandescent/LED dome lights mounted front and rear
 - Exterior mirror LED lamps, red/blue
 - Whelen CenCom Sapphire Siren and (light and traffic advisor) Control Module
 - Two (2) Whelen SA315P speakers, 200 watt total, with vehicle-specific brackets
 - Police equipment console, Precision Mounting Technologies Sightline Model, including, as follows:
 - With the above-specified CenCom Sapphire Module installed
 - Dual cup holders
 - Driver armrest
 - Four (4) 12V power outlets
 - Mounting provision for Motorola APX 6500 Number 5 Control head (APX6500 will be provided and installed by Anne Arundel County). A battery-hot, ignition-hot, antenna lead and ground shall be provided inside the console in the proximity of the APX6500 Control head. An additional 20 amp 10 gauge "battery hot" lead shall be run and deadheaded under the driver's seat
 - Docking station; Precision Mounting Technologies with 360-degree console mount for Panasonic Toughbook CF31 Rugged Notebook Laptop MDC (mobile data console) single pass through with movable

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airbag mounts (*Tough Book provided by Anne Arundel County*)

- Charge guard and power supply for MDC power protection, set for thirty (30) minute power delay shutdown Charge guard/power may be incorporated into docking station
- Whelen Mic microphone
- Whelen public address (PA) cable
- Vehicle-specific Tremco anti-theft unit
- Low profile dual band external antenna, four (4)-component package assembly for a low profile Sharkee antenna, Item GPSB3, Description “Sharkee, Whip, Data, Wi-Fi & GPS”, Item AF835, Description Ant Flexible 0dB 740-960MHz, Item C23F-5M, Description FME (ftd) Mini UHF 5m CS23 cable, Device Radio, and Item C29T-5SJ, Description 5m CS29 Cable Assy TNC & SMA Jack, Device Cell Dock
- Backup camera
- Backup sensors

3.9 ITEM NO. 5: MINI 4X4 SPORT UTILITY VEHICLE

Mini 4x4 (four (4)-wheel drive (4WD)) Sport Utility Vehicle (SUV), four (4)-door (4D). Utilized as a reference only: Ford Escape and Jeep Patriot. The vehicle shall include the following minimum requirements, (estimate: 3 vehicles per year).

3.9.1 Chassis:

- 3.9.1.1 Wheelbase, 103-inches or greater
- 3.9.1.2 Overall length, 173.4-inches or greater
- 3.9.1.3 Gross Vehicle Weight Rating (GVWR), 4,300-lbs or greater
- 3.9.1.4 Payload, 1,080-lbs or greater

3.9.2 Drive train:

- 3.9.2.1 Engine, gasoline, 2.2-liter, 4-cylinder or greater. (Ecoboost 2.0 lit 4-Cylinder is an acceptable alternative to the requirement)
- 3.9.2.2 Automatic transmission with overdrive
- 3.9.2.3 Four (4)-wheel drive (4WD), with automatic locking hubs

3.9.3 Suspension:

Heavy-duty shock absorbers (shocks)

3.9.4 Steering:

Power assisted

3.9.5 Brakes:

- 3.9.5.1 Power assisted
- 3.9.5.2 Four (4)-wheel power anti-lock braking system (ABS)

3.9.6 Tires and Wheels:

- 3.9.6.1 Five (5) all-season steel belted radial tires, four (4) mounted and balanced and one (1) full-size spare tire. If a full-size spare tire is not available, Successful Bidder shall bid one (1) compact spare tire and clarify on the Exceptions page
- 3.9.6.2 Standard wheels

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3.9.7 Interior:

- 3.9.7.1 Front bucket seats, rear bench seat, cloth upholstery
- 3.9.7.2 Headliner, full
- 3.9.7.3 Floor covering, standard carpeting
- 3.9.7.4 Tilt steering wheel
- 3.9.7.5 Power windows and door locks
- 3.9.7.6 Cigarette-lighter-type 12V power supply
- 3.9.7.7 AM/FM radio with compact disk (CD) player and auxiliary (aux) port
- 3.9.7.8 Air conditioning (A/C), factory installed
- 3.9.7.9 Driver and passengers air bags
- 3.9.7.10 Backup camera
- 3.9.7.11 Factory-installed Bluetooth system to enable hands-free cell phone use
- 3.9.7.12 Minimum of three (3) keys and two (2) keyless entry remote key fobs

3.9.8 Exterior:

- 3.9.8.1 Right and left side power mirrors, standard
- 3.9.8.2 Rear window defroster.
- 3.9.8.3 Rear window windshield wiper
- 3.9.8.4 No dealer advertising (decals plaques, license plate frames, etc..)

3.9.9 Options: Bid the following options that shall be available, installed, per individual vehicle:

Complete up-fitted vehicle **with the following Listed Vehicle Equipment**, furnished and installed by the Successful Bidder, (estimate: 7 vehicles).

- White exterior paint
- Whelen Mini Liberty II lightbar # IT9RRRP with clear lens, and Whelen hand-held siren/light controller # HHS2200. Add flashing white pods in place of take-down lights
- Whelen Speaker # SA315P with bracket, mounted behind the grille
- Two (2) Whelen VTX609R Vertex super LED lights, red, mounted in tail light assemblies
- Two (2) Whelen VTX690C Vertex super LED lights, clear, mounted in reverse (back-up) light assemblies
- Two (2) Whelen WIONSMD Split lightheads, red/clear, with mounting flanges, mounted in grille
- Two (2) Whelen M2D Split lightheads, red/clear, with mounting flanges, mounted, side-facing, on front quarter panels, as far forward as possible
- All electrical boxes, junction boxes, etc. shall be mounted in the vehicle interior body voids wherever possible
- All lights shall be connected using "Deutsch" connectors, no butt splices

3.10 ITEM NO. 6: PICKUP TRUCK, HALF (1/2)-TON, FULL-SIZE

Pickup Truck, Half-Ton (1/2-T), Full-Size, Four (4)-Wheel Drive (4WD), Four Door (4-Door) Cab,, with Six (6)-foot Cargo Box (Bed). Utilized as a reference only: Ford F-150. The vehicle shall include the following minimum requirements, (estimate: 3 vehicles per year).

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3.10.1 Chassis:

- 3.10.1.1 Wheel base 133-inches or greater
- 3.10.1.2 Overall length 221-inches or greater
- 3.10.1.3 GVWR 6,400-lbs or greater
- 3.10.1.4 Payload 1,690-lbs or greater.

3.10.2 Drive Train:

- 3.10.2.1 Engine, V8, 5.0 liter or greater. (V6 Twin Turbo is an acceptable alternative)
- 3.10.2.2 Horsepower, 340-hp minimum. Torque, 350 ft-lb minimum
- 3.10.2.3 Four (4)-speed automatic transmission with overdrive
- 3.10.2.4 Four (4)-wheel drive (4WD), with automatic locking hubs

3.10.3 Suspension and Axles:

Heavy-duty suspension and shock absorbers and as required for specified GVWR and payload

3.10.4 Steering:

Power assisted

3.10.5 Brakes:

- 3.10.5.1 Power assisted
- 3.10.5.2 Four (4)-wheel power anti-lock braking system (ABS)

3.10.6 Tires and Wheels:

- 3.10.6.1 Five (5) all-season steel belted radial tires, four (4) mounted and balanced and one (1) full-size spare tire. If a full-size spare tire is not available, Successful Bidder shall bid one (1) compact spare tire and clarify on the Exceptions page.
- 3.10.6.2 Aluminum Wheels

3.10.7 Interior:

- 3.10.7.1 Front cloth Bucket seats with no center console (delete for emergency equipment)
- 3.10.7.2 Carpeting standard
- 3.10.7.3 Full headline.
- 3.10.7.4 Cigarette-lighter- type 12V power supply
- 3.10.7.5 AM/FM radio with auxiliary (aux) port
- 3.10.7.6 Air conditioning (A/C), factory installed
- 3.10.7.7 Backup camera
- 3.10.7.8 Factory-installed Bluetooth system to enable hands-free cell phone use
- 3.10.7.9 Power windows and door locks
- 3.10.7.10 Tilt steering wheel
- 3.10.7.11 Driver and passengers airbags

3.10.8 Exterior:

- 3.10.8.1 Front bumper, standard
- 3.10.8.2 Rear bumper, step-type
- 3.10.8.3 Right and left power mirrors
- 3.10.8.4 No dealer advertising (decals plaques, license plate frames, etc.)

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3.10.9 Options: Bid the following options and/or designate if standard equipment:

- 3.10.9.1 2 -door Ext-cab with six (6)-foot cargo box (bed)
- 3.10.9.2 Two (2)-wheel drive (2WD)
- 3.10.9.3 Substitute vinyl flooring for carpet
- 3.10.9.4 Add Factory Console
- 3.10.9.5 SSV package vehicle as specified
- 3.10.9.6 Havis K9 Transport for 4 Door Part# K9-F23 (With KK-K9 FAN; KK-K9-HA-2510B HEAT ALARM; AND KK-K9-HAP-ESFS-K ENGINE STALL SENSOR OPTION)
- 3.10.9.7 Complete up-fitted vehicle **with the following Listed Vehicle Equipment**, furnished and installed by the Successful Bidder. (Fire) (1)
 - Exterior paint color to be determined from vehicle manufacturer available options
 - One (1) vehicle-specific Whelen Inner-Edge (windshield) lighthouse with mounting bracket and with light pattern R_B_R_B_R_B_R_B_R_B_R
 - Four (4) Whelen IONJ Split lighthouses, red/clear with grommets and flush-mounted above each wheel, side-facing
 - One (1) Whelen DP8 Dominator lightbar with bracket, mounted in grille and with light pattern R_C_R_C_R_C_R_C_R
 - Two (2) Whelen VTX609R Vertex super LED lights, red, mounted in tail light assemblies
 - Two (2) Whelen VTX690B Blue Vertex super LED lights, clear, mounted in reverse (back-up) light assemblies
 - Two (2) Whelen SA315P speakers, 200 watt total, with vehicle-specific brackets, mounted in lieu of fog lights
 - One (1) Extendo-Bed bed extender with Energy Chain, Anne Arundel County Extendo-Bed Specification #EBL 1072-FIRE June 29, 2016, (6FT bed)
 - Two (2) Whelen Fluorent Series Super-LED model # F63PC Compartment Lighthouse, 63-inches, non-frosted light, mounted on inside of top side flanges on the Extendo-Bed
 - One (1) 2000-watt inverter, mounted on front right lower corner of the Extendo-Bed
 - One (1) truck bed cap, painted to match the vehicle color, with no glass (solid doors) and with side toolboxes and doors, maximum twelve (12)-inches deep
 - Two (2) Whelen PELCC Perimeter Enhancement Lights, clear with flange, mounted on the rear wall of each toolbox, to illuminate bed area
 - Two (2) Whelen # F63PC Compartment Lighthouse, 63-inches, non-frosted light, mounted on insides of the toolboxes
 - All interior bed lights (F63PC and PELCC) shall be wired to an on/off switch on the right side of bed just to the interior of the tailgate, and shall be wired to an "ignition hot" circuit
 - Two (2) Whelen IONSMJ Split lighthouses, red/blue, mounted rear-facing on the rear of the bed cap, and not mounted on the cap door, such that they are visible from the rear when the cap is open
 - One (1) Plastics Plus console with padded armrest and mounting post

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For Computer, including ports for two (2) 12-volt Cigarette lighter-type plugs and two (2) Universal Serial Bus (USB) plugs

- One (1) Whelen CCSRN36 CenCom Sapphire Siren and Light Control Console, for which Slide Switch Position One (1) activates the rear-facing emergency lights, Slide Switch Position Two (2) activates the side-facing and rear-facing emergency lights, and Slide Switch Position Three (3) activates all emergency lights. (No automatic siren.)
 - Pre-wire the CCRN36 Console for radio mounting, providing the following studs inside the Console, Battery Hot, Ignition Hot, and Vehicle Ground.
 - Side running boards/steps for vehicle entry/exit
 - One (1) FireTechLights FT-LPBRKTMB9 License Plate Mount light, wired into the vehicle reverse (back up) lights system
 - All electrical boxes, junction boxes, etc. shall be mounted in the vehicle interior body voids wherever possible
 - All lights shall be connected using “Deutsch” connectors, no butt splices.
- 3.10.9.8 Complete up-fitted vehicle **with the following Listed Vehicle Equipment**, furnished and installed by the Successful Bidder. Exterior paint color to be determined from vehicle manufacturer available options
- One (1) vehicle-specific Whelen Inner-Edge (windshield) lighthouse with mounting bracket and with light pattern R_B_R_B_R_B_B_R_B_R_B_R
 - One (1) Whelen DP8 Dominator lightbar with bracket, mounted in grille and with light pattern B_R_R_B_B_R_R_B
 - Two (2) Whelen VTX609R Vertex super LED lights, red, mounted in tail light assemblies
 - Two (2) Whelen VTX690B Blue Vertex super LED lights, clear, mounted in reverse (back-up) light assemblies
 - Two (2) Whelen SA315P speakers, 200 watt total, with vehicle-specific brackets, mounted in lieu of fog lights
 - One (1) Extendo-Bed bed extender with Energy Chain, Anne Arundel County Extendo-Bed Specification #EBL-1072-Police 6FT BED July 19, 2016
 - Two (2) Whelen Fluorent Series Super-LED model # F63PC Compartment Lighthouse, 63-inches, non-frosted light, mounted on inside of top side flanges on the Extendo-Bed
 - One (1) 2000-watt inverter, mounted on front right lower corner of the Extendo-Bed
 - One (1) truck bed cap, painted to match the vehicle color, with no glass (solid doors) and with side toolboxes and doors, maximum twelve (12)-inches deep
 - Two (2) Whelen PELCC Perimeter Enhancement Lights, clear with flange, mounted on the rear wall of each toolbox, to illuminate bed area
 - Two (2) Whelen # F63PC Compartment Lighthouse, 63-inches, non-frosted light, mounted on insides of the toolboxes

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- All interior bed lights (F63PC and PELCC) shall be wired to an on/off switch on the right side of bed just to the interior of the tailgate, and shall be wired to an “ignition hot” circuit
 - Two (2) Whelen IONSMJ Split lightheads, red/blue, mounted rear-facing on the rear of the bed cap, and not mounted on the cap door, such that they are visible from the rear when the cap is open
 - One (1) Whelen CCSRN36 CenCom Sapphire Siren and Light Control Console, for which Slide Switch Position One (1) activates the rear-facing emergency lights, Slide Switch Position Two (2) activates the rear-facing and front facing emergency lights, and Slide Switch Position three (3) activates all emergency lights and siren.)
 - Police equipment console, Precision Mounting Technologies Sightline Model, including, as follows:
 - With the specified CenCom Sapphire Module installed.
 - Dual cup holders
 - Driver armrest
 - Four (4) 12V power outlets
 - Mounting provision for Motorola APX 6500 Number 5 Control head (APX6500 will be provided and installed by Anne Arundel County). A battery-hot, ignition-hot, antenna lead and ground shall be provided inside the console in the proximity of the APX6500 Control head. An additional 20 amp 10 gauge “battery hot” lead shall be run and deadheaded under the driver’s seat.
 - Docking station; Precision Mounting Technologies with 360-degree console mount for Panasonic Toughbook CF31 Rugged Notebook Laptop MDC (mobile data console) single pass through with movable airbag mounts (Tough Book provided by Anne Arundel County).
 - Charge guard and power supply for MDC power protection, set for thirty (30) minute power delay shutdown. Charge guard/power may be incorporated into docking station.
 - Low profile dual band external antenna, four (4)-component package assembly for a low profile Sharkee antenna, Item GPSB3, Description “Sharkee, Whip, Data, Wi-Fi & GPS”, Item AF835, Description Ant Flexible 0dB 740-960MHz, Item C23F-5M, Description FME (ftd) Mini UHF 5m CS23 cable, Device Radio, and Item C29T-5SJ, Description 5m CS29 Cable Assy TNC & SMA Jack, Device Cell Dock.
- Side running boards/steps for vehicle entry/exit
- One (1) FireTechLights FT-LPBRKTMB9 License Plate Mount light, wired into the vehicle reverse (back up) lights system
 - All electrical boxes, junction boxes, etc. shall be mounted in the vehicle interior body voids wherever possible
 - All lights shall be connected using “Deutsch” connectors, no butt splices

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3.11 ITEM NO 7: PICKUP TRUCK, THREE-QUARTER (3/4)-TON, FULL-SIZE

Pickup Truck, Three-Quarter Ton (3/4-T), Full-Size, Four (4)-Wheel Drive (4WD), Heavy-Duty, Four Door (4-door) Cab, Six (6)-foot Cargo Box (Bed). Utilized as a reference only: Chevrolet Silverado 2500HD and Ford Super Duty F-250. The vehicle shall include the following minimum requirements, (estimate: 2 vehicles).

3.11.1 Chassis:

- 3.11.1.1 Wheelbase, 133-inches or greater
- 3.11.1.2 Overall length, 222-inches or greater
- 3.11.1.3 GVWR, 9,200-lbs or greater
- 3.11.1.4 Payload, 3,300-lbs or greater

3.11.2 Drive Train:

- 3.11.2.1 Engine, V8, gasoline, 5.4-liter, 340-horsepower or greater
- 3.11.2.2 Automatic transmission with over-drive

3.11.3 Suspension:

Heavy-duty suspension and shock absorbers, as required for specified GVWR and payload

3.11.4 Steering:

Power assisted

3.11.5 Brakes:

- 3.11.5.1 Power assisted
- 3.11.5.2 Four (4)-wheel power anti-lock braking system (ABS)

3.11.6 Tires and Wheels:

- 3.11.6.1 Five (5) all-season steel belted radial tires, four (4) mounted and balanced and one (1) full-size spare tire. If a full-size spare tire is not available, Successful Bidder shall bid one (1) compact spare tire and clarify on the Exceptions page.
- 3.11.6.2 Aluminum wheels

3.11.7 Interior:

- 3.11.7.1 Front cloth bucket seats with no center console (Console removed for emergency equipment)
- 3.11.7.2 Standard carpet
- 3.11.7.3 Full headliner
- 3.11.7.4 Cigarette-lighter-type 12V power supply
- 3.11.7.5 AM/FM radio
- 3.11.7.6 Air conditioning (A/C), factory installed
- 3.11.7.7 Power windows
- 3.11.7.8 Power door locks with FOB
- 3.11.7.9 Backup camera

3.11.8 Exterior:

- 3.11.8.1 Front bumper, standard

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- 3.11.8.2 Rear bumper, step-type
 - 3.11.8.3 Right and left mirrors, below eye line
 - 3.11.8.4 Full Length running boards
 - 3.11.8.5 No dealer advertising (decals plaques, license plate frames, etc.)

3.11.9 Options: Bid the following options:

- 3.11.9.1 Extended cab 2-door with six (6)-foot cargo box (bed)
- 3.11.9.2 Two door (2) cab with six (6)-foot cargo box (bed).
- 3.11.9.3 Class V tow package with trailer wiring 7-/4 pin connector
- 3.11.9.4 Trailer hitch receiver, 12,000-lbs rated capacity or greater
- 3.11.9.5 Substitute vinyl flooring for carpet
- 3.11.9.6 AM/FM radio with compact disk (CD) player and auxiliary (aux) port.
- 3.11.9.7 Two (2)-wheel drive
- 3.11.9.8 Add Factory Console
- 3.11.9.9 Power angle snow plow system with lights, deflector, and removable light frame and power unit and standard snow plow suspension
- 3.11.9.10 Heavy-duty high amperage alternator
- 3.11.9.11 Complete up-fitted vehicle **with the following Listed Vehicle Equipment**, furnished and installed by the Successful Bidder.
 - Exterior paint color to be determined from vehicle manufacturer available options
 - One (1) vehicle-specific Whelen Inner-Edge (windshield) lighthouse with mounting bracket and with light pattern R_B_R_B_R_B_R_B_R_B_R
 - One (1) Whelen DP8 Dominator lightbar with bracket, mounted in grille and with light pattern B_R_B_R_B_R_B
 - Two (2) Whelen VTX609R Vertex super LED lights, red, mounted in tail light assemblies
 - Two (2) Whelen VTX690C Vertex super LED lights, clear, mounted in reverse (back-up) light assemblies
 - Two (2) Whelen SA315P speakers, 200 watt total, with vehicle-specific brackets, mounted in lieu of fog lights
 - Full length side running boards with 2 TCRHD R/B Whelen DUO tracer on running boards
 - One (1) Extendo-Bed bed extender with Energy Chain, Anne Arundel County Extendo-Bed Specification #9949 -EBI-1072 6FT BED
 - Two (2) Whelen Fluorent Series Super-LED model # F63PC Compartment Lighthouse, 63-inches, non-frosted light, mounted on inside of top side flanges on the Extendo-Bed
 - One (1) 2000-watt inverter, mounted on front right lower corner of the Extendo-Bed
 - One (1) truck bed cap, painted to match the vehicle color, (solid side doors) with side sliders/trays, maximum twelve (12)- inches deep, rear window w/deep tinted glass
 - Two (2) Whelen PELCC Perimeter Enhancement Lights, clear with flange, mounted on the rear wall of each toolbox, to illuminate bed area
 - Two (2) Whelen # F63PC Compartment Lighthouse, 63-inches, non-frosted light, mounted on insides of the toolboxes

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- All interior bed lights (F63PC and PELCC) shall be wired to an on/off switch on the right side of bed just to the interior of the tailgate, and shall be wired to an “ignition hot” circuit.
 - Two (2) Whelen IONSMJ Split lightheads, red/blue, mounted rear-facing on the rear of the bed cap, and not mounted on the cap door, such that they are visible from the rear when the cap is open.
 - One (1) Whelen CCSRN36 CenCom Sapphire Siren and Light Control Console, for which Slide Switch Position One (1) activates the rear-facing emergency lights, Slide Switch Position Two (2) activates all lights and position three (3) activates lights and siren
 - Police equipment console, Precision Mounting Technologies Sightline Model, including, as follows:
 - With the specified CenCom Sapphire Module installed.
 - Dual cup holders
 - Driver armrest
 - Four (4) 12V power outlets
 - Mounting provision for Motorola APX 6500 Number 5 Control head (APX6500 will be provided and installed by Anne Arundel County). A battery-hot, ignition-hot, antenna lead and ground shall be provided inside the console in the proximity of the APX6500 Control head. An additional 20 amp 10 gauge “battery hot” lead shall be run and deadheaded under the driver’s seat.
 - Docking station; Precision Mounting Technologies with 360-degree console mount for Panasonic Toughbook CF31 Rugged Notebook Laptop MDC (mobile data console) single pass through with movable airbag mounts (Tough Book provided by Anne Arundel County).
 - Low profile dual band external antenna, four (4)-component package assembly for a low profile Sharkee antenna, Item GPSB3, Description “Sharkee, Whip, Data, Wi-Fi & GPS”, Item AF835, Description Ant Flexible 0dB 740-960MHz, Item C23F-5M, Description FME (ftd) Mini UHF 5m CS23 cable, Device Radio, and Item C29T-5SJ, Description 5m CS29 Cable Assy TNC & SMA Jack, Device Cell Dock.
 - Charge guard and power supply for MDC power protection, set for thirty (30) minute power delay shutdown. Charge guard/power may be incorporated into docking station.
 - All electrical boxes, junction boxes, etc. shall be mounted in the vehicle interior body voids wherever possible
 - All lights shall be connected using “Deutsch” connectors, no butt splices

3.12 ITEM NO 8: MID-SIZE 4X4 OR AWD POLICE PACKAGE (FOR FIRE DEPT) SPORT UTILITY VEHICLE

Mid-Size 4x4, (4)-wheel drive, or all wheel drive (AWD) Police Package (for Fire Dept.) Sport Utility Vehicle (SUV), four (4)-door. Utilized as a reference only: Ford Interceptor SUV. The complete vehicle shall include the following equipment and minimum vehicle requirements,

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(estimate: 3 vehicles per year).

Minimum Vehicle Requirements

3.12.1 Chassis:

- 3.12.1.1 Wheelbase, 110-inches or greater
- 3.12.1.2 Overall length, 189-inches or greater
- 3.12.1.3 Gross Vehicle Weight Rating (GVWR), 5,550-lbs or greater
- 3.12.1.4 Payload, 1,300-lbs or greater

3.12.2 Drive train:

- 3.12.2.1 Engine, six (6)-cylinder, 3.5-liter or greater
- 3.12.2.2 Automatic transmission with overdrive, four (4)-speed minimum
- 3.12.2.3 Four (4)-wheel drive or AWD

3.12.3 Suspension:

As required for specified GVWR and payload

3.12.4 Steering:

Power-assisted rack and pinion

3.12.5 Brakes:

- 3.12.5.1 Four (4)-wheel power anti-lock braking system (ABS)
- 3.12.5.2 Power-assisted

3.12.6 Tires and wheels:

- 3.12.6.1 Five (5) pursuit-rated tires, including one (1) full-size spare tire, no exceptions
- 3.12.6.2 Standard steel wheels
- 3.12.6.3 Standard center hubcaps

3.12.7 Interior:

- 3.12.7.1 Cloth front bucket seats and cloth fold-down rear bench seats
- 3.12.7.2 Driver and passenger front airbags
- 3.12.7.3 Full headliner
- 3.12.7.4 Standard carpeting
- 3.12.7.5 Cigarette-lighter-type 12V power supply
- 3.12.7.6 AM/FM stereo radio with CD player and auxiliary (aux) port
- 3.12.7.7 Power windows and locks
- 3.12.7.8 Tilt steering wheel
- 3.12.7.9 Air conditioning (A/C), factory installed
- 3.12.7.10 Cruise control
- 3.12.7.11 Factory-installed Bluetooth system to enable hands-free cell phone use
- 3.12.7.12 Upper Handle W/coat hook in rear compartment, one (1) per side
- 3.12.7.13 Backup camera
- 3.12.7.14 Minimum of three (3) keys and two (2) keyless entry remote key fobs
- 3.12.7.15 Shifter on Column

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3.12.8 Exterior:

- 3.12.8.1 Right and left side power mirrors
- 3.12.8.2 Rear top mounted lift-gate door
- 3.12.8.3 Rear window defroster
- 3.12.8.4 Rear windshield wiper
- 3.12.8.5 Delete roof rails
- 3.12.8.6 No dealer advertising (decals plaques, license plate frames, etc.)
- 3.12.8.7 Fog lights

3.12.9 Safety Equipment:

All safety equipment required by U.S. Department of Transportation (USDOT), Maryland Department of Transportation (MDOT), and Maryland Vehicle Administration (MVA) shall be included.

3.12.10 Options: Bid the following options that shall be available, installed, per individual vehicle:

- 3.12.10.1 Full wheel covers
- 3.12.10.2 Substitute vinyl flooring for carpet
- 3.12.10.3 Complete up-fitted vehicle **with the following Listed Vehicle Equipment**, furnished and installed by the Successful Bidder.
 - White exterior paint
 - One (1) Whelen DP8 Dominator lightbar with bracket, mounted in grille and with light pattern R_C_R_C_C_R_C_R
 - One (1) Whelen Inner-Edge (windshield) lighthouse with mounting bracket and with light pattern R_C_R_C_R_C_C_R_C_R_C_R
 - Two (2) Whelen VTX609D Vertex super LED lights, red/clear split, mounted in headlight assemblies, side-facing if possible (add any clarifications on the Exceptions page)
 - Two (2) Whelen VTX609D Vertex super LED lights, red/clear split, mounted in fog light assemblies
 - Two (2) Whelen VTX609R Vertex super LED lights, red, mounted in tail light assemblies
 - Two (2) Whelen VTX609R Vertex super LED lights, clear, mounted in reverse (back up) light assemblies
 - Two (2) Whelen IOND Split lighthouses, red/clear, mounted side-facing in the rearmost side windows
 - Two (2) Whelen IOND Split lighthouses, red/clear, rear-facing at the top edge of the rear window
 - One (1) Howler Low Frequency Tone Siren, mounted behind the front bumper/grille
 - One (1) Whelen SA315 speaker, mounted to the Howler
 - One (1) Whelen 60CREGCS Low Profile, Surface Mount Super-LED Interior Light lighthouse, mounted to the inside panel of the rear litigate, downward-facing when the lift-gate is open
 - One (1) Plastics Plus console with padded armrest and mounting post for iPad Tablet Computer, including ports for two (2) 12-volt cigarette lighter-type plugs and two (2) USB plugs

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- One (1) Whelen CCSRN36 CenCom Sapphire Siren and Light Control Console, for which Slide Switch Position One (1) activates the rear-facing emergency lights, Slide Switch Position Two (2) activates the side-facing and rear-facing emergency lights, and Slide Switch Position Three (3) activates all emergency lights. (No automatic siren.)
 - Pre-wire the CCSRN36 Console for radio mounting, providing the following studs inside the Console, Battery Hot, Ignition Hot, and Vehicle Ground.
 - All electrical boxes, junction boxes, etc. shall be mounted in the vehicle interior body voids wherever possible
 - All lights shall be connected using “Deutsch” connectors, no butt splices

3.13 ITEM NO. 9: FULL SIZE 4X4 SPORT UTILITY VEHICLE

Full-Size 4x4 (four (4)-wheel drive (4WD)) Sport Utility Vehicle (SUV), four (4)-door (4D). Utilized as a reference only: Ford Expedition. The vehicle shall include the following minimum requirements, (estimate: 1 vehicle per year).

3.13.1 Chassis:

- 3.13.1.1 Wheelbase, 116-inches or greater
- 3.13.1.2 Overall length, 198-inches or greater
- 3.13.1.3 GVWR 6,800-lbs or greater
- 3.13.1.4 Payload, 1,500 lbs. or greater

3.13.2 Drive train:

- 3.13.2.1 Engine, V-8, 5.3 liter or greater
- 3.13.2.2 Automatic transmission
- 3.13.2.3 Four (4)-wheel drive (4WD) with automatic locking hubs

3.13.3 Suspension and Axles:

As required for specified GVWR and payload

3.13.4 Steering:

Power assisted rack and pinion

3.13.5 Brakes:

- 3.13.5.1 Power assisted
- 3.13.5.2 Four (4)-wheel power anti-lock braking system (ABS)

3.13.6 Tires and Wheels:

- 3.13.6.1 Five (5) all-season steel belted radial tires, four (4) mounted and balanced and one (1) full-size spare tire. If a full-size spare tire is not available, Successful Bidder shall bid one (1) compact spare tire and clarify on the Exceptions page.
- 3.13.6.2 Aluminum Wheels

3.13.7 Interior:

- 3.13.7.1 Cloth front bucket seats, cloth three (3) passenger rear bench seats

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- 3.13.7.2 Standard vinyl
 - 3.13.7.3 Full headliner
 - 3.13.7.4 Cigarette-lighter-type 12V power supply
 - 3.13.7.5 AM/FM radio with compact disk (CD) player and auxiliary (aux) port
 - 3.13.7.6 Front and rear air conditioning (A/C), factory installed
 - 3.13.7.7 Power windows and door locks
 - 3.13.7.8 Privacy glass
 - 3.13.7.9 Tilt steering wheel
 - 3.13.7.10 Cruise control
 - 3.13.7.11 Remote keyless entry
 - 3.13.7.12 Backup camera
 - 3.13.7.13 Factory-installed Bluetooth system to enable hands-free cell phone use.
 - 3.13.7.14 Factory center console
 - 3.13.7.15 Shifter on steering column

3.13.8 Exterior:

- 3.13.8.1 Front bumper, standard
- 3.13.8.2 Rear inset-type step bumper
- 3.13.8.3 Right and left power mirrors
- 3.13.8.4 Rear top mounted lift-gate door, with flip-up glass. Tailgate door opening minimum width 50-inches, minimum height 36-inches
- 3.13.8.5 Rear window defroster and wiper
- 3.13.8.6 No dealer advertising (decals plaques, license plate frames, etc.)
- 3.13.8.7 Running boards

3.13.9 Options: Bid the following options that shall be available, installed, per individual vehicle:

- 3.13.9.1 Delete factory console
- 3.13.9.2 Delete factory third row seating
- 3.13.9.3 Substitute carpet for vinyl flooring
- 3.13.9.4 Complete up-fitted vehicle **with the following Listed Marked Vehicle Equipment**, furnished and installed by the Successful Bidder.
 - White exterior paint.
 - Whelen Liberty II lightbar # IB2LLL with mounting brackets and with Option Codes IA3, IBDLK, IBDSK, IBDLD, IBDS (Whelen Light Bar Wizard Worksheet)
 - Two (2) Whelen M4D Linear Super LED Surface Mount lightheads, Split red/clear, with mounting flanges, mounted, side-facing, on front quarter panels, as far forward as possible
 - Two (2) Whelen MWIONSMD Ion Wide Angle Super LED Surface Mount lightheads, Split red/white (clear), black housing, with mounting flanges, mounted rear-facing on the tailgate near the license plate frame
 - Two (2) Whelen MWIONSMD lightheads, Split red/white (clear), with mounting flanges, mounted on forward-facing sides of driver and passenger side mirrors
 - Four (4) Whelen IOND directional lightheads, Split red/white (clear), with mounting brackets, mounted side-facing in rearmost side windows

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- Two (2) Whelen VTX609R Vertex super LED lights, red, mounted in tail light assemblies
 - Two (2) Whelen VTX609C Vertex super LED lights, clear, mounted in reverse (back up) light assemblies
 - Two (2) IONK Split Red/Amber lighheads with grommets, mounted in bottom edge of lift-gate, rear-facing when the lift-gate is opened, and with manual shutoff switch inside rear of vehicle
 - One (1) Whelen DP8 Dominator lightbar with bracket, mounted in grille and with light pattern R_C_R_C_C_R_C_R.
 - Two (2) Whelen SA315 Speakers with brackets, mounted behind the grille
 - One (1) Whelen CCSRN36 CenCom Sapphire Siren and Light Control Console, for which Slide Switch Position One (1) activates the rear-facing emergency lights, Slide Switch Position Two (2) activates the side-facing and rear-facing emergency lights, Slide Switch Position Three (3) activates all emergency lights (no automatic siren), Top Row Button One (1) activates left alley light, Top Row Button Two (2) activates take down lights, Top Row Button Three (3) activates right alley light, Top Row Button Five (5) activates green corner lights, Top Row Button Eight (8) activates the Howler siren.
 - One (1) Whelen Howler Low Frequency Tone Siren, mounted behind the front bumper/grill.
 - One (1) 60CREGCS compartment light, mounted to inside panel of rear lift-gate, downward-facing when lift-gate is open
 - Two (2) PSC0CDCR Strip lights, mounted width-wise just inside tailgate to illuminate rear work area, and with on/off switch mounted inside rear of vehicle
 - Two (2) Extended LED drive/warn red lights mounted in lieu of fog lights
 - One (1) Plastics Plus console with padded armrest, with ports for two (2) 12-volt lighter-type plugs and two (2) USB plugs, and with a mounting post for Panasonic Toughbook computer
 - Pre-wire the CCSRN36 Console for radio mounting, providing the following studs inside the Console, Battery Hot, Ignition Hot, and Vehicle Ground
 - All electrical boxes, junction boxes, etc. shall be mounted in the vehicle interior body voids wherever possible
 - All lights shall be connected using “Deutsch” connectors, no butt splices
 - Rockland custom command console to be mounted in rear cargo area. Custom design to be provided by vendor
 - Engel MT35F-U1 refrigerator to be mounted in front passenger bay of command console, wired battery hot with manual cutoff switch (marinco 701-S mini selector battery switch or equivalent)
 - Kussmaul 20-amp battery charger with shoreline connection
 - Charge status indicator light mounted in rearmost driver side window facing the driver’s side, with the **White colored** shoreline connection on the driver side just behind the rear passenger door. The charger unit shall be mounted to the front of the command console

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3.13.9.5 Complete up-fitted vehicle **with the following Listed Unmarked Vehicle Equipment**, furnished and installed by the Successful Bidder.

- White exterior paint
- One (1) Whelen Inner-Edge (windshield) lighthouse with mounting bracket and with light pattern R_C_R_C_R_C_C_R_C_R_C_R
- Four (4) Whelen IOND directional lighthouses, Split red/white (clear), with mounting brackets, mounted side-facing in rearmost side windows
- Two (2) Whelen VTX609R Vertex super LED lights, red, mounted in tail light assemblies
- Two (2) Whelen VTX609C Vertex super LED lights, clear, mounted in reverse (back up) light assemblies
- Two (2) IONK Split Red/Amber lighthouses with grommets, mounted in bottom edge of lift-gate, rear-facing when the lift-gate is opened, and with manual shutoff switch inside rear of vehicle
- One (1) Whelen DP8 Dominator lightbar with bracket, mounted in grille and with light pattern R_C_R_C_C_R_C_R
- Two (2) Whelen SA315 Speakers with brackets, mounted behind the grille
- One (1) Whelen CCSRN36 CenCom Sapphire Siren and Light Control Console, for which Slide Switch Position One (1) activates the rear-facing emergency lights, Slide Switch Position Two (2) activates the side-facing and rear-facing emergency lights, Slide Switch Position Three (3) activates all emergency lights (no automatic siren), Top Row Button One (1) activates left alley light, Top Row Button Two (2) activates take down lights, Top Row Button Three (3) activates right alley light, Top Row Button Five (5) activates green corner lights, Top Row Button Eight (8) activates the Howler siren.
- One (1) Whelen Howler Low Frequency Tone Siren, mounted behind the front bumper/grille
- One (1) 60CREGCS compartment light, mounted to inside panel of rear lift-gate, downward-facing when lift-gate is open
- Two (2) PSC0CDCR Strip lights, mounted width-wise just inside tailgate to illuminate rear work area, and with on/off switch mounted inside rear of vehicle
- Two (2) Extended LED drive/warn red lights mounted in lieu of fog lights
- One (1) Plastics Plus console with padded armrest, with ports for two (2) 12-volt lighter-type plugs and two (2) USB plugs, and with a mounting post for Panasonic Toughbook computer
- Pre-wire the CCSRN36 Console for radio mounting, providing the following studs inside the Console, Battery Hot, Ignition Hot, and Vehicle Ground
- All electrical boxes, junction boxes, etc. shall be mounted in the vehicle interior body voids wherever possible
- All lights shall be connected using "Deutsch" connectors, no butt splices,
- No equipment shall be mounted in the rear seating/storage areas, so to allow for installation of a vendor provided command console

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- Kussmaul 20-amp battery charger with shoreline connection, with charge status indicator light mounted in rearmost driver side window facing the driver's side, with the shoreline connection on the driver side just behind of the rear passenger door, battery and shoreline connections pre-wired and with five (5)-feet of loose wire from the driver side rear door "c-post", and charger unit shipped loose for final mounting by the County following the installation of the command console.

****IMPORTANT NOTICE:** Addenda to solicitations often occur, sometimes within as little as 48 hours, prior to bid opening. It is the potential Bidder's responsibility to frequently visit the Purchasing Division's website (<http://www.aacounty.org/departments/central-services/purchasing/solicitations/>) to obtain Addenda once they have received a copy or downloaded a solicitation. No other notification will occur. In order to receive any addenda issued less than 48 hours prior to bid opening, all Bidders shall register for this IFB with the County Purchasing Division by calling 410-222-7620. A Bid may be rejected if any addendum is not signed and submitted with the Bid. **

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BID RESPONSE FORM

(Submit Original and One Duplicate Copy)

Purchasing Agent
The Heritage Office Complex
2660 Riva Road, 3rd Floor
Annapolis, Maryland 21401

In accordance with your Announcement, the Bid Response and Specifications contained herein and dated September 28, 2016, and your General Information and Notice to Bidders bearing the same date, we wish to quote the following:

Item #1 (Spec#)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.5	Mid-Size Police Package Automobile , per Specifications. Model year 2017	35	each	\$ _____	\$ _____
3.5.11.1	Optional full wheel covers, per Specifications.	1	each	\$ _____	\$ _____
3.5.11.2	Optional Intermotive Surveillance Mode, 31C-D9G, per Specifications.	1	each	\$ _____	\$ _____
3.5.11.3	Optional complete up-fitted vehicle, per Specifications (bid price to be the total price of Spec 3.5 vehicle with the 3.5.11.3 Listed Vehicle Equipment)	1	each	\$ _____	\$ _____

Award will be based on the Sub Total for Mid-Size Police Package Automobile:

\$ _____

Vehicle Make & Model Bid: _____

Warranty is _____ months or _____ miles on all components, and _____ months or _____ miles on the drive train, whichever come first.

Warranty work can be obtained at _____ between the hours of _____ a.m. and _____ p.m. Monday through _____

Shall manufacturer allow Warranty work to be performed on a charge-back basis at the Anne Arundel County Garages with prior approval? ____ Yes ____ No

Bidding Firm Name: _____

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Item #2 (Spec#)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.6	Mid-Size 4x4 or AWD Police Package SUV, per Specifications. Model year 2017.	112	each	\$ _____	\$ _____
3.6.10.1	Optional full carpeting, per Specifications.	35	each	\$ _____	\$ _____
3.6.10.2	Optional front and rear cloth seats, per Specifications.	5	each	\$ _____	\$ _____
3.6.10.3	Optional navigation system, per Specifications.	1	each	\$ _____	\$ _____
3.6.10.4	Optional full wheel covers, per Specifications.	35	each	\$ _____	\$ _____
3.6.10.5	Optional single prisoner transport unit, per Specifications.	5	each	\$ _____	\$ _____
3.6.10.6	Optional full rear prisoner cage, per Specifications.	1	each	\$ _____	\$ _____
3.6.10.7	Optional rear A/C, per Specifications.	5	each	\$ _____	\$ _____
3.6.10.8	Optional K9 transport unit, per Specifications.	5	each	\$ _____	\$ _____
3.6.10.9	Optional Intermotive Surveillance Mode, 31C-D9G, per Specifications	1	each	\$ _____	\$ _____
3.6.10.10	Optional substitute self containing electronic lock with keypad for combination lock on free-standing Setina storage box, per Specifications	1	each	\$ _____	\$ _____

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Item #2 (Spec#)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.6.10.11	Optional complete up-fitted vehicle with Marked Vehicle Equipment , per Specifications (bid price to be the <u>total price</u> of Spec 3.6 vehicle with the Spec 3.6.10.11 Marked Vehicle Equipment)	75	each	\$ _____	\$ _____
3.6.10.12	Optional complete up-fitted vehicle with Marked Vehicle Equipment <u>without the decals</u> , per Specifications (bid price to be the <u>total price</u> of Spec 3.6.10.12 Vehicle – <u>without the decals</u>)	3	each	\$ _____	\$ _____
3.6.10.13	Optional complete up-fitted vehicle with Unmarked Vehicle Equipment , per Specifications (bid price to be the <u>total price</u> of Spec 3.6 vehicle with the 3.6.10.13 Unmarked Vehicle Equipment)	37	each	\$ _____	\$ _____
3.6.10.14	Optional complete up-fitted vehicle with Unmarked Vehicle Equipment <u>with the spot-lamp deleted</u> , per Specifications (bid price to be the <u>total price</u> of Spec 3.6.10.14 vehicle with the spot-lamp deleted)	1	each	\$ _____	\$ _____
3.6.10.15	Optional Pilot Plant Inspection for orders of fifty (50) vehicles or more, <u>per person</u> , per Specifications.	7	Each Person	\$ _____	\$ _____

Award will be based on the Sub Total for Mid-Size 4x4 or AWD Police Package SUV:

\$ _____

Vehicle Make & Model Bid: _____

Warranty is _____ months or _____ miles on all components, and _____ months or _____ miles on the drive train, whichever come first.

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Warranty work can be obtained at _____ between the hours of
_____ a.m. and _____ p.m. Monday through _____

Shall manufacturer allow Warranty work to be performed on a charge-back basis at the Anne Arundel County Garages with prior approval? ☐ Yes ☐ No

Bidding Firm Name: _____

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Item #3 (Spec#)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.7	Full-Size 2WD Police Package SUV , per Specifications. Model year 2017.	2	each	\$ _____	\$ _____
3.7.10.1	Optional Pursuit rated 4WD with automatic locking hubs, per Specifications.	1	each	\$ _____	\$ _____
3.7.10.2	Optional full wheel covers, per Specifications.	1	each	\$ _____	\$ _____
3.7.10.3	Optional Setina rear storage box, per Specifications.	1	each	\$ _____	\$ _____
3.7.10.4	Optional LED spot lamp, per Specifications	1	each	\$ _____	\$ _____
3.7.10.5	Optional complete up-fitted vehicle with Marked Vehicle Equipment , (bid price to be the <u>total price</u> of Spec 3.7 vehicle with the Spec 3.7.10.5 Marked Vehicle Equipment), per Specifications.	1	each	\$ _____	\$ _____
3.7.10.6	Optional complete up-fitted vehicle with Unmarked Vehicle Equipment , (bid price to be the <u>total price</u> of Spec 3.7 vehicle with the Spec 3.7.10.6 Marked Vehicle Equipment), per Specifications.	1	each	\$ _____	\$ _____

Award will be based on the Sub Total for Full-Size 2WD Police Package SUV:

\$ _____

Vehicle Make & Model Bid: _____

Warranty is _____ months or _____ miles on all components, and _____ months or _____ miles on the drive train, whichever come first.

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Warranty work can be obtained at _____ between the hours of
_____ a.m. and _____ p.m. Monday through _____

Shall manufacturer allow Warranty work to be performed on a charge-back basis at the Anne Arundel
County Garages with prior approval? _____ Yes _____ No

Bidding Firm Name: _____

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Item #4 (Spec #)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.8	Full Size 4WD SSV Package, Sport Utility Vehicle , per Specifications. Model year 2017.	2	each	\$_____	\$_____
3.8.10.1	Optional deletion of third row seating, per Specifications	1	each	\$ (_____)	\$ (_____)
3.8.10.2	Optional deletion of factory center console, per Specifications	1	each	\$ (_____)	\$ (_____)
3.8.10.3	Optional factory carpeting, per Specifications	1	each	\$_____	\$_____
3.8.10.4	Optional Setina rear storage box, per Specifications.	1	each	\$_____	\$_____
3.8.10.5	Optional LED spot lamp, per Specifications	1	each	\$_____	\$_____
3.8.10.6	Optional complete up-fitted vehicle with Unmarked Police Equipment , per Specifications (bid price to be the total price of Spec 3.8 vehicle with the 3.8.10.6 Listed Vehicle Equipment)	2	each	\$_____	\$_____

Award will be based on the Sub Total for Full Size 4WD SSV Package, Sport Utility Vehicle:

\$_____

Vehicle Make & Model Bid: _____

Warranty is _____ months or _____ miles on all components, and _____ months or _____ miles on the drive train, whichever come first.

Warranty work can be obtained at _____ between the hours of _____ a.m. and _____ p.m. Monday through _____

Will manufacturer allow Warranty work to be performed on a charge-back basis at the Anne Arundel County Garages with prior approval? _____ Yes _____ No

Bidding Firm Name: _____

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Item #5 (Spec #)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.9	Mini 4x4, Sport Utility Vehicle, per Specifications. Model year 2017.	3	each	\$ _____	\$ _____
3.9.9	Optional complete up-fitted vehicle, per Specifications (bid price to be the <u>total price</u> of Spec 3.9 vehicle with the 3.9.9 Listed Vehicle Equipment)	3	each	\$ _____	\$ _____

Award will be based on the Sub Total for Mini 4x4, Sport Utility Vehicle:

\$ _____

Vehicle Make & Model Bid: _____

Warranty is _____ months or _____ miles on all components, and _____ months or _____ miles on the drive train, whichever come first.

Warranty work can be obtained at _____ between the hours of _____ a.m. and _____ p.m. Monday through _____

Will manufacturer allow Warranty work to be performed on a charge-back basis at the Anne Arundel County Garages with prior approval? ____ Yes ____ No

Bidding Firm Name: _____

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Item #6 (Spec #)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.10	Pickup Truck, Half-Ton, Full-Size , per Specifications. Model year 2017	3	each	\$_____	\$_____
3.10.9.1	Optional 2-door extended cab with 6-foot cargo box (bed), per Specifications	1	each	\$_____	\$_____
3.10.9.2	Optional 2-wheel drive, per Specifications.	1	each	\$_____	\$_____
3.10.9.3	Optional vinyl flooring instead of carpet, per Specifications	1	each	\$ (_____)	\$ (_____)
3.10.9.4	Optional factory consosle, per Specifications	1	each	\$_____	\$_____
3.10.9.5	Optional SSV package vehicle, per Specifications	1	each	\$_____	\$_____
3.10.9.6	Optional Havis K9 Transport for 4 door, per Specifications	1	each	\$_____	\$_____
3.10.9.7	Optional complete up-fitted vehicle, per Specifications (bid price to be the <u>total price</u> of Spec 3.10 vehicle with the 3.9.9.7 Listed Vehicle Equipment).	1	each	\$_____	\$_____
3.10.9.8	Optional complete up-fitted vehicle, per Specifications (bid price to be the <u>total price</u> of Spec 3.10 vehicle with the 3.9.9.8 Listed Vehicle Equipment).	2	each	\$_____	\$_____

Award will be based on the Sub Total for Pickup Truck, Half-Ton, Full-Size:

\$ _____

Vehicle Make & Model Bid: _____

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Warranty is _____ months or _____ miles on all components, and _____ months or _____ miles on the drive train, whichever come first.

Warranty work can be obtained at _____ between the hours of _____ a.m. and _____ p.m. Monday through _____

Will manufacturer allow Warranty work to be performed on a charge-back basis at the Anne Arundel County Garages with prior approval? _____ Yes _____ No

Bidding Firm Name: _____

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Item #7 (Spec #)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.11	Pickup Truck, Three Quarter-Ton, Full-Size, per Specifications. Model year 2017	2	each	\$_____	\$_____
3.11.9.1	Optional reduction for 2-door extended cab with 6-foot cargo box (bed), per Specifications	1	each	\$ (_____)	\$ (_____)
3.11.9.2	Optional reduction for 2-door cab with six (6)-foot cargo box (bed), per Specifications	1	each	\$ (_____)	\$ (_____)
3.11.9.3	Optional Class V tow package, per Specifications	1	each	\$_____	\$_____
3.11.9.4	Optional trailer hitch receiver, per Specifications	1	each	\$_____	\$_____
3.11.9.5	Optional deduction for vinyl flooring instead of carpet, per Specifications	1	each	\$ (_____)	\$ (_____)
3.11.9.6	Optional AM/FM radio with compact disc player and aux. port, per Specifications	1	each	\$_____	\$_____
3.11.9.7	Optional deduction for two (2)-wheel drive, per Specifications	1	each	\$ (_____)	\$ (_____)
3.11.9.8	Optional Factory Console, per Specifications	1	each	\$_____	\$_____
3.11.9.9	Optional power angle snow plow, per Specifications	2	each	\$_____	\$_____
3.11.9.10	Optional heavy-duty high amperage alternator, per Specifications	2	each	\$_____	\$_____
3.11.9.11	Optional complete up-fitted vehicle, per Specifications (bid price to be the <u>total price</u> of Spec 3.10 vehicle with the 3.1.9.11 Listed Vehicle Equipment).	2	each	\$_____	\$_____

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Award will be based on the Sub Total for Pickup Truck, Three Quarter-Ton, Full-Size:

\$ _____

Vehicle Make & Model Bid: _____

Warranty is _____ months or _____ miles on all components, and _____ months or _____ miles on the drive train, whichever come first.

Warranty work can be obtained at _____ between the hours of _____ a.m. and _____ p.m. Monday through _____

Will manufacturer allow Warranty work to be performed on a charge-back basis at the Anne Arundel County Garages with prior approval? ____ Yes ____ No

Bidding Firm Name: _____

Anne Arundel County, Maryland
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CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

Item #8 (Spec #)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.12	Mid-Size 4x4 or AWD Police Package (for Fire Dept.) SUV, per Specifications. Model year 2017. (This is complete vehicle without any optional equipment.)	3	each	\$ _____	\$ _____
3.12.10.1	Optional full wheel covers, per Specifications	1	each	\$ _____	\$ _____
3.12.10.2	Optional deduction for vinyl flooring instead of carpet, per Specifications	1	each	\$ (_____)	\$ (_____)
3.12.10.3	Optional complete up-fitted vehicle, per Specifications (bid price to be the <u>total price</u> of Spec 3.12 vehicle with the 3.12.10.3 Listed Vehicle Equipment).	3	each	\$ _____	\$ _____

Award will be based on the Sub Total for Mid-Size 4x4 or AWD Police Package (for Fire Dept.) SUV:

\$ _____

Vehicle Make & Model Bid: _____

Warranty is _____ months or _____ miles on all components, and _____ months or _____ miles on the drive train, whichever come first.

Warranty work can be obtained at _____ between the hours of _____ a.m. and _____ p.m. Monday through _____

Will manufacturer allow Warranty work to be performed on a charge-back basis at the Anne Arundel County Garages with prior approval? ____ Yes ____ No

Bidding Firm Name: _____

Anne Arundel County, Maryland
INVITATION FOR BID
IFB NO. 16-131
CARS, SUVs, & LIGHT TRUCKS FOR PUBLIC SAFETY

Item #9 (Spec #)	Description	Estimated Quantity	UOM	Unit Price	Extended Price
3.13	Full-Size 4x4 Sport Utility Vehicle , per Specifications. Model year 2017. (This is complete vehicle without any optional equipment.)	1	each	\$ _____	\$ _____
3.13.9.1	Optional deletion of factory console, per Specifications	1	each	\$ (_____)	\$ (_____)
3.13.9.2	Optional deletion of third row seating, per Specifications	1	each	\$ (_____)	\$ (_____)
3.13.9.3	Optional substitute carpet for vinyl flooring, per Specifications	1	each	\$ _____	\$ _____
3.13.9.4	Optional complete up-fitted Marked vehicle, per Specifications (bid price to be the <u>total price</u> of Spec 3.13 vehicle with the 3.13.9.4 Listed Vehicle Equipment).	1	each	\$ _____	\$ _____
3.13.9.5	Optional complete up-fitted Unmarked vehicle, per Specifications (bid price to be the <u>total price</u> of Spec 3.13 vehicle with the 3.13.9.5 Listed Vehicle Equipment).	1	each	\$ _____	\$ _____

Award will be based on the Sub Total for Full-Size 4x4 Sport Utility Vehicle:

\$ _____

Vehicle Make & Model Bid: _____

Warranty is _____ months or _____ miles on all components, and _____ months or _____ miles on the drive train, whichever come first.

Warranty work can be obtained at _____ between the hours of _____ a.m. and _____ p.m. Monday through _____

Will manufacturer allow Warranty work to be performed on a charge-back basis at the Anne Arundel County Garages with prior approval? _____ Yes _____ No

Bidding Firm Name: _____



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Amal Awad

Submitting Department: Police Department

Item Type: Grant

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

FY19 Grant Acceptance: GOCCP New/Replacement Body Armor

HCC-21-FY19

Recommendation:

I move that the Mayor and Council accept and appropriate into the FY19 budget a matching grant from the Governor's Office of Crime Control & Prevention in the amount of \$8,780 for the purchase of new and replacement body armor.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[GOCCP New Replacement Body Armor Grant.pdf](#)

Summary Background:

The City of Hyattsville Police Department applied for a grant in the amount of \$8,780 from the Governor's Office of Crime Control & Prevention on June 7, 2018 to purchase new/replacement body armor. The grant was awarded on June 28, 2018, and requires the City of Hyattsville to match the award in the amount of \$8780, for a total amount of \$17,560.

Next Steps:

Grant acceptance.

Fiscal Impact:

\$8,780

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



GOVERNOR'S COORDINATING OFFICES

COMMUNITY INITIATIVES • SERVICE & VOLUNTEERISM • PERFORMANCE IMPROVEMENT
CRIME CONTROL & PREVENTION • SMALL, MINORITY & WOMEN BUSINESS AFFAIRS
CHILDREN • DEAF & HARD OF HEARING

June 28, 2018

Colonel Douglas Holland
Chief of Police
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781

RE: BARM-2019-0010

Dear Colonel Holland:

I am pleased to inform you that your grant application entitled, "**New/Replacement Body Armor**", in the amount of \$8,780.00 has received approval under the 'Body Armor for Local Law Enforcement' program. Candace B. Hollingsworth has received the Grant Award packet containing information and forms necessary to initiate the project.

Enclosed are the project commencement, special conditions, programmatic forms, and budget notice. The General Conditions for all of our awards are located online, at www.goccp.maryland.gov. A copy of the Grant Award letter is also included.

It is essential, as the Project Director, that you submit the **Notification of Project Commencement** to indicate the starting date of your project **within 30 calendar days** after receiving your grant award packet. **No Financial Forms can or will be processed** unless the Notification of Project Commencement has been signed and uploaded to the Grants Management System.

Please be sure to review the Grant Award. As the Project Director you are responsible for the operation, administration, and the completion of the forms necessary to initiate and report project activities and comply with the special conditions. It is important that you understand all the Special Conditions attached to this award, as they are specific to your funding source. One General Condition that must be emphasized is that none of the principal activities of the project may be sub-awarded to another organization without written prior approval by the Governor's Office of Crime Control and Prevention.

Sample copies of your programmatic reporting questions are included with this award package, but you are required to complete **all** reporting electronically, using our web-based Grants Management System (GMS, https://grants.goccp.maryland.gov:443/BLIS_GOCCP). Training videos and a downloadable GMS user's guide are available online at www.goccp.maryland.gov.

Electronic programmatic reports must be submitted within 15 calendar days after the end of each quarter. Electronic financial reports must be submitted within 30 calendar days after the end of each quarter. Submitted reports that have not yet been approved may be sent back to you electronically for edits if requested.

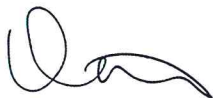
Approved electronic financial reports may only be revised manually, not electronically, by submitting a revised financial report as a paper hard copy or a scan of the paper document. Revisions are allowed to be submitted up to 60 days after the end date of each quarter. These revisions are only accepted if the initial quarterly report was submitted within the mandatory time frame noted above.

Any request for changes or modifications to the project as awarded must be made online using the Grants Management System.

If the purchase of furniture/equipment is part of this grant project and you are a governmental agency, it is required that such purchases are made by competitive bid or through your approved governmental procurement process and that inventory records be maintained.

Should you have any questions or need any clarification regarding this Award, **please have your award number when you call** so that you can be referred to the appropriate Regional Monitor (**Tammy Lovill**) or Fiscal Team Member (**Laura Quinn**). This will enable us to provide you with technical assistance and information in a timely manner.

Sincerely,



Tammy Lovill

Funding Manager

cc: The Honorable Candace B. Hollingsworth



Governor's Office of Crime Control and Prevention



Control Number:

35481

Regional Monitor:

Lovill, Tammy

Fiscal Specialist:

Quinn, Laura

Notification of Project Commencement

Grant Award Number: BARM-2019-0010

Sub-recipient: City of Hyattsville

Project Title: New/Replacement Body Armor

Implementing Agency: Hyattsville City Police Department

Award Period: 07/01/2018 - 06/30/2019

CFDA: State

The verification section of this form must be completed. Additionally, this form must be signed by the project director and submitted through the Grants Management System within thirty (30) calendar days after receiving your grant award packet.

No Requests for Funds will be processed until this Notification of Project Commencement has been signed and received.

Authorized Official: Hollingsworth, Candace B.
chollingsworth@hyattsville.org
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781-
301-985-5000
Mayor

FAX: 301-985-5007

Project Director: Holland, Douglas
dholland@hyattsville.org
Hyattsville City Police Department
4310 Gallatin Street
Hyattsville, MD 20781-2050
301-985-5046
Chief of Police

FAX: 301-985-5074

Fiscal Officer: Brooks, Ron
rbrooks@hyattsville.org
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781-
301-985-5042
Treasurer

FAX: 301-985-5007

Award Information Verification - Please initial appropriate selection(s):

BARM-2019-0010

_____ All information on this form is correct and project will commence on time. **Project Director signs below.**

_____ The contact information for all the staff on this form is **not** correct. **You must submit a Grant Modification** that provides a justification and indicates all changes/revisions.

_____ The project will not commence within forty-five (45) days of the beginning of the award period 07/01/2018. **You must submit a Grant Modification.** Grant Modification must provide justification and indicate all changes.

Signed: INTERIM CHIEF OF POLICE

Date: 07/02/2018

Project Director - Holland, Douglas (Project Director is Preferred, Fiscal Contact or Authorized Official if Project Director is unavailable)

Printed Name: AMAL E. AWAD

Phone: (301) 985-5084



Grant Award - Special Conditions

Grant Award Number:	BARM-2019-0010	Sub-Recipient:	City of Hyattsville
Award Period:	07/01/2018 - 06/30/2019	Implementing Agency:	Hyattsville City Police Department
Project Title:	New/Replacement Body Armor		

- 1 This grant award is subject to the General Conditions (POST AWARD INSTRUCTIONS) found on the GOCCP website (<http://www.goccp.maryland.gov/grants/general-conditions.php>). The aforementioned General Conditions/Post Award Instructions are REQUIRED to be reviewed, should be printed for your reference and are subject to change without written notice.

In addition, the Grantees Toolbox is provided as a resource on the GOCCP website (<http://www.goccp.maryland.gov/grants/grantee-toolbox.php>) to address frequently asked questions.

- 2 BARM/BPVP funded recipients MUST complete the BARM/BPVP Property Inventory Report Form (PIRF), not the Standard Property Inventory Report Form. The form is included in the Project Director's award package. Since a PIRF is required any time funds are requested, it is recommended that copies of the blank form are made for potential quarterly expenditures.

If you would like to receive a formulated fillable form, please contact the BARM/BPVP Program Fund Manager, or BARM/BPVP Fiscal Specialist, by calling 410-821-2828, or Toll Free: 1-877-687-9004, or via email at info@goccp.state.md.us. You must state that you are requesting the BARM/BPVP Property Inventory Report Form (PIRF), provide your grant award number, callback phone number, and your email address.

- 3 Sub-recipient must provide detailed information on the selected vendor, when the vests will be ordered, and when delivery is expected, within 30 calendar days of acceptance of the grant award.
- 4 The 50% cash match must reflect for every vest that is purchased with grant funds.
- 5 FINAL quarterly programmatic and financial reports for this award must be submitted no later than 30 calendar days from the End Date of the sub-award and must be submitted by an authorized official, project director, fiscal officer or alternate authorized signer.

Financial reports received after this date may not be honored and the Governor's Office of Crime Control & Prevention reserves the right to perform an administrative close out, de-obligating all remaining funds.

FINAL quarterly programmatic reports for this award indicating progress towards the attainment of each program/project objective must be submitted by the 15th. Financial reports submitted with Programmatic reports cannot be processed for payment unless programmatic reports are in "Submitted" status online.

- 6 The sub-recipient is reminded that this award represents the ONLY year of funding for this project.
- 7 Due to a previous audit finding, receipts and/or back-up documentation reflecting actual expenditures must be submitted with each quarterly Financial Report form. Reimbursements to sub-recipients will not exceed actual costs.



Governor's Office of Crime Control and Prevention

Regional Monitor:
Fiscal Specialist:

225
Lovill, Tammy
Quinn, Laura

Budget Notice

Grant Award Number: BARM-2019-0010
Sub-recipient: City of Hyattsville
Project Title: New/Replacement Body Armor
Implementing Agency: Hyattsville City Police Department
Award Period: **07/01/2018 - 06/30/2019**

CFDA: State

Funding Summary	Grant Funds	50.0 %	\$8,780.00
	Cash Match	50.0 %	\$8,780.00
	In-Kind Match	0.0 %	\$0.00
	Total Project Funds		\$17,560.00

Equipment

Description	Funding	Quantity	Unit Cost	Total Budget
Active Shooter Body Armor	Cash Match	1	\$689.00	\$689.00
Active Shooter Body Armor	Grant Funds	1	\$689.00	\$689.00
Level IIIA Body Armor	Cash Match	3	\$899.00	\$2,697.00
Level IIIA Body Armor	Grant Funds	3	\$899.00	\$2,697.00
Level IIIA Body Armor - New Hires	Cash Match	6	\$899.00	\$5,394.00
Level IIIA Body Armor - New Hires	Grant Funds	6	\$899.00	\$5,394.00

Equipment Total: \$17,560.00

Approved:

Governor's Office of Crime Control and Prevention Authorized
Representative

Effective Date: 7/1/2018



Governor's Office of Crime Control and Prevention



226

Control Number:

35481

Regional Monitor:

Lovill, Tammy

Fiscal Specialist:

Quinn, Laura

Submitted Date:

Programmatic Reporting

Grant Award Number: BARM-2019-0010
Sub-recipient: City of Hyattsville
Project Title: New/Replacement Body Armor
Implementing Agency: Hyattsville City Police Department
Award Period: 07/01/2018 - 06/30/2019

CFDA: State

The information collected on this form helps us measure the progress you are making in achieving your project's goals and objectives. It also helps us determine what, if any, technical assistance you may need in implementing your project.

Performance Measures (4)

1	Number of officers currently without Protective Body Armor or Stab Resistant Vests.	
2	Number of officers currently wearing Protective Body Armor or Stab Resistant Vests that is five years old or older.	
3	Number of vests that still need to be procured to ensure officer safety.	
4	Number of Protective Body Armor or Stab Resistant Vests purchased with these funds.	

Progress Report Questions (7)

1	Provide name of the vendor and advise if there have been any problems or delays from the time the vest(s) were ordered to the time the vest(s) were received to your agency. Did the vendor confirm that the manufacture of the vest(s) is NIJ approved? In addition, did the price of the vest(s) change during the life of the award?
2	If no funds or minimal funds (less than 25%) were expended during this reporting period please provide an explanation as to why and when you anticipate requesting funds. Your detailed explanation should address each budget category.
3	Describe barriers/challenges to implementing or completing any of the objectives. Include corrective actions taken or planned to overcome described barriers (include timeline). Are there any obstacles or barriers that could prevent you from expending all grant funds? Please include any requests for technical assistance needed.
4	Is your agency following the spending plan described in your application? If not, please explain.
5	Advise if you have begun the procurement process. If you have not begun the procurement process explain why. If you have, provide details of the status (ex: requisition, purchase order) and the projected time frame of actual delivery and payment.
6	Did your agency experience any problems or delays from the time equipment was ordered to the time it was received?

7

Currently, what is your agency's anticipation for body armor request for the next grant year?

Signed:  INTERIM CHIEF OF POLICE Date: 07/02/2018

Project Director - Holland, Douglas

(Project Director is preferred, Fiscal Contact or Authorized Official if Project Director is unavailable)

Printed Name: AMAL E. AWAD Phone: (301) 985-5084

BARM-2019-0010



Governor's Office of Crime Control and Prevention

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Property Inventory Report - BARM/BPVP

Grant Award Number: BARM-2019-0010

Implementing Agency: Hyattsville City Police Department

Project Title: New/Replacement Body Armor

Award Period: 07/01/2018 - 06/30/2019

EXAMPLE	Serial Number	Officer's Name	NIJ Model Number ³	Manufacturer ³	Date on Manufacturer's Label (label can be found in vest) ⁴	Vendor ³	Unit Price ³	Tax, Shipping & Handling ³
	10000245648	Sgt. Smith	XHP-III.A.0	American Body Armor, LLC	12/30/09	Atlantic Tactical	\$552.40	\$0.00

List Invoices Separately	Serial Number	Officer's Name	NIJ Model Number	Manufacturer	Date on Manufacturer's Label	Vendor	Unit Price	Tax, Shipping & Handling

*Note: As back-up documentation, please include all applicable 1: purchase orders, 2: packing slips and 3: invoices. Refer to the manufacturer's 4: label in the vests.

INCLUDE the back-up documentation with your BPVP Property Inventory Form, to be sent quarterly, along with your programmatic reports.

One (1) vest per line item.

Signed:  INTERIM CHIEF OF POLICE 07/02/2018
 Project Director - **Holland, Douglas** (Project Director is Preferred, Fiscal Contact or Authorized)
 Printed Name: AMAL E. AWAD (301) 985-5084 P



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Chris Purvis

Submitting Department: Police Department

Item Type: Contract

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Annual Service Agreement with Motorola for Radio Communications Dispatch System and Portable and Mobile Radios

HCC-23-FY19

Recommendation:

I move that the Mayor and Council authorize the expenditure of \$30,383.75 for the renewal of the Annual Motorola Service Agreement for maintenance on our Dispatch Console, Portable and Mobile radios.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Service Agreement Memo 7 2 2018 FINAL.docx](#)

Summary Background:

The City of Hyattsville Police Department purchased a Motorola State-of-the-Art Radio Communications Dispatch System in 2011. The cost was \$350K. For several years that system was under a manufacturer's warranty and all repairs, upgrades and tech support were covered. We are out of warranty and need an Annual Service Agreement to maintain our radio system and related equipment. This Service Agreement also covers all of our portable and our mobile radios.

Next Steps:

Purchase according to the City's procurement policy and approval of the City Treasurer.

Fiscal Impact:

30,383.75

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

Pending



Candace B. Hollingsworth
Mayor

Tracey Nicholson
City Administrator

Amal E. Awad
Interim Chief of Police

DATE: July 2, 2018

TO: Mayor and Council

FROM: Lt. Chris Purvis, Administrative Services Division

CC: Tracey Nicholson, City Administrator
Amal E. Awad, Interim Chief of Police

RE: Service Agreement with Motorola for Dispatch Console, Portable and Mobile Radios.

Summary Background

The Hyattsville City Police Department purchased a new Motorola, State-of-the-Art Radio Communications Dispatch System in 2011. The cost was \$350K. For several years that system was under a manufacturer's warranty and all repairs, upgrades and tech support were covered.

That warranty has since expired and an annual service agreement is required to allow the police department to receive periodic software updates, equipment upgrades, and to provide us with 24 hour, 7-day a week emergency service, should the system go down or need repair.

The annual cost for the service agreement that covers the radio console (Radio Communications Dispatch System) is \$26, 363.51K.





Additionally, the police department purchased 49 Motorola APX7000 Portable 2-Way Radios and 55 APX7500 Mobile 2-Way Radios in 2011, which also came with a warranty for several years. As with the dispatch equipment, the warranty on those radios has expired and an annual service maintenance contract is necessary to cover the cost of repairs to these radios. These radios are out on the street in police vehicles and on the belts of police officers every day, in rain or shine, hot or cold weather. The constant use takes its toll on this electronic equipment and repairs are needed to maintain optimal operation.

The annual cost for that service agreement that covers the portable and mobile radios \$4,020.24

The total cost for both contracts is \$30,383.75

Recommendation

I move that the Mayor and Council authorize the expenditure of \$30,383.75 for the service agreements for the Motorola Radio Console (Radio Communications) and the Motorola Portable and Mobile radios.





Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Laura Reams

Submitting Department: Community Services

Item Type: Grant

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

FY19 Grant Acceptance: SMADC Grant for Farmers Market

HCC-27-FY19

Recommendation:

I move that the Mayor and Council accept and appropriate into the FY19 budget a grant for \$1,000 from the Southern Maryland Agricultural Development Commission to assist in marketing efforts of the Hyattsville Farmers Market in 2019.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

This grant will help cover the advertising costs of the 2019 market.

Next Steps:

Accept the grant.

Fiscal Impact:

\$1,000

City Administrator Comments:

Recommend Support

Community Engagement:

Advertising the market is a form of community engagement.

Strategic Goals:

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

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Laura Reams

Submitting Department: Community Services

Item Type: Contract

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Hyattsville Life and Times Contract

HCC-28-FY19

Recommendation:

I move that the Mayor and Council authorize the City Administrator to contract with the Hyattsville Life and Times to purchase advertising for FY19 at a cost not to exceed \$28,680.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

The Hyattsville Life and Times provides monthly delivery to all addresses in the City. This contract is to purchase three pages, and a small highlight on the front page, of advertising in each edition at the market rate the paper charges.

Next Steps:

Authorize the City Administrator to enter into the contract.

Fiscal Impact:

\$28,680

City Administrator Comments:

Recommend Approval

Community Engagement:

This ad purchase will help the City share information with residents and will support community engagement.

Strategic Goals:

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

Legal Review Required?

Complete



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Anthony DeSantis

Submitting Department: Community Services

Item Type: Proclamation

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Proclamation in Recognition of the Maryland Buy Local Challenge

HCC-30-FY19

Recommendation:

I move that the Mayor and Council recognize the last full week in July 2018 as the Maryland Buy Local Challenge, which encourages Marylanders to eat at least one (1) thing from a local farm each day from July 21 to July 29, 2018.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[2018 Maryland Buy Local Challenge.docx](#)

Summary Background:

The State of Maryland recognizes the last full week in July as Buy Local Week, and challenges every resident to pledge to eat at least one (1) thing from a local farm each of these seven (7) days.

Next Steps:

Recognize July 21 through July 29, 2018 as Maryland Buy Local Challenge week..

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

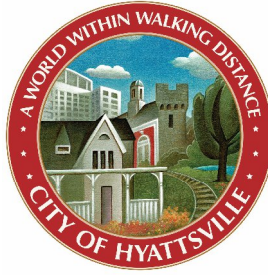
Recognition of the Maryland Buy Local Challenge has been planned.

Strategic Goals:

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

Legal Review Required?

N/A



**PROCLAMATION IN RECOGNITION OF THE MARYLAND BUY LOCAL CHALLENGE
JULY 21 – JULY 29, 2018**

This proclamation recognizes the last full week in July 2018 as the week of the Maryland Buy Local Challenge, which encourages Marylanders to eat at least one thing from a local farm each day from July 21 to July 29, 2018.

WHEREAS, the State of Maryland and Prince George's County both have rich histories of agricultural bounty; and

WHEREAS, small farms nourish our bodies with fresh quality foods that have traveled shorter distances from farm to fork, ultimately helping to reduce our impact on the environment; and

WHEREAS, the City of Hyattsville's Farmers Market has made produce and other locally-grown products accessible to our residents for over a decade; and

WHEREAS, the State of Maryland recognizes 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 each of these seven days;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council hereby recognize the week of July 21 through July 29 as the week of the 2018 Maryland Buy Local Challenge, and encourage our residents to take that challenge by exploring the many options available through local farms and other producers.

Candace B. Hollingsworth
Mayor
City of Hyattsville

July 16, 2018



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Jake Rollow

Submitting Department: Community Services

Item Type: Contract

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Mentor Network Contract

HCC-31-FY19

Recommendation:

I move that the Mayor and Council authorize the City Administrator to negotiate a contract with Northstar Tutoring for the provision of tutoring and mentorship services for Hyattsville teenagers at a cost not to exceed \$50,000, upon the review and approval of the City Attorney for legal sufficiency.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

ATTACHMENTS

[Firm Selection Memo_Mentorship.docx](#)

Summary Background:

The City plans to launch a mentorship and tutoring program as part of its teen programming. The attached memo outlines the selection process and fundraising potential for this contract.

Next Steps:

Negotiate a contract with Northstar Tutoring

Fiscal Impact:

\$50,000

City Administrator Comments:

Recommend Approval

Community Engagement:

The City has been actively recruiting mentor/tutors.

Strategic Goals:

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

Legal Review Required?

Pending



Memo

To: Mayor and Council
From: Jake Rollow, Community Services Director
CC: Tracey Nicholson, City Administrator
Ron Brooks, City Treasurer
Date: July 16, 2018
Re: Mentorship and Tutoring Program

This memo provides information and a recommendation to the Mayor and Council regarding the selection of an organization to launch a mentorship and tutoring program for Hyattsville teens.

Mentorship Program Desired Capabilities

In December of 2017 the City began researching organizations and best practices for launching a mentorship program that best suited the needs of Hyattsville youth. This research resulted in identification of the following target capabilities:

1. Tutoring services with a mentoring component.
2. Encouragement of community and familial involvement in mentoring activities and more.
3. Mandatory volunteer trainings (for example, recognizing child abuse and mandated reporter responsibilities, recognizing gang involvement, cultural competency), including a volunteer orientation.
4. No enrollment or participation fees for youth.
5. Ability to recruit bilingual volunteers.

Potential Partner Organizations

The City met with and discussed option many organizations, three of which offered to contract directly with the City. Those three organizations included:

Big Brothers Big Sisters of the National Capital Area (BBBSNCA) - BBBSNCA agreed to work with the City through the Americorps VISTA program, thereby greatly reducing the City's costs to \$20,000 annually. For this reason, the City attempted to partner with them in FY18. However, their model did not include tutoring or meet some of the City's identified best practices, and ultimately they failed to comply with Americorps VISTA regulations, and the City terminated the contract.

Community Youth Advance (CYA) – CYA proposed a partnership that did involve a tutoring component, but was ultimately deemed too expensive for both the City and participating families. The City cost would have been \$208,065 annually, and families would have been charged an additional fee.

Northstar Tutoring – Finally, Northstar Tutoring offered the City a partnership priced at \$50,000 per school year, with the option to partake in joint fundraising efforts to reduce City costs. Additionally, the City would provide an Americorps VISTA volunteer to support Northstar's programmatic needs. Additionally, tutoring is critical to Northstar's model, and they are willing to incorporate all of the best practices identified by the City in order to improve their own model.

Selection Recommendation

Based on the information above, staff recommends that the Mayor and Council authorize the City Administrator to negotiate a contract with Northstar Tutoring for the provision of tutoring and mentorship services for Hyattsville teenagers. This selection is based on two primary reasons:

1. Of the three firms considered, Northstar Tutoring's model would best meet the needs of the City and local teenagers.
2. The cost of \$50,000 for up to 50 students in the first academic year, paired with a willingness to fundraise jointly, is reasonable.



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Laura Reams

Submitting Department: Legislative

Item Type: Budget

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Disbursement of Ward 3 Discretionary Funds for FY18

HCC-39-FY19

Recommendation:

I move that the Mayor and Council approve the disbursement of \$300 from the Ward 3 FY18 Council Discretionary Funds for the Teen Club. This expenditure was approved by the Executive Committee prior to the close of the fiscal year.

Sponsor(s):

Wright

Co-Sponsor(s):

Suiter

ATTACHMENTS

Summary Background:

Funds supported the Teen Club's one (1) year celebration.

Next Steps:

N/A

Fiscal Impact:

\$300

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Laura Reams

Submitting Department: Community & Economic Development

Item Type: Grant

Agenda Section: Consent Items (8:50 p.m. - 8:55 p.m.)

SUBJECT

Hyattsville CDC: Request for Maryland DHCD Letter of Support

HCC-40-FY19

Recommendation:

I move that the Mayor and Council authorize the City Administrator to provide a letter of support to the Hyattsville Community Development Corporation for its State of Maryland Department of Housing and Community Development (DHCD)'s Operating Assistance Grant. The grant is intended to support the creation of a new market analysis for Hyattsville and for the Route 1 Corridor.

Sponsor(s):

Executive Committee

Co-Sponsor(s):

N/A

ATTACHMENTS

[HCDL LOS Grant App_Market Analysis.docx](#)

Summary Background:

On July 9, 2018, the Hyattsville CDC requested a letter of support from the City for its grant application to the State of Maryland Department of Housing and Community Development (DHCD)'s Operating Assistance Grant, in the creation of a new market analysis for Hyattsville and for the Route 1 Corridor. The letter of support was due on July 11, 2018 for inclusion with the grant application. The Executive Committee approved the letter of support on July 10, 2018.

Next Steps:

A letter of support was provided to the Hyattsville CDC on July 11 for inclusion in its grant application. The Council will ratify the letter of support on July 16, 2018.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support.

Community Engagement:

N/A

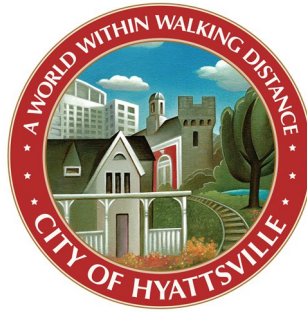
Strategic Goals:

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

Legal Review Required?

N/A

Candace B. Hollingsworth
Mayor



Tracey E. Nicholson
City Administrator

July 9, 2018

Ms. Karen Forbes
Assistant Director
Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
7800 Harkins Road, Lanham, MD 20706

Dear Ms. Forbes,

The City of Hyattsville is happy to provide its support for the Hyattsville Community Development Corporation (CDC)'s grant application to the State of Maryland Department of Housing and Community Development (DHCD)'s Operating Assistance Grant, in the creation of a new market analysis for Hyattsville and for the Route 1 Corridor.

Six years ago, the CDC partnered with the City and with several of our neighboring municipalities and development partners in the County to stimulate economic growth by 'learning the numbers' and forming a comprehensive analysis. Their work with Bolan Smart Associates, resulting in the *Route One Communities Retail Market Study*, was thorough and gave my team and the public at-large a clearer understanding of the changing economic dynamics of public transit, increased housing, key regional developments, employment opportunities, and the impact of new arts and recreational spaces, to give a few examples. Given the number of successful developments breaking ground along the corridor, a new market analysis would be beneficial and prudent in both the City's planning as well as that of our developer community.

Please let me know if you'd like any further information. I look forward to hearing your grant committee's announcement.

Sincerely,

Tracey E. Nicholson
City Administrator

cc: Hyattsville City Council



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Laura Reams

Submitting Department: Community & Economic Development

Item Type: Legislative

Agenda Section: Motion to Close (8:55 p.m. - 9:25 p.m.)

SUBJECT

Motion to Close (30 minutes)

HCC-29-FY19

Recommendation:

I move that the Mayor and Council close the Council Meeting of July 16, 2018, to discuss development contract negotiations and to receive legal advice.

The reason for closing the meeting under this exception is to protect the City's bargaining position. The meeting will also be closed so that the Mayor and Council may receive legal advice. The reason for closing the meeting under this exception is to protect attorney-client communications. This session will be closed under the authority of the Annotated Code of Maryland State Government General Provisions Article Section 3-305(b) (14) To discuss, before a contract is awarded or bids are opened, a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process. and 3-305(b) (7) to consult with counsel to obtain legal advice.

Sponsor(s):

Hollingsworth

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

N/A

Next Steps:

N/A

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

N/A

Legal Review Required?

Complete.



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Laura Reams

Submitting Department: City Clerk

Item Type: Ordinance

Agenda Section: Action Items (9:25 p.m - 10:15 p.m.)

SUBJECT

Hyattsville Ordinance 2018-02: State Mandated Changes to Ethics Code (5 minutes)

HCC-25-FY19

Recommendation:

I move that the Mayor and Council introduce Hyattsville Ordinance 2018-02, an Ordinance whereby the City of Hyattsville amends its ethics provisions to conform to recent updates to State law as to financial reporting and conflicts of interest (FIRST READING).

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Ordinance 2018-02 Ethics_FINAL.docx](#)

[2018 Ethics changes.pdf](#)

Summary Background:

Effective December 2017, the State legislature adopted changes to the Ethics Law applying to local governments. The City Attorney drafted revisions to the City's Code for review and adoption by Council. Please see attached summary of changes.

The Council discussed the ordinance on May 14, 2018.

Next Steps:

1st Reading - July 16

2nd Reading/Adoption - August 6

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

Adopted ordinances are posted on the City's website.

Strategic Goals:

Goal 1 – Ensure Transparent and Accessible Governance

Legal Review Required?

Complete

**CITY OF HYATTSVILLE
ORDINANCE 2018-02**

An Ordinance whereby the City of Hyattsville amends its ethics provisions to conform to recent updates to State law as to financial reporting and conflicts of interest.

WHEREAS, Maryland Code, §§ 5-801, et seq., of the General Provisions Article requires municipal corporations to enact ethics laws and requires that the State Ethics Commission approve all municipal ethics ordinances; and

WHEREAS, the Maryland General Assembly enacted House Bill 879 during the 2017 legislative session, which added new laws to the Maryland Public Ethics Law and requires local governments to incorporate certain changes into their respective ethics ordinances; and

WHEREAS, the Council finds it necessary and in the public interest to amend Chapter 10 of the City of Hyattsville Code to comply with the State-mandated ethics code requirements.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hyattsville in regular session assembled that Chapter 10 is hereby amended as follows:

§ 10-6. Conflicts of interest and prohibitions.

* * *

B. Unless otherwise permitted by Commission regulation or opinion or in the exercise of an administrative or ministerial duty that does not affect the disposition or decision of the matter at issue, an official or employee may not participate on behalf of the City in:

* * *

5. A former regulated lobbyist who is or becomes subject to this chapter as an employee or official, other than an elected official or an appointed official, may not participate in a case, contract, or other specific matter as an employee or official, other than an elected official or appointed official, for one calendar year after the termination of the registration of the former

1 regulated lobbyist if the former regulated lobbyist previously assisted or represented another
2 party for compensation in the matter.

3 ~~65.~~ All persons subject to this chapter shall file a statement with the Commission disclosing
4 any interest or employment, the holding of which would require disqualification from
5 participation pursuant to § 10-6 of this chapter, as soon as possible and at least seven (7) days
6 before such matter is scheduled to occur.

7 * * *

8 D. Post-employment limitations and restrictions.

9 * * *

10 2. ~~Until the conclusion of twelve months after the elected official leaves office, a former~~
11 ~~member of the City~~ A former elected official may not assist or represent another party for
12 compensation in a matter that is subject of legislative action for one calendar year after the
13 elected official leaves office.

14 F. Use of prestige of office

15 1. i. An official or employee may not intentionally use the prestige of office or public
16 position ~~for~~:

17 a. For the private gain of that official or employee or the private gain of another; or

18 b. To influence, except as part of the official duties of the official or employee or
19 as a usual and customary constituent service without additional compensation, the
20 award of a state or local contract to a specific person.

21 ii. An official may not directly or indirectly initiate a solicitation for a person to retain
22 the compensated services of a particular regulated lobbyist or lobbying firm.

2. This subsection does not prohibit the performance of usual and customary constituent services by an elected local official without additional compensation.

3. i. An official, other than an elected official, or employee may not use public resources or the title of the official or employee to solicit a contribution as that term is defined in the Election Law Article.

ii. An elected official may not use public resources to solicit a contribution as that term is defined in the Election Law Article.

* * *

§ 10-9. Filing of financial disclosure statement.

* * *

C. The Commission or office designated by the Commission shall maintain all financial disclosure statements filed under this section. Financial disclosure statements shall be made available during normal office hours for examination and copying by the public subject to reasonable fees and administrative procedures established by the Commission.

* * *

3. For statements filed after January 1, 2019, the Commission or the office designated by the Commission may not provide public access to an individual's home address that the individual has designated as the individual's home address.

4. The Commission or the office designated by the Commission shall make financial disclosure statements or a summary thereof available online. The Commission or the office designated by the Commission shall take appropriate measures to mitigate the risk of identify theft. Those steps may include posting online a redacted version of the financial disclosure statement or posting a summary of the financial disclosure statement that is

completed by the official or employee for the purpose of the online posting. Under all circumstances the original, unaltered financial disclosure statement shall be maintained by the Commission or office designated by it but not posted online.

* * *

E. At a minimum the financial disclosure statement form shall contain the following information:

* * *

6. Indebtedness to entities doing business with or regulated by the individual's City of Hyattsville unit or department.

i. A statement filed under this section shall include a schedule of all liabilities, excluding retail credit accounts, to persons doing business with or regulated by the individual's City of Hyattsville unit or department owed at any time during the reporting period:

* * *

8. Sources of earned income

i. A statement filed under this section shall include a schedule of the name and address of each place of employment and of each business entity of which the individual or a member of the individual's immediate family was a sole or partial owner and from which the individual or member of the individual's immediate family received earned income, at any time during the reporting period.

ii. A minor child's employment or business ownership need not be disclosed if the agency that employs the individual does not regulate, exercise authority over, or contract with the place of employment or business entity of the minor child.

iii. For a statement filed on or after January 1, 2019, if the individual's spouse is a lobbyist regulated by the City of Hyattsville, the individual shall disclose the entity that has engaged the spouse for lobbying purposes.

* * *

AND BE IT FURTHER ORDAINED that if any provision of this Ordinance or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other applications of the Ordinance which can be given effect without the invalid provision or applications, and to this end, all the provisions of this Ordinance are hereby declared to be severable;

AND BE IT FURTHER ORDAINED that this Ordinance shall take effect twenty (20) days from the date of its adoption;

AND BE IT FURTHER ORDAINED that a fair summary of this ordinance shall forthwith be published twice in a newspaper having general circulation in the City and otherwise be made available to the public.

INTRODUCED by the City Council of the City of Hyattsville, Maryland, at a regular public meeting on July 16, 2018.

ADOPTED by the City Council of the City of Hyattsville, Maryland, at a regular public meeting on _____, 2018.

Adopted: _____

Attest:

Laura Reams, City Clerk

Candace B. Hollingsworth, Mayor

- 1 indicate deletions
- 2 Underline indicates additions
- 3 Asterisks * * * Indicate matter retained in existing law but omitted herein
- 4 Effective Date: (Insert)
- 5

Changes that **must** be adopted for local government compliance with the requirements of Subtitle 8 of the Public Ethics Law or COMAR 19A.04.:

1. 5-504(d)(2). Precludes Governor, Lieutenant Governor, AG, Comptroller, Treasurer or a Member of the General Assembly from lobbying (legislative matters) for one calendar year after leaving office. *Needs to be added to the conflict of interest section covering local elected officials.*
2. 5-606(a)(3). Effective January 1, 2019, Commission may not provide public access to the portion of a financial disclosure statement that includes an individual's home address as identified by the individual (i.e. the Commission must redact the information before making it publicly available). Applies to all statements, whether posted on the Internet or viewable only in the Office. *Home addresses should be redacted from public disclosure. Local employees and elected officials don't have to worry about the public being able to see their home address on their filings submitted after January 1, 2019.*

Changes that **must** be adopted for local government compliance with the requirements of Subtitle 8 of the Public Ethics Law or COMAR 19A.04. for those local governments with **lobbying provisions**:

1. 5-501(a-1). Adds new subsection prohibiting former lobbyists who become a public official or State employee (i.e. take job with the State) from participating in a case, contract or other specific matter for 1 calendar year after terminating their registrations if they previously assisted or represented another party in the matter (a "reverse" post-employment restriction for lobbyists). Does not apply to uncompensated or minimally compensated (less than 25% of grade 16) board/commission members or elected officials. *ONLY FOR JURISDICTIONS WITH LOBBYING PROVISIONS. Needs to be added the conflict of interest provisions to cover employees compensated over a certain amount.*
2. 5-607(i). Adds another category to Schedule H – for a statement filed on or after January 1, 2019, if the filer's spouse is a regulated lobbyist, must disclose the entity that has engaged the spouse to lobby. *ONLY FOR JURISDICTIONS WITH LOBBYING PROVISIONS. Requires spouses of lobbyists to disclose the entities that engage the lobbyist spouse on their annual disclosure filings.*

Changes that **may** be adopted if the local government chooses:

1. 5-101(t). Removes "exchange-traded funds" from the definition of "interest". An ETF is a diversified collection of assets (like a mutual fund) that trades on an exchange (like a stock). *Now, as is the case with mutual funds, financial disclosure filers will no longer have to disclose interests they hold in ETFs.*
2. 5-506. Adds three specific circumstances that constitute violation of the prestige of office provision (influencing the award of a State or local contract to a specific person; initiating a solicitation for a person to retain the compensated services of a particular lobbyist or firm; using public resources or title to solicit a political contribution regulated in accordance with the Election Law Article). In the last situation, employees and public officials may not use title or public resources, State officials may not use public

resources. *The State Ethics Commission has already interpreted these kinds of actions to be in violation of the prestige of office provision. Local governments are able to include these specific circumstances in their law if they would like or any other for clarifying purposes.*

3. 5-607(g). Changes the Schedule F disclosure (indebtedness to entities doing business with the State) to indebtedness to entities doing business with or regulated by the individual's governmental unit. *Instead of disclosing all indebtedness to entities doing business with the local government, only debts with entities doing business with the specific governmental unit must be disclosed by filers.*
4. 5-606(a)(2). Effective January 1, 2019, Ethics Commission must provide Internet access, through an online registration program, to financial disclosure statements submitted by State officials, candidates for office as State officials, and Secretaries of a principal department of the Executive Branch. *Local governments can now decide to put the local disclosure forms online for public viewing.*
5. 5-704. Codifies disclosure requirements for lobbyists who serve on State boards and commissions. Also codifies a requirement for such a lobbyist who is disqualified from participating in a specific matter to file a statement of recusal with the board or commission. *ONLY FOR JURISDICTIONS WITH LOBBYING PROVISIONS. Requires lobbyists who serve on local boards to submit disclosure forms that mirror the forms for local elected officials.*



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Katie Gerbes

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Action Items (9:25 p.m - 10:15 p.m.)

SUBJECT

CSP-18002: Magruder Pointe (Revised as of June 29) (20 minutes)

HCC-11-FY19

Recommendation:

TBD

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Magruder Pointe Amended_CSP_Memo_July_10.docx](#)

[6.27.18.SOJ MUI CSP.pdf](#)

[Dwelling Units per Acre_06192018 \(2\).pdf](#)

[Planning Committee Minutes - 03.20.2018.pdf](#)

[Planning Committee Minutes - 06.19.18.docx](#)

Summary Background:

Since the June 4, 2018 City Council meeting, the City received an amendment to the conceptual site plan application for the proposed Magruder Pointe project.

The applicant has revised its application from the original request to amend the Table of Uses to a rezoning through a detailed site plan to develop on the lower lot. The applicant is proposing rezoning the lower lot to M-U-I (mixed-use infill).

The revision of the process used does not modify the applicant's intended end product, but changes the "vehicle" through which the development of townhouses on the lower lot is considered for approval.

Next Steps:

The Planning Board hearing for this case is scheduled for July 19, 2018.

Fiscal Impact:

N/A

City Administrator Comments:

The staff identified three possible actions for the City Council's consideration:

1. The Council may elect to not comment on the revised application and proceed with the motion that was approved by the City Council at the June 4 meeting stating their non-support of amending the Table of Uses;
2. The Council may elect to send additional correspondence to M-NCPPC stating their support for the revised CSP application, subject to a condition that the density not exceed 7.7 dwelling units per acre;
3. The Council may elect to send additional correspondence to M-NCPPC stating the City's lack of support for the revised CSP application.

Community Engagement:

The previous conceptual site plan application underwent a thorough community engagement process. The revised CSP was presented to the Planning Committee on June 19, 2018. The Speak Up site for the project was also reopened when the modified application was received.

Strategic Goals:

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

Legal Review Required?

N/A



Memo

To: Mayor and City Council

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

Date: July 10, 2018

Re: CSP-18002: Updated Magruder Pointe Application

Attachments: June 2018 Planning Committee Minutes
March 2018 Planning Committee Minutes
Updated Statement of Justification
Dwelling Units per Acre Map

The purpose of this memorandum is to provide the City Council with an update on the Conceptual Site Plan (CSP) filed for the Magruder Pointe project.

Project Summary

- Since the June 4, 2018 City Council meeting, the staff received two updated conceptual site plan referrals for the Magruder Pointe property;
- The first updated application was received on June 18, 2018. This application switched the process to develop on the lower lot of the former WSSC building from an amendment to the Table of Uses to a rezoning through a detailed site plan. The applicant proposed rezoning the lower lot to R-55, R-10A or M-U-I;
- On June 29, 2018, staff received the referral for a second updated application for the property. In this update, the applicant is seeking a rezoning of both the lower and upper lots to the M-U-I (mixed-use infill) zone;
- The updated application and method used does not change the end product, but is changing the process through which the development of townhouses on the lower lot is achieved;
- The staff provided the City Council with three feasible actions they can take:
 - The Council may elect to not adjust the City's stance as a result of the updated CSP, and instead proceed with the motion that was approved by the City Council at the June 4 meeting;

- o The Council may elect to send additional correspondence to M-NCPPC stating their support for the revised CSP application, subject to a condition that the density not exceed 7.7 dwelling units per acre;
- o The Council may elect to send additional correspondence to M-NCPPC reiterating the City's lack of support for this CSP application.

Project Details

On June 18, 2018, staff received an updated referral for the Magruder Pointe Conceptual Site Plan (CSP). This updated plan changes the “vehicle” used to construct townhouses in the lower lot, which is zoned O-S (open space). A District Development Overlay Zone (DDOZ) provides two avenues to which an applicant may seek approval to construct a development that is not permitted by-right within the DDOZ. The two “vehicles” available are an amendment to the Table of Uses, or a rezoning through a detailed site plan.

When the applicant submitted their initial application, they were advised by Maryland-National Capital Park and Planning Commission (M-NCPPC) to seek approval through an amendment to the Table of Uses. Since the original application has been filed, the applicant has been notified by M-NCPPC that their preferred “vehicle” to use is a rezoning through a detailed site plan. The end goal of the CSP has not changed – the applicant still intends to build a combination of single-family homes and townhouses on the upper lot, and townhouses on the lower lot – but the method by which that end goal would be achieved has been augmented at the request of M-NCPPC. Until a project has been approved by the Planning Board, the applicant has the right to amend their application at any time. Once a project has been approved, any amendments will have to go through another review process to modify.

On June 29, 2018, the City received an additional update to the CSP application. In this revision, the applicant has noted that the specific zone they are seeking to have approved is a rezoning to M-U-I (mixed-use infill). In this updated application, they are seeking to rezone both the lower and upper lots to M-U-I. The previous rezoning request was only for the lower lot. The Zoning Ordinance lists the following purpose for the M-U-I zone:

“The specific purposes of the M-U-I zone are to implement recommendations in approved Master Plans, Sector Plans or other applicable plans by encouraging residential or commercial infill development in areas where most properties are already developed; to simplify review procedures for residential, commercial and mixed residential and commercial development in established communities; to encourage innovation in the planning and design of infill development; to allow flexibility in the process of reviewing infill development; to promote smart growth principles by encouraging efficient use of land and public facilities and services; to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses; and to permit development, particularly in areas requiring revitalization, of property owned by a municipality or the Prince George’s County Redevelopment Authority.”

Planning Committee Review

The Planning Committee was briefed on the update to the CSP application at their June 19, 2018 meeting. The Planning Committee voted unanimously in favor of not making any new recommendations, but to

transmit to the City Council the same recommendations they made during the March 20, 2018 Planning Committee meeting.

In March, the Planning Committee voted to make transit the following notes and recommendations to the City Council:

- We are concerned about the pedestrian access and encourage the City Council to pay special attention to how pedestrians are treated. We support the new sidewalk and any additional pedestrian amenities. The Council should ensure that no barriers are placed preventing pedestrian access through the development to the park.
- The Committee is split on whether or not this plan is consistent with the goals and values of the Traditional Residential Neighborhood character area. Everyone is in agreement that the upper lot is consistent, but the committee is split on whether or not the lower parcel is consistent. For lower lot, there is a concern that the density and configuration do not fully meet the intent of the TRN. Would like to see other options and arrangements to the bottom parcel. The other half of the committee like the density on the lower lot and it is important that the green space is usable and an improvement in pervious surface. Believe that is it consistent with the density surrounding the park in other areas where there are apartment buildings.
- The Planning Committee does not have complete information on the floodplain and its impacts and wants to ensure that the City Council sees the approved stormwater management plan from DOE and DPIE before acting. Recommend 3-D visual profiles of the grading if possible. If appropriate, additional details related to the mitigation of the runoff of the soil should be submitted. Density should be cautious of the adjacent wetlands.
- The green space used for the compensatory storage area and the "paper road" abutting Magruder Park should have a recreational access easement over them to allow for public use and full integration into the park.
- Committee is supportive of the Conceptual Site Plan application for an amendment to the development district standards.

Minutes from the meeting are attached to this memo.

Staff Recommendations

On the surface, the M-U-I zone appears to be a good fit, as the purposes of the M-U-I zone align well with the subject property. The project is proposing residential infill in an already developed area, and would be creating a community that mixes residential with recreations and open space. The M-U-I zone encourages flexibility, which is necessary for any project seeking to reuse the WSSC site, as the site has several preexisting conditions that constrain development.

Ultimately, the City Council can take one of three actions on this application. The first position would be to not adjust the City's stance as a result of the updated CSP, and instead proceed with the motion that was approved by the City Council at the June 4 meeting. The motion approved on June 4 reads, "I move the that City Council authorize the Mayor to send correspondence to the Maryland-National Park and Planning Commission to state that the body did not support the amendment to the table of uses."

The second option would be to send a new letter to M-NCPPC stating the City's support of the CSP application. If the Council moves to support the updated recommendation, staff recommend the following motion language:

"I move the City Council authorize the Mayor to send correspondence to the Maryland-National Capital Park & Planning Commission in support of the conceptual site plan application for Magruder Pointe (CSP-18002), subject to a limitation of density on the site not to exceed 7.7 dwelling units per acre."

In order to determine the density recommendation, staff analyzed the number of dwellings per unit for the existing single family, detached homes in the immediate vicinity. The attached map shows the density breakdown, per block, of 8 blocks in the surrounding neighborhood. Densities range from 3.9 dwelling units per acre to 7.7 dwelling units per acre. The north side of Hamilton Street, which lies adjacent to the upper lot, is the densest block, with a density of 7.7 dwelling units per acre. It is staff's recommendation that in order to be consistent with the surrounding fabric of the neighborhood, no development should exceed that density. A density cap of 7.7 dwelling units per acre would yield a maximum of 21 units that could be constructed on the lower lot.

The third option would be for the City Council to send a new letter to M-NCPPC, reiterating the City's lack of support for this CSP application. If the Council moves to send a letter not support the updated recommendation, staff recommend the following motion language:

"I move the that City Council authorize the Mayor to send correspondence to the Maryland-National Park and Planning Commission to state the body's decision not to support the conceptual site plan application for Magruder Pointe (CSP-18002), which calls for the rezoning of the lower parcel of the subject application to M-U-I."

Next Steps

This application is on the "Action" agenda at the July 16, 2018 City Council meeting. The Planning Board date is scheduled for July 26, 2018. Staff will present the City Council's comments as an exhibit during the Planning Board meeting.

Norman D. Rivera, Esquire
Law Offices of Norman D. Rivera, LLC
17251 Melford Boulevard Suite 200
Bowie, MD 20715
301-352-4973 Direct
301-580-3287 Mobile
normanrivera2012@gmail.com

STATEMENT OF JUSTIFICATION

June 27, 2018

**Magruder Pointe – 4017 Hamilton Street Hyattsville, MD 20781 (CSP-18002)
Revision to Conceptual Site Plan Submittal to Rezone the Subject Property from the O-S
Zone for the “Lower Parcel” of the Site and the R-55 Zone for the “Upper Parcel” to the
M-U-I Zone for the entire site.**

REQUEST:

This Statement of Justification is submitted in support of a proposed Conceptual Site Plan application to rezone the Lower Parcel (O-S Zone) and the “Upper Parcel” (R-55 Zone) to the M-U-I Zone (See Ex. A). This amends the prior application to amend the Table of Uses to add townhouses to the O-S Zone (Lower Parcel). The applicant, Werrlein Properties WSSC, LLC, is the contract purchaser of the site, which houses the former WSSC headquarters building on Hamilton Street to the north and the parking lot to the south across Gallatin Street. The building is located in the R-55 Zone/DDOZ and the parking lot is located in the O-S Zone/DDOZ. Both portions are entirely within the TRN area of the Gateway Arts District Plan.

As you know, the prior application to amend the Table of Uses would leave the Lower Parcel in the O-S Zone and the Upper Parcel in the R-55 Zone. However, to address the density of the underlying zone and other development standards, we request support of the M-U-I Zone.

For the M-U-I Zone, Section 27-546.16(b)(2) states:

“(2) Property in the D-D-O Zone may be reclassified from its underlying zone to the M-U-I Zone through the property owner application process in Section 27-548.26(b). **In the review process, the owner shall show that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties.**”

Our development program is to obtain CSP approval of the rezoning which allows financing of the site for the uses proposed. Then and only then, is the applicant permitted to file and process the preliminary plan and DSP. The rezoning CSP is akin to a zoning case and as such is to be submitted prior to a preliminary plan and detailed site plan for the entire site and follows the order of approvals established in Section 27-270 of the Ordinance. The enclosed

conceptual site plan (CSP) is for a combination of single-family detached dwellings (SFDU) and townhomes) in the area on Hamilton Street ("Upper Parcel") as shown on the enclosed survey. The "Lower Parcel" adjacent to Magruder Park is proposed to be all townhomes with a portion to be added to Magruder Park.

Simultaneously with this application, we have received approval of the existing 100-year floodplain delineation from the DOE and DPIE. They have requested we now file a floodplain fill waiver which will include a:

- Floodplain fill waiver request;
- Compensatory storage request/plan which alters the ultimate floodplain line; and
- SWM Concept.

These plans along with a TCP I and II all of which comprise an NRI, which is needed to have a preliminary plan and DSP accepted and approved. We also show Clover Street, which is non-accepted r/w on our property. If needed, I will propose a condition of the preliminary plan to vacate the street after DSP and with the final plat(s).

BACKGROUND:

The Applicant is the contract purchaser of the site. The Gateway Arts District (GAD) Sector Plan defines an area as the TRN, which seeks to maintain a traditional neighborhood concept; however, an obsolete building with no occupants for over twenty-six (26) years is an anomaly and an incongruous use in an established neighborhood with no other commercial or institutional uses. As such, it certainly does not support the primary goal of the TRN to preserve the existing single-family neighborhoods. In fact, the subject site adjoins R-10 zoned apartments and is adjacent to R-18 garden apartments; the City's Magruder Park; and a MNCPPC park. The Magruder Pointe project will be a complete removal of the building and parking lot. The single-family homes proposed are in full compliance with the TRN recommendations rather than preserve an office building and parking lot, which is completely at odds with the TRN/GAD. This in and of itself, meets the criteria for rezoning to the M-U-I Zone:

"In the review process, the owner shall show that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties."

The finished product will be a cornerstone project for the City of Hyattsville and allow this property to be a benefit to the City rather than an eyesore with no employment, hence little tax revenue and a parking lot, which is 100% impervious area. The environmental improvement includes removal of approximately 40% of the existing impervious area; demolition of an obsolete building, and those materials to a great extent will be recycled into the reconstruction.

We are proposing to consummate a transaction with the City to transfer 1.8 acres of the 4.6 acre Lower Parcel for a park addition to Magruder Park. We have a Metro bus stop adjoining the site and two "The Bus" stops which offer service to nearby Metro Stations (2). Both of

which are walkable and bikable. We are providing as part of the home purchase a membership in the Capital Bikeshare program for each and every home. We are seeking to preserve part of the façade (art deco) of the existing building to the extent feasible in an entrance feature and include a block or brick from the existing WSSC building into each home as a recognition of the site's history. We may even use some of the existing hand railings in each home as well.

As to outreach, the applicant has been diligently working with the City of Hyattsville and the community for months and has considered their input carefully and incorporated many ideas into the draft plans. The City has held/scheduled open meetings and are summarized below:

City of Hyattsville Correspondence Regarding Magruder Pointe

1. Team Proposal dated Jan. 5 to the City, which includes a concept plan, architecture, and our proposal to utilize portions of the art deco façade of the WSSC building in our monument features if possible. We have had at least 27 meetings with the Community beginning in November 2017 at Vigilante Coffee where we committed to input on architecture (designed by two local architects in the City to ensure compatibility), housing initiatives, transportation, the building, the parking lot and any other topic proposed.
2. Jan. 31: City Manager Memo to Council briefing the Council on our proposal and tentative hearing dates with the MNCPPC;
3. Feb. 5: Cover Memo from Staff to Council outlining our schedule; recommending the item for discussion; setting a City Planning Committee for Feb. 27; and the goal as stated by the City staff is to: ***“Ensure the long term viability of the City.”*** Our team presented our proposal dated Jan. 5 (attached).
4. Feb. 27 Planning Committee Minutes: 17 of 33 community comments were in support; only four were outright opposition; and of the remaining 12 were citizens expressing questions, concerns and comments but not opposition. Recommendation deferred to March 20th meeting.
5. March 20 Planning Committee Minutes: ***Staff recognizes we can revise the floodplain with agency approvals, as done in the Riverfront at West Hyattsville project obviously another City project.*** The individual committee members expressed valid concerns in discussion. The Committee overall recommended approval with concerns that need to be addressed as the development proceeds. ***The vote was 7 to 1 for supporting the CSP.*** The Planning Committee is comprised of City citizens with full public input.
6. April 5 City Staff memo to Council: Staff notes the Planning Committee was supportive and on the lower parcel wanted to see options on green space. NOTE: ***The applicant agreed; worked to a contract with the City to transfer 1.8 acres of the 4.66 acres to the City for open space/parkland; and on June 4 the City voted to endorse the contract but then voted to not support the overall CSP revision.*** The staff recommended approval of the CSP finding conformance to the TRN goals and recommendations in the sector plan noting the proposal fits the purposes of DDOZ's by providing “flexibility within the regulatory framework to encourage innovative design solutions” and “promote an appropriate mix of land uses to encourage compact development”. The staff

recommended approval with two conditions as to density and that further review would occur at the time of subdivision. Applicant concurs with this recommendation.

7. April 16 Cover memo to Council from staff: Reiterates staff support with two conditions. Notes extensive community engagement through 3 meetings with the City; in person meetings; a page on the Speak Up HVL website; and the applicant regularly sends email blasts on progress and information to the community.
8. May 15 Memo from Staff to Council: Staff again notes Planning Committee support; Staff support is for the use; the proposal supports the TRN goal to support fee simple single-family homes. The goal of the Sector Plan was to *enhance the viability of the existing single family detached neighborhood* meaning townhouses and singles proposed are not at odds with the this goal. Staff further notes there is a high rise R-10 apartment complex directly adjacent to both the upper and lower portions of the proposed development and an R-18 garden apartment complex. As stated in 7. Above, staff supports the proposal as in conformance with the TRN goals. **In sum, staff notes the intent of the discussion item is to develop conditions for the June 4 action hearing.** Meaning not for disapproval.
9. May 17 City staff memo on past WSSC proposals: In 2014, there was a proposal for 150 condos on the upper parcel and 5 SFDU's and 58 townhouses on the lower parcel. The 2004 proposal was for 24 singles on the upper parcel and finally in 2004 a proposal for housing on the upper parcel not defined and an athletic fields on the lower parcel. None came to fruition or received City support.
10. May 30 Cover Memo from Staff to the Council and a memo: Again staff recommends approval of the CSP with a density condition of 9 units per acre.
11. June 4 action hearing: The Council votes to enter into an Agreement with the Applicant to purchase 1.8 acres of parkland out of the 4.66 acre lower parcel to expand Magruder Park. This is consistent with page 123 of the sector plan, which rezoned the land from R-55, which would allow townhouses in the DDOZ to O-S, which "creates the opportunity to expand parkland and reinforce the vision of the traditional neighborhood character area." (See page 123 of the sector plan, attached) Then a long discussion on video available on-line there is a very long discussion on a vote to disapprove. The first motion fails; a second motion was debated in a lengthy discussion to either say simply disapproval of the CSP amendment or add reasoning. While the vote was to not add reasoning the June 4 City letter to the Planning Board did note they were "appreciative of the applicant's efforts to meet with the residents of our community over the past several months to listen to our community's concerns including but not limited to, the loss of potential expansion of Magruder Park. The action to disapprove obviously is at odds with a vote immediately preceding to acquire a portion of the property from the applicant and their own staff and Planning Committee's recommendations and citizen support.

LEGAL CRITERIA FOR REZONING:

The Zoning Ordinance codified in Section 27-548.26 a process utilizing a CSP or a DSP to amend the use table for a specific property for land in a DDOZ or change the underlying zone. If approved, the rezoning amendment only applies to the site, which is the subject of the instant

CSP. In this matter, we are utilizing a CSP (Ex. A) as the vehicle to rezone the site from the R-55 and O-S Zones to the M-U-I Zone for both parcels.

The GAD recommendations on page 138 seek to preserve “the single-family residential neighborhood character as the anchor of the Arts District and our illustrative (Ex. B) does show all single family units in full compliance. We are providing porches, yards and sidewalks fronting the open space for “built-in” natural surveillance as well.

We are proposing an open space component adjacent to Magruder Park of 1.8 acres, which not only provides eyes on the park but also satisfies the sole goal of the SMA, which rezoned the lower parcel from R-55 to O-S. Page 123 of the GAD states the rezoning “creates opportunity to expand parkland and reinforce the vision of the traditional neighborhood character area.” This CSP precisely does that.

The CSP also notes limited design standards on the plan to guide the subsequent plans. The enclosed CSP is limited to items relevant to the use only request. By way of background a CSP is defined by the Ordinance as follows:

Sec. 27-267. - Introduction. (Emphasis added)

(a) The term "site plan" is often used to refer to any type of two dimensional, scaled drawing which illustrates existing and proposed features of a piece of property. There are a number of references in this Subtitle to a site plan being required to be reviewed and approved by the Planning Board or its designee. There are other situations in the development process where approval of a site plan is required as a condition of approval of Zoning Map Amendment applications, Preliminary Plats of Subdivision, or Special Exceptions. It is the intent of this Division to simplify the site plan review requirements by standardizing the review procedures, criteria, approval procedures, and terminology.

(b) This Division provides for Conceptual Site Plans and Detailed Site Plans. This Division also provides for limiting or expanding the review requirements to accommodate the peculiarities of each type of development for which site plan review is required.

In this case, the review requirements are governed by the following and I have highlighted what I believe is relevant to the instant application as to the zoning requested and no physical development, which will be addressed by the forthcoming preliminary plan, and DSP as allowed by Section 27-267(b) above:

SUBDIVISION 2. - REQUIREMENTS FOR CONCEPTUAL SITE PLANS.

Sec. 27-272. - Purpose of Conceptual Site Plans.

(a) Examples.

(1) There is often a need for approval of a very general concept for developing a parcel of land before subdivision plans or final engineering designs are begun.

Such cases include:

(A) Planned employment parks;

- (B) Planned mixed-use developments;
- (C) Recreational Community Developments;
- (D) Large single-use developments;
- (E) Development which is potentially incompatible with land uses on surrounding properties; and
- (F) Developments involving environmentally sensitive land, or land that contains important natural features that are particularly worthy of attention.

(b) General purposes.

(1) The general purposes of Conceptual Site Plans are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient, and economical development contained in the General Plan, Master Plan or other approved plan;
- (B) To help fulfill the purposes of the zone in which the land is located;
- (C) To provide for development in accordance with the site design guidelines established in this Division; and
- (D) To provide approval procedures that are easy to understand and consistent for all types of Conceptual Site Plans.

(c) Specific purposes.

(1) The specific purposes of Conceptual Site Plans are:

- (A) **To explain the relationships among proposed uses on the subject site, and between the uses on the site and adjacent uses;**
- (B) To illustrate approximate locations where buildings, parking lots, streets, green areas, and other similar physical features may be placed in the final design for the site;
- (C) To illustrate general grading, woodland conservation areas, preservation of sensitive environmental features, planting, sediment control, and storm water management concepts to be employed in any final design for the site; and
- (D) To describe, generally, the recreational facilities, architectural form of buildings, and street furniture (such as lamps, signs, and benches) to be used on the final plan.

(CB-75-1989; CB-84-1990; CB-47-1996; CB-28-2010)

Sec. 27-273. - Submittal requirements.

- (a) The Conceptual Site Plan shall be submitted to the Planning Board by the owner of the property (or his authorized representative).
- (b) The Conceptual Site Plan shall be prepared by an engineer, architect, landscape architect, or urban planner.
- (c) Upon filing the Plan, the applicant shall pay to the Planning Board a fee to help defray the costs related to processing the Plan. The scale of fees shall be determined by the Planning Board. A reduction in the fee may be permitted by the Planning Board if it finds that payment of the full amount will cause an undue hardship upon the applicant.
- (d) If more than one (1) drawing is used, all drawings shall be at the same scale (where feasible).

(e) A Conceptual Site Plan shall include the following:

- (1) **Location map, north arrow, and scale;**
- (2) **Boundaries of the property, using bearings and distances (in feet) around the periphery;**
- (3) **Zoning categories of the subject property and all adjacent properties;**
- (4) **General locations and types of major improvements that are within fifty**
- (5) **feet of the subject property, and a general description of all land uses on adjacent properties;**
- (5) Existing topography, at not more than two (2) foot contour intervals;
- (6) An approved Natural Resource Inventory (NRI);
- (7) Street names, right-of-way and pavement widths of existing streets and interchanges within and adjacent to the site; and
- (8) Existing rights-of-way and easements (such as railroad, utility, water, sewer, access, and storm drainage);
- (9) Existing site and environmental features as shown on the approved NRI;
- (10) A Type 1 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual or a Standard Letter of Exemption;
- (11) Proposed system of internal streets, including right-of-way widths;
- (12) Proposed lot lines and the land use proposed for each lot;
- (13) General locations of areas of the site where buildings and parking lots are proposed to be located, and the general orientation of buildings on individual lots; and
- (14) A stormwater concept plan approved or submitted for review pursuant to Section 4-322 of this Code;
- (15) A statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible.

(f) The submittal requirements in (e), above, may be modified in accordance with Section 27-277.

(g) A Plan shall be considered submitted on the date the Planning Director determines that the applicant has filed a complete Plan in accordance with the requirements of this Section.

(h) This Section shall not apply to:

- (1) All stadium wayfinding signs located within parking areas at a stadium.

(CB-54-1986; CB-75-1989; CB-84-1990; CB-47-1996; CB-28-2010; CB-34-2011; CB-54-2012; CB-83-2015)

Sec. 27-274. - Design guidelines.

COMMENT: These will be addressed with the subsequent DSP and PPS.

Section 27-548.26 of the Code defines the procedure of using a CSP to change the underlying zones by an owner (Sec. 27-548.26. (b)):

Sec. 27-548.26. Amendment of Approved Development District Overlay Zone.

- (a) District Council.
 - (1) The following amendments to development requirements within the Development District may be initiated and approved by the District Council through the minor plan amendment procedure and concurrent Sectional Map Amendment process, in accordance with Part 13, Division 2, and Part 3, Division 4:
 - (A) Changes to the boundary of the D-D-O Zone; and
 - (B) **Changes to the underlying zones** or the list of allowed uses, as modified by the Development District Standards.
 - (2) At the written request of a municipality in which development district property is located, the District Council may modify the Development District Standards under the following procedures. The District Council shall direct the Planning Board to prepare the amendment and shall specify which Development District Standards should be reviewed.
 - (A) For hearing procedures in general, the Planning Board and District Council shall follow the requirements in Part 3, Division 9, for Conceptual Site Plans as found in Sections 27-276(a)(1), (3), (4), (5), (6) (7); and 27-276(d). Review by the District Council shall follow the procedures in Section 27-280. Notice of the Planning Board's hearing shall be sent by first-class mail to all municipalities with development district property, all parties of record in the Sectional Map Amendment, and all property owners within the area specified in the District Council's direction;
 - (B) Planning Board staff must prepare a report and recommendation. The Planning Board shall hold a public hearing, file its decision with the Clerk of the Council, and send copies to persons of record of this amendment process within fifty (50) days of the receipt of the District Council's direction to the Planning Board;
 - (C) In order to approve an amendment of the Development District Standards the Planning Board shall make the following findings:
 - (i) The amendment is in compliance with the goals of the Development District; and
 - (ii) The amendment is in conformance with the purposes of the D-D-O Zone.
- (b) Property Owner.
 - (1) A property owner may request that the District Council amend development requirements for the owner's property, as follows:
 - (A) An owner of property in, adjoining, or separated only by a right-of-way from the Development District may request changes to the boundary of the approved D-D-O Zone.

- (B) **An owner of property in the Development District may request changes to the underlying zones** or the list of allowed uses, as modified by the Development District Standards. **Comment : The owner is submitting this request.**
- (2) The owner's application shall include:
 - (A) A statement showing that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan; and
 - (B) A site plan, either the Detailed Site Plan required by Section 27-548.25 or a Conceptual Site Plan. **Comment: The owner is submitting a CSP.**
- (3) Filing and review of the application shall follow the site plan review procedures in Part 3, Division 9, except as modified in this Section. The Technical Staff shall review and submit a report on the application, and the Planning Board shall hold a public hearing and submit a recommendation to the District Council. Before final action the Council may remand the application to the Planning Board for review of specific issues.
- (4) An application may be amended at any time. A request to amend an application shall be filed and reviewed in accordance with Section 27-145.
- (5) The District Council may approve, approve with conditions, or disapprove any amendment requested by a property owner under this Section. In approving an application and site plan, **the District Council shall find that the proposed development conforms with the purposes and recommendations for the Development District**, as stated in the Master Plan, Master Plan Amendment, or **Sector Plan**, and meets applicable site plan requirements.
- (6) If a Conceptual Site Plan is approved with an application, the owner may not obtain permits without an approved Detailed Site Plan.

(CB-8-2000; CB-5-2007)

The Gateway Arts District Sector Plan and SMA sets forth the following goal and recommendations for the TRN area (page 26-7):

The Development District. The goal and/or recommendation is provided in italic typeface with comments that follow.

Goal: Traditional Residential Neighborhood Character Areas Goal to preserve the single-family residential neighborhood character as [an] anchor of the Arts District, while supporting artists who produce and teach from their homes.

Comment: All of the units proposed are single-family dwellings. At this point, here is a maximum of seventy-two to seventy-six dwellings to be submitted in a subsequent

preliminary plan and detailed site plan. This proposal replaces a vacant office building and a parking lot in the floodplain, which is not in keeping with this goal.

Recommendations;

1. *Rezone to implement the proposed development district standards and guidelines.*

Comment: Our request will implement the TRN goal for residential development rather than the office building and parking lot, which is not compatible.

2. *Reinforce existing single-family detached residential neighborhoods as community-oriented, quiet, low-traffic, and child-safe.*

Comment: The proposed single-family neighborhood concept completely addresses this goal. While there will be some townhomes, the overall concept is community oriented, largely self-contained as to parking and access, and safe. We have done a traffic study, which will be filed with the preliminary plan that more than meets the APF guidelines. There are paths and trails through the site and to the adjacent Magruder Park. The addition of 1.8 acres in the Lower Parcel to Magruder Park will enhance the parkland and recreational opportunities in accord with the GAD SMA (page 123).

3. *Maintain the integrity of residential streetscape. Front yards should not be paved, nor should wide driveway aprons be constructed.*

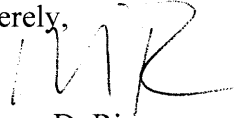
Comment: No front yards shall be paved nor driveway aprons constructed onto a public street. In fact, all units except perhaps one will have access through internal public alleys. The City will maintain all the internal alleys.

4. *Support arts and handcraft home occupations.*

Comment: We concur and believe the traditionally designed homes will inherently support art and home occupations due to their size and adjacency to the nearby Arts District(s). The detached garages shown in the enclosed architecture (Ex. C) will have lofts that can be used for artists.

Based on the above, the Applicant requests approval of this CSP to rezone the entire property Lower Parcel to the M-U-I Zone for the entire site to allow townhomes in the TRN/DDOZ for this site as well as SFDU's. We look forward to working with you and your staff on the enclosed application. Thank you in advance for your attention to this matter. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'NDR', is written over the word 'Sincerely,'.

Norman D. Rivera

Attachments



CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
MARCH 20, 2018

1. Introduction of Committee & Guests Members (7:31 PM)

- Maureen Foster
- Wil Maxwell
- David Marshall
- Todd Dengel
- Thomas Sheffer
- Chad Copeland
- Thomas Wright
- Jonathan Mueller
- Andrew Bishop
- Jim Chandler
- Katie Gerbes
- Thomas Wright
- Flawn Williams
- Stefano Terricola
- Yohannes Bennehoff
- Sherry Cain
- Brendan Cain
- Nick Harris
- Chris Colan
- Maureen Vosmele
- Nina Faye
- Daniel Schaible
- Austin Lipari
- Marisa Johnson
- Cliff Mayo
- Eli Braun
- Katie Asland
- Deona Kalala
- Illinga Kalala

2. Committee Business (7:32 PM)

- Adoption of Minutes from February 2018
 - i. Adopted unanimously at 7:35 PM
- Open Meetings Act Training

3. Magruder Pointe Discussion & Recommendation (7:38 PM)

- Subdivision Plan: site plan is shown in the packet of materials. We met with the applicant last week and there will be some changes to this site plan when the plat is submitted. Most notable change is that there will be a new sidewalk placed along the main road of the lower lot to support better access to Magruder Park.
- Streets: Streets will be constructed to the Urban Street Standards for Prince George's County, which means that the City will accept them into our network. The applicant plans to dedicate all roads to the City. By accepting them, we would be responsible for street maintenance, snow removal, trash services, etc.
- Historic Preservation: This property is a contributing structure to the Hyattsville Historic District. It is not listed as a contributing historic resource to the Gateway Arts District Sector Plan. The building individually is not listed on the National, State or County Register of Historic Places, so as a result, there are no legal protections that exist for the building.
- Floodplain: the lower parcel lies largely within the floodplain, as seen on the map in the packet. Grading must be completed to lift the property out of the floodplain to build habitable space. This has happened before, more recently with the Riverfront at West Hyattsville development. Stormwater mitigation will be done on site to control for all run off, though it will likely have less run off when developed as it currently is due to the large amount of asphalt. The Department of Environment and FEMA will need to approve their stormwater and grading plan in order to move forward. We have asked the applicant to do an additional study to get actual volume changes as is, and what is anticipated when fully redeveloped.
- Traditional Residential Neighborhood: Gateway Arts District Plan is different from other plans in the county in that it identifies character areas with characteristics that are desired. Jim read definition of Traditional Residential Neighborhood character area from the GAD Plan.
- Zoning Ordinance/Amendment: the process to go about allowing the development on the lower site would be an amendment to the development standards within the GAD plan. Technically, it is not a rezoning, which is important for legal reasons. They are citing Section 27-548.26 of the zoning ordinance, which reads the process by which they could seek this change. This is not common, but does tend to happen for institutional or other highly specialized buildings, as they are a bit different from the majority of parcels in the county.
- Clarifying Questions from Committee Members:
 - TS: How does this process go for getting the amendment to the GAD plan work?
 - KG: Similar to any other development getting approved. The Hyattsville Council would make a recommendation to the Prince George's Planning Board. Because this is an amendment to a legal

document, it would also need to go to the District Council, where there would be another public hearing.

- TS: Last meeting there was conversation about how there were single family homes on the site before this building. Have you been able to verify that?
 - JC: No, we have not, but it is not really relevant to the historic preservation piece because they are no longer standing.
- TS: I have some concerns about the regrading on the site. It is hard to imagine what that will look like here with the water table without seeing any visuals.
 - KG: I believe the grading is approximately 18 inches.
- KG: There was concern at the last meeting about the “easement” area which is the area where the park abuts the property. We have no record of an easement on that property. We’ve done some digging, and that is a paper road that was platted in 1878. According to Maryland State Code, when a parcel is dedicated to public use prior to 1908, the dedicated agency must accept the road. After 1908, right-of-way dedication automatically transfers to that agency. Because this occurred prior to 1908, and the City never accepted the dedication, it technically is still part of the WSSC parcel.
- TS: Discussions with developer about improvements to Magruder Park?
 - JC: Technically will be handled as part of the detailed site plan, as that is when recreational amenities are discussed. We’ve talked about natural barriers that don’t seem like barriers to connect it to the park, such as a recreational path or trail. City is working with Neighborhood Design Center to try and help figure out what the park could be and how this development could feed into it.
- TD: We will have another opportunity to review this after seeing the updated transportation study?
 - JC: For traffic circulation, yes, for site access, that would be determined at PPS.
- TD: So what are we looking to do with the amendment to the table of uses? What are we evaluating?
 - JC: Whether or not you believe this plan is consistent with the goals listed in the Traditional Residential Neighborhood character area.
- TD: 500-year flood plain is not currently required to be met.
 - JC: Correct. Maryland law only required developers to address the 100-year flood plain.
- TD: Can we recommend items that aren’t required of them but we would like to see?
 - KG: Yes, there is no promise, but we can ask for them.
- JM: Are floodplain conversations relevant now?

- JC: Yes.
- JM: How much higher would they need to go to build out of the 500-year flood plain?
 - JC: I don't know, the boundaries are similar from the 100 to 500-year floodplains, but it could be difficult to make that a condition to be applied because it is not a legal requirement of them.
- JM: Everything would have to come out of the floodplain? The whole site? Including roads?
 - KG: Anything that is habitable, so roads, utilities and housing. In the southern portion of the site they are proposing a green area that will not be out of the floodplain.
 - TS: It will be lowered, because they want it to catch water.
 - KG: Correct.
- Public Clarifying Questions:
 - Brendan Cain: Drawing shows a footpath at 40th near the woods. Are they required to add a stop sign or crosswalks there?
 - JC: No, and we don't want them to because there is already a lot happening there and we want to make it clear that that is not an area for pedestrians.
 - Brendan Cain: Because the building has been unoccupied, if someone wanted to keep the building would they be allowed to do it by right or would they also need an amendment to the standards?
 - KG: It would depend on what they are proposing to do there – both the use and the density. At a minimum, they would need a special permit, but they may need a full amendment, as is the case with this application.
 - Marisa Johnson: Is there any legal requirement for an environmental impact statement or archeological survey of the site?
 - JC: No, can you speak to that a bit more to what you're looking for in an archeological study there?
 - MJ: They would come in and survey the property to determine its history, what has been there in the past, chronicling that history and ensuring there are no archeological features of value on the site.
 - JC: Nothing like that is a requirement of them.
 - Marissa Johnson: Who decides on the grading and if that is okay?
 - JC: The Department of the Environment through Department of Permits, Inspections and Enforcement
 - Marissa Johnson: Which of these zones would be the most restrictive to the developer?
 - JC: The O-S, but there is still the character area consideration.
 - Danny Schaible: Save Our Sustainable Hyattsville. The development in the floodplain is advised against by the County and goes against the October 2004 Council Resolution.

- JC: The motion in reference from October 2004 mentions three things: demolition of all parts of the building built after 1935, supporting projects that reserve the O-S zoning on the lower site and removing the asbestos on site. Ultimately, a motion is just a motion. Unless it is tied to a policy, the Council has the ability to change their mind, especially after significant time has passed.
 - Danny Schiabe: I don't see how this meets any of the characteristics of the traditional residential neighborhood.
 - Yohannes Benehoff: It is 2 feet not 18 inches that it will need to be raised. How much of the property will need to be lifted out?
 - JC: Almost the entire floodplain with the exception of the green area.
 - Cliff Mayo: If the grade is raised, how will that water be managed on site? The green space is not enough area to make up that much water.
 - KG: They are not planning on doing anything off site, between the compensatory storage area and the increased pervious surfaces on the site, they believe it will all be captured. Will be reviewed by DOE before reviewed.
 - Maureen Vosmek: Is there a requirement to provide any three-dimensional view of the grading? I understand it is being handled in phases.
 - JC: There is no requirement. Everything used to be handled together, but it is now being reviewed separately. The 3-D is not relevant for the subdivision. There may be possibility during the architectural state, but it is not required.
 - Deona Kalala: Do we know if the project is viable with the top portion developed but not the bottom?
 - KG: I don't know, I could only speculate.
- Committee Comments
 - JM: Happy to hear of improvements to the sidewalk to get people through the property. Happy that the plan is replacing a parking lot that is completely impermeable, and should improve the water runoff. I hope DOE looks closely at the regarding, but as you said, there is a precedent for it and it has happened. Assuming they live up to this, I support it.
 - TS: I continue to be uncomfortable with the level of detail on the lower parcel. I think it is unanimous that the upper parcel works. The 3-D profile will allow us to have a better sense of the impacts on the park and their ability to lift out of the floodplain without a large disturbance. Welcome them to consider offering the recreation access easement on the compensatory storage area, as well as the area that is disputed to be in the park/on their property. The lower site doesn't fully meet the definition, in my opinion, of the TRN. If they could bring it down to the 10 units per acre, that would be welcomed. Mitigation of runoff/topsoil would need to be fully investigated. Consideration of the ponding effect raising the floodplain might have on City parcels.

- JC: Right now, there is no stormwater management, but will have to meet 100% of new runoff and 50% of existing runoff, so with the replacement of pervious with impervious surface, it is hard to see how there wouldn't be a reduction in water runoff to the park.
 - TS: But it would be channeling it into the bog area.
 - JC: yes.
- TD: Am in support of the project but agree that we ask that careful consideration be taken towards the environmental impact. It is impervious surface, but there are homes there that should have longevity, so we want to be vigilant that our voice was heard.
- DM: What Todd said. I am in support of the project, both the top and the bottom. I am in favor of the density in the bottom. This lot abuts apartment buildings in one area, and there are a bunch of apartments on the other side of the park. I think this is appropriate.
- CC: Recommendation should have strong language about the floodplain issues and it is a big concern for everyone. Bonded and underlined.
- AB: Speaking as a City resident, not a County employee. The entrance into the lower lot looks to not be at a 90-degree angle, so would like to bring that in to 90 degrees. There is no indication that there will be visitor parking.
 - KG: There are 7 spaces provided in the middle of the development.
- WM: Agree with others' comments. Concerned with the floodplain issues. Concerned with the density on the bottom half, it seems like a lot of houses and cars.
- MF: Seems we have agreement on the issue of the floodplain that we are concerned about the building of the floodplain. We would have benefitted from greater information about the floodplain, but given the amount of limited information we have, want to ensure that the City Council and Staff follow up on the containment of the water, the reduction in runoff and any runoff impact on the park.
 - CC: And that going forward we are provided those details.
 - TD: They had a group looking at architecture plans, but as a recommendation could form a similar environmental committee to review.
 - JM: recommendation of support conditional on DOE verifying all of the floodplain issues.
 - TS: No basements.
- JC: The applicant is proposing the urban street standards to be dedicated to the City – are there any questions, comments or concerns?
 - DM: Would like to see language about pedestrian crossings being well defined (crosswalks and internal flow).
 - CC: Agree, we need to live up to the name of a world within walking distance.

- JM: Echo that to improve pedestrian safety.
- MF: City needs to work with Maryland State Highway to look again at the Octopus intersection to make it safer.
- MF: Regarding TRN, we are in favor of the standards in the TRN, but concerned that they are not meeting those standards.
 - TS: Bring up their density, then what the TRN states
 - Note that there is support and opposition to that
- MF: What is the issue with the zoning?
 - JC: Is the applicant's request consistent with the intent of the TRN is what will be posed.
 - TS: Can we add that we want an access easement for the compensatory storage area as well as the paper road area.
 - DM: Who would maintain that?
 - JC: The HOA because it is also acting as a stormwater management function, but the easement would allow
- RECOMMENDATION: We are concerned about the pedestrian access and encourage the City Council to pay special attention to how pedestrians are treated. We support the new sidewalk and any additional pedestrian amenities. The Council should ensure that no barriers are placed preventing pedestrian access through the development to the park.
 - Approved unanimously
- RECOMMENDATION: The Committee is split on whether or not this plan is consistent with the goals and values of the Traditional Residential Neighborhood character area. Everyone is in agreement that the upper lot is consistent, but the committee is split on whether or not the lower parcel is consistent. For lower lot, there is a concern that the density and configuration do not fully meet the intent of the TRN. Would like to see other options and arrangements to the bottom parcel. The other half of the committee like the density on the lower lot and it is important that the green space. Believe that is it consistent with the density surrounding the park in other areas where there are apartment buildings.
 - Approved unanimously.
- RECOMMENDATION: The Planning Committee not have complete information on the floodplain and it's impacts and want to ensure that the City Council sees the approved stormwater management plan from DOE and DPIE before acting. Recommend 3-D visual profiles of the grading if possible. If appropriate, additional details related to the mitigation of the runoff of the soil should be submitted. Density should be cautious of the
 - Approved unanimously.
- RECOMMENDATION: The green space in used for the compensatory storage area and the "paper road" abutting Magruder Park should have a recreational access easement over them to allow for public use and full integration into the park.
 - Approved unanimously.

- RECOMMENDATION: Committee is supportive of the Conceptual Site Plan application for an amendment to the development district standards.
 - 7 in favor, 1 abstention
- TD: should go on the record that the planning committee labored over this recommendation and was not taken lightly.
 - TW: I believe we will have a matrix with all of these comments for us all to see.
 - CC: Some of your colleagues are dismissive of our comments, but I would encourage you to make sure they pay attention to them on this project.

4. Development Updates (9:27 PM)

- Kiplinger project is winding down and is moving forward with pedestrian street lighting. The multifamily building will start leasing in July. We may schedule a summer meeting to be a tour of the site. No update on sales of the townhouses/condos since the last meeting.
 - i. DM: Are the lights already in? How long until they are electrified?
 - ii. JC: Needs MOU with state highway before they can lay the conduit in the ground and lay sidewalk. Estimate it will be installed and lit by the end of May. SHA thinks it is a 4-8 week turn around for an MOU.
- Any update on the Metro II building?
 - i. KG: We met with them last week and they said they are moving along with demolition on the interior of the site and are currently on schedule.
- Is it possible to get presentation materials for the next meeting in advance?
 - i. KG: Yes, I can send it out early in the week before.

5. Adjourn (9:33 PM)

* Times listed are estimates and may vary.

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
JUNE 19, 2018

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

- David Marshall
- Jonathan Mueller
- Wil Maxwell
- Maureen Foster
- Chad Copeland
- Todd Dengel
- Thomas Wright
- Joseph Solomon
- Katie Gerbes
- Yohannes Bennehoff
- Audra Nakas
- Jaimie Garay
- Jonathan Werrlein
- Karl Granzow
- Norman Rivera
- Richard Moller

2. Committee Business (7:32 PM)

- MOTION: Amend agenda to add discussion of the Magruder Pointe development as Item 5 on the agenda.
 - o Approved unanimously.
- Adoption of Minutes from May 2018
 - o Approved unanimously with discussed changes.

3. Aldi Expansion Project (7:34 PM)

- Richard Moller, Kimley Horn & Associates
- Expansion of the Aldi grocery store on Hamilton Street by 3,000 square feet.
- Part of project will be a major renovation of the interior and exterior of the building.
 - o More modern design, environmentally friendly materials, more windows, energy savings systems.
- All improvements will be ADA compliant.
- Purpose of expansion is to upgrade equipment, give the store a new look and add more sales floor space to house additional products, including an expanded produce section and new bakery.
- Entire site will be landscaped to meet current landscape manual requirements.
- Stormwater management bioretention will be added on site:
 - o SWM will be in the form of a rain garden.

- o There is no current stormwater treatment provided.
- Aldi has done similar expansions elsewhere, and it is not expected there will be much of an increase in traffic, but instead an increase in sales per visitor.
- Existing parking is underutilized, so no concerns with removing some parking spaces to accommodate the expansion.
- MF: Are you seeking any variances?
 - o Yes, 2 amendments.
 - o Asking for variance for the bike locker mandate given proximity to other bike racks and nearby bike lockers. 10 bike parking spaces onsite will be relocated.
 - o TDOZ standards don't allow internally illuminated signs, which currently exist on the property. Seeking to keep the sign as is but update it with the new logo. Size of sign won't change, just the logo.
- TD: What does Kimley Horn represent in this project?
 - o We are the civil engineer.
- TD: You want to not have the bike lockers, but everything else will meet the standards of the TDOZ?
 - o No. Most of the standards were already met with the original building.
 - o We did receive comments about the pedestrian walkway connecting Queen's Chapel Road in the parking lot, but through discussion with county, we agreed to keep it, as it is existing and increases pedestrian access on site.
- TD: How many parking spaces are you removing?
 - o I believe it is 6 or 7.
- TD: The maintenance of your landscaping renovations, how are they going to be maintained?
 - o Hired landscaping company.
- CC: You said you were adding more windows. Can you point out where they are?
 - o Expansion of current windows, not new window locations.
- MF: What is square footage improvement?
 - o 3,100 square feet.
- MF: Rain garden will be a true rain garden and not a pond of some sort?
 - o Correct.
- JM: How long do you expect this project to take and what is the schedule?
 - o Goal is to start construction in early September and the store back open by Thanksgiving. Store will be fully closed during renovations, approximately 5 weeks.
- JM: There is vehicle access to Queen's Chapel Road currently, correct? How will trucks and equipment access the site?
 - o Construction entrance is located on Queen's Chapel Road. There is limited dirt movement, so it will mostly be construction materials. Sidewalks will remain open during construction.
- JM: How many trees are you adding?
 - o I don't know the number off of my head, but the rendering is accurate of the landscaping plan.

- DM: You said you would lose 6 or 7 parking spaces. Is that number accurate?
 - o Probably. I don't have the existing condition numbers now, but it may actually be less than that number of spaces.
- DM: What is the total number of parking spaces currently?
 - o 48 spaces.
- DM: Are those shared or dedicated spaces?
 - o Dedicated spaces for Aldi.
- DM: On the Hamilton Street side, is the driveway going to move or stay where it is at?
 - o It will stay exactly where it is at.
- DM: Are there plans to do anything with the wall that seems to be blank?
 - o There will be wood paneling and windows on a portion of the wall, the rest will have different brick patterns and colors to break it up.
- DM: The shopping cart storage is currently on Hamilton Street side. Is that where it will remain?
 - o Yes, and there will be a storage area in the parking lot.
- DM: You are seeking a variance for the lighting as it is internally lit. What is the alternative?
 - o Exterior lit signage.
- Committee Comments:
 - o DM: You may be better off changing your sign and how it is lit. I am not married to one thing or another, but there are more creative options for signage that still retains the corporate logo.
 - o DM: See if there is a way to do something more with the large blank wall, that would be great.
 - o JM: I think a mural or something along that wall would be great and we don't see enough of that in West Hyattsville. I'm excited about development here, but something artistic on that wall would be an asset to the community.
 - o JM: I don't have any issue with the signs remaining internally illuminated.
 - o JM: Is there going to be any sort of internal eating place or seating within the store?
 - No.
 - The area could use that if you can find a way to work it into the floor plan.
 - o WM: I like the idea of something on this wall. I am with Marshall on the signage – I think it is a minor ask to ask for an exterior illuminated light and it will look better.
 - o CC: Agree that there should be something placed on the blank wall.
 - o TD: Is there anybody local in the ownership of this development?
 - Aldi owns the property and are based in Frederick, Maryland.
 - TD: I appreciate that you are here, but think it is important that there is the representation of the community in this store and its remodel. This is an anchor of this neighborhood and this is good timing and a welcome improvement.

- o Jaime Garay: I think there is great potential there and agree that it would be nice if the ownership was present.
- Recommendations:
 - o RECOMMENDATION: The applicant consider adding a mural to the blank wall to keep with the overall spirit of Hyattsville.
 - 6 in favor, 0 opposed.
 - o MF: Does anyone have any issues with the variance for the bike lockers?
 - DM: How many bike lockers do they require?
 - I am not sure.
 - DM: If there are bike racks, I'm not opposed to bike lockers.
 - WM: Ask that the new bike racks are not in the way of the walking path.
 - o RECOMMENDATION: Support variance request to omit the installation of bike lockers, but ask that the bike racks on site be placed in an area out of the walking path to and from the store.
 - 6 in favor, 0 opposed.
 - o MF: For the signage, there seems to be a split on whether or not the variance should be allowed.
 - o RECOMMENDATION: Support the variance request allowing the backlight sign.
 - 6 in favor, 0 opposed.
 - o RECOMMENDATION: Tell the City Council that we are happy that Aldi's is expanding and improving this location as they meet a growing need in the community.
 - 6 in favor, 0 opposed.

4. Circulator Study (8:03 PM)

- Circulator study has kicked off.
- Study will be looking at the feasibility of a city-wide circulator, so looking at potential routes, hours of operation, cost for riders and cost to operate for the City.
- Consultant is Toole Design Group, who is also doing the transportation study, so they already have most of the data and background info they would need. Data collection will take place in June and July
- There is a survey live on the Speak Up website – please take it and encourage others to take it as well.
- Toole would also like to do phone interviews, during daytime, likely 30 minutes or so, with individuals to get a deeper dive. Dates and times are not yet established.
 - o Willing committee members: Jonathan Mueller, Wil Maxwell, Chad Copeland, Maureen Foster.

5. Magruder Pointe Project (8:07 PM)

- As we know, the Magruder Pointe development first came to us seeking an amendment to the table of uses in the Gateway Arts District Sector Plan. The City got notice on Monday of a revised conceptual site plan. The revised plan would be seeking a rezoning of the property instead of an amendment to the table of uses.

- o This changes the mechanism used, but does not change anything else about the proposal. The end goal would be the same.
 - o The change was directed by M-NCPPC staff, who felt that a rezoning is the better avenue to use to achieve the goal of townhouse development.
- At the June 4 Council meeting, the Council did enter into a purchase agreement to purchase 1.8 acres of the lower parcel to convert into parks space. The purchase agreement does not mean that the City supports the project, but provides a way to expand the park, should this project gain approval.
- This will come back to the City Council on July 16 for their discussion, and if they would like, they can send additional/modified comments to the Planning Board. The Planning Board hearing is scheduled for July 19.
- MF: Does it make sense for the Committee to even look at this again, seeing as it didn't get Council support?
- CC: I don't know if this is a fruitful exercise. Since the end result is the same, I am skeptical to see if the change in process would change the votes of the City Council.
- TD: I think Chad has a point, but I think that some of the Council Members were opposed as an amendment to the Table of Uses, and some that maybe were not.
- TD: We voted for the project for what it was when it came before, and I don't think this has changed now. I would perceive less density because more of the parking lot is back to the park, which we may like.
- DM: It seems that whatever happens in this room is different from what happens upstairs. I don't hear words coming out of the mouth of the City Council showing they paid attention to us and our recommendations. It seems the Council is more driven by the public opinion or whatever view they have, and not by regulations, laws and requirements, or what we recommend. No matter what happens with this property, there will be people who are opposed to it; we've seen this before. Is the result going to change? If not, why waste our time tonight?
- JM: If this new process allows new conditions to be put on the project that might have a change of getting more support, I think it would be worth hearing it. If the direction that is moved is lower density and more park, which we asked for, then it makes sense to discuss it.
- WM: We passed this already, so I don't think it is for us to worry about anymore.
- MF: I spoke at the Council meeting before this asking them to read what we did, and there doesn't seem like there is always a lot of respect for this committee. I wonder if we should reiterate what we said in our past comments and leave it at that.
- CC: The changes that are embedded in this proposal as far as the lower density and more parkland were considered by the Council and they still voted no. We got a comment about thanking us for our work, but then put it to the side. We have an existing recommendation already, so we should keep that.
- TD: I spoke after Maureen at the City Council because I felt like our opinion was clouded when it was presented to the Council and I am of the belief that the developers are back again with a proposal and are taking time, effort and money to do this right.

- RECOMMENDATION: Committee once again follows our recommendation from the March meeting where we supported the project.
o 6 in favor, 0 opposed.
- DM: One note, any time I talk about the City Council I am referring to the entire council as a whole and not calling out individual committee members.
- Norman Rivera: The change here is a result of Park & Planning changing their mind as to the process that we should go forward with, so here we are. We have responded to a lot of the comments brought up through this process. We believe we are following the the SMA. We are committed to doing the park deal, but if there is no deal, there is no park, because Mr. Jemal does not care.
- Norman Rivera: Michael Romero, our architect, put together the before and after renderings of the project, which I have copies of for everyone.
- TW: Since I was being referenced, I was one of the Council Members that voted against the amendment to the table of uses and opposed it because it was an amendment. It was not about the project, but about the process. In most cases in the years I've served as a Councilmember, most of the time the City Council does support your recommendation. This was a controversial one, but I don't think we were brushing off your comments. I hope you realize the value we have in what you do. As a Councilmember I appreciate what you do and think I shared that with you via email. I have benefitted more by being in your company than you have benefitted from me, but I hope this committee doesn't ever feel it is being ignored.
- JS: I wanted to come tonight in part to tell you that I do appreciate you work and everything that you are doing.
- JS: During the original application, we were told that the amendment to the table of uses is the best way to go. It seems that has changed?
o Yes, M-NCPPC changed their mind and asked the applicant to resubmit.
o JS: Is there any language from M-NCPPC explaining that decision?
1. Not that the City has.

6. Council Liaisons (8:36 PM)

- Poor terminology for this, but this is to bring back the conversation happening in May about whether or not there should be a person from the committee dedicated to speaking on behalf of the committee to the City Council. It is not at all necessary, but you can potentially have this if you would like. It can be a permanent assignment or rolling on a case by case basis.
- MF: I think it should be handled on a case by case basis.
o DM: Agree.
o TD: Agree. Maybe we should vote on who will speak when we vote on the recommendations to the Council.
- CC: I appreciate that members of the committee went recently to represent our efforts.
- WM: Is there a way to get us pushed to the top of the agenda?
o I am not sure, will have to look in on it.
o DM: I like that we get to speak in line and just as a regular citizen.

- MF: I think one of the best things about this committee is that typically people are respectful of each other's comments and I feel we always have a good discourse.
 - o TD: On that, there was literally hissing at the last Council meeting.
 - o DM: There should be no applause, no booing, no comments of any kind. It takes time away from the meeting.
- JS: Because you are an advisory committee, you typically come back and show your opinion of an item the Council has asked for your recommendation on. If that is the case, we can get you as a presentation if it is "we the planning committee."
 - o MF: That has never been the case in my experience.
 - o KG: We can make that happen if the committee wants, but it needs to be organized in advance so I can get it into the agenda. I will say that this committee functions a bit differently than many of the City's committees, as most committees respond to a direct ask by council or come up with their own programs, events, etc. This committee does not operate in that same way, so we haven't had presentations in the past, but we can if it is desired.
- DM: After public comment, during the discussion, the Council doesn't seem to ask questions of any committee members at the meeting. Maybe they should do that.
 - o JM: Speaking up at public comment can be a way to tell the Council someone is here if they have questions.
- CC: Perhaps City Staff could expand on the committee's role in the process and give a weighted summary of the committee's recommendation during their overview of the project.
 - o TD: Agreed.
 - o DM: I have heard Katie speak up for us at meetings, but it is not something that always happens.
 - o MF: How feasible is this, Katie?
 1. KG: Very, we can make it happen.
- MF: Can you check with the clerk to let us know if on nights where the City Council is considering a recommendation from the committee that we have a presentation time slot.
 - o KG: I will have to check with the clerk. However, there are typically two meetings, action and discussion, where this could happen. Which would you want?
 - o JS: Would be more appropriate when listed as a discussion item.
- KG: Are you thinking presentation formally with a PowerPoint, or just a discussion to Council?
 - o MF: Just talking.
- For July 16, Maureen is designated speaker.
- MF: We regularly see our friend Tom here, but he is only 1 of 2 Council liaisons. Can we get our other liaison to start attending?

7. Development Updates (9:00 PM)

- Hyatt View Townhouses: Planning Board hearing took place in early June. The plan was approved, with the condition that there needs to be a detailed site plan to continue forward, as M-NCPPC feels the applicant does not meet all of the standards of the sector plan. The applicant and M-NCPPC are in disagreement with meeting standards, so are working that out. It is very likely we will see a detailed site plan come before us later in the year.
- TD: Are the folks at Riverfront at West Hyattsville changing their architecture, as we recommended?
 - o I am not sure. Staff recommended that during the City Council discussion, but we have not had a follow up conversation with the applicant about if they will be revising.
- TD: What is happening along Farragut Street with the renovation of what used to be a massage salon?
 - o We do not know.
- TD: Update on the status of the Commercial Façade Improvement Program.
 - o Applications closed on June 13 and we received 3 applications: the TESST Building, Queens Chapel Town Center and Prime Restaurant (along Baltimore Avenue).
 - o We will be meeting with each of these folks over the next couple of weeks to finalize their plans and draw up agreements.
- CC: Any update on the parking garage?
 - o Still working on it. Currently trying to make the numbers work. There will hopefully be more progress in the fall.
- MF: Update on the breweries opening in town?
 - o Streetcar 82 had its soft opening last weekend, so should be fully open soon. I have not heard anything about the meadery lately. The distillery is finishing up some of their building/construction issues and is waiting on the County to come inspect.
- TD: Any UIP update?
 - o They will be presenting their preliminary plans to the City Council on July 16.
- MF: What's up with the gas station in Riverdale that is being remodeled?
 - o No news, but believe it was being improved to gain a tenant, not for a specific tenant.
- TD: What is happening with the building falling down on Route 1.
 - o We are trying to notify all lienholders to tear down the building.
- MF: What's happening with the Mall?
 - o 5 Below is now open, &Pizza will be coming soon. No additional word on any pad site at the front of the mall.
- MF: Can we get an update on Editor's Park sales for next meeting?
- DM: With end of the fiscal year, is there money for committee members to get a polo shirt with the city logo and "planning committee" embroidered on it?
 - o WM: We did get Speak Up t-shirts
 - o MF: For volunteer reception gifts, maybe the idea of tote bags large enough to hold our big binders.

- Park(ing) Day is September 21 and we are seeking businesses/community groups to host their own spaces. If interested, have them contact Katie.

8. Adjourn (9:23 PM)

* Times listed are estimates and may vary.



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Katie Gerbes

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Action Items (9:25 p.m - 10:15 p.m.)

SUBJECT

DSP-18003: Landy Property (Infrastructure Only) (15 minutes)

HCC-5-FY19

Recommendation:

I move that the City Council authorize the Mayor to submit correspondence on behalf of the City of Hyattsville to the Maryland-National Capital Park & Planning Commission in support the preliminary plan of subdivision for the Landy development DSP-18003, subject to the following conditions:

1. The applicant shall revise the proposed 'sub-urban' subdivision concept for the entry signage and replace it with an illuminated art/signage installation;
2. The applicant shall modify the landscaping plan to eliminate, or significantly reduce the quantity of *Acer rubrum* and *liriope muscari*;
3. In lieu of a proposed 'security call box', the applicant shall include on its site plan the location of an elevated security camera, as specified by the Hyattsville Police Department at the entrance along Belcrest Road, which shall be networked into the City's existing camera network at a cost not to exceed \$16,000;
4. Staff recommends the dedication of the proposed park area in the northwest section of the development to the City of Hyattsville for public use;
5. The applicant shall install two (2) sets of Big Belly trash and recycling compactors within the park;
6. The City acknowledges that conditions 3 - 5 shall require a separate agreement between the Applicant/Owner and the City of Hyattsville.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Infrastructure_DSP_Action_Memo_FINAL](#)

[DSP Infrastructure.pdf](#)

[Landscape and Lighting Plan.pdf](#)

[Tree Conservation Plan.pdf](#)

[Planning Committee Minutes - 05.15.18.docx](#)

Summary Background:

In April 2018, the Preliminary Plan of Subdivision for the Landy property was approved by the Prince George's County Planning Board. The project is now proceeding with approval of an infrastructure only Detailed Site Plan. The

architecture component for the DSP will be submitted and reviewed as a separate application. See the attached memo for additional details.

Next Steps:

City comments are due to M-NCPPC by August 6, 2018. The Planning Board is scheduled to take place in September 2018.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

The application was presented to the City Council on May 14, 2018, and subsequently presented to the Planning Committee on May 15, 2018. A Speak Up, HVL page has also been created to gather community comment on the proposal.

Strategic Goals:

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

Legal Review Required?

N/A



Memo

To: Mayor and City Council

CC: Tracey Nicholson, City Administrator

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

Date: June 26, 2018

Re: DSP-18003: Landy Property (Infrastructure Only)

Attachments: DSP-18003 Infrastructure
Landscape and Lighting Plan
Tree Conservation Plan
May 2018 Planning Committee Minutes

The purpose of this memorandum is to provide the City Council with information submitted to the City of Hyattsville by the Marvin Blumberg Company regarding the 'Infrastructure Only' Detailed Site Plan (DSP-18003) for the Landy property development project.

Project Summary

- The Landy property is a 33-acre parcel of undeveloped land north of Toledo Terrance and immediately south of Northwestern High School;
- The applicant was granted approval by the M-NCPPC Planning Board to sub-divide the subject property to 341-fee simple lots;
- The applicant is dividing the Detailed Site Plan (DSP) into two phases: infrastructure and architecture. The infrastructure component is limited to elements including roadway construction, lighting, landscaping and recreation space;
- Staff are recommending the City Council support the application subject to the following conditions:
 1. The applicant shall revise the proposed 'sub-urban' subdivision concept for the entry signage and replace it with an illuminated art/signage installation;
 2. The applicant shall modify the landscaping plan to eliminate, or significantly reduce the quantity of *Acer rubrum* and *liriope muscari*;

3. In lieu of a proposed 'security call box', the applicant shall include on its site plan the location of an elevated security camera, as specified by the Hyattsville Police Department at the entrance along Belcrest Road, which shall be networked into the City's existing camera network at a cost not to exceed \$16,000;
4. Staff recommends the dedication of the proposed park area in the northwest section of the development to the City of Hyattsville for public use. The park shall remain privately operated until 100% of the units within the development are sold, at which point ownership would transfer to the City of Hyattsville;
5. The applicant shall install 2 sets of Big Belly trash and recycling compactors within the park;
6. Conditions 3 - 5 shall require a separate agreement between the Applicant/Owner and the City of Hyattsville.

Project Details

The Landy property is a 33-acre parcel of undeveloped land north of Toledo Terrance and immediately south of Northwestern High School. The property is zoned R-20 (one-family, triple-attached residential) and lies with the "Neighborhood Edge" character area of the Prince George's Plaza Transit District Development Plan.

On February 20, 2018, the City Council voted to support the Preliminary Plan of Subdivision application associated with the site. The Prince George's County Planning Board approved the PPS application on March 29, 2018, enabling the sub-division of the property for the purpose of constructing 341-fee-simple townhomes.

At this time, the applicant is prepared to begin work on the Detailed Site Plan (DSP) for the property. Due to the scale of the development, the applicant has opted to separate the DSP into two parts: infrastructure and architecture. The infrastructure plan addresses the issues of roadway geometry and construction, lighting, landscaping and recreational elements within the development. The applicant has further divided the subject property into two phases: east and west. The DSP before the City Council is for the infrastructure components of the eastern phase of the development, adjacent to Belcrest Road. Phase I consists of 133 lots.

Construction of the roadways are consistent with the County's Urban Street Standards, and thereby can be accepted into the City of Hyattsville's road network. Alleys and side streets within the development are 20 feet wide, while the main "spine" road that runs through the northern part of the development is 22 feet wide. These widths allow the Department of Public Works (DPW) to provide sanitation services to the homes through the rear alleys.

Regarding landscaping, the applicant plans to remove 27 specimen trees from the property and replace them with 1,169 other trees, shrubs and ground cover. The replacement plantings are a culmination of street trees and plantings for the entrance, public park plants and open green areas within the development. DPW has reviewed the landscaping plans proposed by the applicant and have slight concerns about two of the species of plants being proposed.

DPW is suggesting a reduction in the number of *Acer rubrum* (red maple), as the red maple struggles with pollution and heat. DPW has proposed *Quercus phellos* (willow oak), or *platinus x acerifoila* (London plane tree), as potential replacements for the red maple trees. Additionally, Staff are requesting that the

applicant reduce the number of liriopse, as the mature liriopse plant tends to create a cover that attracts rodents. Potential, similar replacements include *Chrysogonum virginianum* (green and gold), *hylothelephium telephioides* (Allegheny sedum) or *redbeckia flugida* (black eyed susan). Staff have relayed their opinion on the landscape plan to the applicant, and the applicant has indicated their willingness to modify the plan accordingly.

The recreational area proposed by the applicant is a 2.07-acre parcel at the north-western portion of the site. The recreation area will have play equipment for tots aged 0-5, play equipment for kids aged 5-12, a shade structure, a sculptural element and unprogrammed open space. The park is intended to be owned and maintained by the homeowner's association, and therefore private and accessible only by residents of the development. The applicant has expressed their willingness to dedicate the park to the City, if the City would like to make it a fully public park.

After consultation with the Department of Public Works, Staff are recommending that the City take ownership of this park in order to expand our inventory of recreation and green spaces. By taking ownership of the park, it will ensure that all residents are able to use the amenities associated with this area, and not just residents of the development. Additionally, City ownership ensures that the park will be maintained and cared after to the same levels as all other parks within the City.

Staff had a series of conversations with the applicant about the appropriate time to transfer ownership of the park over to Hyattsville. The applicant has requested that they be the owners and responsible for maintenance of the park until 100% of the units on the property have sold. At that time, ownership would be transferred to the City. Staff are agreeable to this condition.

Variance Requests

No variances are being sought by the applicant at this time.

Planning Committee Review

This application was presented to, and discussed by, the Planning Committee at their May 15, 2018 meeting. Comments from the Planning Committee included the desire to incorporate call boxes into the development, dislike of the entrance sign provided in the plan, and the desire to enhance the micro-bioretenion area in the northeast corner of the park to make it as aesthetically pleasing as possible.

Ultimately, the Planning Committee moved to transmit the following four recommendations to the City Council:

- We appreciate the green spaces that have been incorporated into this plan and encourage the developer to find additional green spaces, possibly at the second cross street in Phase I. We support the use of native plants and encourage that the architecture reflects the environmental emphasis of what has been done to date (unanimously approved);
- In order to address safety issues, we recommend that the developer add calls boxes and support the replacement of the existing chain link fence with a more attractive and permeable fencing option that allows access to Northwestern High School (6 in favor, 2 abstentions);
- The application should replace the current entrance space with some sort of welcoming, iconic community space, possible including an art feature (unanimously approved);

- The City should work with the developer to ensure public access to the park space is provided within the community (7 in favor, 1 abstention).

Regarding the Planning Committee recommendation on call boxes, Staff have discussed this desire with the Police Department. The Police Department has indicated that they are phasing out call boxes, so would not like to have any installed at the subject property. In lieu of that, the Police Department would like to install a camera at the entrance of the property that faces out to Belcrest Road. This is desire so that the Police Department has a better view of the roadway conditions, as well as any incidents that may be happening in the University Town Center area.

Minutes from the May 2018 Planning Committee meeting are attached to this document.

Staff Recommendations

Staff recommend that the City Council support DSP-18003, subject to the following conditions:

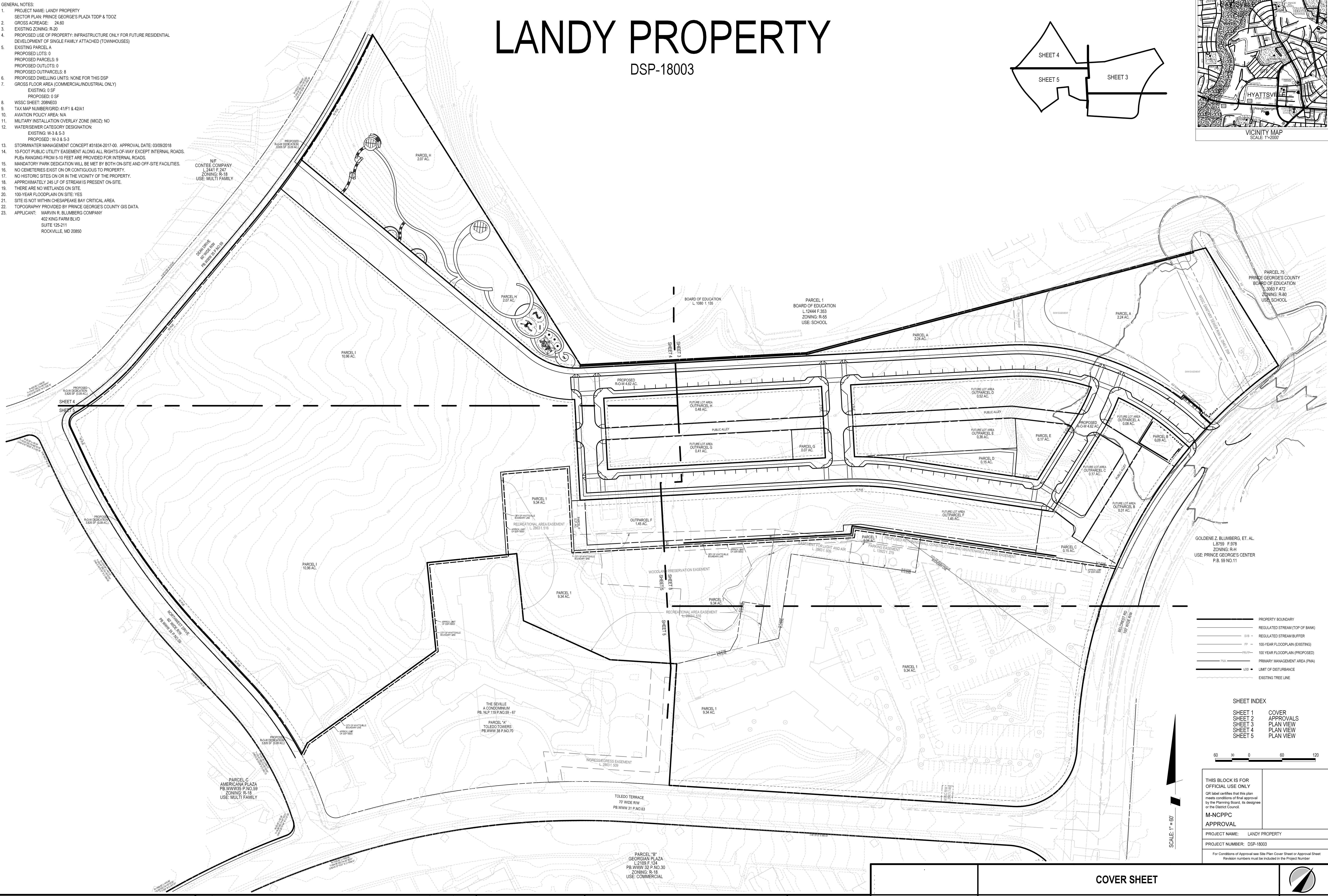
- The applicant's proposal to include entryway signage is consistent with the intent of the Prince George's Plaza TDDP Development Standards, however Staff recommends the applicant revise the proposed 'sub-urban' subdivision concept for the signage and replace it with an illuminated art/signage installation;
- The applicant shall modify the landscaping plan to eliminate, or significantly reduce the quantity of *Acer rubrum* and *liriope muscari*;
- The following recommendations are likely to require an agreement, outside of the DSP approval process, between the City of Hyattsville and the Applicant, as the following may not be conditioned by the Planning Board as part of the DSP application. The City has executed similar agreements with developers.
 - o In lieu of a proposed 'security call box', the applicant shall include on its site plan the location of an elevated security camera, as specified by the Hyattsville Police Department at the entrance along Belcrest Road, which shall be networked into the City's existing camera network at a cost not to exceed \$16,000;
 - o Staff would like to see dedication of the proposed park area in the northwest section of the development dedicated to the City of Hyattsville for public use;
 - o The applicant shall install 2 sets of Big Belly trash and recycling compactors within the park;

Next Steps

The application is scheduled to come back on the "Action" agenda on July 16, 2018. City comments to M-NCPPC are due August 6, 2018, and the Planning Board hearing will take place in early September 2018.

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- GENERAL NOTES:
- PROJECT NAME: LANDY PROPERTY
 - SECTOR PLAN: PRINCE GEORGE'S PLAZA TDDP & TDOZ
 - GROSS ACREAGE: 24.60
 - EXISTING ZONING: R-20
 - PROPOSED USE OF PROPERTY: INFRASTRUCTURE ONLY FOR FUTURE RESIDENTIAL DEVELOPMENT OF SINGLE FAMILY ATTACHED (TOWNHOUSES)
 - EXISTING PARCELS: 0
 - PROPOSED LOTS: 0
 - PROPOSED PARCELS: 9
 - PROPOSED OUTLOTS: 0
 - PROPOSED OUTPARCELS: 8
 - PROPOSED DWELLING UNITS: NONE FOR THIS DSP
 - GROSS FLOOR AREA (COMMERCIAL/INDUSTRIAL ONLY):
EXISTING: 0 SF
PROPOSED: 0 SF
 - WSSC SHEET: 208NE03
 - TAX MAP NUMBER/GRID: 41/F1 & 42/A1
 - AVIATION POLICY AREA: N/A
 - MILITARY INSTALLATION OVERLAY ZONE (MIOZ): NO
 - WATER/SEWER CATEGORY DESIGNATION:
EXISTING: W-3 & S-3
PROPOSED: W-3 & S-3
 - STORMWATER MANAGEMENT CONCEPT #31834-2017-00. APPROVAL DATE: 03/09/2018
 - 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY EXCEPT INTERNAL ROADS.
 - PUEs RANGING FROM 5-10 FEET ARE PROVIDED FOR INTERNAL ROADS.
 - MANDATORY PARK DEDICATION WILL BE MET BY BOTH ON-SITE AND OFF-SITE FACILITIES.
 - NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
 - NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 - APPROXIMATELY 245 LF OF STREAM IS PRESENT ON-SITE.
 - THERE ARE NO WETLANDS ON SITE.
 - 100-YEAR FLOODPLAIN ON SITE: YES
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
 - TOPOGRAPHY PROVIDED BY PRINCE GEORGE'S COUNTY GIS DATA.
 - APPLICANT: MARVIN R. BLUMBERG COMPANY
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850





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NO.		REVISIONS		BY		DATE	
1.		JANUARY 2018		GAM		V5 - 2008	
DESIGNED:		GAM		TECHNICIAN:		GAM	
CHECKED:		DJB					

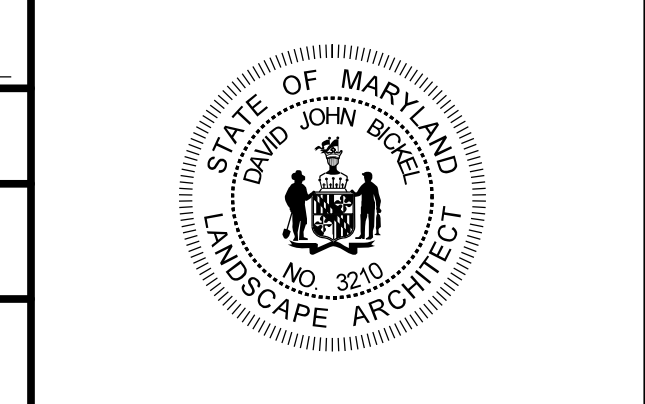
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OWNER/DEVELOPER/APPLICANT

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

MAP	4409	GRID	5G
TAX MAP	41/F1 42/A1	ZONING CATEGORY:	R-20
WSSC 200 SHEET	208NE03	XXXX	XXXX
SITE DATUM	HORIZONTAL: XXXXXX	XXXX	XXXX
	VERTICAL: XXXXXX	XXXX	XXXX



COVER SHEET

DETAILED SITE PLAN. INFRASTRUCTURE ONLY. DSP-18003
LANDY PROPERTY
PARCEL A

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

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

M-NCPPC
APPROVAL

PROJECT NAME: LANDY PROPERTY
PROJECT NUMBER: DSP-18003
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number.


1" = 60'

SHEET INDEX

SHEET 1	COVER
SHEET 2	APPROVALS
SHEET 3	PLAN VIEW
SHEET 4	PLAN VIEW
SHEET 5	PLAN VIEW

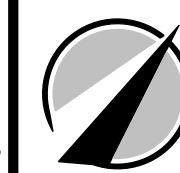
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SCALE: 1" = 60'

PROJECT NO.
1866-00-00

299

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NO.		REVISIONS		BY	DATE
DATE: JANUARY 2018		CAD STANDARDS VERSION: V5 - 2009			
DESIGNED: GAM		TECHNICIAN: GAM		CHECKED: DJB	

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301.531.9477
CONTACT: SETH BLUMBERG

MAP	S409	GRID	5G
TAX MAP	43/E1 42/A1	ZONING CATEGORY:	R-20
WISC 20P SHEET	208NE03	XXXX	XXXX
SITE DATUM	HORIZONTAL: XXXXXX VERTICAL: XXXXXX	XXXX	XXXX



APPROVALS SHEET

DETAILED SITE PLAN. INFRASTRUCTURE ONLY. DSP-18003
LANDY PROPERTY
PARCEL A
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND


1" = N/A

SHEET **2**
OF **5**

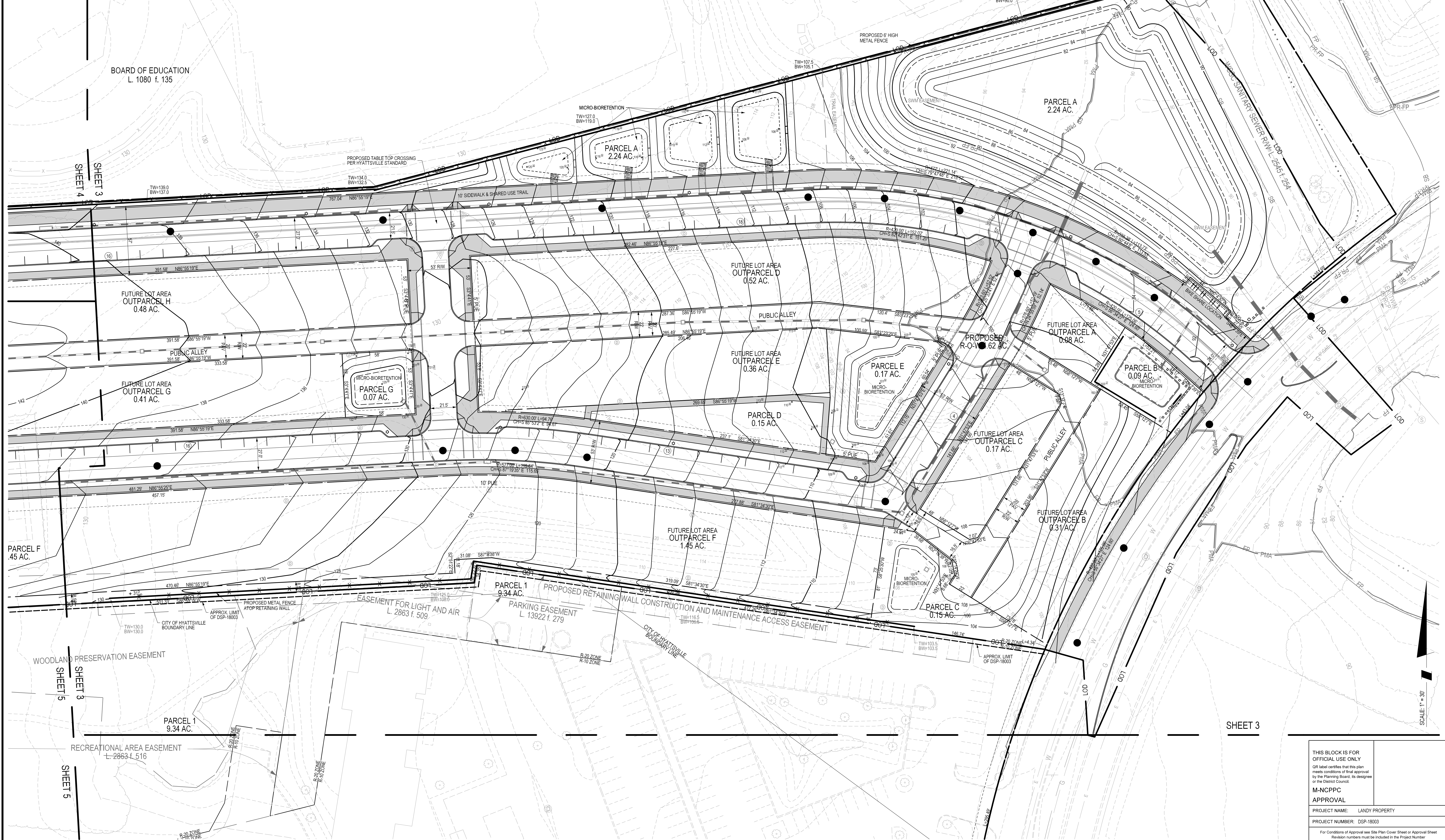
PROJECT NO.
1866-00-00

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M-NCPPC
APPROVAL

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PROJECT NUMBER: DSP-18003
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Revision numbers must be included in the Project Number

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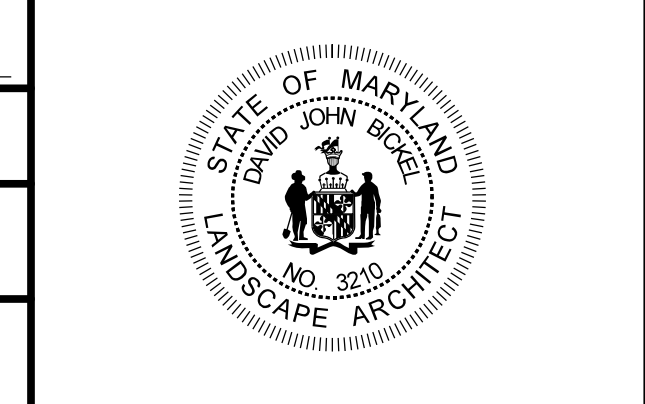
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NO.		REVISIONS		BY		DATE	
1		DESIGNED: GAM		CHECKED: DUB		DATE: JANUARY 2018	
2		TECHNICIAN: GAM				CAD STANDARDS VERSION: V5 - 2009	

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MAP	5409	GRID	5G
TAX MAP	42A1	ZONING CATEGORY	R-20
WSEC 200 SHEET	XXXX		
208NE03	XXXX		
SITE DATUM	XXXX		
HORIZONTAL: XXXXXX	XXXX		
VERTICAL: XXXXXX	XXXX		



PLAN VIEW

DETAILED SITE PLAN. INFRASTRUCTURE ONLY. DSP-18003

LANDY PROPERTY

PARCEL A

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

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M-NCPPC APPROVAL

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PROJECT NUMBER: DSP-18003

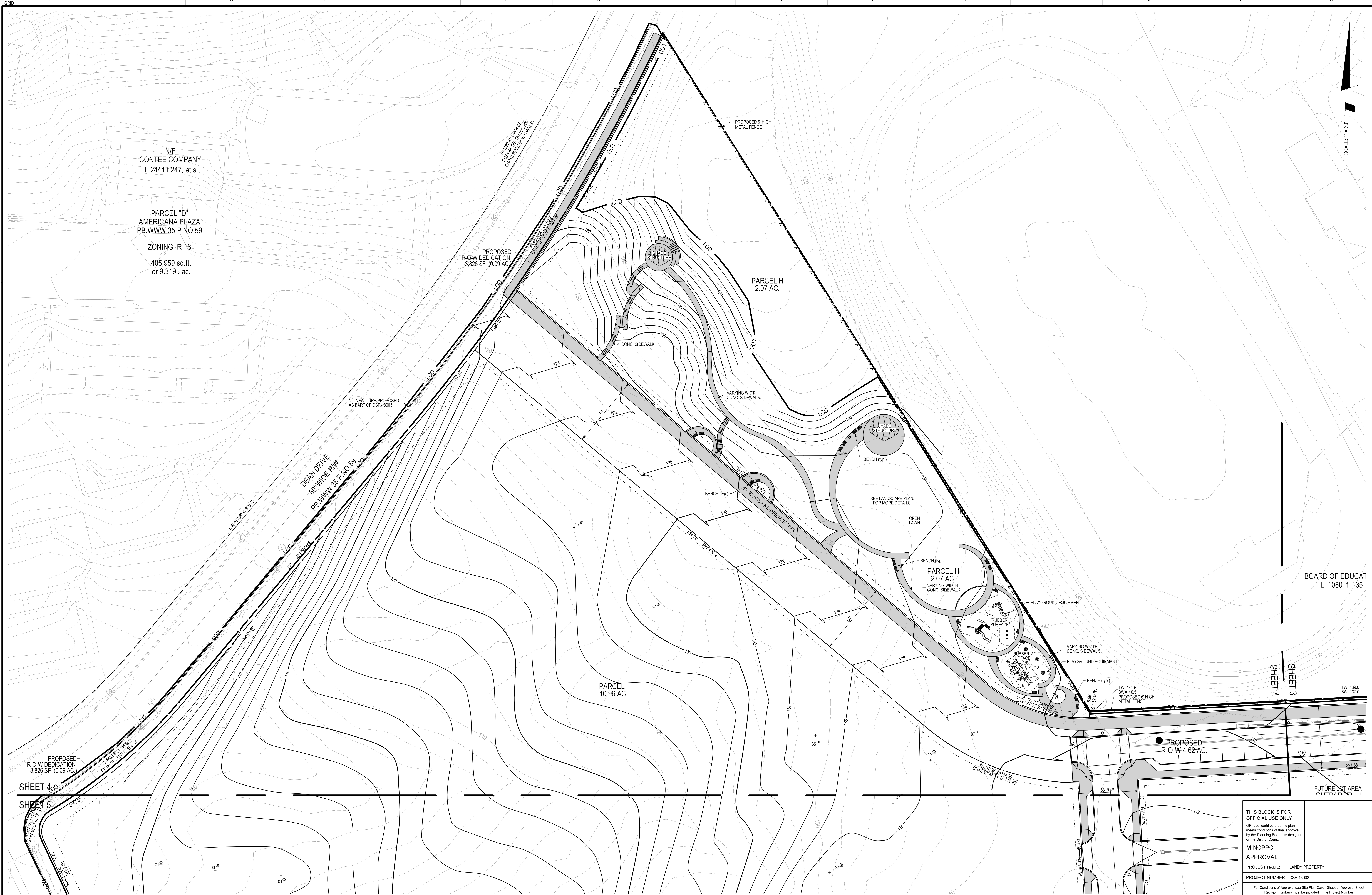
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SCALE: 1" = 30'

SHEET 3 OF 5

PROJECT NO. 1866-00-00

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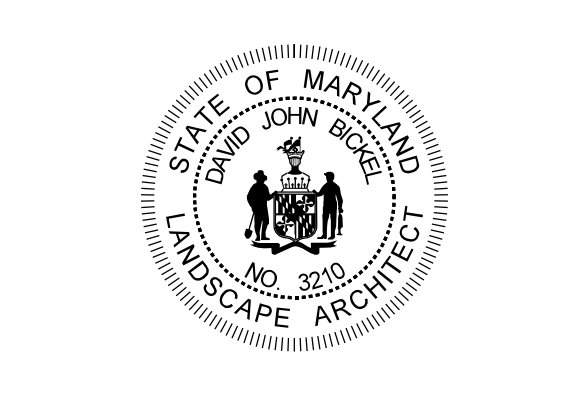
MISS UTILITY NOTE

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

OWNER/DEVELOPER/APPLICANT

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

MAP	5409	GRID	5G
TAX MAP	41/1	ZONING CATEGORY:	R-20
42/1			
WSEC 200 SHEET		XXXX	
208NE03		XXXX	
SITE DATUM		XXXX	
HORIZONTAL: XXXXXX		XXXX	
VERTICAL: XXXXXX		XXXX	



PLAN VIEW

DETAILED SITE PLAN. INFRASTRUCTURE ONLY. DSP-18003

LANDY PROPERTY

PARCEL A

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

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: LANDY PROPERTY

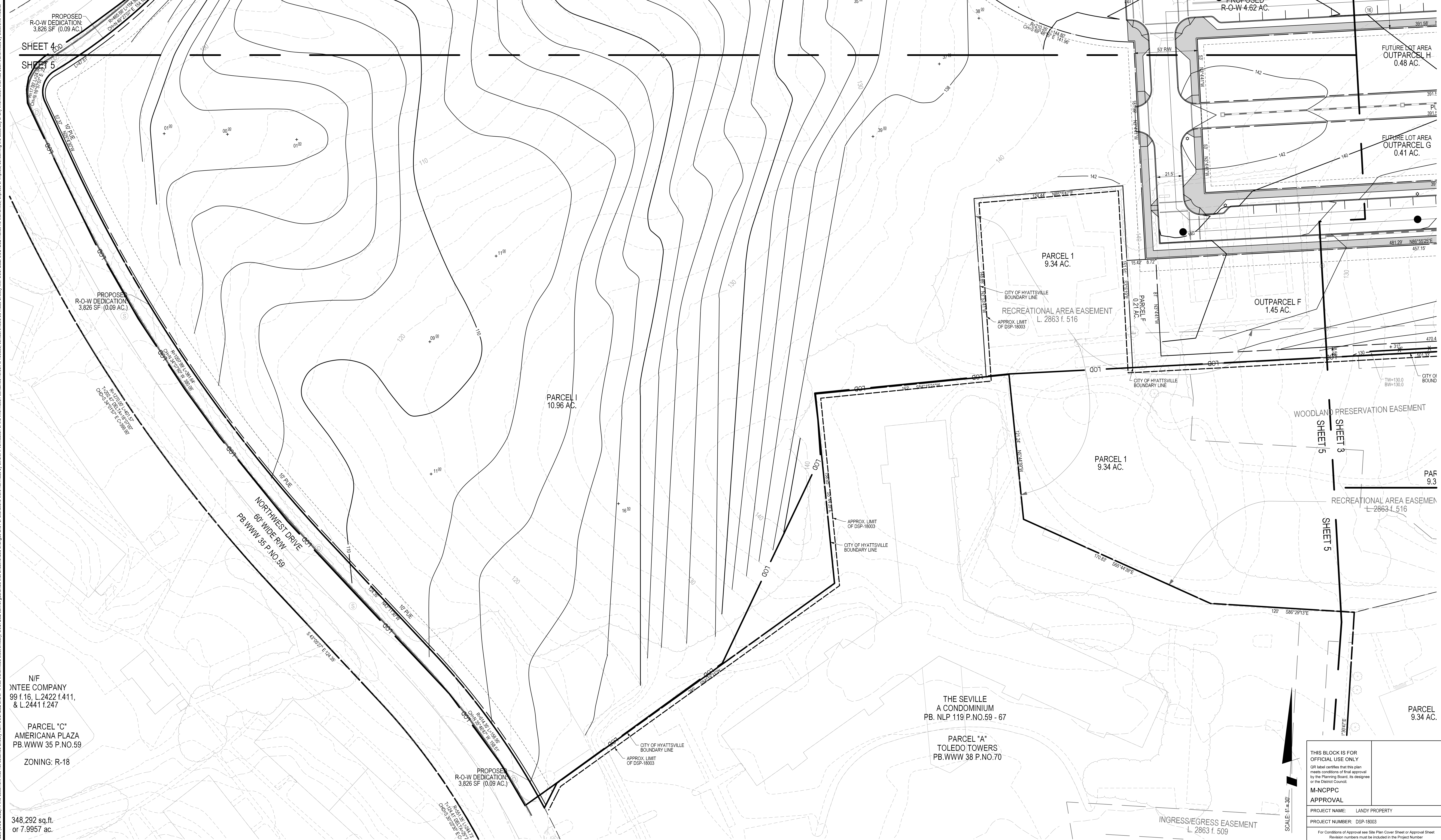
PROJECT NUMBER: DSP-18003

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

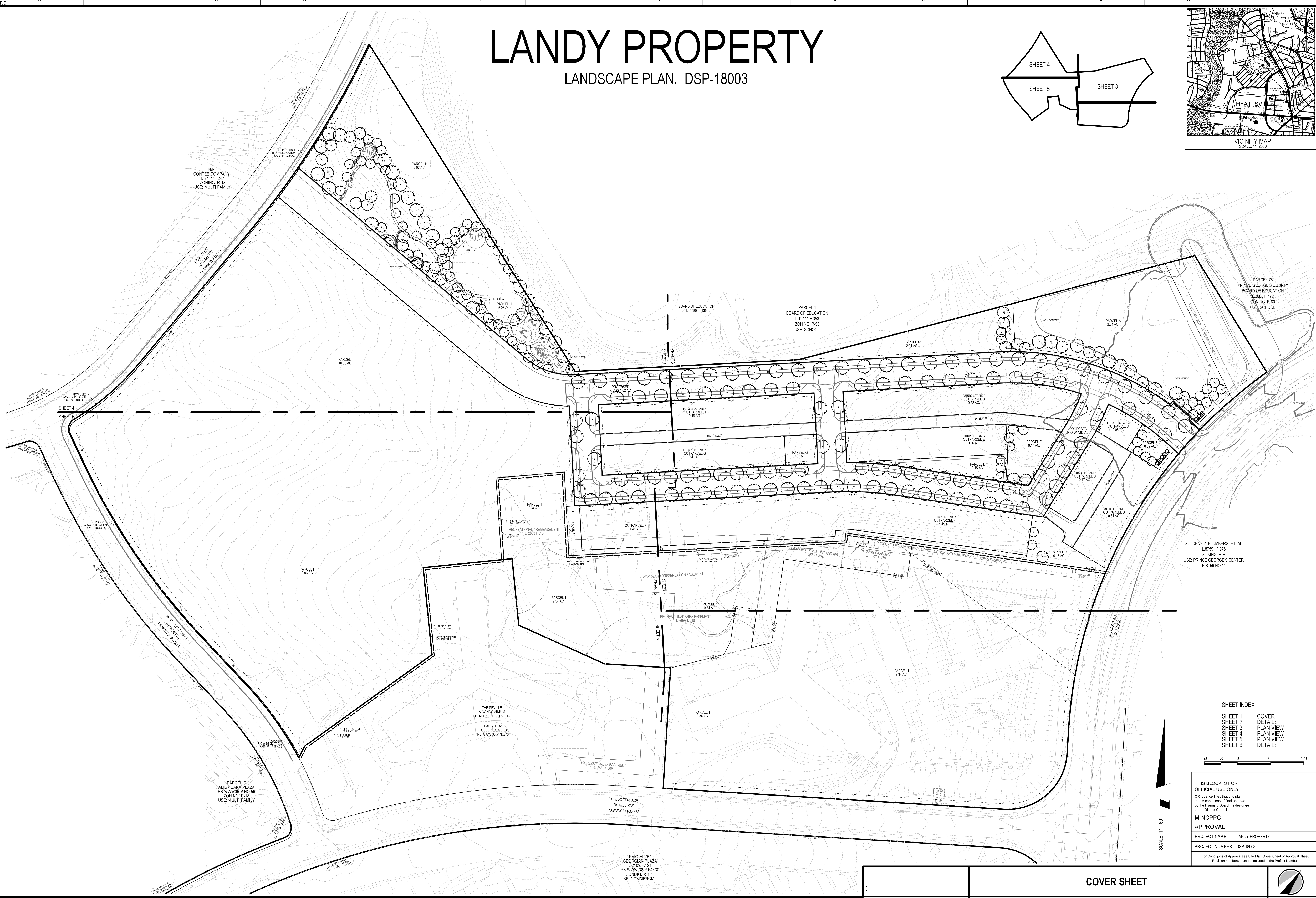
1" = 30'

SHEET 4 OF 5

PROJECT NO. 1865-00-00

[illegible]

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Engineering
Surveying
Planning
Environmental Sciences

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NO.		REVISIONS		BY		DATE	
1		DESIGNED		GAM		JANUARY 2018	
2		TECHNICIAN		GAM		JANUARY 2018	
3		CHECKED		DJB		JANUARY 2018	

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACT "MISS UTILITY" AT 1400-257-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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MAP	5409	GRID	5G
TAX MAP	41/F1	ZONING CATEGORY	R-20
WSEC 200 SHEET	208NE03	XXXX	XXXX
SITE DATUM	HORIZONTAL: XXXXXX	VERTICAL: XXXXXX	XXXX



COVER SHEET

LANDSCAPE PLAN. DSP-18003
LANDY PROPERTY
PARCEL A

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

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SHEET 1 OF 6

PROJECT NO. 1865-00-00

LANDSCAPE SPECIFICATIONS

A. MATERIALS

1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED, PREFERABLY WITHIN THE LAST YEAR.

THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY DEVELOPED ROOT SYSTEM.

PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALED, DISFIGURING KNOTS OR FRESH CUTS OVER 1 1/2" WILL BE REJECTED.

NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

2. TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.

3. PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE-PARTS TOPSOIL AND ONE-PART WET LOOSE PEAT MOSS.

4. STAKING MATERIALS: GUYS WIRE SHALL BE PLIABLE #12 GAUGE GALVANIZED TWISTED TWO-STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY RUBBER HOSE 3/4" INCH DIAMETER, STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

5. WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER WITH CRINKLED SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS

1. "STANDARD PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.

2. "AMERICAN STANDARD OF NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS

1. IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS AND/OR FOLIAGE.

2. DIG BALLED AND BURLAPPED (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE EXCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATING OF PLANTING AREA

1. STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED, AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATION IS BEGUN. LANDSCAPED AREAS TO BE THOROUGHLY WEEDED PRIOR TO PLANTING OPERATIONS.

E. PLANTING OPERATIONS

1. SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL. WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PITS, ELIMINATING ALL AIR POCKETS.

2. SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT LEAVES OR STRINGS FROM THE TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

3. PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CAN NOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, PEAT MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

4. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.

5. MULCH ALL PITS AND BEDS WITH A TWO INCH LAYER OF BARK, MULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. ADD ADDITIONAL MULCH.

F. STAKING, WRAPPING AND PRUNING

1. STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRE SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

2. WRAP DECIDUOUS TREE TRUNKS STARTING AT THE BASE OF THE TREE UP TO THE SECOND BRANCH. REMOVE WRAPPING AT THE END OF THE GUARANTEE PERIOD.

3. PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT TO REMOVE 1/5 OR 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

G. GUARANTEE

1. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A HEALTHY AND VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON FOLLOWING ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

H. TREE PRESERVATION

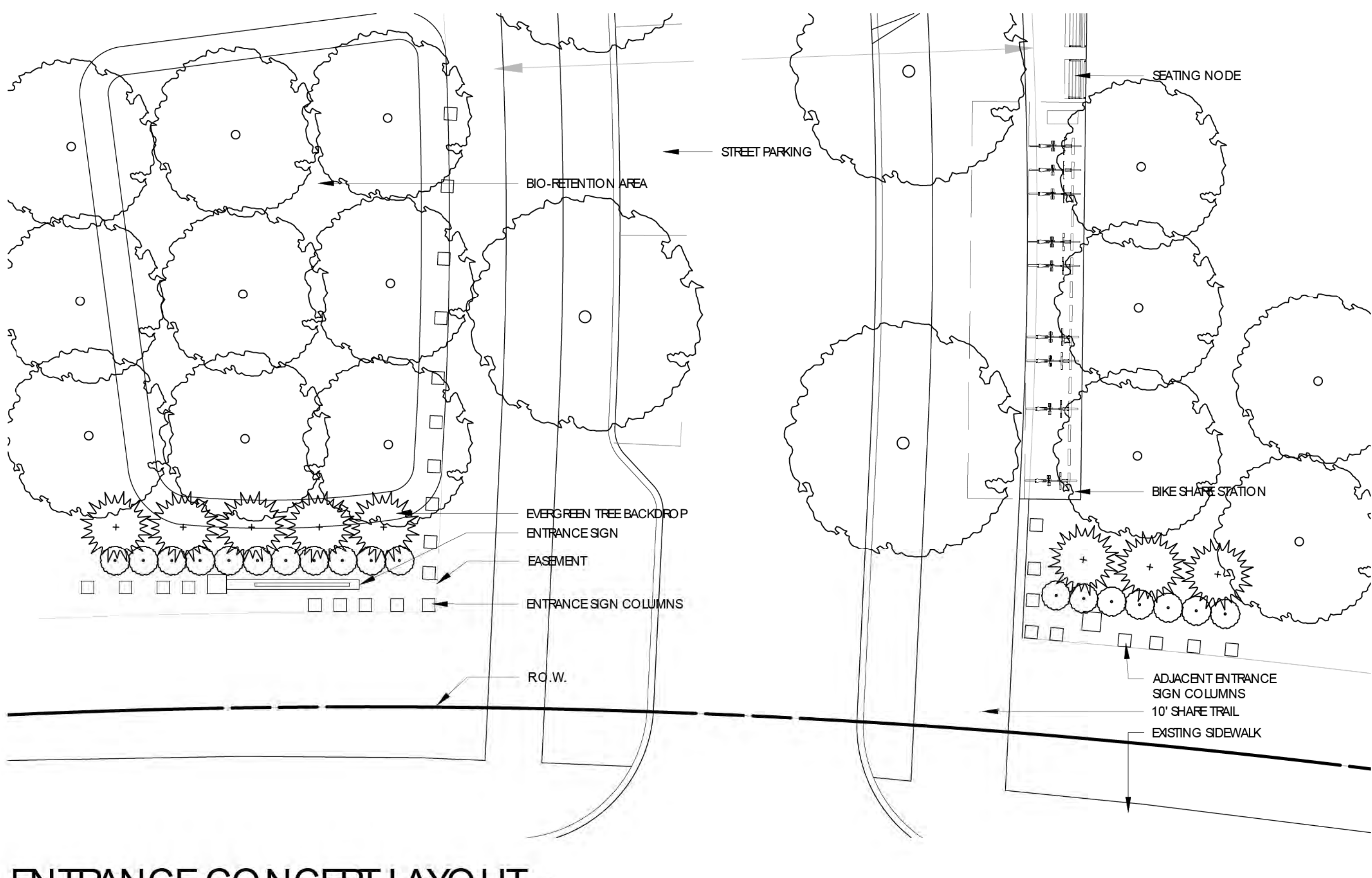
1. SNOW FENCING SHALL BE ERECTED AROUND ALL AREAS WHERE EXISTING VEGETATION IS TO BE PRESERVED.

2. INDIVIDUAL TREES AND GROUPS OF TREES SHALL BE PROTECTED BY FENCING AROUND A PERIMETER OF THEIR BRANCHES USING STANDARD, 48" HIGH SNOW FENCE SECURELY MOUNTED TO STANDARD STEEL POSTS SET NOT MORE THAN 6' APART.

3. FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

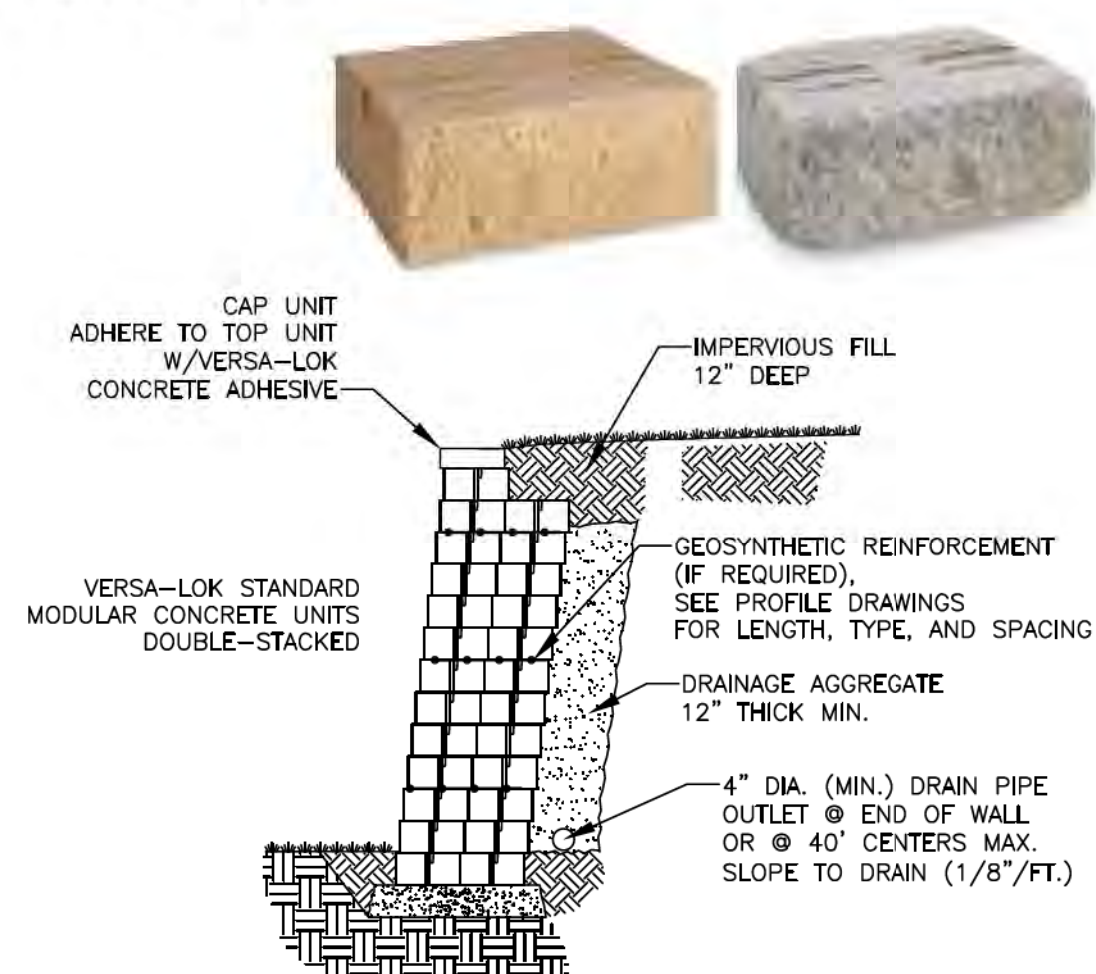


ENTRANCE CONCEPT



ENTRANCE CONCEPT LAYOUT

SCALE: 1" = 10'-0"

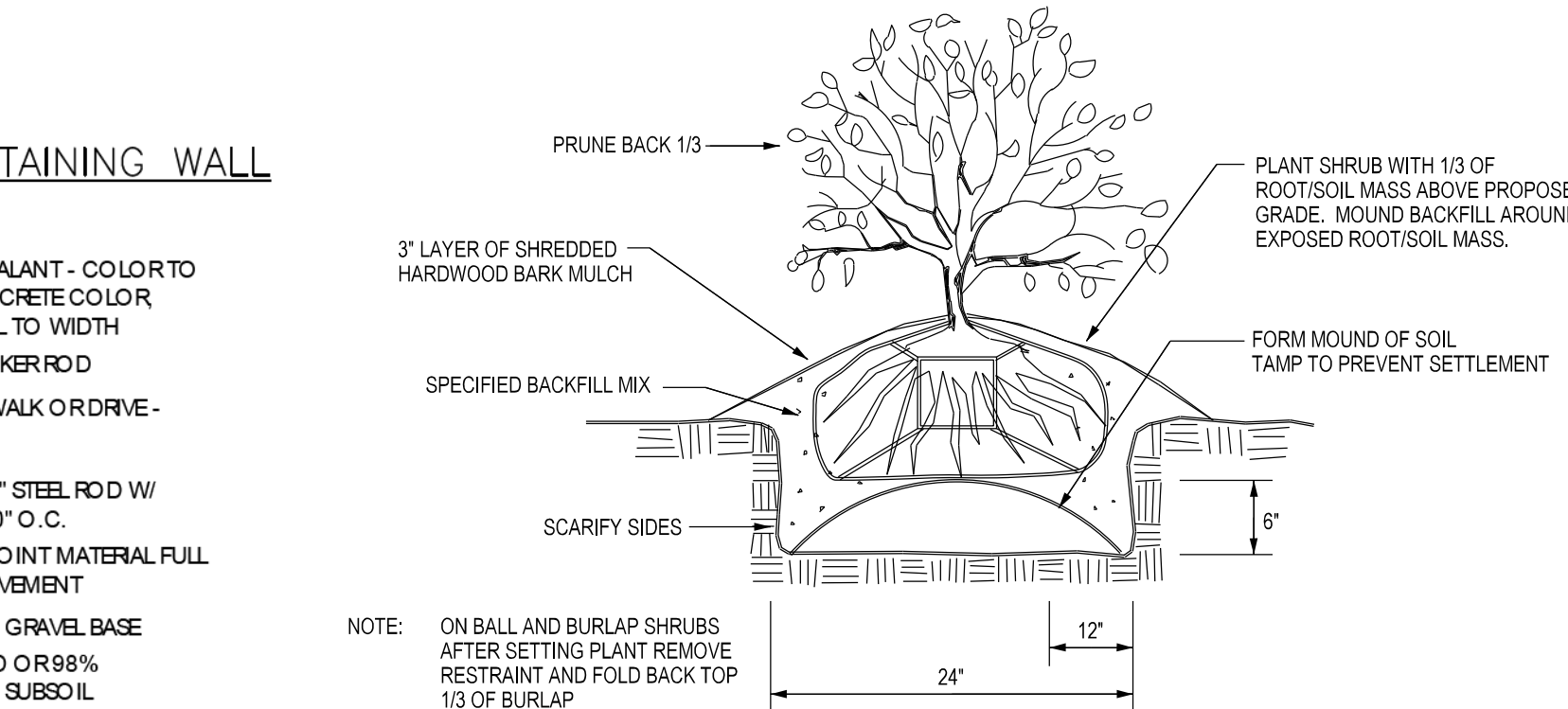


TYPICAL SECTION - DOUBLE-STACKED STANDARD UNIT RETAINING WALL

SCALE: AS NOTED

03 CONCRETE PAVING

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

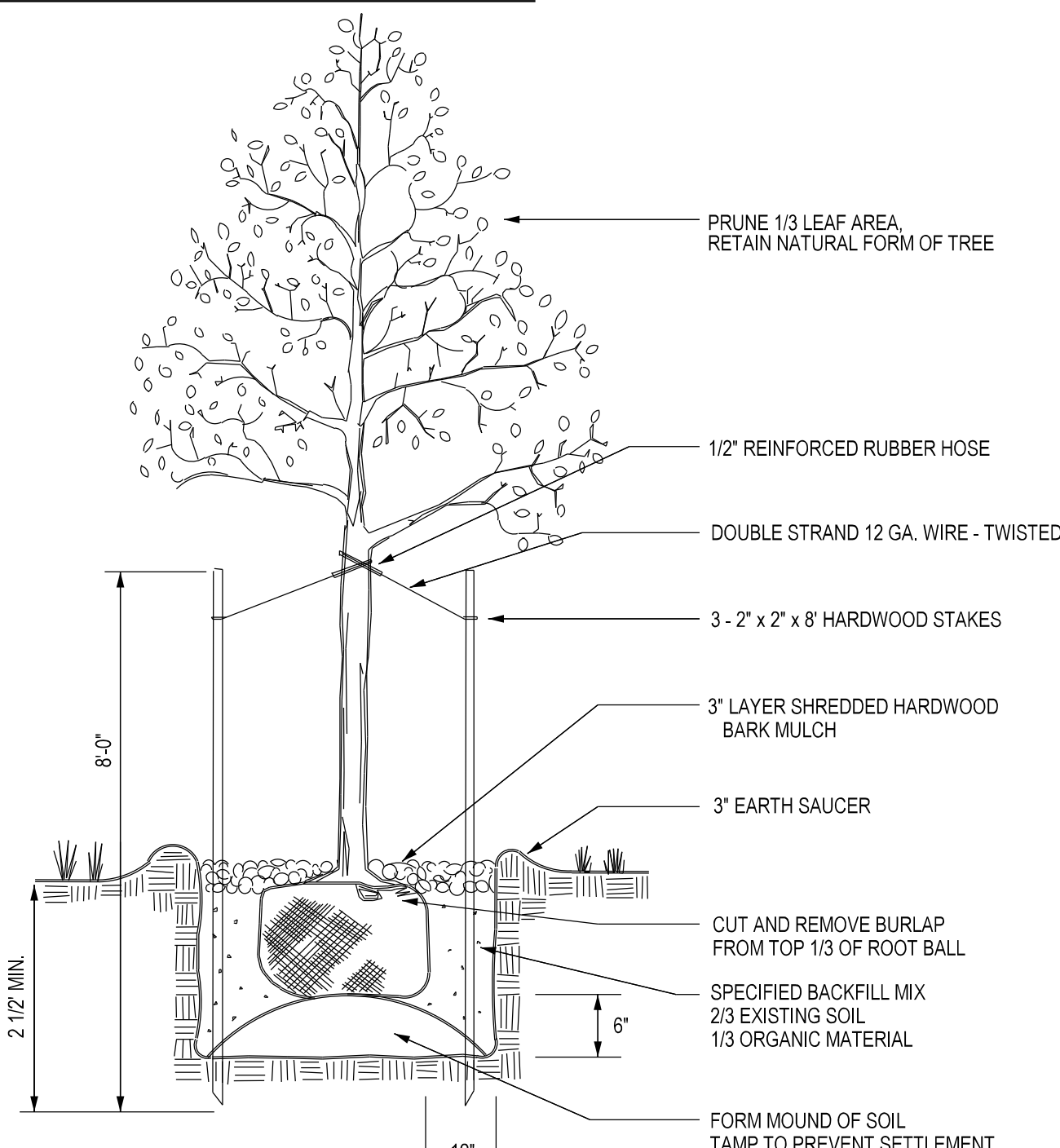


02 EXPANSION JOINT

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

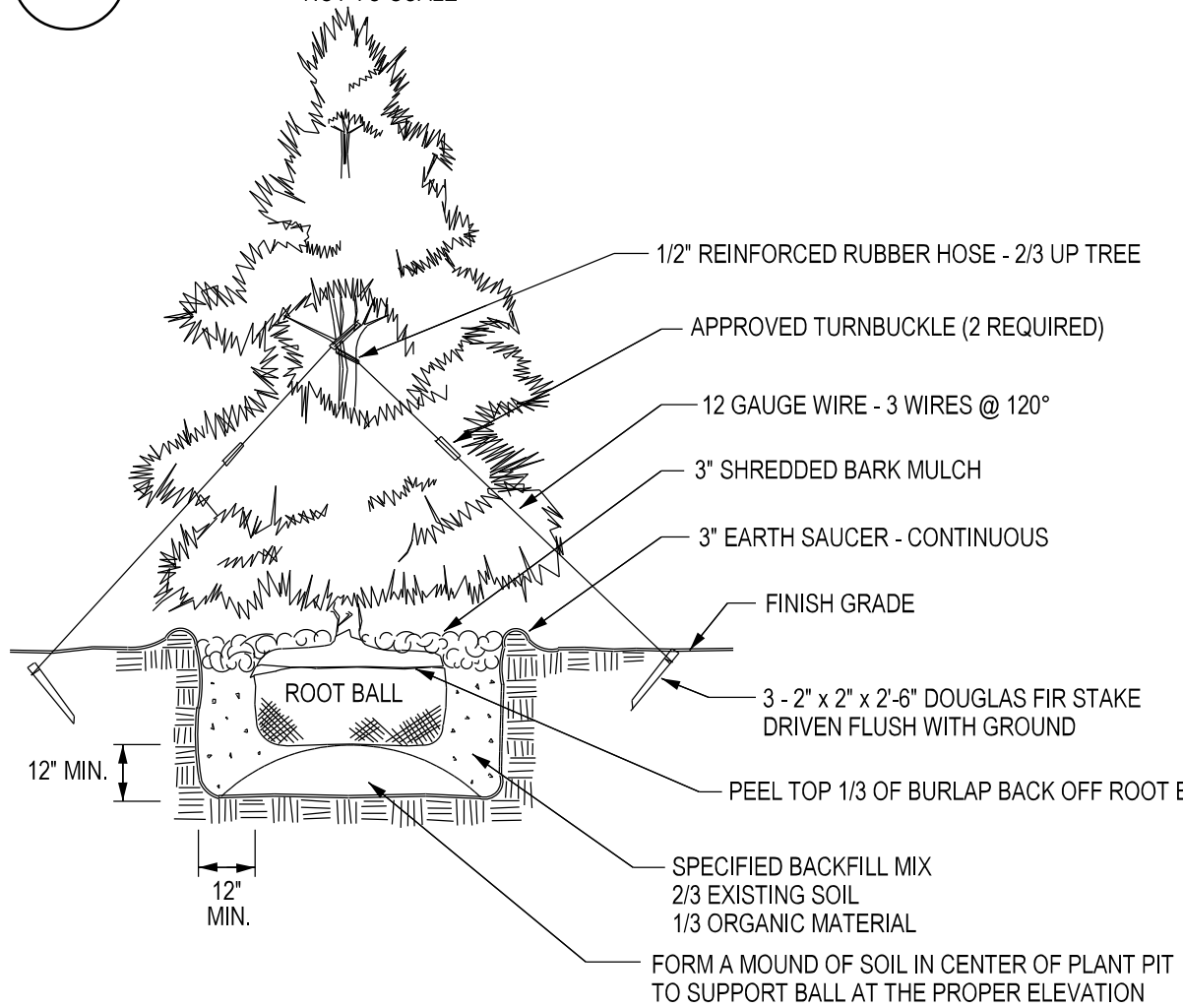
01 CONCRETE PAVING

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



1 TREE PLANTING DETAIL

NOT TO SCALE



2 TREE PLANTING DETAIL - EVERGREEN TREE

NOT TO SCALE

Plant List: Landy Property Phase 1

Key	Quantity	Botanical Name	Common Name	Height/Spread	Caliper	Root	Spacing	Remarks
Shade Trees								
AR	8	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	12' - 14'	2 1/2" - 3"	B&B	as shown	Native
BN	10	Betula nigra	River Birch	12' - 14'	2 1/2" - 3"	B&B	as shown	Native
GT	10	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Shademaster Honeylocust	12' - 14'	2 1/2" - 3"	B&B	as shown	Native
LS	5	Liquidambar styraciflua 'Variegata'	Variegated Seedless Sweetgum	12' - 14'	2 1/2" - 3"	B&B	as shown	Native
PA	15	Platanus occidentalis	Sycamore	12' - 14'	2 1/2" - 3"	B&B	as shown	Native
QP	120	Quercus phellos	Willow Oak	12' - 14'	2 1/2" - 3"	B&B	as shown	Native
TC	15	Tilia americana 'Redmond'	Redmond American Linden	12' - 14'	2 1/2" - 3"	B&B	as shown	Native
Ornamental Trees								
AA	14	Amelanchier arborea	Downy Serviceberry	8' - 10'	2" - 2 1/2"	B&B	as shown	Native
AC	13	Amelanchier canadensis	Serviceberry	8' - 10'	2" - 2 1/2"	B&B	as shown	Native
CC	13	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	8' - 10'	2" - 2 1/2"	B&B	as shown	Native
LI	33	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	8' - 10'	2" - 2 1/2"	B&B	as shown	Native
Evergreen Trees								
JV	8	Juniperus virginiana	Eastern Red Cedar	8' - 10'		B&B	as shown	Native
Evergreen and Deciduous Shrubs								
FAH	88	Fernandea alpestris 'Hamel'	Dwarf Fountain Grass	1 gal.		Cont.	as shown	Native
RA	18	Rhododendron atlanticum	Coast Azalea	36" - 42"		Cont.	as shown	Native
SNM	154	Salvia nemerosa 'May Night'	May Night Salvia	1 gal.		Cont.	as shown	Native
Ornamental Grasses, Perennials and Groundcovers								
LMB	645	Liriodendron 'Big Blue'	Big Blue Liriodendron	1 gal.		Cont.	15' o.c.	



BENCH

SCALE: NTS

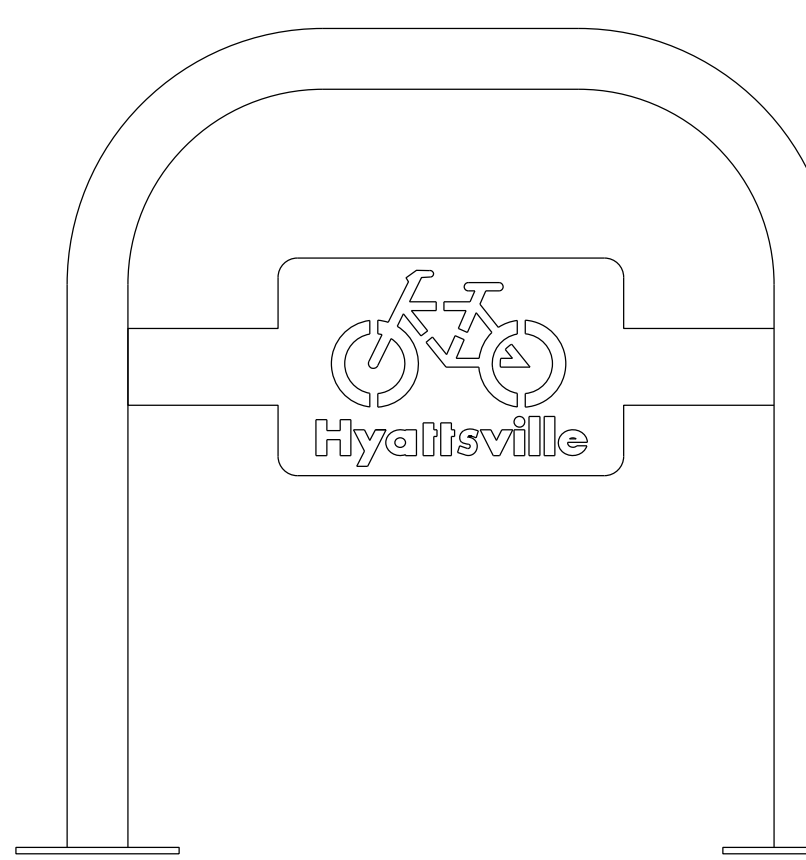
Manufacturer: ANOVA FURNISHINGS
Model: CORONADO 4"
Color: STANDARD
Website: <http://www.anovafurnishings.com>
Quantity: 30



TRASH RECEPTACLE

SCALE: NTS

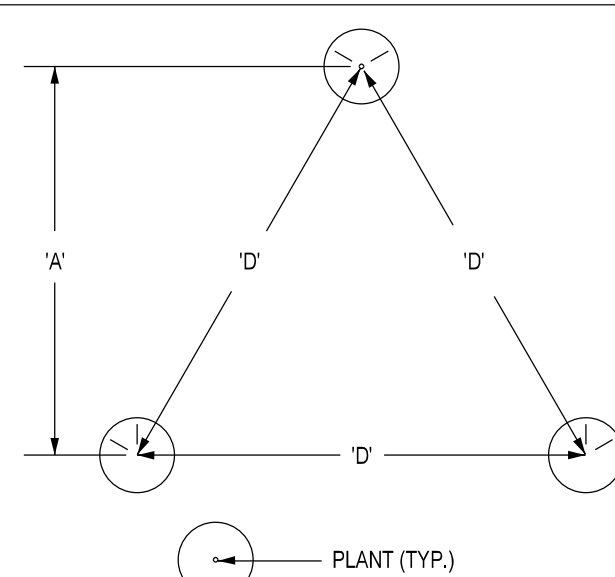
Manufacturer: LANDSCAPE FORMS
Model: FOESIDE OPEN
Color: STONE
Website: <http://www.landscapelforms.com>
Quantity: TBD



BIKE RACK

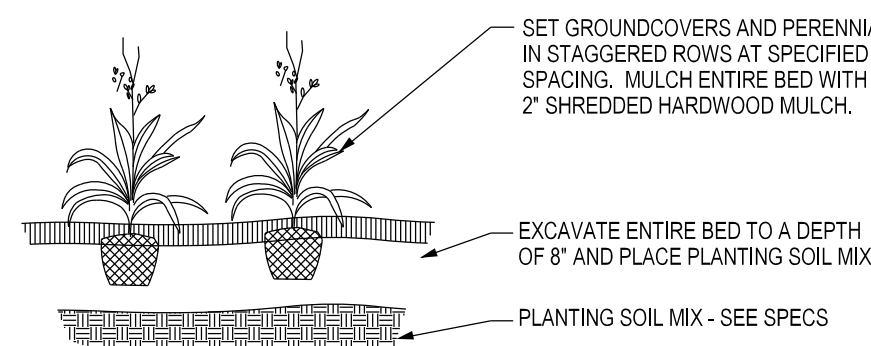
SCALE: NTS

Quantity: TBD



NOTE: GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

PLANT SPACING	ROW 'A'
8' O.C.	6.93' O.C.
10' O.C.	8.66' O.C.
12' O.C.	10.4' O.C.
18' O.C.	15.6' O.C.
24' O.C.	20.8' O.C.
30' O.C.	30.0' O.C.
36' O.C.	31.5' O.C.



4 GROUND COVER PLANTING DETAIL

NOT TO SCALE

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M-NCPPC

APPROVAL

PROJECT NAME: LANDY PROPERTY

PROJECT NUMBER: DSP-18003

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

DETAILS SHEET

LANDSCAPE PLAN. DSP-18003

LANDY PROPERTY

PARCEL A

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



Engineering
Surveying
Planning
Environmental Sciences

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

www.solteszco.com

NO. 1
DESIGNED: GAM

REVISIONS
CAO STANDARDS VERSION: V5 - 2009

DATE: JANUARY 2018
TECHNICIAN: GAM

CHECKED: DJB

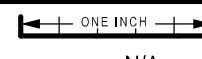
MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

MARVIN R. BLUMBERG COMPANY
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.531.5877
CONTACT: SETH BLUMBERG

MAP: 5409	GRID: 5G
TAX MAP: 41/1, 42/1	ZONING CATEGORY: R-20
WBC 200 SHEET: WBC2003	XXXX
SITE DATUM: 2008	XXXX
HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX	XXXX



1" = N/A

SHEET 2

OF 6

PROJECT NO. 1865-00-00

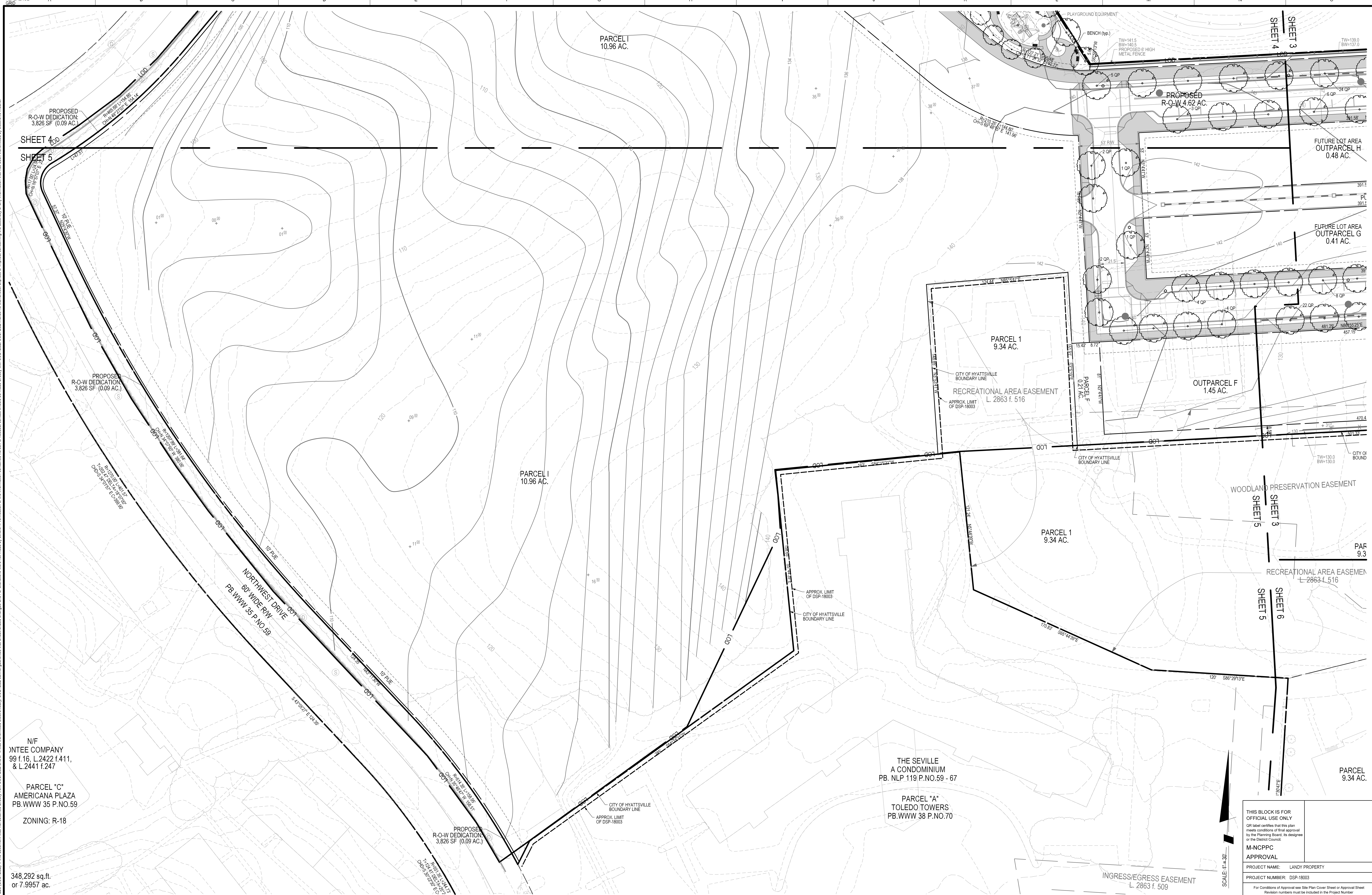
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	SHEET <u>3</u> OF <u>6</u>
PROJECT NO. 1866-00-00	

LANDSCAPE PLAN. DSP-18003 LANDY PROPERTY PARCEL A CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND	
	SHEET <u>3</u> OF <u>6</u>
	PROJECT NO. 1806-00-00
	DATE 06/11/2018

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

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

ZONING: R-18

348,292 sq.ft.
or 7.9957 ac.

SOLTESZ, LLC

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Environmental Sciences

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Lanham, MD 20706
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NO.		REVISIONS		BY	DATE
1		DESIGNED		GAM	JANUARY 2018
2		CHECKED		DJB	
3		TECHNICIAN		GAM	
4		DATE			

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MAP	5409	GRID	5G
TAX MAP	43/1	ZONING CATEGORY	R-20
WBC 200 SHEET	42/A1	XXXX	
208NE03		XXXX	
SITE DATUM		XXXX	
HORIZONTAL: XXXXXX		XXXX	
VERTICAL: XXXXXX		XXXX	



PLAN VIEW

LANDSCAPE PLAN. DSP-18003

LANDY PROPERTY

PARCEL A

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

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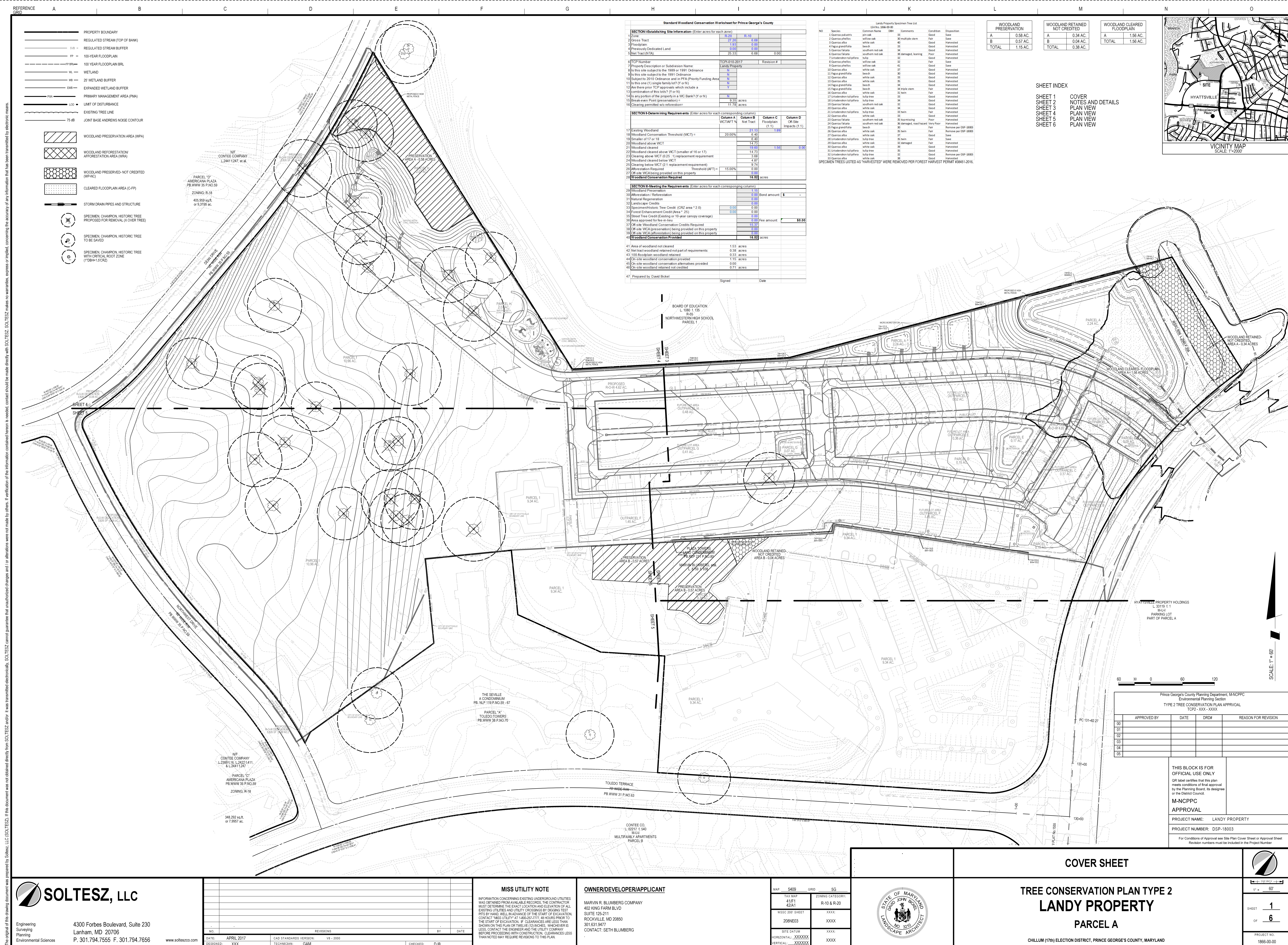
M-NCPPC APPROVAL

PROJECT NAME: LANDY PROPERTY
PROJECT NUMBER: DSP-18003

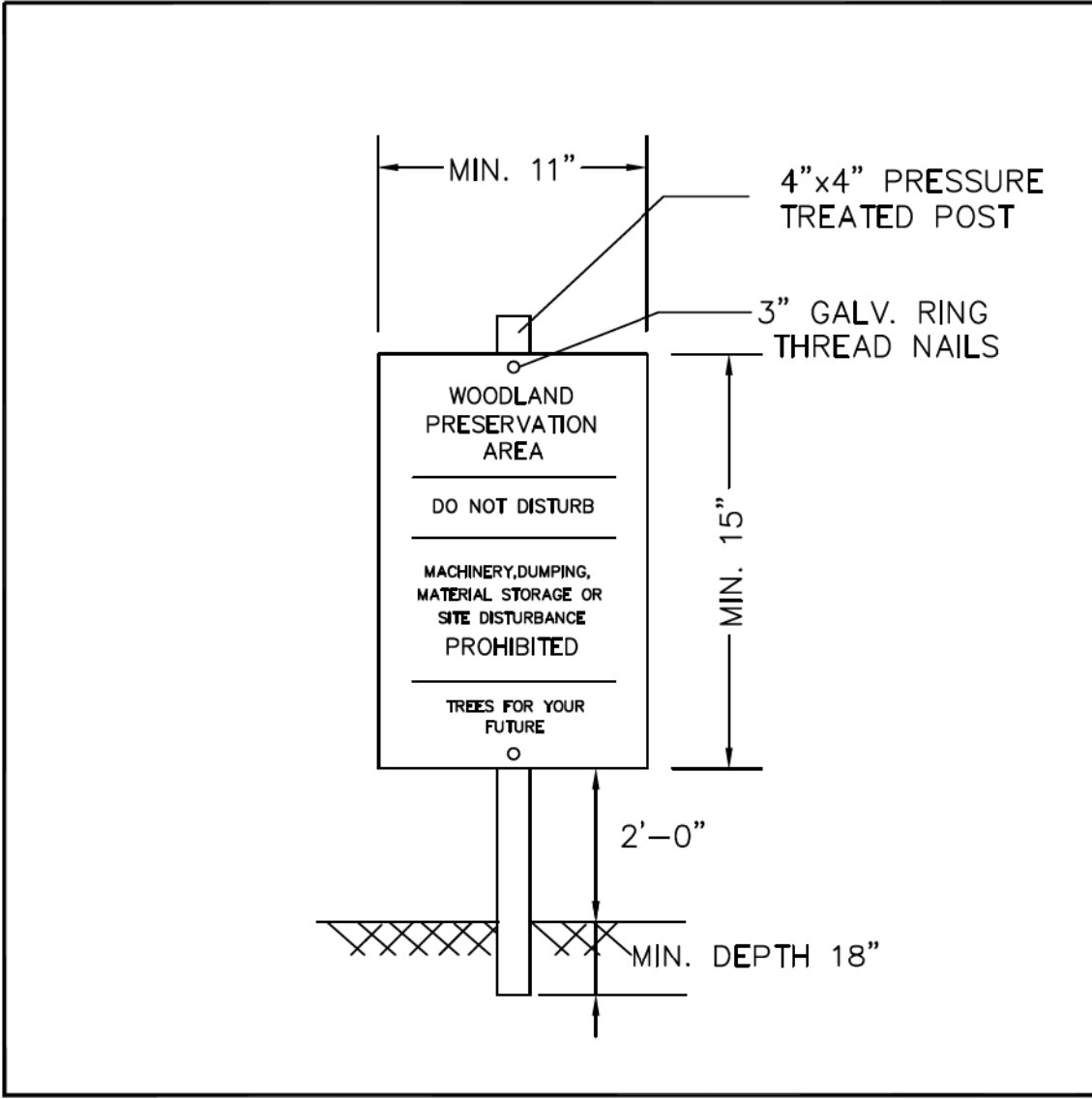
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SHEET 5 OF 6

PROJECT NO. 1865-00-00



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MIN. 11"

4"x4" PRESSURE TREATED POST

3" GALV. RING THREAD NAILS

MIN. 15"

2'-0"

MIN. DEPTH 18"

WOODLAND PRESERVATION AREA

DO NOT DISTURB

MACHINERY/DUMPING, MATERIAL STORAGE OR SITE DISTURBANCE PROHIBITED

TREES FOR YOUR FUTURE

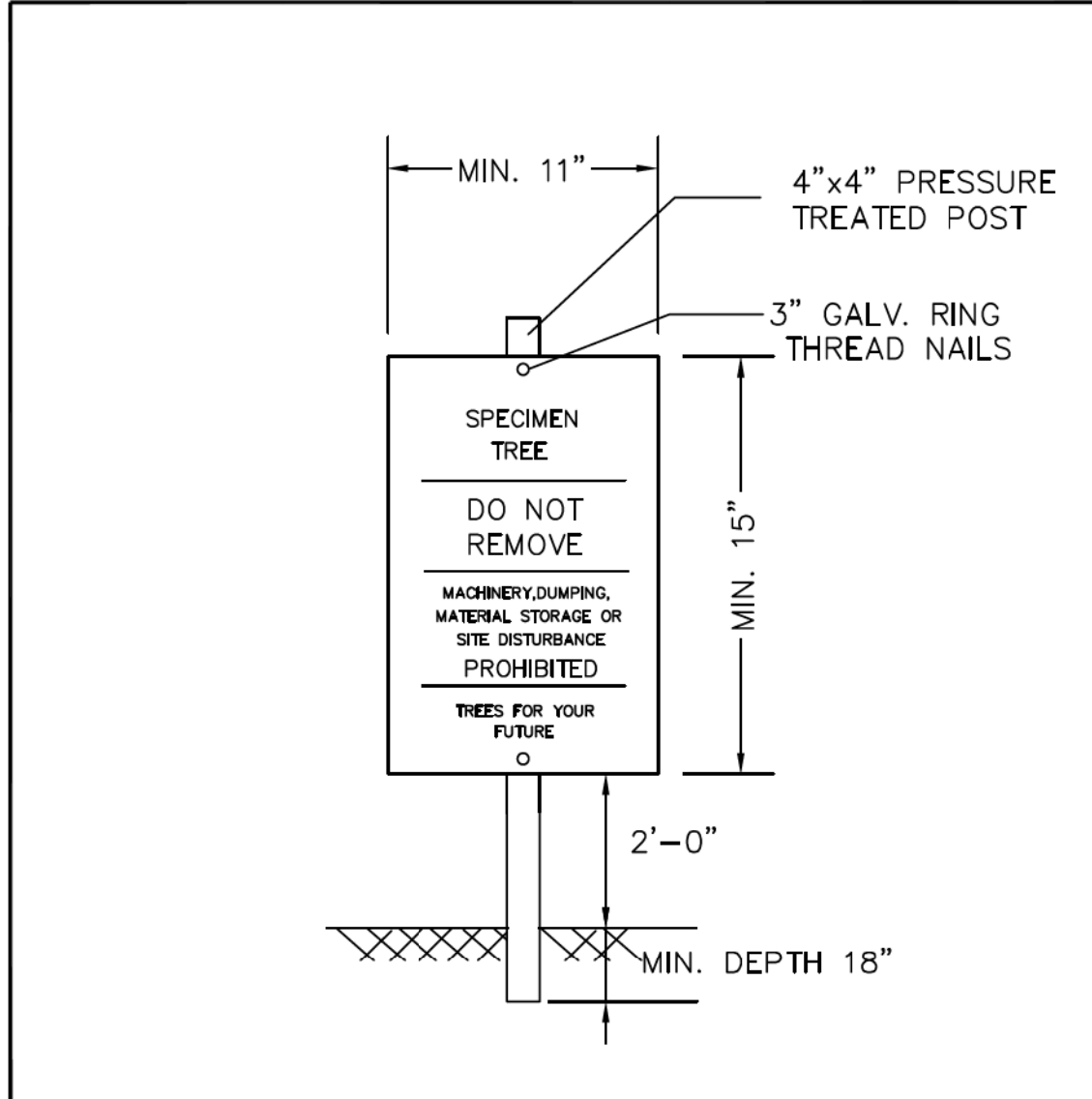
NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010

A-4, DET-1



MIN. 11"

4"x4" PRESSURE TREATED POST

3" GALV. RING THREAD NAILS

MIN. 15"

2'-0"

MIN. DEPTH 18"

SPECIMEN TREE

DO NOT REMOVE

MACHINERY/DUMPING, MATERIAL STORAGE OR SITE DISTURBANCE PROHIBITED

TREES FOR YOUR FUTURE

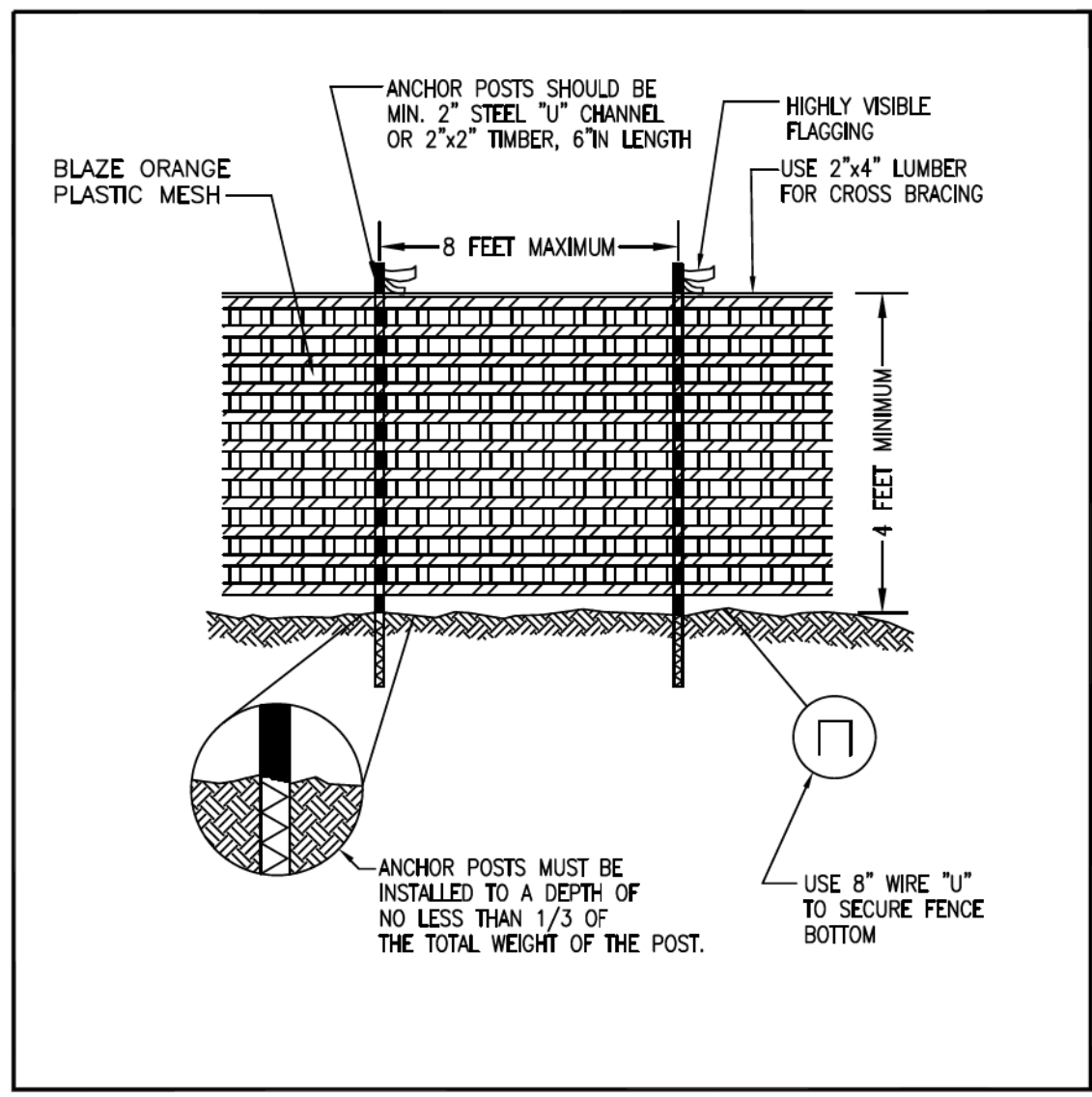
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7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN

August 2010

A-4, DET-3



BLAZE ORANGE PLASTIC MESH

ANCHOR POSTS SHOULD BE MIN. 2" STEEL 1/2" CHANNEL OR 2"x2" TIMBER, 6'IN LENGTH

HIGHLY VISIBLE FLAGGING

USE 2"x4" LUMBER FOR CROSS BRACING

8 FEET MAXIMUM

4 FEET MINIMUM

ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL WEIGHT OF THE POST.

USE 8" WIRE 1/2" TO SECURE FENCE BOTTOM

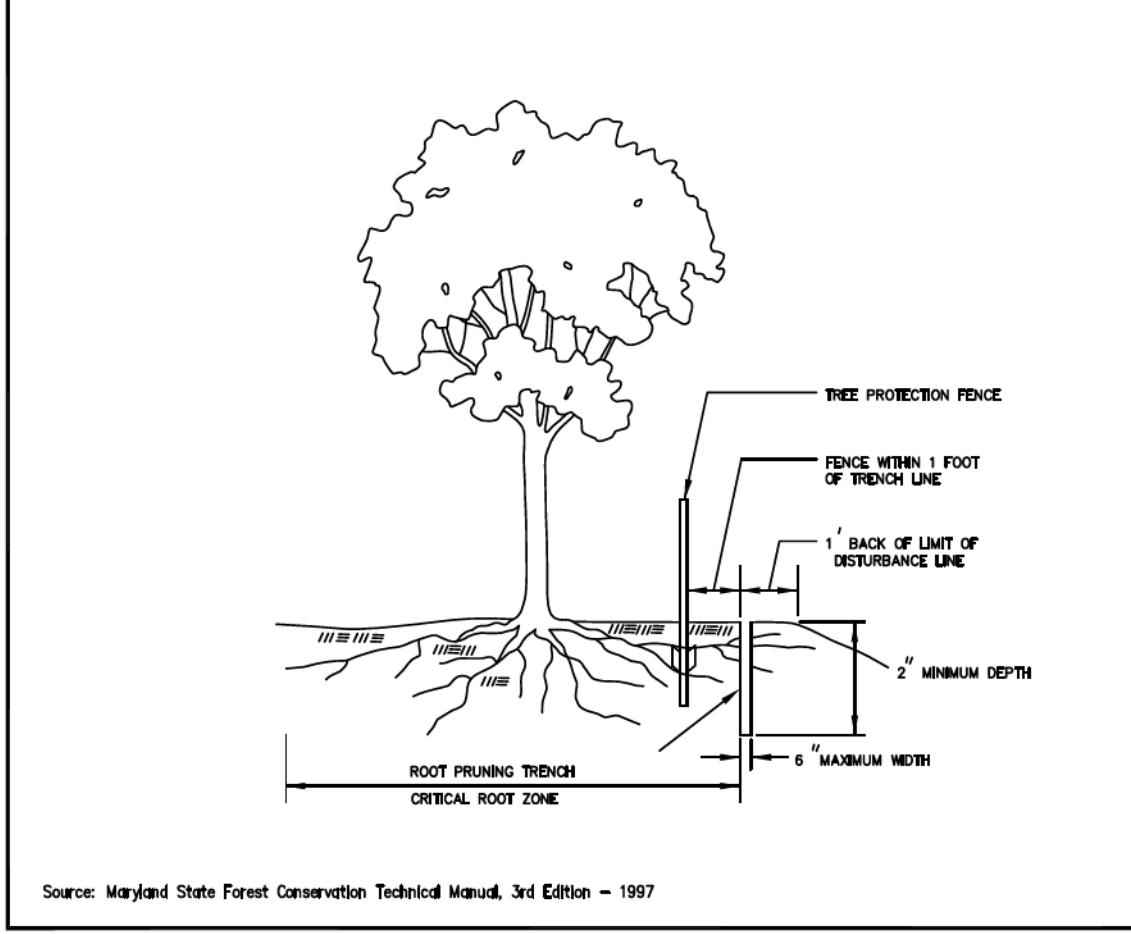
NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND PLACED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010

A-4, DET-4



TREE PROTECTION FENCE

FENCE WITHIN 1 FOOT OF TRENCH LINE

1' BACK OF LIMIT OF DISTURBANCE LINE

2' MINIMUM DEPTH

ROOT PRUNING TRENCH

CIRCULAR ROOT ZONE

MAXIMUM WIDTH

NOTES:

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

August 2010

A-4, DET-10



SOLTESZ, LLC

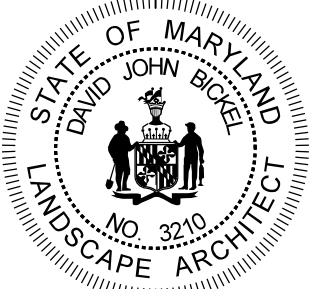
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Lanham, MD 20706
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www.solteszco.com

NO.	REVISIONS	BY	DATE

DATE: APRIL 2017	CAD STANDARDS VERSION: V5 - 2009
DESIGNED: XXX	TECHNICIAN: GAM
	CHECKED: DJB

MISS UTILITY NOTE	
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OWNER/DEVELOPER/APPLICANT	
MARVIN R. BLUMBERG COMPANY 402 KING FARM BLVD SUITE 125-211 ROCKVILLE, MD 20850 301.531.5477 CONTACT: SETH BLUMBERG	
MAP: 5409	GRID: 5G
TAX MAP: 43/E1 42/A1	ZONING CATEGORY: R-10 & R-20
WBC 200 SHEET: 208NE03	XXXX
SITE DATUM: HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX	XXXX



STATE OF MARYLAND
LANDSCAPE ARCHITECT

NOTES AND DETAILS SHEET

TREE CONSERVATION PLAN TYPE 2

LANDY PROPERTY

PARCEL A

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

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M-NCPPC

APPROVAL

PROJECT NAME: LANDY PROPERTY

PROJECT NUMBER: DSP-18003

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NOTES AND DETAILS SHEET

TREE CONSERVATION PLAN TYPE 2

LANDY PROPERTY

PARCEL A

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

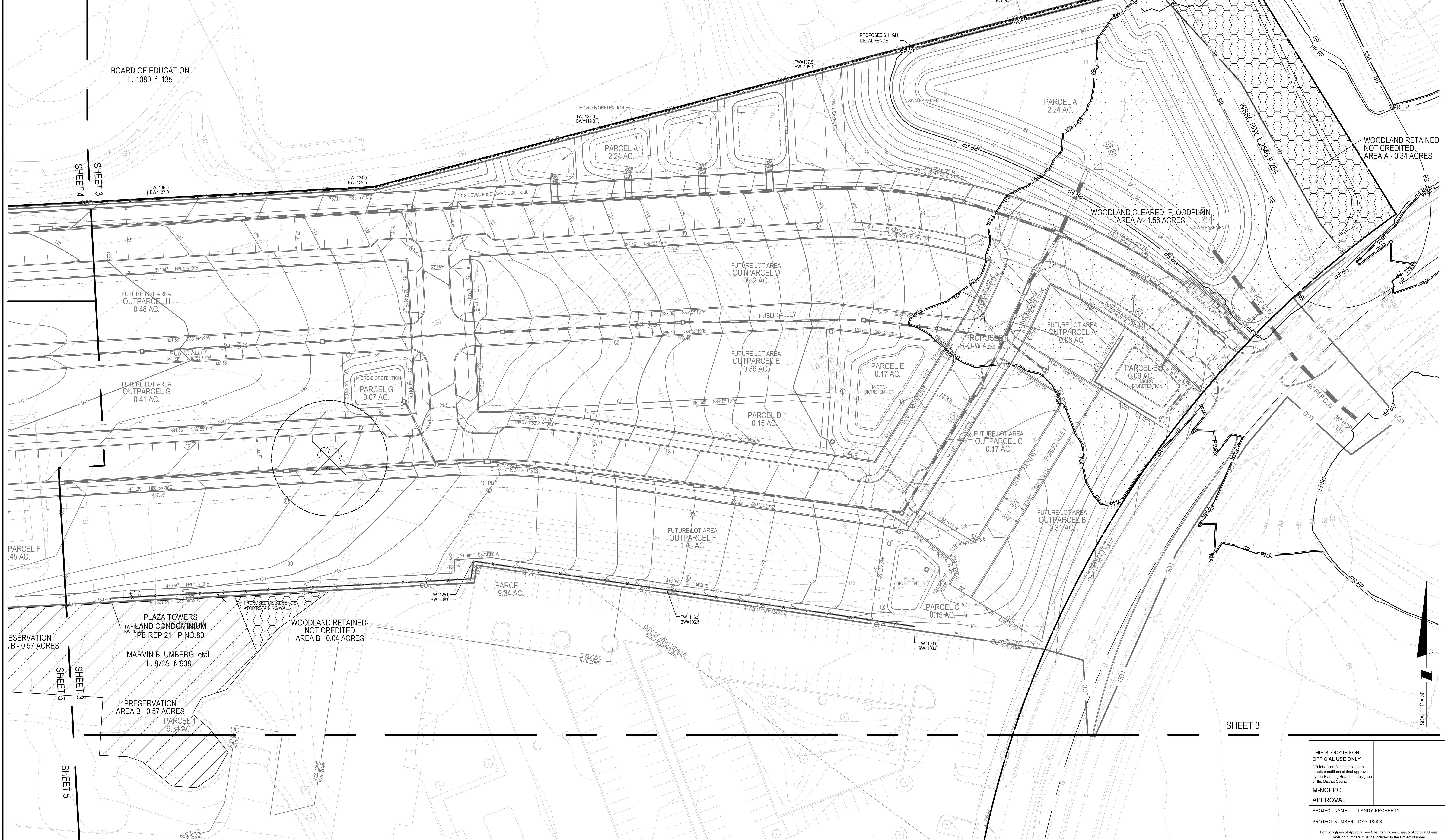
1" = N/A

SHEET **2** OF **6**

PROJECT NO. 1865-00-00

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NO.		REVISIONS		BY		DATE	
1.		APRIL 2017		XXX		DESIGNED: XXX	
2.		CAD STANDARDS VERSION: V5 - 2005		TECHNICIAN: GAM		CHECKED: DJB	

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MAP	5409	GRID	5G
TAX MAP	41/F1	ZONING CATEGORY:	R-10 & R-20
WSC 200 SHEET	42/A1	XXXX	
208NE03		XXXX	
SITE DATUM		XXXX	
HORIZONTAL: XXXXXX		XXXX	
VERTICAL: XXXXXX		XXXX	



PLAN SHEET								
TREE CONSERVATION PLAN TYPE 2								
LANDY PROPERTY								
PARCEL A								
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND		<table><tr><td>SHEET</td><td>3</td></tr><tr><td>OF</td><td>6</td></tr><tr><td>PROJECT NO.</td><td>1865-00-00</td></tr></table>	SHEET	3	OF	6	PROJECT NO.	1865-00-00
SHEET	3							
OF	6							
PROJECT NO.	1865-00-00							
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M-NCPPC
APPROVAL

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1	DESIGNED: XXX		APRIL 2017
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MAP	GRID	5G
TAX MAP 41/F1 42/A1		
WISC 200 SHEET 20BNE03	XXXX	XXXX
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX	XXXX	XXXX

PLAN SHEET

TREE CONSERVATION PLAN TYPE 2

LANDY PROPERTY

PARCEL A

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

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Revision numbers must be included in the Project Number

SHEET 4 OF 6

PROJECT NO.
1866-00-00

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

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

ZONING: R-18

348,292 sq.ft.
or 7.9957 ac.

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NO.	DATE	REVISIONS	BY	DATE
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MAP: 5409	GRID: 5G
TAX MAP: 41/F1 42/A1	ZONING CATEGORY: R-10 & R-20
WBC 200 SHEET: 208NE03	XXXX
SITE DATUM:	XXXX
HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX	XXXX



PLAN SHEET

TREE CONSERVATION PLAN TYPE 2

LANDY PROPERTY

PARCEL A

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

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PROJECT NUMBER: DSP-18003

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SCALE: 1" = 30'

1" = 30'

SHEET 5 OF 6

PROJECT NO. 1865-00-00



CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
MAY 15, 2018

1. Introduction of Committee & Guests Members (7:30 PM)

- David Marshall
- Jonathan Mueller
- Maureen Foster
- Wil Maxwell
- Todd Dengel
- Thomas Sheffer
- Andrew Bishop
- Nkosi Yearwood
- Thomas Wright
- Yohannes Bennehoff
- Stefano Terricola, Gilbane Development
- Phil Hughes, Rodgers Consulting
- Mike Sponseller, Gilbane Development
- Tom Haller, Gibbs & Haller
- Mark Ferguson, RDA Engineers
- Chris Hatcher, Learch, Early & Brewer
- Alan Rahimi, RBC, LLC
- Jim Chandler
- Katie Gerbes

2. Committee Business (8:30 PM)

- Adoption of Minutes from April 2018
 - 6 in favor, 1 abstention

3. Riverfront at West Hyattsville Architecture Detailed Site Plan (7:32 PM)

- Already received approvals for preliminary plan of subdivision and infrastructure DSP; this application is for approval of the architecture DSP
- Grading work is ongoing and will end in December 2018
- 183 townhouses – 131 16' units(interior), 52 20' or 24' units (ends)
- Architecture is more contemporary in design – 4 story homes, flat roof and front and rear facing decks
 - o Materials will be brick veneer, hardy plank, and vinyl siding
- Community park along the Northwest Branch Trail will have an amphitheater, expanded path along existing trail and new path leading from the trail to the community
- Improvements will be made to the Northwest Branch Trail, including trail makers, LED lighting and emergency call stations

- o Lighting will extend through the subject property all the way to the Metro
- Committee Questions:
 - o DM: When do the park improvements go in? Simultaneous to the townhomes or after?
 - They will be going in at the same time. We do need permission from M-NCPPC to do the work on the park, so we have been coordinating with them about that.
 - o JM: You have to relocate the Northwest Trail to do construction? Is the trail going to be closed at some point?
 - The goal is to have the new trail constructed before the old will be removed. If for some reason there needs to be a closure before the new one is ready, there will be detours available.
 - o JM: Will the call boxes go to the Hyattsville police?
 - Yes.
 - o TS: When you talk about the safety concerns, are you talking about the line of sight and areas where people can pop out?
 - Yes, exactly. From Kirkwood to Queen's Chapel Road there will be lights.
 - o TS: Will there be a lot of tree clearing happening?
 - The park area is our compensatory storage area, so those trees will need to be removed for grading, then we will build it back up with green infrastructure.
 - o TS: Was there any discussion about programmed spaces such as playgrounds?
 - No, not in that area because it is compensatory storage but within the community there is a playground present.
 - MF: This plan has already been approved, so that can't change at this point.
 - o WM: Is the yellow line showing the trail location now or where it will be?
 - It will move slightly from its current location at the development site, but the rest of the trail will not move.
 - o TD: I'm looking at the picture of the community park entrance and the architecture plan and they look different. What will the finished houses look like?
 - The community park entrance rendering is old, so that does not reflect how the architecture will actually look. It will look like the elevations.
 - o TD: You said you are hoping to have this architecture follow that throughout the rest of Hyattsville?
 - Yes, hoping to keep it urban and contemporary.
 - o TD: Are they all beige? Are there going to be different colors?
 - It has not been finalized at this point, so it could change.
 - o TD: For the rear of the townhouses, is that brick or vinyl?
 - Vinyl product.
- Committee Comments:

- o TD: Personally, not a fan of this type of architecture. Understand the process that is going in to this development and the level of detail, but would like to see the architecture look more like the community park entrance rendering.
- o TS: Initial reaction is that I like it, but it is not in the same urban corridor as EYA. I don't know what market research goes into it, but I imagine that is important.
- o TS: In looking at the promenade and greenway, I would consider a less linear placement of the large trees.
 - That is a requirement by the county to have street trees at certain placements along the roads.
 - TS: Maybe add some additional trees to transition into the forested natural area that is below.
 - We talked to the Parks Department about that, and they wanted there to be less trees on that side because they wanted it to be open and visible. Originally there was more significant landscaping there, but they asked for it to be removed.
- o WM: I think the architecture trends a bit beige- would like to see some more color.
- o WM: For parkscape, would like to see some cool, designer lighting that goes across the park or in the amphitheater.
 - Love the idea, but we will have to talk to Parks Department about it.
- o JM: The idea with the architecture is to tie it to the other recent developments in the area?
 - A lot of it is market based – we are looking at regional and national home builders as well as market pricing and affordability at different areas.
- o JM: Is this similar to EYA?
 - TD: It is more West EYA and Ryan Homes at Editor's Park.
- o JM: I am good with the style and like that it will tie in to the rest of the City.
- o JM: At the front will there still be an apartment building?
 - Yes, but it is a separate project.
- o AB: Have you submitted your DSP application?
 - Trying, it was resubmitted today and should be accepted in the next week to 10 days.
- o AB: For the rear of the units, instead of all vinyl, have you considered a first-floor brick or something else to mix it up a bit?
 - Right now, it is all vinyl, but any builder that comes in could change that slightly. The way it is laid out, the only people who will be in the alleys and see the rear loaded are those who live in the stick and are turning into their homes.
- o AB: I noticed there were no decks on the rear loaded product.

- We are showing them on the end units, and all units have the option of a rooftop deck as well.
- o DM: How many trees are you taking out?
 - The warehouse was unforested. Most of the tree removal was on the parks property. I don't know a number right now.
- o DM: How many trees are you putting in?
 - We will have to get back to you with this number. Considering the site was devoid of trees originally, there should be a net increase in trees.
 - DM: I am looking at an aerial where there are trees.
 - That is on the parks parcel.
 - DM: I am asking about the park parcel and those trees. If you don't have those numbers right now, that is fine.
- o DM: I do not like the bland color. It looks like a rubber-stamped project and that is not the City we are. This project should be iconic and not tan, brown and beige. This is my opinion, but for what it is worth, I wouldn't want a home that looks like this. I would want options of different colors. The rendering in the park entranceway is much nicer than the architecture you have proposed. My concern is less with the materials and more with the color.
 - A lot of it comes down to the cost of materials, when we push the materials, it pushes the price point. It is a balance we need to be mindful of.
- o DM: With the street names, they don't seem to be consistent with the City's street grid and types of street names. You might want to reconsider what you name those streets and maybe talk to City staff about the names.
- o YB: Are you going to be conforming to the dark sky standards for LED lighting?
 - It's the same standard Parks uses. They wanted it to be identical to others in their network.
- o YB: Echo the comments about the architecture being bland.
- o YB: Will it connect to Kirkwood or will the street just end?
 - We are dedicating and building to our property line, but on the other side it is the County right of way, so we need to get the County to commit to connecting the road.
- o YB: Will there be connections to Metro's property beside the trail?
 - Yes, there will be connections to the existing walking trail that goes under the trail tracks. There is an easement there, so no matter what that will be maintained. There will be a temporary connection until the multifamily comes online, when the connection will be formalized.
- o YB: I get that the rear of the units won't be seen by most, but there are windows and there are ways to break it up with color or other cost-effective materials.
- o NY: Is this in for site plan approval?

- Infrastructure is approved, but the architecture plan is in now.
- o NY: Architecture could raise the bar a bit.
- o NY: Could you walk us through the decision on the width of the units?
 - A few different things. We wanted a variation of widths for a range of pricing. Under the TDOZ, there is also limits on the amount of parking we can have there, so by having 16' units, we are limited parking.
 - NY: Not influenced by market study?
 - Yes, there was that as well. A combination of a lot of things. Market study saw the 16' units being a starter home.
- o NY: Will parking be tandem? Are you building this yourself?
 - Turning it over to someone else to build.
 - We're not proposing a lot of tandem spaces, so increased on-street parking to make up for that. Almost every street has on street parking and some have additional parking spaces in the back.
- o DM: Did I hear you correct that there is 1 space for unit?
 - For the 16', yes. Larger units will have larger garage.
- o RECOMMENDATION: We recommend to the City Council that the architecture be made more original, less uniform and there be more colors or building materials provided, especially along the rear elevations.
 - 6 in favor, 1 opposed, 1 abstain
- o Regarding names, I'm seeing some opposition.
 - We submitted names to the County and these are ones that they approved.
 - MF: Does that mean it is a done deal?
 - We will have to check.
- o RECOMMENDATION: We believe that they have turned the houses to face the park and makes the riverfront more a feature is a positive change.
 - 7 in favor, 1 abstain
 - TD: What about the other units that are facing outward to the roadways. Are all of the front facades facing the major arteries?
 - All of the townhouse face out to the main road.
- o TS: With the trees, even a double layer of trees would be more attractive than the single row of unilateral trees.
 - We can talk to parks about that.
- o RECOMMENDATION: Developer should go back and work with M-NCPPC to see what other options there are to augment the plan with the street trees to better replace those trees lost.
 - 7 in favor, 1 abstain.
- o RECOMMENDATION: Safety and lighting features are key to the success of the development and will encourage trail use throughout the community.
 - 7 in favor, 1 abstain.

- o DM: Is this project wholly within the City?
 - JC: Yes.
- o DM: Can you send staff the numbers on those trees?
 - Yes.

4. Landy Infrastructure Detailed Site Plan (8:31 PM)

- We are one step behind the Riverfront folks. When we were last here, it was for preliminary plan of subdivision, which has since been approved by the Planning Board.
- We've made a few changes as a result of your feedback, including removing some units to add green space and on-street parking. Most of those changes were on the west side of the property which is Phase II. We are here for Phase I, which is the east side of the property and the rec area.
 - o Phase II will be either one or two future phases.
 - o Breaking up the phases based on the ridge line and where the stormwater flows.
 - o Phase I is 133 lots.
- All streets and alleys are public and will be maintained by the City.
- Principal entrance to the development is off of Belcrest Road. It will eventually continue all the way to Dean Drive with an additional connection on Northwest Drive.
 - o The entrance will feature a stormwater pond and a connection to Northwestern High School and the trail around the pond area, as well as a Capital Bikeshare station. Coordination with DPW&T about siting the location of the Bikeshare station.
- Principal recreational area is the triangle to the northwest of the site.
 - o Divided into three zones: a sculpture garden/location with two play areas (one for pre-school and one for pre-teen), an open play grassy area with shade structures and then a more natural, forested area.
 - o Park will be owned by HOA
 - o Plan to preserve the existing woods on site in the natural green area. Will be supplementing with additional tree plantings.
- TDDP asked for a trail connection that loops into the larger trail network. That is being provided on the northern edge of the site. Trail will be constructed in the first phase to ensure connections to Dean from the opening of the site.
- Dean Drive will also have an entrance that echoes that on Belcrest Road.
- Looking at new names for the project aside from Landy. If anyone has an idea, let us know.
- Every intersection will have crosswalks, with two of them in the center of the development having speed tables as well.
- Committee Questions:
 - o TD: When you're talking about certain items, you're referencing them in a detail that isn't here? Will there be a more detailed application coming before us? When you are talking about the canopy of trees and the knoll

area, I want to clarify that there is a lot of discussion about certain items that I don't see.

- The renderings are what you will see but are not construction documents. They will be present in the DSP application.
- TD: It is hard to review and comment on details that we do not see.
- o NY: Is this where the regional park is supposed to be in the TDDP?
 - There was a floating symbol there, but that does not mean the park will be on this property, just in the general vicinity. Parks will be developing a larger park elsewhere in the area, along the water.
- o NY: The open space on the top right, that's primarily stormwater management?
 - Stormwater management and trails. Very passive and limited recreation.
- o NY: What is the right of way of the street?
 - Varies depending on if there is parking on one side or two. One side parking is 53', two sides of parking is 62'. The spine road has a wider right of way because the trail is 10 feet wide instead of the standard 6 feet for a sidewalk.
- o TS: With the retention ponds, I am assuming it is an engineered structure. Can you make them a more organic shape and less of a triangle?
 - We are bound a bit by the stormwater management constraints. We do need to maintain the volume. A big concern locally is the flooding is Wells Run. We are doing a higher level of management than necessary by improving the culverts under Belcrest Road.
- o TS: Can you remind me about the fencing of the perimeter?
 - Right now, there is a 6-foot chain link fence along the school building. We will be replacing it with a 6-foot wrought iron fence along the northern perimeter
- o TS: Is access to the playgrounds limited to residents only?
 - Officially, yes. They are private recreation facilities.
- o WM: Why not run the main spine road all the way through on the first phase?
 - Sewer and stormwater issues. We would need to build the entire stormwater system on that side of the development to build the road. It doesn't make sense to take all of that on right at the beginning.
- o WM: What will the secondary trails be made of?
 - Primarily of concrete. Wood decking was also proposed, but when it gets wet is it slippery, so we will be moving away from wood to brick and stone.
- o JM: What is the timeline for next steps for phase I?
 - Optimal sequence is for this to go to the Planning Board as soon as possible, then to pull a rough grading permit. Grading will be happening on the west side of the site at the same time as the

east site. Would like to start rough grading in the fall. If not, will delay grading until Spring 2019. Hoping for early lot sales in late 2019. We think Phase I will be two years' worth of construction. The second phase would come through after one year for approval.

- Next approval phase would be to come back with architecture. We are talking to builders, don't know yet if it will be one or multiple builders.
- o JM: So, Phase II would probably be 2021?
 - Yes, with the construction of the houses starting in 2022.
- o AB: In the DSP, I noticed there are a lot of parks on the north part of the property. Has there been thought about bringing parks into the rest of the property?
 - We have little parks and some mews through the west side of the property, so there are some sprinkled through but much smaller in scale.
- o AB: In Phase II there is a lot, but in Phase I, there will just be the one small park, although I guess they will have the larger park as a part of Phase I.
 - Correct.
- o DM: You mentioned the crosswalks and raised intersections. Will there be call boxes within the project?
 - We have not considered them, but there could be.
- o DM: Is there any fencing between the property and the Seville or Plaza Towers?
 - Not currently. There may be a desire from Plaza Towers to put up a fence, but that would be them. There is also a big grade change, so a fence may not be necessary as there is a retaining wall.
 - Seville has requested enhanced landscaping along their property line, which we will probably do for them.
- Committee Comments:
 - o DM: I think it would be wise to plan and incorporate call boxes within a project of this size and the high number of people circulating.
 - o DM: If you are going to have raised intersections that is fine, but if all the intersections are raised that gets to be a bit crazy.
 - o DM: How long before you select builders?
 - Discussions are still ongoing. Hope to narrow it down in the next month or two.
 - o DM: There is going to be a HOA that will service the entire project or two separate HOAs?
 - One for the entire. Because the City is maintaining the streets, their charge is landscaping and recreation space.
 - o DM: Regardless of ownership, think it is important that everyone can use the park space, even if they aren't a resident.
 - o JM: I like the revision and what has been brought to us tonight.

- o MF: I agree with Marshall on the call boxes, and with the plantings I would encourage native species.
- o MF: The one thing I found offense is the entrance sign. I hate it and I rarely say I hate things. I think it is non-inclusive and the idea of Hyattsville as one community. I think it should be removed from the plans.
- o MF: I'm curious how the stepped microbiorentions will look and if they look like Meridian Hill Park, that would be lovely.
 - A nicely maintained and planned microbioretenion is what you see at the entrance to Riverdale Park Station because it looks great. When you don't maintain, it can look a bit weedy.
- o MF: Is any of this in a floodplain.
 - The entrance is, but we are lowering that because we want it to be a retention area. The extent of the floodplain will be less, but there will be more volume as it is dug out.
- o WM: When you have the green space leading to the rec center, I would consider a raised sidewalk there as people could be crossing that area frequently.
 - Great idea, we will consider.
- o TS: Echo Maureen's sentiments. I love the organic design of the western greenway. I know there is more utility on the east greenway, but it is a different vibe. I would ask that the shapes be more organic to look more natural.
- o TS: For the entrance, I second Maureen's comments on it. It looks like gravestones in a retirement village. Maybe consider making the entrance have benches and more of a welcome area.
 - DM: What about boulders instead of stone columns?
 - Is it because of the design of the sign or is it the idea that there is an entrance sign at all?
 - TS: To me it is the fact that it separates it out and it looks too suburban. It is a bit like an office park.
 - DM: What about a piece of iconic artwork there that could function as the sign.
 - o We have been thinking of this anyways.
- o NY: I wish the west side was the first phase because I believe that is the stronger portion from a design perspective. Still struggling with the variety of units and there being 300+ townhouses and not looking at different product types but that is something you can maybe do in Phase II.
- o NY: With Phase I, struggling with the amount of usable space or destination areas on the east side of the development.
- o NY: I agree with other committee members with the entrance sign and there being some sort of art there.
- o NY: I am looking at the row of units adjacent to Plaza Towers and Seville and you should consider some modification there to provide some

breathing room and provide a destination on that side. For example, extend that north/south street in Phase I to end in an open space.

- o TD: Appreciate that this plan is more cohesive than the last time and seems to flow well. Regarding the entrance, I agree with the comments already made. One thing that seems to work is some sort of Hyattsville element like incorporated into Safeway or what Cafritz did with some of the lit sculptures on site.
- o TD: I think that it is smart for the streets to be owned by the City and know the costs when an HOA has to maintain roads. If it is City use for the parks, maybe some sort of easement or agreement where the City could help maintain in exchange for public use.
- o TD: You have seen this to fruition, so I hope you don't blow it by using a builder that doesn't bring that vision to life.
- o YB: What is your designed speed on the streets?
 - 20 MPH.
 - YB: Will all streets be that?
 - That is a question for Lesley since the City will oversee that.
- RECOMMENDATION: We appreciate the green spaces that have been incorporated into this plan and encourage the developer to find additional green spaces, possibly at the second cross street in Phase I. We support the use of native plants and encourage that the architecture reflects the environmental emphasis of what has been done to date.
 - o 8 In favor
- RECOMMENDATION: In order to address safety issues, we recommend that the developer add call boxes and support the replacement of the existing chain link fence with a more attractive and permeable fencing option that allows access to Northwestern High School
 - o 6 in favor, 2 abstentions
- RECOMMENDATION: The applicant should replace the current entrance space with some sort of welcoming, iconic community space, possibly with art.
 - o 8 in favor
- RECOMMENDATION: The City should work with the developer to ensure public access to the park space provided within the community.
 - o JC: we only maintain our property and those owned by Park & Planning. We do not maintain private property.
 - o MF: So, is it a liability issue for this community to allow the public to use it?
 - JC: It could be allowed through a public use easement
 - NY: You could consider dedicating that portion of the property to the City if both parties agree.
 - o 7 in favor, 1 abstention

5. Hyatt View Preliminary Plan of Subdivision (9:00 PM)

- Small building company that builds custom homes in Prince George's and Montgomery counties at a variety of price points and sizes

- Proposing construction of 8 townhouses at the intersection of Oglethorpe Street and 44th Avenue near Dematha High School
 - o Current lot is $\frac{1}{4}$ acre and currently has a single house on site.
 - o There are a lot of options available by right on the property, but townhouses seem to be the best use of the land
- Carefully went through all the design standards in Gateway Arts District Sector Plan to make sure they apply to this property
- On Oglethorpe, there will be three stories, as it is built into the existing grade. From the rear, it will be four stories visible.
 - o 2 parking spaces provided with each unit.
 - o Large rear deck provided off the kitchen.
 - o Houses are a bit deeper than those in EYA.
 - o Materials will be stone, stucco and siding combination.
 - o Garages will be access by shared rear alley.
 - o 1,940 square feet of living space.
- Price range will be in the upper \$400s-low \$500s
- MF: To clarify, this is just a preliminary plan, not a detailed site plan?
 - o KG: yes, this does not trigger a detailed site plan, so we are commenting on the subdivision package only. We will not see this application again.
- MF: Katie and Jim, is this keeping with the goals for the area?
 - o JC: Primarily yes. There is a variance requested, which is a setback of the build to line. The GAD plan requests a 15-foot setback, plus or minus 5 feet. The applicant is hoping to keep a 5-foot setback, so asking from a variance.
 - o DM: So, is that 5 feet closer to, or further from the road?
 - Closer to the road.
- Committee Questions:
 - o DM: Where does the HVAC system go for the homes?
 - Outside the garage
 - o DM: Where do the trash cans go?
 - Working with the City, we have talked about a couple of options. We are thinking there will be a pad on 44th Avenue for everyone to bring their trash cans.
 - o AB: How long is the driveway?
 - 16 feet.
 - AB: That is not a standard parking space. A standard parking space is 19' x 9.5'. A compact space is 16' x 9', so you are having a compact space. A standard space is required for it to count to your parking requirements.
 - o JM: Each garage holds 2 cars?
 - 1 car.
 - JM: Then the driveway up to it is being considered the other space?
 - Correct.
- Committee Comments:
 - o WM: Do we have to have more town homes? I am not a fan of this.

- o NY: Given the location, this is interesting. It is an infill site right across the street from a high-rise building. It is introducing another residential element while not disturbing existing single family. I won't lose sleep on this.
- o TD: Having lived on 44th Avenue during Dematha drop off, pick up and games, you should not consider there to be any available on street parking.
- o TD: There is not much we can say in resistance to it. I think there is better use, but we are limited in our opposition to it.
- o DM: My concern is that if you live in the middle of the block, it is not likely you will walk your trash back and forth to put it up.
- o DM: There is no on street parking available.
- o DM: There was discussion from others to cut the number of units from 8 to 6, making them larger and having a true connecting alley
 - TD: That would also allow for a larger parking area.
- o DM: When I first saw this, I thought it was a little tight. I think a more practical use of this space would be to cut the number of units.
 - We discussed a road connecting to Oglethorpe and there were several obstacles that could not be overcome, including that the GAD plan requires a minimum of 80% frontage of the lot covered. There is also some grade change from the front to the back of the lot of 7 feet.
- o Mark Ferguson: Do you have an approved stormwater concept plan? What is your stormwater management?
 - Impervious concrete alley.
- o Mark Ferguson: what is the right-of-way width on Oglethorpe Street?
 - 30 feet
 - MF: Has M-NCPPC asked for a widening to improve that to 50 feet ROW?
- RECOMMENDATION: The first question before us is do we recommend that the City Council approve other subdivision of this lot into 8 is the question before us.
 - o 1 in favor, 3 against, 2 abstentions
- DM: I recommend that the City asks the developer to revise the site plan to 6 units and create a full alley so that sanitation services
 - o TD: Generally, agree, but do not think there should be a number associated with it.
- RECOMMENDATION: The City should ask the developer to revise the site plan to decrease the number of units and create a full, connecting alley.
 - o 4 in favor, 1 against, 1 abstention
- NY: This is a lot like bluebird.
- MF: Are there other things we want to recommend to the City Council about this development?
 - o NY: The only other thing to mention is the street. This submission says Oglethorpe has a 30 foot right of way, but if it is 50, there will need to be a new plan.

- RECOMMENDATION: The City Council should confirm that a 30-foot right-of-way is feasible, as a 50-foot right-of-way would change the design of this plan significantly.
 - 7 in favor

6. Magruder Pointe Project – Committee Opinions on Process (10:15 PM)

- **This item was added to the agenda by committee members. 7 voted in favor of modifying the agenda. There were zero against and zero abstentions.
- MF: What is the latest with Magruder Pointe and the Planning Committee's recommendation to the City Council?
 - TW: I am one of the few Councilmembers who has made a statement about it and my primary objection is about whether or not it meets the standards of the traditional residential neighborhood
 - TW: Did express that the committee was split and thanked you for that work.
 - TD: My understanding is there was also a closed session regarding Magruder Pointe. What are the regulations to close a session? Did it meet it?
 1. KG: Yes, it met the criteria to close a meeting and our legal counsel was present.
 - TD: Can you clarify your table of uses objection?
 1. TW: I don't believe any part of this project is supporting the spirit of the Gateway Arts District Traditional Neighborhood Character Area definition. Also have a concern about building on top of the underlying opened space and using the table of uses amendment as a loophole to build there.
- MF: Is it a good use of the Planning Committee's time to go over all of this? Does the City Council see a benefit of what we are doing or are we wasting everyone's time?
 - TW: I think it is.
 - KG: I will say from the staff side, staff can only speak to the regulations, but you can speak from an opinion standpoint, so I believe that it balances it out.
 - MF: I ask this, because we have talked about a lot of those issues before and we don't see anyone here. It seems very NIMBY to me, in my opinion and so I am concern that this is a worthwhile use of our time.
 - TD: There was a comment at one meeting that there should be a group that sits down and goes over all of these types of things and I was floored.
 1. KG: Staff are working to make sure the general public is better informed that these meetings happen and the timeline for this to occur. We're starting Speak Up pages for all developments and are trying to figure out if there is a more targeted approach staff need to take to notify people.

- DM: Sometimes you can't tell if the Council members have reviewed our work because they don't reference it or have taken it into consideration.
- NY: What if a member of the committee comes to the Council when items are being discussed to give a two-minute summary?
 1. General consensus that it was a good idea.
- MF: City Council and Mayor have never asked us to come and give our opinion. I feel like we are a check off box and nothing more.
- JM: We are all volunteers and one of the benefits of this is to institutionalize it as an involvement. It is still part of the record and adds value to having a permanent group of citizens to meet on all issues, not just when people are engaged.
- TD: Would argue that I am so impassioned about the projects tonight and that they need to be right.
- MF: For the Landy project, for example, that is a huge project and no one was here but they will be at the 11th hour.
- JC: A positive note is that in the County Zoning Rewrite, there is a requirement for a pre-application meeting which will encourage a lot of the neighborhood involvement.
- TD: Even up until now, there is a lot of conjecture that is out there. At this meeting we pour over the facts, but it loses ground in the public space.
- JM: There is still an opportunity for us to ask a lot of these questions to address the issues that are out there and get them on the record.
- MF: Is the City being an honest broker for us? If the leadership of the City has already decided what they want to do and aren't going to change their mind, why waste everyone's time. I am not saying they have, but I want to make sure we are not just spinning out wheels.
- DM: I want to say something about Speak Up HVL – I have had someone say to me that they don't like that they need an account to view it.
 1. KG: You do not need an account to view, just to comment.
- DM: Also, the Hope listserv is not an official city avenue or forum and that line needs to be drawn.
- TW: Let me just say that I always consider the opinion of the Planning Committee and if I ever misrepresent this committee, please let me know. I would welcome this committee to make presentations.
- JC: In general, this is a loaded project and is highly controversial, so know that I don't think for this project it is ignoring you per say, just that there is a of opposing viewpoints to consider.
- TD: One thing that staff bring to the table is understanding the economics and how that plays into the project and what is economically realistic given the price of the property and how that functions and what concessions can or cannot be made.
 1. NY: a lot of times the economics are not really broadcasted.
 2. JC: The only time we do that is if they are asking us for money, in which case we ask for a pro forma. There is no reason for them to share that with us.

- JM: Is the letter from Werrlein this morning accurate? The letter said that they would be willing to give a portion of the lower lot to the City at no cost, and would sell to the School Board if they make a decision by the close of FY19.
 - Factually accurate, but we have not gone over it with much detail.

7. Development Updates (10:45 PM)

- AB: I have to step down from the committee because I am working on a lot of these projects at work. Sacred Heart was my review, and it is happening more and more, so I need to step down.
 - MF: As chair, I accept his resignation.

8. Adjourn (10:50 PM)



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Katie Gerbes

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Action Items (9:25 p.m - 10:15 p.m.)

SUBJECT

DSP-03012-04: Aldi Expansion Project (10 minutes)

HCC-7-FY19

Recommendation:

I move that the City Council authorize the Mayor to submit correspondence on behalf of the City of Hyattsville to the Maryland-National Capital Park & Planning Commission in support the preliminary plan of subdivision for the Aldi expansion project, DSP-03012-04, subject to a revision of the landscaping plan to replace the following species with species native to the region:

- o Fraxinus pensylvanica 'summit' (summit green ash)
- o Taxus x media 'densiformis' (densiformis yew)
- o Euyonymus alatus 'compactus' (dwarf winged euyonymus)

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Aldi DSP-03012-04_Action_Memo_FINAL.docx](#)

[_Statement of Justification.pdf](#)

[DSP - Aldi Hyattsville.pdf](#)

[ILLUSTRATIVE PLAN.pdf](#)

[25 A201 - Exterior Elevations.pdf](#)

[Planning Committee Minutes - 06.19.18.docx](#)

Summary Background:

Aldi grocery store, located at 3025 Hamilton Street, has submitted a detailed site plan to expand the store by approximately 3,100 square feet. In addition to the expansion, the project would involve a full renovation of the interior of the store. The project would involve the removal of nine (9) parking spaces, as well as the creation of a rain garden within the parking lot area.

Next Steps:

The Planning Board hearing for this case is scheduled for July 19, 2018.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

The application was presented to the Planning Committee at their meeting on June 19, 2018. Due to the late referral from M-NCPPC, there have been limited other community outreach efforts associated with this application.

Strategic Goals:

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

Legal Review Required?

N/A



Memo

To: Mayor and City Council

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

Date: June 26, 2018

Re: Aldi Expansion Project: DSP-03012-04

Attachments: June 2018 Planning Committee Minutes
Statement of Justification
DSP - Aldi Hyattsville
Illustrative Plan
Exterior Elevations

The purpose of this memorandum is to provide the City Council with information regarding Detailed Site Plan (DSP) 03012-04, a site plan application for an addition onto the existing Aldi supermarket located at 3025 Hamilton Street.

Project Summary

- The applicant is seeking an approximately 3,100 square foot expansion of the existing Aldi grocery store located at 3025 Hamilton Street. The new footprint of the building will be approximately 20,500 square feet;
- As part of the expansion project, the store will also be temporarily closing to complete a full interior renovation;
- The applicant is seeking four variances for this project, related to signage, bicycle lockers and pedestrian walkways;
- The staff is recommending support of the application, subject to a revision of the landscaping plan to replace the following species with species native to the region:
 - o *Fraxinus pensylvanica* 'summit' (summit green ash)
 - o *Taxus x media* 'densiformis' (densiformis yew)
 - o *Euyonymus alatus* 'compactus' (dwarf winged euyonymus)

Project Details

The subject property is located at 3025 Hamilton Street, within Ward 5. There is an existing Aldi grocery store, and its associated parking, on the site, and the applicant is seeking approval to expand the store by 3,172 square feet. The existing store is 17,406 square feet. The site is 2.29 acres and is zoned M-X-T (mixed-use transit). The property lies within the West Hyattsville Transit District Development Plan. In addition to the expansion, the store will be shutting down from approximately 6 weeks to accommodate a full interior renovation.

The main entrance of the building will remain in the same relative location after the expansion. Windows of the building will be replaced, but will be located in the same location as they are now. The proposed addition is proposed to consist primarily of brick masonry, with accessory materials including metal and wood paneling.

The proposed expansion will result in the reduction of nine (9) parking spaces from the existing parking lot. With these spaces removed, the store will still have 75 remaining parking spaces provided on site, meeting the Use & Occupancy parking schedule requirements. The entire parking lot will be repaved as a part of the project. The site plan includes a proposed micro-biorientation facility in the form of a rain garden provided in along the western edge of the parking lot in order to address stormwater runoff.

As part of this application, the applicants will be responsible for additional landscaping and vegetation on site, primarily along the periphery of the property. The applicants are proposing the addition of nine (9) shade trees, two (2) ornamental trees, one (1) evergreen tree, 149 shrubs and 503 groundcover/perennials. Three (3) dead ash trees are proposed to be removed as a part of the project. The Department of Public Works has reviewed the landscape plan and have provided the following comments on the proposed landscape plan:

- Remove Summit Green Ash, as they do not tend to survive in this area. Suggestions for replacement include Black Tupelo or Hackberry;
- Remove Densiformis Yew, as the berries are toxic to both humans and animals. Suggestions for replacement buxus or ilex;
- Remove Dwarf Winged Euyonymus, as it is highly invasive. Suggestions for replacement include chokeberry, itea or vaccinium.

Previous Development Approvals

The original DSP for the Aldi grocery store was approved in 2003, under the 1998 West Hyattsville Transit District Development Plan. This application is being handled as an amendment to the original detailed site plan, DSP-03012.

Variance Requests

The applicant is seeking four (4) variances for this project.

1. The first is a variance from the signage standard stating that signs must be illuminated with external lighting only; interior illuminated signs are prohibited. The current sign on the property is an interiorly lit sign. The applicant is hoping to update the sign to reflect the brand's modern logo as a part of this project.

2. As the current signage is existing its size and shape will not be modified, the applicant is seeking a variance to this requirement. Similarly, the applicant is requesting for a variance allowing the existing freestanding sign facing Queen's Chapel Road to remain in place.
3. This application is also seeking a variance from the TDDP requirement that states pedestrian walking areas are prohibited in parking lots. The DSP proposes a pedestrian walkway through the parking lot to provide ADA access to the front of the building.
4. The fourth variance sought is a waiver of the requirement to provide bicycle lockers on site. The applicant is providing several bicycle racks, but does not believe that the long-term rental of bicycle storage spaces is appropriate or necessary at this location. The nearest bike lockers to the subject property is approximately 0.3 miles away, at the West Hyattsville Metro Station.

Staff recommends the City's support for each of the four variance requests.

Planning Committee Review

The applicant met with the Planning Committee on June 19, 2018. Minutes from the Planning Committee meeting are attached.

Committee members were generally supportive of the project, with the exception of expressing a desire to see the incorporation of some sort of artwork onto the blank façade of the store fronting Hamilton Street. The committee moved to make the following recommendations to the City Council:

- The applicant should consider adding a mural to the blank wall to keep with the overall artistic spirit of Hyattsville;
- Support the variance request to omit the installation of bike lockers, but ask that the bike racks on site be placed in an area out of the walking path to and from the store;
- Support the variance request allowing a backlit sign;
- Express to the City Council that the Planning Committee is happy to see Aldi expanding and improving this location, as the store meets a growing need in the community.

Staff Recommendations

Staff recommend the City Council support detailed site plan application DSP-03012-04, subject to the removal of the following species from the landscaping plan:

- *Fraxinus pensylvanica* 'summit' (summit green ash)
- *Taxus x media* 'densiformis' (densiformis yew)
- *Euyonymus alatus* 'compactus' (dwarf winged euyonymus)

Next Steps

The referral for this application was not received by staff until June 13, 2018. Additionally, staff had not had any communication with the applicant prior to the filing of this application. As a result, this applicant was unable to follow the typical development review process followed for most development applications within the City.

This application is scheduled on the “Action” agenda for the City Council meeting on July 16, 2018. The Planning Board hearing is scheduled for July 19, 2018, at which staff will present comments moved by the City Council as an exhibit.

Statement of Justification

ALDI – Hyattsville, MD

Hyattsville, Maryland

May 1, 2018

Application of Aldi, Inc. for Planning Board Review of this
Detailed Site Plan Amendment



Applicant:

ALDI, Inc.
8751 Gas House Pike
Frederick, MD 21701
(301) 360-9915

Civil Engineer:

Kimley Horn and Associates, Inc.
100 M Street SE, Suite 600
Washington, DC 20003
(202) 971-8225

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Introduction

Aldi, Inc (the “Applicant”) by its civil engineer, Kimley Horn and Associates, Inc, submits this Detailed Site Plan Statement of Justification to demonstrate conformance of the proposed development on the subject property with the applicable provisions of Subtitle 27 of the Prince George’s County Code (the “Zoning Ordinance”) and other applicable review requirements and criteria. The subject property consists of approximately 2.29 acres of land located at 3025 Hamilton Street, west of the intersection of Hamilton Street and Queens Chapel Road, in the “Queens Chapel Triangle” of Hyattsville, MD. The property is currently zoned MXT/TDOZ and is subject to the recommendations and District Development standards contained in the 2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone (the “2006 TDDP”).

As described herein and shown on the plans submitted with the DSP-03012-04 application, the Applicant proposes a +/- 3,172 square foot (sf) expansion to the existing 17,406 sf Aldi grocery store building.

Property Data

A. Location	3025 Hamilton Street, Hyattsville, MD 20782
B. Tax Map #:	1964550
C. Frontage:	Hamilton Street and Queens Chapel Road
D. Election District:	Chillum (17 th)
E. Municipality:	Prince George’s County, MD
F. Acreage:	2.29 Acres
G. Current Zone:	MXT/TDOZ
H. Water Category:	W-3 (community system)
I. Sewer Category:	S-3 (community system)
J. Historic:	N/A
K. Master Plan:	2006 TDDP/TDOZ

Background/Zoning History

The original DSP for the development of the Aldi store (DSP-03012) was approved under the standards established by the 1998 West Hyattsville Approved Transit District Development Plan for the Transit District Overlay Zone (1998 TDDP) and the property was zoned MXT/TDOZ. The 2006 TDDP was an amendment to the 1998 TDDP and portions of the 1994 Planning Area 68 Master Plan and the property zoning designation remained unchanged. Thus, the property is still in the MXT/TDOZ and must comply with the District Development standards established by the 2006 TDDP.

Existing Area

The property is comprised of Lots 3, 6, and 7 of Tax Map ID 0041-00F4-000, which contains approximately 2.29 acres with direct vehicular access from both Hamilton Street and Queens Chapel Road. The property is currently improved with an existing Aldi grocery store building and associated parking.

North of the property, across the Hamilton Street right-of-way, is a commercial development. East of the property is a restaurant. West of the property are two restaurants and a gas station. South of the property, across the Queens Chapel Road right-of-way, is a wooded area adjacent to the northwest branch of the Anacostia River.

Proposed Project as Reflected in Site Plan

The proposed expansion of the existing Aldi grocery store is approximately 3,172 sf. The total gross floor area of the post-expansion Aldi grocery store will be approximately 20,578 sf with a +/- 744 sf exterior canopy. The main entrance of the building will remain in the same relative location on the northwest corner of the building, facing Hamilton Street. The proposed expansion will require the removal of 9 parking spaces and the relocation of 4 ADA parking spaces with associated grading and re-paving to maintain ADA compliance within the parking spaces and ADA routes. Additionally, as proposed in the Site Development Concept Plan dated 10/13/2017, a micro-bioretenment facility is proposed to meet stormwater requirements.

Planning Board Criteria of Approval

The proposed development meets the Planning Board Criteria of Approval. Specifically, an analysis of the purposes of a Detailed Site Plan and compliance with District Development standards are below.

Purposes of Detailed Site Plans

The proposed development satisfies both the general and specific purposes of a Detailed Site Plan as described in Section 27.281(b) of the Zoning Ordinance. An analysis of the purposes of a Detailed Site Plan is shown in tabular form in **Appendix A**.

Compliance with District Development Standards

The development proposed in this Detailed Site Plan application complies with the District Development Standards established in the 2006 TDDP for the TDOZ as well as the previous Planning Board resolution for the original Aldi development dated 07/17/2003 (attached for reference as **Appendix B**). The previous development (DSP-03012) was developed in compliance with the standards established by the 1998 TDDP. An analysis of the requirements of the 2006 TDDP is shown in tabular form in **Appendix C**. The Applicant satisfies the majority of the District Development standards. However, in some instances, the proposed development deviates from the standards. Thus, in instances when the proposed development deviates from the District Development standards, the applicant respectfully requests that the Planning Board apply alternative standards consistent with **Appendix C**.

Conclusion

The above analysis and submitted plans establish that the Detailed Site Plan satisfies the Planning Board Criteria of Approval in accordance with the Zoning Regulations. The Applicant respectfully requests that the Planning Board grant approval of this Detailed Site Plan.

Appendix A – Analysis of the Purposes of a Detailed Site Plan

	Development District Standard	Comply? Yes, No, N/A	Comments
§27-287 PURPOSES OF DETAILED SITE PLANS			
b. General Purposes: (1) The general purposes of Detailed Site Plans are:			
	(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;	Y	The proposed development is in compliance with the 2006 Approved Transit District Development Plan
	(B) To help fulfill the purposes of the zone in which the land is located;	Y	The proposed development is for an expansion of an existing grocery retail store. A grocery store is a permitted use in the MXT/TDOZ.
	(C) To provide for development in accordance with the site design guidelines established in this Division; and	Y	Please review the plans submitted with the Detailed Site Plan application.
	(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.	Y	The Zoning Ordinance provides for the approval procedures for Detailed Site Plans. This Detailed Site Plan amendment adheres to the procedures outlined in the Zoning Ordinance.
c. General Purposes: (1) The specific purposes of Detailed Site Plans are:			
	(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;	Y	Please review the plans submitted with the Detailed Site Plan application. The plans submitted with the DSP application delineate the location of the existing and proposed buildings, parkings facilities, streets, green areas, and other physical features and land uses proposed for the site.
	(B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and storm water management features proposed for the site;	Y	Please review the plans submitted with the Detailed Site Plan application. The plans submitted with the DSP application show grading, planting, sediment control, and stormwater management proposed for the property.
	(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and	Y	Please review the plans submitted with the Detailed Site Plan application. The plans submitted with the DSP application delineate the location of the existing and proposed buildings, architecture, lighting, and street furniture.
	(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.	Y	The Applicant is unaware of any encumbrances on the property that would impede the implementation of requirements.

Appendix B – Previous Planning Board Resolution

CERTIFICATE OF APPROVAL

ALDI, INC., LOTS 3, 6 & 7, QUEENS CHAPEL TRIANGLE
DSP-03012

The resolution for this Detailed Site Plan was approved on July 17, 2003, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 03-153, which contains the conditions listed below:

1. Prior to signature approval, the site and landscape plans shall be revised as follows:
 - a. Relocate the pedestrian walkway system within the parking lot to a safe location between parking lot islands, provide 1.25 minimum footcandle lighting for the site and full cut-off parking lot and building fixtures, specify the specialty paving material required in the TDDP (Figure 7 Crosswalk Detail), and provide crosswalks at all entrances for the primary and secondary walkway systems.
 - b. Provide a three to four-foot-high brick screen wall matching the exterior finish of the building in front of the cart storage area.
 - c. Show a minimum eight-foot-wide walkway along the entire streetscape at both Hamilton Street and Queens Chapel Road, in accordance with figures seven and eight.
 - d. Provide all details shown in Appendix A of the TDDP, including lighting fixtures, benches, trash receptacles, etc., as applicable, and as previously approved by the Urban Design Section.
 - e. Show the required 3½ to 4-inch caliper trees for Hamilton Street (*Acer rubrum* 'Red Sunset') and Queens Chapel (*Quercus phellos*) spaced at 30 feet on center.
 - f. Revise to show the light fixture detail for Hamilton Street shown in Appendix A of the TDDP for public areas and provide the height and color of pole.
 - g. The plans shall be revised to provide a pick-up/drop-off area along the western frontage of the building and the sidewalk along the western side of the building shall be a minimum of eight feet wide.

- h. Submit a photometric plan demonstrating a minimum level of 1.25 footcandles for all outdoor spaces.
 - i. Specify the signage colors, materials and method of illumination. The monument sign shall specify the same brick color as the building. Landscaping shall be provided at the base of both signs.
 - j. Provide a maximum of 84 surface parking spaces.
 - k. Provide only one access point along Queens Chapel Road or as otherwise approved by the State Highway Administration (per Maryland State Highway Administration Standards).
 - l. Provide parking rack(s) for seven bikes near the entrance to the store.
 - m. Revise the landscape plan to show the provision of 10 percent afforestation (tree-cover) on-site.
2. Prior to signature approval of the architectural elevations, the plans shall be revised as follows:
- a. Show an awning above the proposed window on Hamilton Street to continue the Main Street appearance and to visually unify the development with the established streetscape across Hamilton Street.
 - b. Provide additional detailing along the Queens Chapel Road façade in either additional decorative brick work or the use of tile, to enhance the façade.
 - c. The proposed wall to screen loading shall be increased to seven feet in height and seventy feet in length, with a decorative cap and security fence. The wall shall provide for some architectural detailing, to provide visual interest as viewed from Queens Chapel Road.
3. The use of cross easements with the property to the west is encouraged to allow for access to the subject property via a median break in Hamilton Street. A revision to the plan may be approved by the Planning Board's designee, if all affected parties agree.

4. Prior to the installation of any security features added to the building that would impact the appearance of the building, a revision to the detailed site plan will be required.

This approval includes:

- | | |
|---|-----------------------------|
| 1 | Cover Sheet |
| 1 | Existing Conditions Plan |
| 1 | Site Development Plan |
| 1 | Landscape and Lighting Plan |
| 1 | Detail Sheet |
| 1 | Architectural Elevation |

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for 6 years, until July 17, 2009, or as provided for in Section 27-287.

**CERTIFIED BY AUTHORITY OF:
The Prince George's County Planning Board**

Signed: 
Steven D. Adams, Urban Design Supervisor

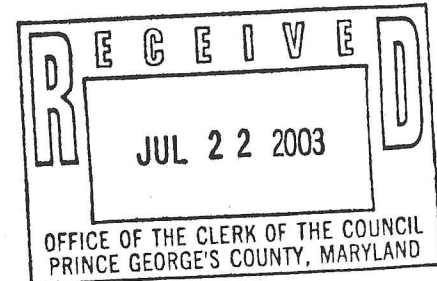


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (310) 952-3796

July 22, 2003

Will Carpenter
ALDI, Inc.
2700 Saucon Valley Road
Center Valley, PA 18034



Re: Notification of Planning Board Action on
Detailed Site Plan DSP-03012
ALDI, INC.

Dear Applicant:

This is to advise you that on **July 17, 2003** the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-290, the Planning Board's decision will become final 30 calendar days after the date of the final notice **July 22, 2003** of the Planning Board's decision unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or any Person of Record in the case; or
2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-883-5784.)

Please direct any future communication or inquiries regarding this matter to Ms. Redis C. Floyd, Clerk of the Council, at the above address.

Very truly yours,
Faroll Hamer
Development Review Division

By: *[Signature]*

Reviewer

c: Redis C. Floyd, Clerk to the County Council
Persons of Record

PGCPB No. 03-153



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

PGCPB No. 03-153

File No. DSP-03012

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 10, 2003, regarding Detailed Site Plan DSP-03012 for Aldi Inc, Lots 3, 6, and 7 of Queens Chapel Triangle, the Planning Board finds:

1. The subject property is located approximately 400 feet east of the intersection of Queens Chapel Road and Hamilton Street, within the City of Hyattsville. The property is zoned M-X-T and is within the West Hyattsville Transit District Overlay Zone (TDOZ) and is identified as being within Subarea 5A. The property consists of Lots 3, 6, and 7 of Queens Chapel Triangle. The applicant has submitted plans of development for a grocery store and future office building.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	M-X-T	M-X-T
Use(s)	Vacant	Retail & Office
Acreage	2.29 acres	2.29
Lots	3	1
Parcels	0	0
Square Footage/GFA	20,716	17,700 square feet
Retail		16,400 sq. ft
Office		1,300 sq. ft.
Floor Area Ratio (FAR)	0.21	0.18

Required findings for a Conceptual Site Plan and Detailed Site Plan in the Transit District Overlay Zone (TDOZ) as stated in the Transit District Development Plan

3. The Transit District Site Plan is in strict conformance with any Mandatory Development Requirements of the Transit District Development Plan;

- a. The Detailed Site Plan is not in strict conformance with all Mandatory Development Requirements. The applicant has filed alternative development requirements to apply to this site only. The applicant has filed alternative development requirements to Mandatory Development Requirements P63, S8, S17 and S18. Below is a discussion of each, including an analysis:

P63 Industrial uses are not permitted along Hamilton Street. (See Figure 32 and Table 17.) Loading docks, overhead doors or loading spaces shall not be permitted along Hamilton Street and Queens Chapel and Ager Roads.

The applicant proposes the following alternative language:

P63 Industrial uses are not permitted along Hamilton Street (See Figure 32 and Table 17). Loading docks, overhead doors or loading spaces shall not be permitted along Hamilton Street and Ager Road. **Loading docks, overhead doors or loading spaces may be located along Queens Chapel Road, but shall be screened with a wall that is compatible with the proposed architecture.**

The applicant gives the following justification for the amendment in letter dated June 16, 2003, Dan Lynch, Knight, Manzi, Nussbaum & LaPlaca, P.A. to Susan Lareuse:

“The subarea 5 Mandatory Requirements prohibit loading docks, overhead doors and loading spaces along Queens Chapel Road. The applicant is proposing a loading area that will be located on the Queens Chapel Road side of its building, but this area is designed and oriented in such a manner as to create little visual impact on this road. Specifically, the loading area will be screened from Queens Chapel Road by a brick wall that has been incorporated into the design of the proposed building. Second, there is a drop of five feet in grade from the loading area entrance to the loading bay. This grade differential helps to screen the area from Queens Chapel Road.”

Comment: The staff recommends approval of this amendment with a condition that the three-foot-high screen wall be increased to the height of the building. The wall should provide for some architectural detailing, to provide some visual interest as viewed from Queens Chapel Road, to be approved prior to signature approval.

S8 All property frontage shall be improved in accordance with Figures 7, 8 and 9 in order to create a visually continuous and unified streetscape.

The applicant proposes the following alternative language:

- S8 All property frontage shall be improved in accordance with Figures 7, 8 and 9 in order to create a visually continuous and unified streetscape. The build-to-line for Queens Chapel Road (North of Northwest Branch), shown in Figure 8, shall not apply to buildings that comply with the build-to-line requirement for Hamilton Street (Between Ager Road and Queens Chapel Road).**

The applicant gives the following justification for the amendment in letter dated June 16, 2003, Dan Lynch, Knight, Manzi, Nussbaum & LaPlaca, P.A. to Susan Lareuse:

“The TDDP requires that the streetscape improvements along Queens Chapel Road be constructed in conformance with Figure 8. This includes a ‘Build-to-Line’ along Queens Chapel Road. The applicant is requesting an amendment to this ‘Build-to-Line’ requirement.

“The subject property has frontage on both Queens Chapel Road and Hamilton Street. Both roads have a TDDP build-to-line requirement. The applicant is unable to meet the build-to-line for both roads. In light of this, the applicant examined the property and its proposed use given this requirement and determined that it was preferable to meet the build-to-line requirement for Hamilton Street and request relief from the requirement for Queens Chapel Road. By meeting the build-to-line on Hamilton Street, the applicant will follow a pattern that has already been established with the existing commercial center across the street and the KFC located at the corner of Hamilton Street and Ager Road. The applicant will construct the pedestrian zone in conformance with the TDDP ... The parking associated with the Aldi food store, for the most part, will be screened by the proposed building from this Main Street. On the other hand, Queens Chapel Road is a main thoroughway and no pattern has yet to be established for an urban streetscape. The applicant will comply with the balance or the streetscape improvements along Queens Chapel Road, which will include a low wall designed to screen the on-site parking from pedestrians and travelers along Queens Chapel Road.”

Comment: The site plan shows the foundation of the building ten feet off of the build-to line on Hamilton Street because a canopy attached to the building extends ten feet from the face of the building. The canopy meets the build-to line. This is a reasonable solution to the development of the site in that the structural supports of the canopy area are located on the subject site and not within the public right-of-way. The remaining portion of the area set back ten feet from the street is proposed as landscaping along the pedestrian zone. The applicant proposes the storage of carts under the canopy along Hamilton Street within ten feet of the streetscape.

Along Queens Chapel Road, the grocery store building is set back approximately 45 feet from the build-to line. The main entrance is oriented toward Hamilton Street. In this case, the staff is of the opinion that if only one of the build-to lines is met by the grocery store,

then Hamilton Street is the appropriate street on which to front the building, because Hamilton Street, being a county-owned, four lane divided street, is more pedestrian oriented than Queens Chapel Road, which is a state highway, six-lane divided roadway and is much more automobile oriented in that it carries nearly 38,000 trips in and out of the District of Columbia. However, the future office pad site should be relocated to Queens Chapel Road to comply with the TDDP 14-foot build-to-line. It is also suggested that the building pad site be increased to a minimum of 2,000 square feet to allow for a more realistic development opportunity to occur. If the plans are revised to show the changes recommended, the staff believes that the applicant's alternative language is acceptable and will not deviate from the standards in such a way that it will undermine the intent of S8.

The plan does not show the required 3½- to 4-inch caliper trees for Hamilton Street (*Acer rubrum* 'Red Sunset') and Queens Chapel (*Quercus phellos*) spaced at 30 feet on center as required in Figure 9 of the TDDP Streetscape Plant Materials Schedule requirements. The plans should be revised prior to signature approval to demonstrate conformance.

The staff does believe that the relationship of the area under the canopy to the streetscape improvements is an important one and should be treated carefully. First, the site plan indicates cart storage along the street line of Hamilton Street. This cart storage area should be screened from the street. A four-foot-high brick screen wall, matching the exterior finish of the building, should be provided to screen the carts from view from Hamilton Street.

- S17 All parking lots shall, in general, be located behind buildings, and shall not occupy more than 33 percent of the frontage of any subarea along a pedestrian street.
- S18 All parking lots shall not extend beyond the "build-to-line" or project beyond the front plane of adjoining buildings.

The applicant proposes the following alternative language:

- S17 Parking lots may occupy more than 33 percent of the frontage of the property along one street if the property has frontage on more than one street.**
- S18 Parking lots may be located between the building and Queens Chapel Road, and may extend beyond the front plane of adjoining buildings.**

The applicant addresses both of the above requirements in one justification for the amendment in letter dated June 16, 2003, Dan Lynch, Knight, Manzi, Nussbaum & LaPlaca, P.A. to Susan Lareuse:

"All parking lots are required to be located behind buildings and not extend beyond the build-to-lines or beyond the front plane of adjoining buildings. As indicated earlier, the applicant's design respects the build-to-line along Hamilton Street, but the associated parking is located between the proposed building and Queens Chapel. There are also parking spaces located to the west of the building and perpendicular to Hamilton Street. In light of the fact that this is [the] first property in the Subarea 5 to be redeveloped, it is therefore difficult to respect the requirements set forth in S18. The parking does extend beyond the front plane of the building located on Lot 2, but this is a gas station that was developed before the adoption of the TDDP. It should be noted that although the parking along Queens Chapel Road does not comply with S17, the construction of the wall and planting of shrubs along this frontage will help screen this area from traffic on Queens Chapel Road. As to the parking that is perpendicular to Hamilton Street, the applicant believes that this area will be screened by the wall being constructed by the applicant along a portion of its Hamilton Street frontage and will have little if any visual impact on Hamilton Street."

Comment: This alternative language for S17 does not allow the proposed site plan to be approved as shown. The staff believes that it was the applicant's intent to provide language that specifically addresses the proposed site plan. Therefore, the staff recommends that the following alternative language be adopted:

S17 Parking lots may occupy no more than 52 percent of the frontage of the property along the street where the building meets the build-to line if the property has frontage on more than one street, provided there is sufficient landscaping, plaza area and architectural detailing in order to mitigate the expanse of parking along the frontage.

- b. In addition to the requests by the applicant to amend the four Transit District Mandatory Development Requirements P63, S8, S17 and S18 above, the following requirements also warrant discussion in regard to conformance:

P2 All development/redevelopment shall have a sign plan approved by the Planning Board at the time of the detailed Site Plan. This plan shall provide the sign location(s), size, color, lettering style, construction details and materials specifications including the method of illumination.

Comment: The signage proposed does not specify the colors, materials and method of illumination. The monument sign is shown as red brick and the building architecture is shown as earth tone brick. The architecture and signage should be unified; the plan should specify the use of consistent brick throughout. The plans should be revised prior to signature approval to demonstrate conformance.

P31 Each Preliminary Plan, Conceptual and/or Detailed Site Plan shall show a 65dBA (Ldn) noise contour based upon average daily traffic volumes at LOS

E. Upon plan submittal, the Natural Resources Division shall determine if a noise study is required based on the delineation at the noise contour.

Comment: The Detailed Site Plan was revised to show the location of the 65 dBA Ldn at 228 feet from the centerline of Queens Chapel Road. The Environmental Planning Section determined that a noise study was not necessary at this time.

- S3 All primary and secondary pedestrian walkways shall be well-lighted to a minimum standard of 1.25 footcandles.**
- S4 All proposed development shall have direct, safe pedestrian links provided between the transit district uses, the primary walkway system and ultimately to the Metro station.**

Comment: The plan does not minimize vehicular/pedestrian conflicts despite the provision of a pedestrian walkway through the parking lot. No lighting for the walkway system is shown. The pedestrian link is poorly sited and unsafe because it crosses the main drive aisle and is near the loading dock. No special paving materials are provided on the plan for the secondary walkway system. The plan should be revised to show compliance with the TDDP requirements and relocate the pedestrian walkway system within the parking lot to a safe location between parking lot islands, provide 1.25 minimum footcandle lighting for the site, specify the specialty paving material required in the TDDP (Figure 7 Crosswalk Detail), and provide crosswalks at all entrances for the primary and secondary walkway systems. The plan should delineate the crosswalk between the parking lot islands and be removed from the drive aisle and loading area location. In addition, the Americans with Disabilities Act requires a 5.0-footcandle minimum at building entrances and a maximum 2.0 percent cross-slope for walkways and handicap parking spaces.

- S9 At the time of the first Detailed Site Plan submission, the M-NCPPC Urban Design staff shall select and specify the streetscape elements which shall constitute the streetscape vocabulary for all future development in the transit district, such as lighting fixtures, benches, trash receptacles, bike racks, sign posts, planters, building awnings, paving pattern(s) and materials.**

Comment: The plan does not show the required streetscape details as stated above. The required eight-foot width for the primary walkway system is reduced to four-foot width in front of the planter boxes shown along Hamilton Street and Queens Chapel Road. In addition, the plan proposes a three-foot lawn area between the face-of-curb and the pedestrian walkway, which is not allowed by the TDDP. This lawn area may become a maintenance concern along the streetscape. The TDDP requires that the walkway begin at the face-of-curb and extend to the building façade. The plan should be revised to show

the eight-foot-wide walkway along the streetscape, provide all details shown in Appendix A of the TDDP, and replace the lawn area with pavement.

- S57 For redevelopment of this site, architectural and design elements shall be coordinated to the extent possible with any redevelopment that may have occurred on Subareas 4A, 4B, 4C and 6A.**

Comment: The use of windows with awnings along the streetscape of Hamilton Street to match the architectural design across the street is an important unifying link for the Transit District. The staff recommends revisions to the architectural plans to add windows and awnings to achieve a visually unified community.

- S24 All lighting poles, fixture designs, light rendition and level of illumination shall be coordinated throughout the transit district to achieve a recognizable design, and be consistent with the streetscape construction drawings provided in Appendix A.**

- S25 All lighting shall have a minimum level of 1.25 footcandles, and shall be provided for all outdoor spaces, plazas, parking lots, etc., for the safety and welfare of all users.**

Comment: Full compliance with the two TDDP requirements cannot be made because Hamilton Street lighting fixtures are not shown on the plan and no photometric chart was provided to delineate the minimum 1.25-foot candle requirement of the TDDP. The plan should be revised to show the light fixture detail for Hamilton Street shown in Appendix A of the TDDP, and a photometric plan should be submitted prior to signature approval. Full cut-off lights should be specified for the building-mounted light fixtures and the parking lot light fixtures to reduce glare and sky glow.

- S31 Afforestation of at least 10 percent of the gross tract shall be required on all properties within the West Hyattsville Transit District currently exempt from the Woodland Conservation and Tree Preservation Ordinance. Afforestation shall occur on-site or within the Anacostia Watershed in Prince George's County with priority given to riparian zones and nontidal wetlands, particularly within the Northwest Branch sub-watershed.**

Comment: The DSP states that the plan proposes to meet the 10 percent afforestation requirement at an off-site location. However, the addition of a few more shade trees will fulfill the on-site requirement. Staff recommends that the plans be revised prior to signature approval to show the 10 percent afforestation on-site.

- S29 The location and number of bicycle lockers, racks and other features shall be determined at Detailed Site Plan.**

Comment: The Trails Coordinator has determined that the number of parking spaces for bikes should be seven for this development. The staff recommends that the plans be revised prior to signature approval to conform to this requirement.

4. **The Transit District Site Plan is consistent with, and reflects the guidelines and criteria contained in the Transit District Development Plan;**

The Detailed Site Plan is generally consistent with and reflects the guidelines and criteria contained in the Transit District Development Plan; however, the following Site Design Guidelines warrant discussion:

- G5 Building facades should be varied and articulated to provide visual interest. Arcades, bays, windows and balconies should be provided where appropriate to define and enhance the pedestrian experience.**

Comment: The building façade along Hamilton Street is brick with the entrance door just off of Hamilton Street, two sets of windows under the canopy, and one small window into an area that appears to be an office area. The plan should be revised to show glass windows with awnings along the entire north face (Hamilton Street) of the Aldi Food Store to continue the Main Street appearance. Further, the façade as viewed from Queens Chapel Road is devoid of articulation. The staff recommends that additional detailing be provided along Queens Chapel Road in either creative brick work or even the use of tile, possibly in the ALDI corporate colors to enhance the façade that is viewed from Queens Chapel Road.

- G43 Service and loading areas should be effectively screened from public view and be located so as to perform their functions conveniently.**

Comment: The plan proposes a three- to four-foot-high wall to screen the loading bay area from view. The screen wall height should be revised to at least match the height of the loading trucks or the height of the building.

5. **The Transit District Site Plan meets all of the requirements of the Transit District Overlay Zone and applicable regulations of the underlying zones;**

The Detailed Site Plan generally meets all the requirements of the Transit District Overlay Zone and the underlying M-X-T Zone.

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

The companion Conceptual Site Plan provides for multiple uses on the subject property, a

freestanding grocery store and a freestanding office building to be constructed in the future. The grocery store is placed close to Hamilton Street and the office building is close to Queens Chapel Road. The staff recommended that the location of the office building be shown at the build-to line of Queens Chapel Road prior to signature approval of the Conceptual Site Plan.

7. **Each structure and use, in the manner proposed, is compatible with other structures in the Transit District and with existing and proposed adjacent development.**

The Planning Board can make this finding if the architectural elevations along Hamilton Street are amended to incorporate additional windows and awnings as stated above.

8. The Detailed Site Plan is in conformance with the Conceptual Site Plan.

Required Findings for Conceptual Site Plans and Detailed Site Plans in the M-X-T Zone

9. **The proposed development is in conformance with the purposes and other provisions of this Division;**

The Conceptual and Detailed Site Plans promote the redevelopment of three parcels of land, within walking distance of the West Hyattsville transit stop, where three existing vacant buildings are located. The redevelopment of this area will enhance the economic status of the county and provide for a more desirable shopping area. The grocery store will encourage activity in the area beyond the workday hours, among those who work, live in and visit the area.

10. **The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

Comment: The plan provides for an outward orientation which is both physically and visually integrated with existing development along Hamilton Street. It is anticipated that the redevelopment of the three parcels of land and vacant buildings included in this application will act as a catalyst to spur other redevelopment and improvements in the immediate area.

11. **The proposed development is compatible with existing and proposed development in the vicinity;**

Comment: The proposed development is compatible with development in the surrounding area in that the uses proposed will serve the immediate neighborhood.

12. **The mix of uses, and the arrangement and design of buildings and other improvements, reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The companion Conceptual Site Plan demonstrates a mix of uses, the shopping center and the

office (possible future bank site), the design and layout of buildings, if revised per the staff recommendation, that will blend harmoniously, yet provide for flexibility in response to the market. The Detailed Site Plan provides for a quality building of lasting architectural design to provide an environment of continuing quality and stability.

13. **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

Comment: The companion Conceptual Site Plan proposes the integration of both a grocery store and an office building on site. The Detailed Site Plan provides for the development of the grocery store; it is anticipated that the office building will be developed at a later stage. The grocery store is capable of existing as a self-sufficient entity, until such time as the future office building is developed.

14. **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

Comment: The staff recommends that the pedestrian system be revised in order to provide a safe and more accessible route from Queens Chapel Road. The pedestrian access from Hamilton Street is directly linked to the entrance into the store.

15. The subject site was reviewed for compliance to the West Hyattsville-Transit District Development Plan's (WH-TDDP) Transportation and Parking, and Parking and Loading Mandatory Development Requirements (or MDRs) and the submitted plans' compliance with these requirements. The approved WH-TDDP guides the use and development of all properties within its boundaries. The findings and recommendations outlined below are based upon staff evaluation of the submitted site plan and each of the requested amendments and the ways in which the proposed development conforms to the MDRs and Guidelines outlined in the WH-TDDP.

One of the purposes of this TDDP is to ensure a balanced transportation and transit facilities network. Therefore, and for the purpose of assessing transportation needs, staff performed an analysis of all road facilities in the vicinity of the Transit District. This analysis indicated that the primary constraint to development in the transit district is vehicular congestion, particularly the congestion caused by the single-occupant vehicle (SOV) trips that can be combined or converted to trips taken on the available transit service in the district. One method for relieving congestion is to reduce the number of vehicles, particularly SOV trips, to and from the transit district. As a result, this TDDP addresses transportation adequacy by recommending a number of policies for managing the surface parking supply in the transit district and by adopting Level-of-Service E (LOS E) as the minimum acceptable operating standard for transportation facilities. Among the most consequential of these are:

- a. Establish a Transit District-wide cap on the number of additional surface parking spaces (900 preferred plus 300 premium) that can be constructed or provided in the Transit District to accommodate any new development.

- b. Implement a system of developer contributions. Based on the number of preferred and premium surface parking spaces attributed to each development project. The contributions are intended to recover sufficient funding to defray some of the cost of the transportation improvements as summarized in Table 4 of the TDDP and are needed to ensure that the critical roadways and intersections in the transit district remain at or above the stated LOS.
- c. Retain a mandatory Transportation Demand Management District (TDMD). The TDMD was established by the 1992 TDDP plan to ensure optimum utilization of Trip Reduction Measures (TRMs) to combine, or divert to transit, as many peak-hour SOV trips as possible and to capitalize on the existing transit system in the district. The TDMD will continue to have boundaries that are coterminous with the transit district. As of this writing, the West Hyattsville Transportation Demand Management District (TDMD) has not been legally established under the TDMD Ordinance (now Subtitle 20A, Division 2 of the County Code) enacted in 1993.
- d. Develop an annual TDMD operations fee based on the total number of parking spaces (surface and structured) each property owner maintains.
- e. Require that the TDMD prepare an annual transit district transportation and parking operations analysis that would determine whether or not the LOS E has been maintained and to determine additional trip reduction, transportation and parking management measures that are required to restore LOS E. Reauthorization of the West Hyattsville Transportation Management Association recommended in the predecessor 1992 PG-TDDP.

Status of Surface Parking in the Transit District

Pursuant to the Planning Board's previous approvals of Detailed Site Plans in the Transit District, the chart below indicates that none of the preferred and premium spaces have been allocated.

	RESIDENTIAL		OFFICE/RESCH		RETAIL		TOTAL	
	PREF.	PREM	PREF.	PREM	PREF.	PREM	PREF.	PREM
TDDP Caps	245	85	245	80	410	135	900	300
Unallocated	245	85	245	80	410	135	900	300

The WH-TDDP identifies the subject property as Subarea 5 of the Transit District. The proposed site consists of approximately 2.29 acres of land in the M-X-T Zone. The property is located on both the Queens Chapel Road and Hamilton Streets, a through lot, with access to both roadways. The subject property is currently improved with three existing buildings. Per the parking inventory that was conducted by staff as part of the TDDP transportation analysis, a total of 84 surface parking spaces were counted and allocated to this site. Pursuant to the WH-TDDP's MDR P6 (see finding number 3 below), these surface parking spaces or their replacement are exempt and will not be subject to the WHPG-TDDP Transportation and Parking Mandatory Requirements.

The proposed application is for construction of a new food store of approximately 16,400 square feet, with a potential 1,300-square-foot office, which may be constructed in a separate building. While it is stated that the number of parking spaces would be equal to the number of exempt surface parking spaces (84), the submitted Detailed Site Plan indicates a few more parking spaces. It is also important to note that per the TDDP parking ratios, approximately 16,400 gross square feet of retail use may provide a total of 71 preferred surface parking spaces and an additional 24 premium surface spaces.

The internal vehicular and pedestrian circulation patterns as proposed in the submitted plans are not acceptable. The proposed two access points along Queens Chapel Road need to be consolidated into one access point per the Maryland State Highway Administration memorandum dated June 11, 2003, Bailey to Lareuse, their comments provided below:

- "1. A standard commercial type entrance is recommended along the subject property's fronting MD 500. The entrance needs to be in a central location consistent with State Highway (SHA) guidelines.
- "2. The planting plan identifying materials to be placed in the State right-of-way was found to be consistent with the goals of SHA's highway beautification program.

- “3. Permits must be issued by the State Highway for improvements within the Right-Of-Way. An Access Permit is necessary for providing ingress/egress to MD 500 from the proposed food store.
- “4. Coordination with Maryland Department of Natural Resources, Southern Region Office (301) 484-3065 is necessary for a permit to plant any woody vegetation within the right-of-way.”

The proposed location of shopping cart storage should be relocated, possibly in the middle of the proposed parking aisle from Hamilton Street or screened from public view. The site plan does not provide for pick-up and drop-off aisle along the western frontage of the building. The plan does not provide for the required bike racks.

Transportation Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that the proposed development as shown on the Conceptual Site Plan and Detailed Site Plan will meet the circulation requirements of the West Hyattsville Transit District Development Plan (page 22) provided that:

Prior to the Certification of the Detailed Site Plan, the applicant shall revise the submitted plans to include the following:

- a. Provide a maximum of 84 surface parking spaces.
- b. Reorient the parking aisles and on-site circulation including access to the loading area to provide a drop-off and pick-up area and provision of only one access point along Queens Chapel Road (per Maryland state Highway Administration Standards).
- c. Provision of the required bike racks

- 16. The City of Hyattsville reviewed the application and provided the following letter dated May 30, 2003, William F. Gardiner, Mayor, to Elizabeth Hewlett. The letter is reproduced below:

“The City of Hyattsville has discussed the referenced development with the Applicant, members of the City’s Planning Committee, and staff from M-NCPPC, and the City believes that the project could play an important role in spurring re-investment in this area. The site offers a number of challenges in order for the proposed development to meet the goals of the Applicant, the City, and the TDOZ standards. The City also recognizes that there are legitimate differing views concerning how this project would best meet the interests of all parties. The City appreciates the time the Applicant has spent meeting with the City and Planning Committee officials, and considering possible configurations that balance all of our needs.

“The Mayor and City Council would like to express its support for this project with conditions

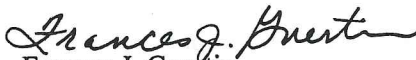
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* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Lowe, seconded by Commissioner Scott, with Commissioners Lowe, Scott, Eley, Vaughns and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, July 10, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of July 2003.

Trudye Morgan Johnson
 Executive Director

By 
 Frances J. Guertin
 Planning Board Administrator

TMJ:FJG:SL:rmk

APPROVED AS TO LEGAL SUFFICIENCY.


 M-NCPPC Legal Department

Date 7/16/03

"The Mayor and City Council would like to express its support for this project with conditions concerning the building orientation and design elements.

"The project should be oriented to reinforce and support commercial activity along Hamilton Street, West Hyattsville's 'Main Street.' The City believes that such an orientation, or very significant design elements that create the same effect, is crucial. It is the City's view that the proposed orientation and design as shown (with the back of the building facing Hamilton Street) does not meet the goals of the TDOZ, nor the City's desire to create an urban, active commercial strip that would enhance the commercial activity on the north side of Hamilton Street. However, the City again recognizes the difficulty the Applicant faces with meeting these goals and its own needs.

"One orientation that addresses the City's primary interest that the project reinforce commercial activity along Hamilton Street would place the building parallel to Hamilton Street. The front door would be as close to the street as feasible (not necessarily facing or immediately adjacent to Hamilton Street). For this orientation, or any other orientation that meets the City's primary interest, the City requests that a pedestrian plaza and/or other elements be incorporated to increase the connection to the entrance from Hamilton Street, and that display windows, awnings, and other façade treatment be required for the wall along Hamilton Street (see the Fresh Fields store in Arlington). The exterior walls should incorporate design features that add interest to the building.

"It is believed that such an orientation would meet the Applicant's need for vehicular access to the front door, and would provide parking close to the front door (as well as a connected parking lot with Lee's Restaurant). The City understands that this orientation creates challenges for the configuration of the loading area. It is not the intent of the City to impose unreasonable hardships on the Applicant, and the City believes that it will be possible to find a solution that meets the Applicant's needs. This may require a wing wall to screen the loading area, and may place the loading area in a more visible location from Queens Chapel Road than would be desirable if the site were larger.

"In addition to the foregoing, the City offers the following comments:

- "1. The City requests that the Applicant coordinate the plans for its sidewalk construction and streetscaping improvements with the plans prepared for the City of Hyattsville by Nolan Associates, Inc. for sidewalk and street lighting construction along the south side of Hamilton Street. These improvements are scheduled to begin construction in the immediate future.
- "2. Transitions between the configuration of existing and proposed sidewalks, should they be required, should occur beyond the Applicant's lateral property lines.

- "3. The City requests that the Applicant coordinate the sidewalk paving pattern with the pattern already established on the north side of Hamilton Street, and that the plan not provide for a 6' grass strip, but instead for full-width sidewalk as shown on the detail for Hamilton Street on page 33 of the TDDP.
- "4. The City requests that the Applicant not provide a widening of the pavement for a bicycle lane. The current pavement section is 27 feet wide; this is adequate for two eleven foot vehicular lanes and a five-foot unprotected bicycle lane.
- "5. The City would like to encourage the Applicant to make use of cross-easements with the adjacent property to allow for access to the property via the median break in Hamilton Street that is located just to the west of the property's current street frontage.
- "6. The City requests that the Applicant indicate on the plans all security features that may impact the appearance of the building.

"The City believe[s] that this project, sited and constructed in accordance to the general guidelines of the West Hyattsville Transit District Development Plan (TDDP), will be an important step in the larger process of generating investment interest in the West Hyattsville area. The City understands that strict conformance to the TDDP is not possible, and acknowledges the challenges of this particular site."

Comment: The City of Hyattsville reviewed the most recently submitted plans and found that only two of their comments were still outstanding. The first issue relates to point number five above. The city would like to provide for the allowance of possible future cross easements between the subject site and the property directly west of the subject site for the purpose of vehicular passage between the two sites. This would allow vehicles traveling west along Hamilton Street to access the subject property via the adjacent property. Currently, there is a median in Hamilton Street that will not allow traffic traveling west to enter the site. If a cross easement were agreed upon between the subject site and the property to the west, then traffic traveling west could enter the adjacent site and access the subject site. The city understands that the development of cross easements takes time, and legal arrangements might hinder the approval of the subject plans. The city would like to assure that in the future, if the two property owners agree upon a cross easement, that the plans could be easily revised to accommodate a request. Therefore the staff recommends a condition be placed on the plans to allow for a minor revision to the plans, to be approved by the Planning Board's designee (under the direction of the Planning Director) if all affected parties are in agreement.

The second issue relates to point number six above. The review of any security features that may impact the appearance of the structure, particularly from Hamilton Street and Queens Chapel Road, is of concern to the city. The staff recommends a condition that any security features added to the building impacting the appearance of the building will require a revision to the plans.

17. The plan was reviewed for conformance to the *Landscape Manual* and was found to be in general conformance.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-03012, including amendments to P63, S8, S17 and S18, subject to the following conditions:

1. Prior to signature approval, the site and landscape plans shall be revised as follows:
 - a. Relocate the pedestrian walkway system within the parking lot to a safe location between parking lot islands, provide 1.25 minimum footcandle lighting for the site and full cut-off parking lot and building fixtures, specify the specialty paving material required in the TDDP (Figure 7 Crosswalk Detail), and provide crosswalks at all entrances for the primary and secondary walkway systems.
 - b. Provide a three to four-foot-high brick screen wall matching the exterior finish of the building in front of the cart storage area.
 - c. Show a minimum eight-foot-wide walkway along the entire streetscape at both Hamilton Street and Queens Chapel Road, in accordance with figures seven and eight.
 - d. Provide all details shown in Appendix A of the TDDP, including lighting fixtures, benches, trash receptacles, etc., as applicable, and as previously approved by the Urban Design Section.
 - e. Show the required 3½ to 4-inch caliper trees for Hamilton Street (*Acer rubrum* 'Red Sunset') and Queens Chapel (*Quercus phellos*) spaced at 30 feet on center.
 - f. Revise to show the light fixture detail for Hamilton Street shown in Appendix A of the TDDP for public areas and provide the height and color of pole.
 - g. The plans shall be revised to provide a pick-up/drop-off area along the western frontage of the building and the sidewalk along the western side of the building shall be a minimum of eight feet wide.
 - h. Submit a photometric plan demonstrating a minimum level of 1.25 footcandles for all outdoor spaces.
 - i. Specify the signage colors, materials and method of illumination. The monument sign shall specify the same brick color as the building. Landscaping shall be provided at the base of both signs.
 - j. Provide a maximum of 84 surface parking spaces.

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- k. Provide only one access point along Queens Chapel Road or as otherwise approved by the State Highway Administration (per Maryland State Highway Administration Standards).
 - l. Provide parking rack(s) for seven bikes near the entrance to the store.
 - m. Revise the landscape plan to show the provision of 10 percent afforestation (tree-cover) on-site.
2. Prior to signature approval of the architectural elevations, the plans shall be revised as follows:
 - a. Show an awning above the proposed window on Hamilton Street to continue the Main Street appearance and to visually unify the development with the established streetscape across Hamilton Street.
 - b. Provide additional detailing along the Queens Chapel Road façade in either additional decorative brick work or the use of tile, to enhance the façade.
 - c. The proposed wall to screen loading shall be increased to seven feet in height and seventy feet in length, with a decorative cap and security fence. The wall shall provide for some architectural detailing, to provide visual interest as viewed from Queens Chapel Road.
 3. The use of cross easements with the property to the west is encouraged to allow for access to the subject property via a median break in Hamilton Street. A revision to the plan may be approved by the Planning Board's designee, if all affected parties agree.
 4. Prior to the installation of any security features added to the building that would impact the appearance of the building, a revision to the detailed site plan will be required.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

DSP-03012
ALDI INC QUEENS CHAPEL TRIANGLE
WILL CARPENTER
ALDI INC
SUSAN LAREUSE
6/19/03 WRC

FAIRVIEW PROPERTIES
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WASHINGTON DC 20006-3904

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HYATTSVILLE MD 20781

WILL CARPENTER
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CENTER VALLEY PA 18034

WILL CARPENTER
ALDI INC
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DANIEL DUKE
BOHLER ENGINEERING
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STERLING VA 20164

DAN LYNCH
14440 OLD MILL ROAD
UPPER MARLBORO MD 20772

Appendix C – Analysis of the Requirements of the 2006 TDDP

	Development District Standard	Comply? Yes, No, N/A	Alternative Standard/Comments	Sector Plan Reference Page
BUILDING ENVELOPE AND BLOCK STANDARDS				
GENERAL DESIGN PRINCIPLES AND INTENT				
	1. Buildings shall be aligned and close to the street.	Y	-	67
	2. Buildings shall be consistent forms on both sides of the street and shall provide public space between the buildings fronting the street.	Y	-	67
	3. Buildings shall front the street and square and provide ground level retail uses to provide an active, vital, and safe pedestrian public space.	Y	-	67
	4. Buildings shall define the property lines. Public and private space shall be clearly defined as public with open views and surveillance, or private and protected.	Y	-	67
	5. Buildings shall be designed to orient views towards the street and public realm.	Y	-	67
	6. Buildings shall provide retail on all ground floor elevations to provide an active and interesting pedestrian street life. Community-serving financial (e.g., commercial bank or savings and loan branch) or professional (medical, tax preparation, insurance) service establishments may be allowed in ground-floor space provided that such uses have a primary entrance on the street.	Y	-	67
	7. Building vehicle storage and service areas for garbage and mechanical equipment shall be located away from the street.	Y	-	68
	8. Building parking areas (off-street) shall be located away from the street and shared by multiple owners/ uses.	N	All off-street parking is currently used by Aldi as approved under DSP-03012.	68
	9. Commercial and mixed-use blocks shall contain a minimum of 80 percent commercial uses on the ground floor	Y	-	68
BUILDING STREET TYPES - Boulevard (Queens Chapel Road)				
	HEIGHT SPECIFICATIONS			
	1. Building Height: Principal building height is measured in stories. All buildings shall be a minimum of three stories and a maximum of six stories in height, except where otherwise noted in the TDDP.	N	The existing building to be expanded is 1-story in height as approved under DSP-03012.	68
	2. Parking Structure Height and Block Coverage: No parking structure within the block shall exceed the eave height within 40 feet of the parking structure. Any parking area fronting the build-to line shall provide a three-foot-high solid masonry wall to screen vehicles. No block shall have more than 25 percent of its street frontage occupied by screened parking. Unscreened parking shall be prohibited.	Y	There are no parking structures proposed with this development. The existing parking fronting Queens Chapel Road is screened with a 3 foot high brick wall as approved with DSP-03012.	68
	3. Transition in Building Height: Where a Boulevard Street type is within 40 feet of a single-family home, the maximum height shall not exceed 32 feet to the eaves or parapet.	N/A	The proposed development is not located within 40 feet of a single family home.	68

	SITING SPECIFICATIONS			
	1. Build-To Line: The façades of all buildings shall be constructed at the build-to line (or sidewalk edge) for at least 75 percent of the street frontage of each block with the following exception: Block corners are exempt from the build-to line requirement if a special pedestrian-oriented building corner treatment is provided. The street façade shall be a single plane, limited to façade jogs of less than 24 inches, interrupted only by porches, stoops, bay windows, shop fronts, and balconies.	Y	Per Planning Board Resolution dated 07/10/2003, build-to line requirements are not required to be met along Queens Chapel Road because the site has frontage along two streets. Build-to line requirements are met along Hamilton Street.	69
	2. Maximum Block Length: Block lengths shall be a maximum of 400 feet in length; refer to the TDDP block registration plan (Map 13).	N/A	The proposed development does not impact block length.	69
	3. Lot Coverage: Building shall only occupy the lot area delineated in the siting specifications and shall be in accordance with the West Hyattsville TDDP. All buildings are required to be located at the build-to line and shall be located zero feet from the sidewalk edge. The sidewalk location and width shall be in accordance with the applicable streetscape sections and roadway segments of the TDDP and shall be delineated on the detailed site plan. The minimum open contiguous area shall comprise a minimum 15 percent of the total buildable area and can be located anywhere within the buildable area of the site.	Y	Per Planning Board Resolution dated 07/10/2003, build-to line requirements are not required to be met along Queens Chapel Road because the site has frontage along two streets. Build-to line requirements are met along Hamilton Street. Additionally, the proposed open space is approximately 29% of the site's buildable area.	69
	4. SideYard Line: Building side lot lines have no required setback unless shared with an existing single family house where an eight-foot setback shall be provided.	Y	The site does not share a lot line with an existing single family house.	69
	5. Rear Yard Line: On sites with no alley access, there shall be a 25-foot setback from the rear yard line.	N/A	The site has street frontage along both the front and rear property lines.	69
BUILDING STREET TYPES - Main Street (Hamilton Street)				
	HEIGHT SPECIFICATIONS			
	1. Building Height: Principal building height is measured in stories. All buildings shall be a minimum of three stories and a maximum of six stories in height, except where otherwise noted in the TDDP.	N/A	The existing building to be expanded is 1-story in height as approved under DSP-03012.	71
	2. Parking Structure Height and Block Coverage: No parking structure within the block shall exceed the eave height within 40 feet of the parking structure. Any parking area fronting the build-to line shall provide a three-foot-high solid masonry wall to screen vehicles. No block shall have more than 25 percent of its street frontage occupied by screened parking. Unscreened parking shall be prohibited.	N/A	There are no parking structures proposed with this development. The existing parking fronting Queens Chapel Road is screened with a 3 foot high brick wall as approved with DSP-03012.	71
	3. Transition in Building Height: Where a main street type is within 40 feet of a single-family home, the maximum height shall not exceed 32 feet to the eaves or parapet.	N/A	The proposed development is not located within 40 feet of a single family home.	71

	SITING SPECIFICATIONS			71
	1. Build-To Line: The façades of all buildings shall be constructed at the build-to line (or sidewalk edge) for at least 75 percent of the street frontage of each block with the following exception: block corners are exempt from the build-to line requirement if a special pedestrian oriented building corner treatment is provided. The street façade shall be a single plane, limited to façade jogs of less than 24 inches, interrupted only by porches, stoops, bay windows, shop fronts, and balconies.	Y	Per Planning Board Resolution dated 07/10/2003, the building canopy meets the build-to line requirements and the remaining setback area along the build-to line is proposed as landscaping along the pedestrian zone.	71
	2. Maximum Block Length: Block lengths shall be a maximum of 400 feet in length; refer to the TDDP block registration plan (Map 13).	N/A	The proposed development does not impact block length.	71
	3. Lot Coverage: Building shall only occupy the lot area delineated in the siting specifications and shall be in accordance with the West Hyattsville TDDP. All buildings are required to be located at the build-to line and shall be located zero feet from the sidewalk edge. The sidewalk location and width shall be in accordance with the applicable streetscape sections and roadway segments of the TDDP and shall be delineated on the detailed site plan. The minimum open contiguous area shall comprise a minimum 15 percent of the total buildable area and can be located anywhere within the buildable area of the site.	Y	Per Planning Board Resolution dated 07/10/2003, the building canopy meets the build-to line requirements and the remaining setback area along the build-to line is proposed as landscaping along the pedestrian zone.	71
	4. Side Yard Line: Building side lot lines have no required setback unless shared with an existing single- family house where an eight-foot setback shall be provided.	Y	The site does not share a lot line with an existing single family house.	71
	5. Rear Yard Line: On sites with no alley access, there shall be a 25-foot setback from the rear yard line.	N/A	The site has street frontage along both the front and rear property lines.	71
STREETSCAPE STANDARDS				
GENERAL DESIGN PRINCIPLES AND INTENT				
	1. Street Trees: Street trees shall be provided along all streets to enhance and soften building façades, create street character, and provide shade for pedestrian street level activity. Street trees shall be planted at the time of development and spaced 30 feet apart on center. Where necessary, spacing allowances may be made to accommodate fire hydrants, utility vaults, and other infrastructure elements.	Y	The proposed development does not impact the existing street trees which were installed under previously approved DSP-03012.	82
	2. Street Lights: Street lights shall be installed on both sides of streets along the street tree alignment line and, unless otherwise designated in the West Hyattsville TDDP, at no more than 60-foot intervals measured parallel to the street. At the time of development, the developer is responsible only for the installation of street lights on the side of the street that is being developed.	Y	The proposed development does not impact the existing street lights which were installed under previously approved DSP-03012.	82

3. Sidewalks: At the time of development, the developer is required to install sidewalks. All sidewalks and primary walkways shall be constructed using special decorative paving materials such as brick, concrete precast pavers, Belgium block, or granite pavers. Samples of proposed paving materials shall be submitted with the detailed site plan for review and approval by M-NCPPC staff. Concrete paving shall be prohibited.	Y	The proposed expansion does not impact the existing sidewalks which were installed under previously approved DSP-03012.	82
4. Building Orientation: The street and building façade shall be the primary focus of the development. All buildings shall front the primary street(s) and dual frontage shall be maintained along all corner lots.	Y	The building meets this requirement along Hamilton Street.	82
5. Consistency of Design Elements: Streetscape elements, such as paving, street furniture, and street trees, shall be consistent within a development project and shall be consistent along the street wall.	N/A	The proposed development does not impact the existing streetscape design elements.	82
6. Public Art: Public art shall be provided to enhance the pedestrian street life activity and to provide interest along the streetscape.	N/A	The proposed development does not impact the existing streetscape.	82
7. Landscaping of Building Fronts: Building fronts (public), along the streetscape, shall provide planters and window boxes with flowering plants within two feet of the building face.	Y	There is an existing landscape area between the building face and the sidewalk along Hamilton Street.	82
8. Screening of Service/Loading Areas From Public View: Building rears (private) along the lot alley shall provide for commercial operator working environments unseen by the public to allow residents to enjoy private open space areas.	Y	The existing loading area is screened from the public right of way with an existing brick masonry wall.	82
9. Location of Mechanical Equipment: The following mechanical equipment shall be located a minimum of 25 feet away from any build-to line and shall not be stored or located within any street, and shall be screened from view of the street: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, or any other similar mechanical equipment.	Y	No new mechanical equipment is proposed adjacent to any build-to line fronting the property.	82
10. Roof-Mounted Mechanical Equipment: Roof-mounted mechanical equipment shall be located away from the building façade edge adjacent the build-to line and shall be screened from pedestrian and vehicular views of the street.	Y	-	82

STREETSCAPE				
	1. Streetscape Paving: All primary walkways shall be constructed using decorative paving materials. Crosswalks may be constructed with tinted and stamped asphalt. Sidewalk and crosswalk paving materials may include concrete.	Y	The proposed development does not impact the existing streetscape paving which was installed under previously approved DSP-03012.	83
	2. Permitted Materials: Brick, precast pavers, Belgium block, or granite pavers are permitted materials. Samples of proposed paving materials shall be submitted with the detailed site plan for review and approval by M-NCPPC staff and county/municipal public space maintenance agencies.	Y	The proposed development does not impact the existing streetscape paving which was installed under previously approved DSP-03012.	83
	3. Streetscape Construction: All streetscape improvements shall be completed prior to the issuance of use and occupancy permits for the first building. Construction of streetscape improvements shall not be phased.	N/A	The proposed development does not impact the existing streetscape.	83
	4. Streetscape Elements: Streetscape elements of street trees, street furniture, landscaping and planters, decorative paving, sculpture/artwork, and bus shelters shall be provided on the streetscape plan. All streetscape elements shall include information of location, spacing, quantity, construction details, and method of illumination and shall be required for all streets in accordance with the West Hyattsville TDDP conceptual site plan streetscape sections and public realm elements. Advertisements and signage shall be prohibited on all streetscape elements with the exceptions of bus shelter advertisements approved by the appropriate public transit authority (WMATA or TheBUS) and appropriate transit service-related notices at other locations within the West Hyattsville TDOZ public realm subject to the approval of DPW&T and the appropriate municipality.	N/A	The proposed development does not include a streetscape plan. The existing streetscape was installed under previously approved DSP-03012	83
	Streetscape elements shall include: • Street trees (located in tree grates along urban streets and planting beds along residential streets) • Street furniture (benches, trash receptacles, lighting, and bus shelters) • Landscaping and planters • Decorative paving • Sculpture/artwork • Bus shelters No street furniture or public works of art, other than publicly maintained streetlights and street trees, shall be installed within public rights-of-way without the permission of DPW&T and/or the City of Hyattsville expressed through an executed memorandum of understanding (MOU) with the developer/applicant. All street furniture on private rights-of-way within the TDOZ shall be maintained by the property owner/ developer.	Y	The existing streetscape was constructed under previously approved DSP-03012	

	5. Street Trees (Urban Streets): Street trees shall be planted along all urban streets in the TDDP according to the streetscape sections. Street trees shall be a minimum four-inch caliper in size, located 30 feet on center, planted in tree grates (minimum four feet by six feet), limbed up to six feet above finished grade, provide a minimum five cubic feet of continuous tree bed underneath the sidewalk pavement system, provide a positive drainage system, and provide an automated irrigation system to promote the health and vigor of the root system. Street trees species shall be large, broad spreading, open-canopy trees at maturity and shall be planted as follows: • Boulevards—Green Vase Zelkova (<i>zelkova serrata</i> 'Green Vase') or Northern Red Oak (<i>quercus rubra</i>) • Main Street—Shademaster Honey Locust (<i>gleditsia triacanthos</i> 'Shademaster') • Park Drive—Red Maple 'October Glory' (<i>acer rubrum</i> 'October Glory') or Willow Oak (<i>quercus phellos</i>)	Y	The proposed development does not impact the existing street trees which was installed under previously approved DSP-03012.	84
	7. TDDP Street Tree Placement: Wherever the TDDP does not show street tree placement, street trees shall be planted along the street tree alignment within the streetscape and spaced at 30 feet on center.	Y	The proposed development does not impact the existing street trees which was installed under previously approved DSP-03012.	85
	8. Curb Extension for DSP Submittal: Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for providing curb extensions along streets according to the TDDP and streetscape sections. Curb extensions shall be included on the streetscape plan and shall be submitted as part of any application for detailed site plan and building/grading permits. No building or grading permits shall be issued without a detailed site plan that conforms to all curb extension standards in the TDDP.	Y	The proposed development does not include a streetscape plan. The existing curb extensions were installed under previously approved DSP-03012	
	9. Curb Extension Locations: Curb extensions shall be located at all intersections and shall be in accordance with all curb extension standards and dimensions of the TDDP. Curb extensions shall narrow the roadway corridor as specified in the TDDP to calm vehicular traffic and provide pedestrian safety.	Y	The proposed development does not include a streetscape plan. The existing curb extensions were installed under previously approved DSP-03012	86
	10. Curb Radii: Curb return radii on all intersections shall be 15 feet.	Y	The proposed development does not include a streetscape plan. The existing intersections were installed under previously approved DSP-03012	86

11. Crosswalks for DSP Submittal: Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for crosswalk improvements along the entire length of the property frontage where street intersections occur. Crosswalks shall be included on the streetscape plan and shall be submitted as part of any application for detailed site plan and building/grading permits and shall be in accordance with all crosswalk standards and dimensions of the TDDP. No building or grading permits shall be issued without a detailed site plan that conforms to all crosswalk standards in the TDDP.	Y	The proposed development does not include a streetscape plan. The existing intersections were installed under previously approved DSP-03012	86
12. Crosswalk Locations/Dimensions: Crosswalks shall be provided at all street intersections and shall be located within two feet of the intersecting streets to promote pedestrian visibility. The crosswalk dimensions shall be a minimum width of 14 feet with red brick crosswalk with a two-foot width concrete banding constructed along each outer edge of the crosswalk to promote high visibility, pedestrian safety, and contrast from the roadway pavement. In addition, a two-foot-wide vehicle stop bar shall be provided a minimum distance of ten feet from the crosswalk area and shall be painted with a white reflective paint for high visibility to prevent vehicles from entering the crosswalk area upon stopping at traffic lights.	Y	The proposed development does not include a streetscape plan. The existing intersections were installed under previously approved DSP-03012	87
13. Crosswalk with Median Refuge for DSP Submittal: Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for pedestrian crosswalks with median refuge improvements along applicable streets bordering all property frontages as specified in the TDDP. Crosswalks shall be dimensioned as specified in this section for crosswalk locations/dimensions. Crosswalks with median refuge areas shall be included on the streetscape plan and shall be submitted as part of any application for detailed site plan and building/grading permits.	Y	The proposed development does not include a streetscape plan. The existing intersections were installed under previously approved DSP-03012	87
14. Medians: A continuous wide median shall be provided along streets as specified on the streetscape sections of the TDDP to offer pedestrian refuge and protection from vehicle turning movements. All medians shall be landscaped with trees, shrubs, and groundcover. Large expanses of concrete, lawn area, and mulch are prohibited.	Y	The proposed development does not include a streetscape plan. The existing medians were installed under previously approved DSP-03012	88

PUBLIC STREET LIGHTING				
	1. At the time of the first detailed site plan submission within the TDDP, the M-NCPPC Urban Design staff shall select and specify the lighting fixture(s) to be used for all subsequent development phases within the transit district. A coordinated lighting plan shall be submitted with each detailed site plan. Lighting fixtures are encouraged to be equal or similar to the lighting details shown in the TDDP.	Y	The proposed development does not impact the existing lighting which was installed under previously approved DSP-03012.	89
	2. Lighting level shall be: a. Minimum public/private space light levels shall be: (1) 1.25 foot-candles for building façades. (2) 5.0 foot-candles for building entries. (3) 2.0 foot-candles for walkways. (4) 0.5 foot-candles for trails. (5) 1.25 foot-candles for all other outdoor areas. b. Maximum public/private space lighting levels shall not exceed: (1) 2.0 foot-candles for building façades. (2) 5.0 foot-candles for building entries. (3) 2.0 foot-candles for walkways. (4) 1.25 foot-candles for trails. (5) 1.5 foot-candles for all other outdoor areas.	Y	The proposed development does not impact the existing site or streetscape lighting which was installed under previously approved DSP-03012.	89
	3. Pedestrian Streetlights: Pedestrian streetlights shall be as specified in the TDDP lighting details All streetlights shall be a minimum height of 14 feet and a maximum of 16 feet along all arterials, collectors, and local streets. Maximum spacing for streetlights shall be 60 feet on center and located along the street according to the street section diagrams in Building Envelope and Block Standards for tree placement. Street lighting shall be provided along sidewalks and in medians. Metal-halide lamps shall be specified for all lighting. Sodium-based lamp elements shall be prohibited. A note referencing compliance with this standard shall be placed in the general notes of the detailed site plan and building permit.	Y	The proposed development does not impact the existing pedestrian street lighting which were installed under previously approved DSP-03012.	89
	4. Building Façade Lighting: Exterior lighting of the front building façade shall be mounted between 6 and 14 feet above adjacent grade.	Y	The proposed development does not impact the existing building lighting which was installed under previously approved DSP-03012.	90
	5. Alley Lighting: All lots with alleys shall have lighting fixtures within five feet of the alley right-of-way. This fixture shall illuminate the alley, shall be between 9 and 14 feet in height, and shall not cause glare in adjacent lots.	N/A	The proposed development does not abut an alley.	90
	6. Lighting Fixtures: Lighting fixtures shall be incandescent, metal halide, or halogen only. No high-pressure sodium, mercury vapor, fluorescent lights, or floodlighting (i.e., no up-lighting) may be used on the exterior of buildings.	Y	The proposed development does not impact the existing lighting which was installed under previously approved DSP-03012.	90

	7. Light Glare and Sky Glow: Full cut-off light fixtures shall be used to shield the disbursement of light to prevent light glare and sky glow. A note referencing compliance with full cut-off light fixtures shall be provided in the general notes of the detailed site plan and building permit.	Y	The proposed development does not impact the existing lighting which was installed under previously approved DSP-03012.	90
	8. Lighting for Walkways: Pedestrian walkway lighting shall include step lights; well lights and lighted bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.	Y	The proposed development does not impact the existing lighting which was installed under previously approved DSP-03012.	90
	9. Security CPTED Lighting: Security lighting shall be provided to illuminate landscaping, parks, and special features and shall be in accordance with Crime Prevention Through Environmental Design (CPTED) standards.	N/A	The proposed development does not impact the existing lighting which was installed under previously approved DSP-03012.	90
	10. Parking Structure Lighting: Lighting for parking structures shall satisfy Crime Prevention Through Environmental Design (CPTED) Standards.	N/A	There are no parking structures proposed with this development.	90
	11. Residential Building Lighting: Porch and/or entry lights shall be required on all residential buildings to create a safe pedestrian environment at night. Porch and/or entry lights for single-family attached residential units shall not exceed 100 watts per fixture.	N/A	There are no residential buildings proposed with this development.	90
BLOCKS AND ALLEYS				
	1. Building Siting: Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for siting buildings according to the West Hyattsville TDDP and shall be included as part of any application for detailed site plan and building/grading permits. No building or grading permits shall be issued without a detailed site plan that conforms to all building standards in the TDDP.	Y	The existing building was sited and constructed under approved DSP-03012 per the 1998 TDDP.	91
	2. Lot Frontages: All lots shall share a frontage line with a street.	Y	The site shares a frontage line with both Hamilton Street and Queens Chapel Road	91
	3. Block Size: Block perimeters and lengths shall be in accordance with the West Hyattsville TDDP block registration plan. No block face shall exceed 400 feet in length without a street, common access easement, alley, or pedestrian pathway that provides through access to another street, alley, or pedestrian pathway.	Y	A pedestrian pathway is provided through the site from Hamilton Street to Queens Chapel Road.	91
	4. Alleys: Alleys shall provide access to the rear of all building lots and off-street parking facilities. Alley construction shall be required as part of any redevelopment project within the rear setback unless an alley already exists.	N/A	The property currently has frontage along Hamilton Street and Queens Chapel Road.	91

	5. Dedicated Right-Of-Way For Alleys: Where an alley does not exist and is not constructed at the time of redevelopment of any property, the developer shall dedicate the alley right-of-way within the rear set-back to the county. Pending construction of the alley, the developer or owner shall maintain the dedicated right-of-way by, at a minimum: a. Sodding and providing routine landscape maintenance to the area. b. Keeping the area clear of debris, litter, stored materials, and vehicles.	N/A	The property currently has frontage along Hamilton Street and Queens Chapel Road, therefore a dedicated alley is not required.	91
	6. Shade Trees: At least one canopy shade tree per 200 square feet of the required open (unpaved) area shall be planted in the rear lot area and no closer than five feet to any common lot line. Trees shall be a minimum of four-inch caliper and ten feet in height. Tree species shall be as specified in the TDDP street tree list.	Y	The landscaping plan provided with this DSP amendment proposes to bring the site landscaping to the levels proposed with previously approved DSP-03012.	92
	7. Existing Trees: Buildings shall be sited to preserve existing healthy trees, minimum two-inch caliper, when such siting does not conflict with the approved West Hyattsville TDDP for urban street grid, building footprint, streetscape requirements, or parking. All trees to be preserved shall be delineated on the detailed site plan and building permit(s).	N/A	-	92
	8. Curb Cuts: Curb cuts shall be prohibited on Boulevard and Main Street development sites.	N	The site has 1 existing curb cut on Hamilton Street and 1 existing curb cut on Queens Chapel Road constructed under previously approved DSP-03012.	92
SIDEWALKS				
	1. TDDP Designated Sidewalks: All sidewalks designated in the TDDP shall be constructed according to the streetscape requirements listed in this section and shall be specified to meet the sidewalk width delineated in the streetscape sections in the TDDP. Streetscape sections shall specify the width and placement of the required sidewalk for all TDDP building street types: Boulevards, Main Street, Park Drive, Residential Street, LID Street, and Local Access Streets.	Y	The proposed development does not impact the existing streetscape sidewalks and there are no proposed TDDP Designated sidewalks.	92
	2. TDDP Nondesignated Sidewalks: Sidewalks not designated in the TDDP shall be specified as a minimum of five feet wide and shall meet county specifications.	Y	All proposed on-site sidewalks are a minimum of five feet wide and meet county specifications.	92

	3. Paving Materials for Primary Sidewalks: All primary sidewalks shall be constructed using special decorative paving materials. Concrete and asphalt paving shall be prohibited.	Y	The proposed development does not impact the existing primary sidewalks which were constructed under previously approved DSP-03012.	92
	4. Americans with Disabilities Act (ADA): All sidewalks shall be constructed to meet ADA federal standards to comply with accessible design.	Y	All proposed sidewalks are designed to meet ADA standards.	92
SOD, GROUNDCOVER, AND MULCH				
	1. Sod: All turf grass areas shall provide solid sod areas at installation. Seeding, springs, or sod plugs shall be prohibited. All disturbed areas not proposed for construction shall be sodded. Sod specifications shall be provided on the landscape plan.	Y	Sod specifications will be provided on the erosion and sediment control plans. All pervious disturbed areas shall be sodded.	93
	2. Groundcover: Groundcover may be used in place of turf grass. Groundcover specifications of name, species, quantity, and spacing shall be provided on the landscape plan. Groundcover shall be planted at a minimum spacing of four inches on center.	Y	-	93
	3. Mulch: Mulch shall be shredded hardwood mulch that is brown in color and shall be specified as a minimum four-inch depth on landscape plans. Red cedar mulch or rubber mulch shall be prohibited.	Y	-	93
	4. Irrigation: All sod and groundcover area shall provide an automated irrigation system to maintain the health and vigor of the sod and groundcover.	N	Irrigation is not proposed as part of this development.	93
LANDSCAPE				
	1. Plant List: A plant list shall be included on the landscape plan and shall specify the plant species (botanical and common name), size/caliper, spacing, quantity, construction details (for trees, shrubs, evergreens, and street trees) and method of irrigation and illumination in accordance with the West Hyattsville TDDP streetscape, street tree master plan/plant list, and with the Crime Prevention Through Environmental Design (CPTED) standards promulgated by the National Crime Prevention Council, U.S. Department of Justice. Unplanted mulch beds shall not exceed ten square feet in area; large mulch beds shall be prohibited.	Y	Please see the landscape plan included with the DSP.	93
	2. Pedestrian Safety with Crime Prevention Through Environmental Design: Landscape plants provided as buffers and screening shall not impose a safety problem for pedestrians and shall be in accordance with CPTED standards for public safety.	Y	-	94

	3. Landscape Screening for Parking Lots: All off- street surface parking lots shall be screened from view of roadways by the use of a three-foot high solid masonry wall and a maximum three-foot-high evergreen hedge (at plant maturity). The wall and hedge shall be located adjacent to all streetscapes/roadways. Metal, split-face block, chainlink, cinderblock, and concrete construction shall be prohibited.	Y	The parking lot is currently screened by an existing three foot high brick wall along Queens Chapel Road.	94
	4. Landscape Screening for Loading and Service Areas: All loading and service areas shall be screened with landscape plantings and a six-foot-high opaque wood or masonry fence and shall not be visible from streets and shall be located a minimum of 50 feet away from public sidewalks. Chain-link fencing is prohibited.	N	The existing loading area is screened from the public right of way with an existing brick masonry wall. The existing loading area is located approximately 40 feet away from the public sidewalk along Queens Chapel Road, constructed under previously approved DSP-03012-03.	94
	5. Parking Lot Trees: Trees shall be planted along all parking lot perimeters and shall be spaced at 30 feet on center in a five-foot minimum width planting area or a tree grate unless shared parking is provided behind buildings accessible from alleys.	Y	The landscaping plan provided with this DSP amendment proposes to bring the site landscaping to the levels proposed with previously approved DSP-03012.	94
	6. Parking Lot Interior Landscaping: All surface parking lots shall provide interior landscaping. All interior parking lot landscaping shall comply with the requirements of the Prince George's County Landscape Manual. Shrub and ground cover beds shall be a minimum of three feet wide and three feet deep. Trees and shrubs shall be fully protected from potential damage by vehicles by the use of curb stops, a raised planter box, a low wall, or bollards.	Y	The landscaping plan provided with this DSP amendment proposes to bring the site landscaping to the levels proposed with previously approved DSP-03012.	94
PARKS AND PLAZAS				
	-	N/A	There are no existing or proposed Parks and Plazas as part of this development.	95
SQUARES AND CIVIC GREENS				
	-	N/A	There are no existing or proposed Parks and Plazas as part of this development.	99

ARCHITECTURE STANDARDS				
GENERAL DESIGN PRINCIPLES AND INTENT				
	1. Architecture shall blend aesthetically into the built environment of the block for which the development lot is located.	Y	Please see the architectural plans included with this DSP.	104
	2. Architecture shall specify required details as indicated in the TDDP.	Y	Please see the architectural plans included with this DSP.	104
	3. Architecture shall provide a coherent form for the building.	Y	Please see the architectural plans included with this DSP.	104
	4. Architecture materials shall provide appropriate material properties (strength) for the design purpose of the building; strong materials shall support lighter materials.	Y	Please see the architectural plans included with this DSP.	104
	5. Architecture materials shall be as indicated in the TDDP; equivalent or better material is also encouraged but shall be approved at the discretion of the Planning Board.	Y	Please see the architectural plans included with this DSP.	104
	6. Architecture characteristics shall be coordinated with respect to building articulation, building scale and proportions, architectural style, roof forms, building details and fenestration patterns, and materials.	Y	Please see the architectural plans included with this DSP.	104

BUILDING FACADES				
	MATERIALS			
	Permitted: • Brick and tile masonry • Native Stone (or synthetic equivalent) • Pre-cast masonry (for trim and cornice elements only) • Gypsum Reinforced Fiber Concrete (for trim elements only) • Metal (for beams, lintels, trim elements, and ornamentation only) • Wood lap siding (horizontal configuration), smooth or rough-sawn finish • Hardie-Plank equivalent or better siding	Y	Nichiha fiber cement - Vintagewood Cedar product is a proposed exterior finish for the building. Please see the elevation drawings, photos, example installation, and product brochure included with this DSP.	104
	Prohibited: • Stucco/EIFS (cementitious finish) • Split-faced block • Concrete • Concrete Masonry Units • Faux wood grain	N	Nichiha fiber cement - Vintagewood Cedar product is a proposed exterior finish for the building. Please see the elevation drawings, photos, example installation, and product brochure included with this DSP.	104
	1. Exterior Walls (Architecture): • Exterior walls greater than 40 feet in length shall break any flat, monolithic façade with discernible architectural elements, such as bay windows, recessed entrances and windows, display windows, arcades, balconies, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials to provide visual interest and pedestrian scale. Building designs, rooflines, or façade treatments that are monotonous shall be prohibited. • Exterior wall materials shall be consistent horizontally (i.e., joints between different materials shall be horizontal and continue around corners) except for chimneys and piers. • Exterior wall material/architectural changes shall be provided with a constructional logic. Building additions shall specify a building material that is compatible in architecture and material with the original building. • All exposed and visible exterior walls of a building shall provide quality architectural material along the façades according to the permitted building façade materials stated in the architectural standards.	Y	Please see the architectural plans included with this DSP.	105
	2. Brick and Stone: • Brick shall specify the pattern, color, type, and model number of brick to be used. • Stone shall specify the pattern, color, type, and finish of stone to be used.	Y	Please see the architectural elevation drawings included with this DSP.	105

	3. Building Façades along Corner Lots: Building façades along corner lots shall be architecturally treated as having street frontage on both the front and side streets. Both façades shall provide architectural material that meets the materials list specified in the architectural standards.	N/A	Property is not a Corner Lot.	105
	4. Parapet Roofs: (Cornice, Entablature, and Coping Standards) - Parapet roofs shall only be permitted to conceal roof top mechanical equipment and shall not extend beyond the height of the rooftop mechanical equipment. Building architectural roof sections shall be submitted as part of the detailed site plan to provide compliance with this standard. - Parapet roofs shall not be permitted if the purpose is to extend the height building. Parapet roofs shall not create a false building height extension and shall not qualify as overall building height.	Y	Please see the architectural plans included with this DSP.	105
WINDOWS AND DOORS/ENTRANCES				
	1. All Windows: - Windows shall not span vertically more than one story. - Windows shall correspond to interior space and shall not span across building structural elements such as walls and mechanical spaces between floors. - Windows may be ganged horizontally (maximum five per group) if each grouping is separated by a mullion, column, pier or wall section that is a minimum of seven inches wide. - Windows shall be no closer than 30 inches to building corners (excluding bay windows and where the building corner is also a block corner). - Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.	Y	Please see the architectural plans included with this DSP.	106
	2. Ground-Floor Windows: - Single panes of glass shall not be larger than six feet high by four feet wide. - Windows shall not be made opaque by window treatments and shall allow a minimum 60 percent of surface view into the building for a depth of at least 20 feet.	Y	Please see the architectural plans included with this DSP.	106
	3. Upper-Story Windows: - Windows shall be double-hung, single-hung, awning, or casement windows. - Fixed windows are permitted only as a component of a system including operable windows within a single wall opening. - Residential buildings/floors: panes of glass no larger than 36 inches vertical by 30 inches horizontal. - The maximum pane size for office uses is 48 inches vertical by 40 inches horizontal. - Egress windows may be installed according to the appropriate building code.	N/A	The building is only 1 story in height.	106

	4. Doors/Entrances: • Primary entrances shall be delineated on the detailed site plan as major architectural features so that they are clearly identified as entry points, front the primary public street, and are pedestrian accessible. A portico, arcade, or similar architectural feature shall be provided to shelter the primary entrance. • Building façades over 200 feet in length facing a street shall provide two or more public building entrances off the street. • Primary building entrances shall connect to the sidewalk with a pedestrian walkway. • Shop front entrances are permitted to extend up to 24 inches beyond the build-to line. • Double height entryways (those that span more than one story) shall be prohibited. • Doors shall not be recessed more than three feet behind the shop front windows and shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door. • Roll-down security gates, door, and windows shall be prohibited.	Y	Please see the architectural plans included with this DSP.	106
SIGNAGE				
	1. Sign Lighting: Building signs shall be illuminated with external lighting only. Lighting shall provide full cut-off fixtures to reduce sky glow and glare. Flashing, traveling, animated, or intermittent lighting shall be prohibited on the exterior of any building or building sign whether such lighting is of temporary or long-term duration.	N	The existing signage (built under DSP-03012) is internally illuminated, therefore the proposed signage is also internally illuminated. Please see the letter requesting approval of this signage and construction level details of the proposed signage and lighting included with this DSP.	108
	2. Sign Specifications: Building signage shall be permitted as board signs, cornice signs, blade signs, door signs, awning signs, and window signs only. All other signage, including freestanding signs, shall be prohibited. Sign specifications, typology, and location standards are as follows:	N	There is an existing freestanding sign on Queens Chapel Road, installed under previously approved DSP-03012.	108
	• Board signs shall be permitted within the area between the second story floor line and the first floor ceiling. The horizontal board sign shall not exceed two feet in height. Company logos or names shall be permitted when placed within the board sign or placed or painted within ground floor or second story office windows.	N/A	No board signs are proposed.	108
	• Cornice/parapet signs shall be permitted using a masonry or bronze plaque bearing an owner or building's name. These signs shall be placed in the building's cornice/parapet wall or under the eaves and above the upper story windows.	Y	-	108
	• Blade signs shall be permitted when located perpendicular to the building façade and shall provide a minimum clearance of seven feet measured from the sidewalk elevation to the bottom of the sign for pedestrian safety. Shop signs may be hung from an overhang or awning.	N/A	No blade signs are proposed.	108

	Door signs shall be permitted to identify street address and shall be located as illustrated in the reference drawing.	N/A	No door signs are proposed.	108
	Awning/overhang signs shall be permitted within the front face of the awning as illustrated in the reference drawing. Lettering shall be a maximum of five inches high. Awnings/overhangs shall have a minimum ten feet clear height above the sidewalk, a minimum of six feet depth out from the building façade, and the maximum extension shall not protrude over any tree or landscape planting area. Canvas cloth or equivalent (no shiny or reflective materials), metal or glass materials shall be permitted. All other materials shall be prohibited. Internal illumination through the awning/overhang shall be prohibited.	N/A	No awning/overhang signs are proposed.	108
	Window signs shall be permitted as painted window signs or illuminated neon signs; animated signs are prohibited.	N/A	No window signs are proposed.	108
	Lettering for all signage shall not exceed 18 inches in height or width and 3 inches in relief.	Y	-	108
PARKING STANDARDS				
GENERAL DESIGN PRINCIPLES AND INTENT				
	1. Ratios for Uses: Off-street parking shall be provided for all new development within the West Hyattsville TDOZ in accordance with the standards provided in Parking Ratios for Land Uses Within the West Hyattsville Transit District Overlay Zone.	Y	There is no minimum parking requirement for this site per the TDOZ, only a maximum allowable 85 spaces. This DSP proposes 73 total spaces.	109
	2. Accessibility: All on-street parking and off-street surface/structured parking facilities shall comply with ADA standards and shall be accessible and barrier free. Off-street parking areas shall not exceed two percent cross slopes in any direction for accessible parking spaces in accordance with ADA standards. All other surface parking areas shall not exceed three percent maximum cross slope. Parking areas shall not be accessed via steps from adjoining walkways.	Y	All cross slopes within proposed off street accessible spaces are proposed as less than two percent. All other surface parking areas within the project limits of disturbance are proposed as less than or equal to three percent cross slope.	109
	3. Pedestrian Access to Off-Street Parking: a. Surface Parking— - Pedestrian walkways through parking areas shall be prohibited. - Perimeter walkways along the edge of parking areas shall not exceed 2 percent cross slope and shall be illuminated at exactly 2.0 foot-candles for ADA accessibility compliance. b. Parking Structures— Parking structures shall provide pedestrian access to surrounding main buildings and shall provide safe (exactly 2.0 foot-candle illumination), direct (maximum than 100 foot), accessible (maximum 2 percent slopes), barrier-free (no steps) pathways.	N	This DSP proposes a pedestrian walkway through the parking area in front of the proposed building expansion area for ADA access through the site and for the proposed relocated accessible parking spaces.	109
	4. Construction: Construction of on-street parking and off-street surface/structured parking facilities shall be completed for any approved development prior to the issuance of use and occupancy permits for the first building.	Y	-	110

	5. Parking Landscaping: Landscaping shall be provided for surface parking and parking structures as follows: a. On-Street Parking— b. Off-Street Surface Parking— • Parking perimeters shall screen views of cars from the public realm with both a three-foot high solid masonry wall and evergreen shrub landscaping. • Evergreen shrubs shall be planted at the rate of three shrubs per every ten linear feet of perimeter parking area. • Landscaped parking islands shall be provided as a break in parking areas for every 20 cars, dimensioned at a minimum of 10 inches wide and minimum 20 feet in length, planted with a 2.5-inch caliper shade tree, and shall provide ground cover or shrubs within the island. • Landscaped parking islands located adjacent to ADA accessible parking spaces shall provide a 2.5-inch caliper tree and a mulch surface ground for accessible access. • Tree pit beds shall be provided at a minimum of five feet in width and five feet in depth, with the center of the tree planted a minimum of 2.5 feet from the face of curb for protection from open car doors. c. Off-Street Parking Structures—	Y	Parking is screened by an existing three foot brick wall and evergreen shrub landscaping installed under previously approved DSP-03012. Parking islands were constructed under previously approved DSP-03012. Parking island shade trees are proposed as a part of this DSP - please see the landscape plan.	110
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	6. Parking Lighting: Lighting shall be provided for surface parking and parking structures as follows: a. On-Street Parking and Off-Street Surface Parking— • Full cut-off lighting • Pedestrian light fixtures similar or equal to those shown in the West Hyattsville TDDP conceptual site plan. • Street lights shall be a minimum 14 feet and a maximum 16 feet in height for on-street parking areas, and shall be a maximum of 20 feet in height for surface parking areas. • Illumination shall be a minimum of 1.25 foot-candles and a maximum of 2.0 foot-candles. b. Off-Street Parking Structure —	Y	Existing lighting is not impacted by proposed development.	110
ON-STREET PARKING				
	N/A	N/A	N/A	111
OFF-STREET PARKING				
	1. Siting: Off-street parking facilities (surface lots and parking structures) shall be located in accordance with the West Hyattsville TDDP/TDOZ parking plan. Surface parking areas shall be provided to the rear of the site away from the public realm view. Parking areas and pedestrian access to these areas shall not exceed 25 percent of the build-to line frontage on any block. Street frontage vehicular access to off-street parking facilities shall be prohibited (see discussion of off-street parking entrances below).	N	Per Planning Board Resolution dated 07/10/2003, this requirement for the site was amended to: "Parking lots may occupy no more than 52 percent of the frontage of the property along the street where the building meets the build-to line if the property has frontage on more than one street..."	112
	2. Uses Within Parking Structures Along Street Frontages	N/A	No parking structures are proposed with this development.	112
	3. Façade Treatments for Parking Structures	N/A	No parking structures are proposed with this development.	113
	4. Parking Structure Fenestration	N/A	No parking structures are proposed with this development.	113
	5. Parking Structure Height	N/A	No parking structures are proposed with this development.	113
	6. Siting of Parking Structures With Street Frontage	N/A	No parking structures are proposed with this development.	114
	7. Parking Structure Entrances and Exits (Single-Family Residential)	N/A	No parking structures are proposed with this development.	114
	8. Parking Structure Entrances and Exits (Multi-family/Nonresidential)	N/A	No parking structures are proposed with this development.	114
	9. Parking Structure Stairwells	N/A	No parking structures are proposed with this development.	114
	10. Parking Structure Elevators	N/A	No parking structures are proposed with this development.	114
	11. Parking Structure Lighting	N/A	No parking structures are proposed with this development.	115

BIKEWAYS AND BICYCLE PARKING				
	1. Bikeway Classification: Bikeway access along streets shall be located in accordance with the TDDP circulation plan. Bikeway access shall incorporate all of the following design criteria: a. On-Street Bikeway Access (Class III) • Vertical clearance for bike access shall be six feet minimum. • Bike lane shall be six feet wide minimum. • Identification consisting of mounted signage, striped lane, and bike symbol painted along the on-street pathway. b. Off-Street Bikeway Access (Class I) • Vertical clearance for bike path shall be ten feet minimum. • Horizontal clearance for bike path shall be six feet minimum. • Surface shall be asphalt, concrete, gravel, or wood chip material as approved by M-NCPPC, with a compacted subgrade. • Nonskid boardwalks shall be provided if wetland construction is necessary for bike path with a minimum of 100 square feet of trailhead area at intersections with sidewalks (a trail map sign shall be provided at each such location).	N/A Y	The proposed development does not impact the existing streetscape which was constructed under approved DSP-03012. -	116
	2. Bicycle Space Required Number: Minimum number of required bicycle parking spaces shall be the following: • 1 space/20 off-street vehicular parking spaces per dwelling unit (multifamily residential uses) • 2 spaces/10 required vehicular spaces or 20 minimum (transit station) • 2 spaces/10 required vehicular spaces or 10 minimum (community center) • 1 space/5,000 square feet park space (neighborhood/pocket park) • 1 space/20 off-street vehicular parking spaces (office, nonvehicle retail services) • 1 space/20 off-street vehicular parking spaces (entertainment) • 1 space/20 off-street vehicular parking spaces (quick vehicle service)	Y	Existing bicycle parking to remain and be relocated with the proposed building expansion.	117
	3. Bicycle Space Dimensions: Bicycle spaces shall be a minimum of six feet long and 2.5 feet wide, and shall provide an overhead minimum clearance of seven feet in covered spaces. A minimum five-foot-wide clear aisle shall be provided between each row of bicycle parking.	Y	-	117

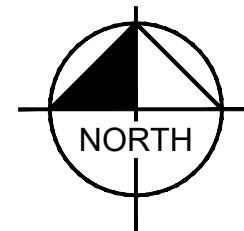
	4. Bicycle Parking Locations: Bicycle parking shall be located proportionally at each public entrance within a development. a. Parking Structures: Required bicycle parking within a structure shall be located in or near main entrances or elevators to provide for pedestrian safety, visibility, and security of property. b. On Site: Bicycle parking (not located within a parking structure) shall be located on site within 50 feet of main building entrances. Bicycle parking shall not obstruct walkways. c. Right-of-Way: Bicycle parking may be located in the public right-of-way with the approval of the Maryland State Highway Administration, Prince George's County Department of Public Works and Transportation, and the City of Hyattsville. d. Building: Bicycle parking may be located within a building, but the location shall be easily accessible for bicyclists.	Y	The existing bicycle racks will be moved with the building expansion and will be located adjacent to the main entrance.	117
	5. Bike Parking Security: a. Bicycle Racks: Secure stationary racks shall be provided that are anchored/bolted to the ground for security of bicycle property. b. Bicycle Locker: Lockable enclosures shall be provided for the storage of bicycles for security of bicycle property.	Y N	Existing bicycle racks to remain and be relocated with building expansion.	118
	6. Bike Parking Access: Bicycle parking shall have direct access to the public right-of-way.	Y	Bicycle parking will have direct access to the public right-of-way.	118

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or adaptation of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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DIAL 811

Know what's
Call below.
before you dig.



GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND	
	PROPERTY LINE
	LOD
	LIMITS OF DISTURBANCE (0.35 AC)
	PROPOSED CURB
	PROPOSED STRIPING MATCH EXISTING PARKING LOT
	PROPOSED BUILDING EXPANSION
	CONCRETE SIDEWALK
	ADA PARKING SPACE

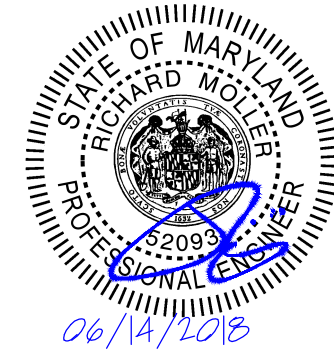
NOTES

- APPROXIMATE LIMITS OF FUTURE RIGHT OF WAY (R.O.W.) DEDICATION FOR QUEENS CHAPEL ROAD ARE SHOWN PER:
R.O.W. PROJECT: MD 500 (QUEENS CHAPEL ROAD DC LINE TO MD 208)
R.O.W. PROJECT NO.: PG364.1
PLAT NO.: 60386 & 60387 (DATED 05/15/2017)
- PROPOSED DETECTABLE WARNING SURFACE TO BE INSTALLED PER MD SHA STANDARD NO. 655.40.

BUILDING AREA HISTORY TABLE

DSP #	BUILDING SQUARE FOOTAGE INCREASE	PROPOSED BUILDING SQUARE FOOTAGE	APPROVAL DATE
03012	-	16,400 SF	07/17/2003
03012-01	N/A	16,400 SF	05/07/2004
03012-02	1,006 SF	17,406 SF	12/19/2014
03012-03	N/A	17,406 SF	04/07/2015
03012-04	3,161 SF	20,578 SF	PENDING

Issued:	Date:
A	
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	



Seal
PROJECT ENGINEER

RM

PROJECT LEAD

CW

PROJECT DESIGNER

TC

Kimley»Horn

100 M Street SE, Suite 600
Washington, DC 20003
(202) 971-8225

M-NCPPC PROJECT
DSP-03012-04
TYPE: PRIVATE

PROPERTY INFORMATION
ACCOUNT NUMBER: 1964550
DISTRICT: 17
MAP: 0041
GRID: 00F4
SUBDIVISION: 7275
LOT: 3



ALDI Inc.
8751 Gas House Pike
Frederick, Maryland 21701
(301) 360-9915

Project Name & Location:

ALDI Hyattsville

3025 Hamilton Street
Hyattsville, MD

Drawing Name:

**DETAILED SITE
PLAN**

Date:
06/14/2018

Type:
DSP

Drawn By:
TC

Scale: As Noted
NGVD29, NAD83

Project No.

110360041

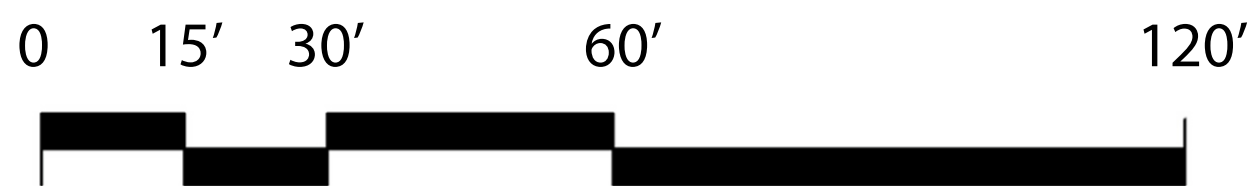
Drawing No.

4 of 11



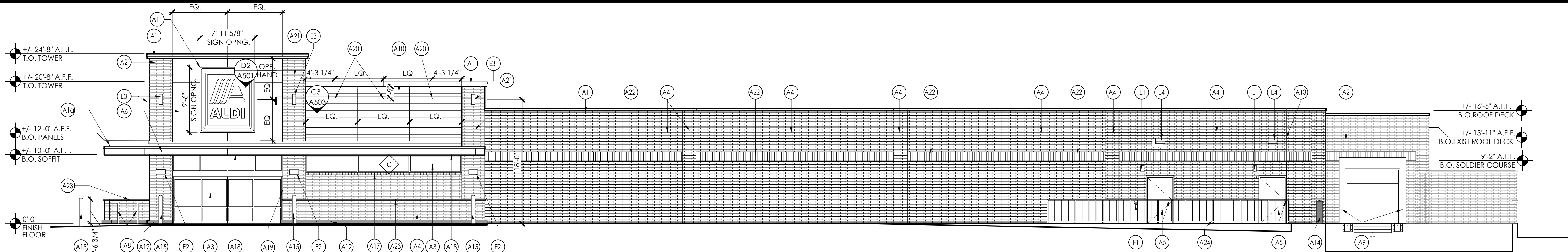
ALDI HYATTSVILLE

Hyattsville, MD

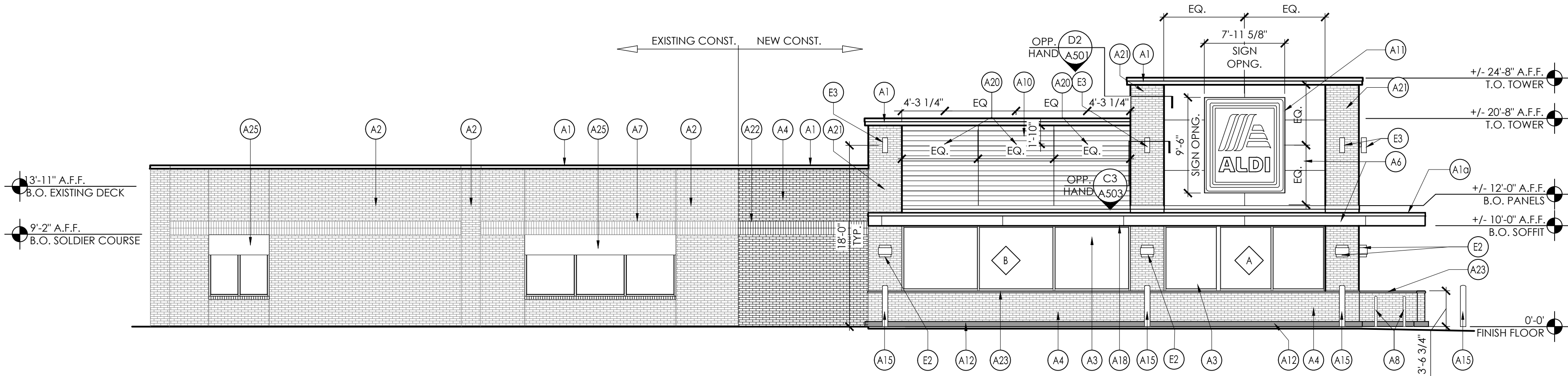


NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
IT IS NOT TO BE USED FOR CONSTRUCTION.

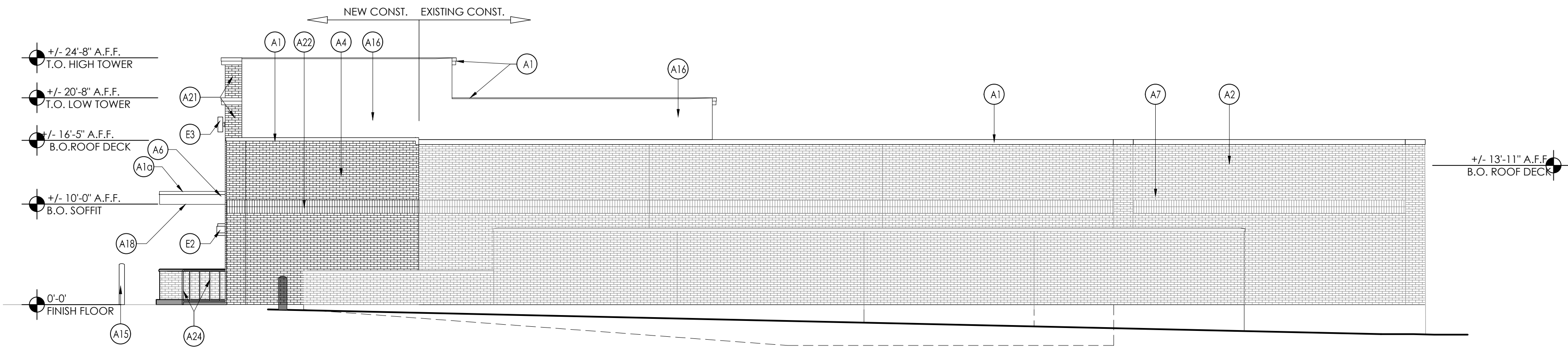
ILLUSTRATIVE PLAN
06.14.2018 SCALE: 1" = 30'-0"



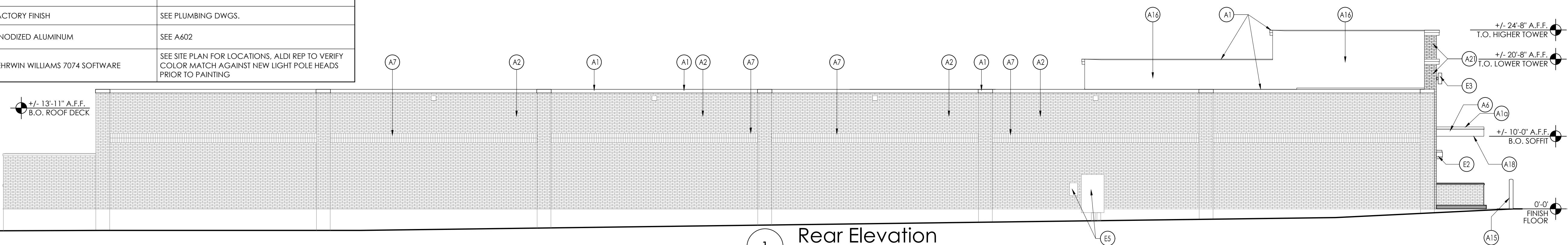
4 Front Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



2 Side Elevation
SCALE: 1/8" = 1'-0"



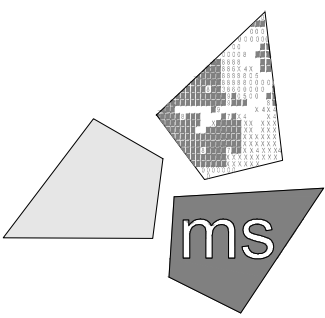
1 Rear Elevation
SCALE: 1/8" = 1'-0"

Exterior Finish Schedule

KEY	MATERIAL/MFG.	COLOR/NO.	NOTES
A1	EDGE METAL	A1 - SLATE GRAY A1g - SILVER METALLIC	SEE SPECIFICATION APPENDIX 'B'
A2	MODULAR BRICK		EXISTING TO REMAIN. PROTECT DURING CONSTRUCTION
A3	STOREFRONT	ANODIZED ALUM.	SEE A602
A4	NEW BRICK VENEER	FIELD BRICK - MATCH EXISTING	GROUT COLOR TO MATCH EXISTING
A5	EXTERIOR PAINT	PT-19/CL-5	ALL EXTERIOR METALS TO BE PAINTED.
A6	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A7	EXISTING BRICK VENEER SOLDIER COURSE		EXISTING TO REMAIN
A8	CART RAIL & STARTER POST	GALVANIZED	
A9	DOCK DOOR, FRAME, SEAL AND BUMPERS		EXISTING TO REMAIN
A10	FIBER CEMENT PANELS	VINTAGEWOOD 'CEDAR' PANELS	PROVIDE PANEL JOINTS AS SHOWN. INSTALL PER MFR'S WRITTEN INSTRUCTIONS
A11	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8"W. X 9'-5 1/2"H. VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A12	CRTB	NATURAL	SEE STRUCTURAL DWGS
A13	RECAULK BUILDING JOINTS	COLOR TO MATCH EXISTING GROUT JOINTS	CONTRACTOR TO VERIFY CONDITION AND COORD W/ALDI REP
A14	BLRD-2	PT-19 / CL-4	SEE BOLLARD SCHEDULE ON A601
A15	BLRD-4	STAINLESS STEEL	SEE BOLLARD SCHEDULE ON A601
A16	MEMBRANE ROOFING	GRAY	AT CANOPY ROOF AND BACK OF TOWERS - SEE SPECIFICATIONS APPENDIX 'B'
A17	MODULAR BRICK	FIELD COLOR - SEE SPEC	FIELD AND TRANSOM WINDOW SILLS
A18	METAL SOFFIT PANELS	SOLID PANELS-SEE SPEC.	SEE A301-A304
A19	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A20	CONDUIT	EXTEND CONDUIT 1" BEYOND FACE OF FIBER CEMENT WALL PANEL & PAINT TO MATCH PANEL. FILL OPEN END WITH SEALANT AND SEA AROUND PENETRATION.	CONTRACTOR TO COORDINATE FINAL LOCATION PRIOR TO INSTALLATION
A21	MODULAR BRICK	ACCENT COLOR - SEE SPEC	PILASTERS
A22	NEW BRICK VENEER SOLDIER COURSE	MATCH EXISTING	GROUT COLOR TO MATCH EXISTING
A23	CAST STONE SILL	SEE SPEC	
A24	NEW RAILING		REFER TO A3/A504
A25	AWNING	EXISTING TO REMAIN	CLEAN AND REPAIR AS NEEDED
P1	GAS METER		EXISTING TO REMAIN
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 7'-6" A.F.F.
E3	WALL SCONCE	FACTORY FINISH	SEE DIMENSION ON DRAWING FOR MOUNTING HEIGHT
E4	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E5	EXISTING UTILITY		EXISTING TO REMAIN
F1	FIRE DEPT. CONNECTION		EXISTING TO REMAIN
P2	HOSE BIBB	FACTORY FINISH	SEE PLUMBING DWGS.
XX	STOREFRONT KEY	ANODIZED ALUMINUM	SEE A602
NOTE : EXISTING LIGHT POLES			SEHRWIN WILLIAMS 7074 SOFTWARE

Issued:	Date:
A Client Review Set	12/22/17
B Permit Set	04/12/18
C	
D	
Revisions:	Date:
1	
2	
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Columbus, Ohio 43229-1547
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fax 614.898.7570

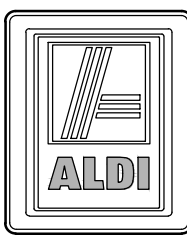
DRAWN BY:
NAW

REVIEWED BY:
REG/ERM/CLR

Seal



PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License No. 14109
Expiration Date: 01/31/2019



ALDI Inc.
8751 Gas House Pike
Frederick, MD 21701
(301) 566-9915
(301) 662-3658 fax

ALDI Inc.
Store No. 06
3025 Hamilton St
Hyattsville, MD 20782
Prince George's County
Project Name & Location:

Exterior
Elevations
Drawing Name:

Type:	ms Project No.
V1.0 EXP.	40309-43
As Noted	A-201
	Drawing No.

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
JUNE 19, 2018

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

- David Marshall
- Jonathan Mueller
- Wil Maxwell
- Maureen Foster
- Chad Copeland
- Todd Dengel
- Thomas Wright
- Joseph Solomon
- Katie Gerbes
- Yohannes Bennehoff
- Audra Nakas
- Jaimie Garay
- Jonathan Werrlein
- Karl Granzow
- Norman Rivera
- Richard Moller

2. Committee Business (7:32 PM)

- MOTION: Amend agenda to add discussion of the Magruder Pointe development as Item 5 on the agenda.
 - o Approved unanimously.
- Adoption of Minutes from May 2018
 - o Approved unanimously with discussed changes.

3. Aldi Expansion Project (7:34 PM)

- Richard Moller, Kimley Horn & Associates
- Expansion of the Aldi grocery store on Hamilton Street by 3,000 square feet.
- Part of project will be a major renovation of the interior and exterior of the building.
 - o More modern design, environmentally friendly materials, more windows, energy savings systems.
- All improvements will be ADA compliant.
- Purpose of expansion is to upgrade equipment, give the store a new look and add more sales floor space to house additional products, including an expanded produce section and new bakery.
- Entire site will be landscaped to meet current landscape manual requirements.
- Stormwater management bioretention will be added on site:
 - o SWM will be in the form of a rain garden.

- o There is no current stormwater treatment provided.
- Aldi has done similar expansions elsewhere, and it is not expected there will be much of an increase in traffic, but instead an increase in sales per visitor.
- Existing parking is underutilized, so no concerns with removing some parking spaces to accommodate the expansion.
- MF: Are you seeking any variances?
 - o Yes, 2 amendments.
 - o Asking for variance for the bike locker mandate given proximity to other bike racks and nearby bike lockers. 10 bike parking spaces onsite will be relocated.
 - o TDOZ standards don't allow internally illuminated signs, which currently exist on the property. Seeking to keep the sign as is but update it with the new logo. Size of sign won't change, just the logo.
- TD: What does Kimley Horn represent in this project?
 - o We are the civil engineer.
- TD: You want to not have the bike lockers, but everything else will meet the standards of the TDOZ?
 - o No. Most of the standards were already met with the original building.
 - o We did receive comments about the pedestrian walkway connecting Queen's Chapel Road in the parking lot, but through discussion with county, we agreed to keep it, as it is existing and increases pedestrian access on site.
- TD: How many parking spaces are you removing?
 - o I believe it is 6 or 7.
- TD: The maintenance of your landscaping renovations, how are they going to be maintained?
 - o Hired landscaping company.
- CC: You said you were adding more windows. Can you point out where they are?
 - o Expansion of current windows, not new window locations.
- MF: What is square footage improvement?
 - o 3,100 square feet.
- MF: Rain garden will be a true rain garden and not a pond of some sort?
 - o Correct.
- JM: How long do you expect this project to take and what is the schedule?
 - o Goal is to start construction in early September and the store back open by Thanksgiving. Store will be fully closed during renovations, approximately 5 weeks.
- JM: There is vehicle access to Queen's Chapel Road currently, correct? How will trucks and equipment access the site?
 - o Construction entrance is located on Queen's Chapel Road. There is limited dirt movement, so it will mostly be construction materials. Sidewalks will remain open during construction.
- JM: How many trees are you adding?
 - o I don't know the number off of my head, but the rendering is accurate of the landscaping plan.

- DM: You said you would lose 6 or 7 parking spaces. Is that number accurate?
 - o Probably. I don't have the existing condition numbers now, but it may actually be less than that number of spaces.
- DM: What is the total number of parking spaces currently?
 - o 48 spaces.
- DM: Are those shared or dedicated spaces?
 - o Dedicated spaces for Aldi.
- DM: On the Hamilton Street side, is the driveway going to move or stay where it is at?
 - o It will stay exactly where it is at.
- DM: Are there plans to do anything with the wall that seems to be blank?
 - o There will be wood paneling and windows on a portion of the wall, the rest will have different brick patterns and colors to break it up.
- DM: The shopping cart storage is currently on Hamilton Street side. Is that where it will remain?
 - o Yes, and there will be a storage area in the parking lot.
- DM: You are seeking a variance for the lighting as it is internally lit. What is the alternative?
 - o Exterior lit signage.
- Committee Comments:
 - o DM: You may be better off changing your sign and how it is lit. I am not married to one thing or another, but there are more creative options for signage that still retains the corporate logo.
 - o DM: See if there is a way to do something more with the large blank wall, that would be great.
 - o JM: I think a mural or something along that wall would be great and we don't see enough of that in West Hyattsville. I'm excited about development here, but something artistic on that wall would be an asset to the community.
 - o JM: I don't have any issue with the signs remaining internally illuminated.
 - o JM: Is there going to be any sort of internal eating place or seating within the store?
 - No.
 - The area could use that if you can find a way to work it into the floor plan.
 - o WM: I like the idea of something on this wall. I am with Marshall on the signage – I think it is a minor ask to ask for an exterior illuminated light and it will look better.
 - o CC: Agree that there should be something placed on the blank wall.
 - o TD: Is there anybody local in the ownership of this development?
 - Aldi owns the property and are based in Frederick, Maryland.
 - TD: I appreciate that you are here, but think it is important that there is the representation of the community in this store and its remodel. This is an anchor of this neighborhood and this is good timing and a welcome improvement.

- o Jaime Garay: I think there is great potential there and agree that it would be nice if the ownership was present.
- Recommendations:
 - o RECOMMENDATION: The applicant consider adding a mural to the blank wall to keep with the overall spirit of Hyattsville.
 - 6 in favor, 0 opposed.
 - o MF: Does anyone have any issues with the variance for the bike lockers?
 - DM: How many bike lockers do they require?
 - I am not sure.
 - DM: If there are bike racks, I'm not opposed to bike lockers.
 - WM: Ask that the new bike racks are not in the way of the walking path.
 - o RECOMMENDATION: Support variance request to omit the installation of bike lockers, but ask that the bike racks on site be placed in an area out of the walking path to and from the store.
 - 6 in favor, 0 opposed.
 - o MF: For the signage, there seems to be a split on whether or not the variance should be allowed.
 - o RECOMMENDATION: Support the variance request allowing the backlight sign.
 - 6 in favor, 0 opposed.
 - o RECOMMENDATION: Tell the City Council that we are happy that Aldi's is expanding and improving this location as they meet a growing need in the community.
 - 6 in favor, 0 opposed.

4. Circulator Study (8:03 PM)

- Circulator study has kicked off.
- Study will be looking at the feasibility of a city-wide circulator, so looking at potential routes, hours of operation, cost for riders and cost to operate for the City.
- Consultant is Toole Design Group, who is also doing the transportation study, so they already have most of the data and background info they would need. Data collection will take place in June and July
- There is a survey live on the Speak Up website – please take it and encourage others to take it as well.
- Toole would also like to do phone interviews, during daytime, likely 30 minutes or so, with individuals to get a deeper dive. Dates and times are not yet established.
 - o Willing committee members: Jonathan Mueller, Wil Maxwell, Chad Copeland, Maureen Foster.

5. Magruder Pointe Project (8:07 PM)

- As we know, the Magruder Pointe development first came to us seeking an amendment to the table of uses in the Gateway Arts District Sector Plan. The City got notice on Monday of a revised conceptual site plan. The revised plan would be seeking a rezoning of the property instead of an amendment to the table of uses.

- o This changes the mechanism used, but does not change anything else about the proposal. The end goal would be the same.
 - o The change was directed by M-NCPPC staff, who felt that a rezoning is the better avenue to use to achieve the goal of townhouse development.
- At the June 4 Council meeting, the Council did enter into a purchase agreement to purchase 1.8 acres of the lower parcel to convert into parks space. The purchase agreement does not mean that the City supports the project, but provides a way to expand the park, should this project gain approval.
- This will come back to the City Council on July 16 for their discussion, and if they would like, they can send additional/modified comments to the Planning Board. The Planning Board hearing is scheduled for July 19.
- MF: Does it make sense for the Committee to even look at this again, seeing as it didn't get Council support?
- CC: I don't know if this is a fruitful exercise. Since the end result is the same, I am skeptical to see if the change in process would change the votes of the City Council.
- TD: I think Chad has a point, but I think that some of the Council Members were opposed as an amendment to the Table of Uses, and some that maybe were not.
- TD: We voted for the project for what it was when it came before, and I don't think this has changed now. I would perceive less density because more of the parking lot is back to the park, which we may like.
- DM: It seems that whatever happens in this room is different from what happens upstairs. I don't hear words coming out of the mouth of the City Council showing they paid attention to us and our recommendations. It seems the Council is more driven by the public opinion or whatever view they have, and not by regulations, laws and requirements, or what we recommend. No matter what happens with this property, there will be people who are opposed to it; we've seen this before. Is the result going to change? If not, why waste our time tonight?
- JM: If this new process allows new conditions to be put on the project that might have a change of getting more support, I think it would be worth hearing it. If the direction that is moved is lower density and more park, which we asked for, then it makes sense to discuss it.
- WM: We passed this already, so I don't think it is for us to worry about anymore.
- MF: I spoke at the Council meeting before this asking them to read what we did, and there doesn't seem like there is always a lot of respect for this committee. I wonder if we should reiterate what we said in our past comments and leave it at that.
- CC: The changes that are embedded in this proposal as far as the lower density and more parkland were considered by the Council and they still voted no. We got a comment about thanking us for our work, but then put it to the side. We have an existing recommendation already, so we should keep that.
- TD: I spoke after Maureen at the City Council because I felt like our opinion was clouded when it was presented to the Council and I am of the belief that the developers are back again with a proposal and are taking time, effort and money to do this right.

- RECOMMENDATION: Committee once again follows our recommendation from the March meeting where we supported the project.
 - o 6 in favor, 0 opposed.
- DM: One note, any time I talk about the City Council I am referring to the entire council as a whole and not calling out individual committee members.
- Norman Rivera: The change here is a result of Park & Planning changing their mind as to the process that we should go forward with, so here we are. We have responded to a lot of the comments brought up through this process. We believe we are following the the SMA. We are committed to doing the park deal, but if there is no deal, there is no park, because Mr. Jemal does not care.
- Norman Rivera: Michael Romero, our architect, put together the before and after renderings of the project, which I have copies of for everyone.
- TW: Since I was being referenced, I was one of the Council Members that voted against the amendment to the table of uses and opposed it because it was an amendment. It was not about the project, but about the process. In most cases in the years I've served as a Councilmember, most of the time the City Council does support your recommendation. This was a controversial one, but I don't think we were brushing off your comments. I hope you realize the value we have in what you do. As a Councilmember I appreciate what you do and think I shared that with you via email. I have benefitted more by being in your company than you have benefitted from me, but I hope this committee doesn't ever feel it is being ignored.
- JS: I wanted to come tonight in part to tell you that I do appreciate you work and everything that you are doing.
- JS: During the original application, we were told that the amendment to the table of uses is the best way to go. It seems that has changed?
 - o Yes, M-NCPPC changed their mind and asked the applicant to resubmit.
 - o JS: Is there any language from M-NCPPC explaining that decision?
 1. Not that the City has.

6. Council Liaisons (8:36 PM)

- Poor terminology for this, but this is to bring back the conversation happening in May about whether or not there should be a person from the committee dedicated to speaking on behalf of the committee to the City Council. It is not at all necessary, but you can potentially have this if you would like. It can be a permanent assignment or rolling on a case by case basis.
- MF: I think it should be handled on a case by case basis.
 - o DM: Agree.
 - o TD: Agree. Maybe we should vote on who will speak when we vote on the recommendations to the Council.
- CC: I appreciate that members of the committee went recently to represent our efforts.
- WM: Is there a way to get us pushed to the top of the agenda?
 - o I am not sure, will have to look in on it.
 - o DM: I like that we get to speak in line and just as a regular citizen.

- MF: I think one of the best things about this committee is that typically people are respectful of each other's comments and I feel we always have a good discourse.
 - o TD: On that, there was literally hissing at the last Council meeting.
 - o DM: There should be no applause, no booing, no comments of any kind. It takes time away from the meeting.
- JS: Because you are an advisory committee, you typically come back and show your opinion of an item the Council has asked for your recommendation on. If that is the case, we can get you as a presentation if it is "we the planning committee."
 - o MF: That has never been the case in my experience.
 - o KG: We can make that happen if the committee wants, but it needs to be organized in advance so I can get it into the agenda. I will say that this committee functions a bit differently than many of the City's committees, as most committees respond to a direct ask by council or come up with their own programs, events, etc. This committee does not operate in that same way, so we haven't had presentations in the past, but we can if it is desired.
- DM: After public comment, during the discussion, the Council doesn't seem to ask questions of any committee members at the meeting. Maybe they should do that.
 - o JM: Speaking up at public comment can be a way to tell the Council someone is here if they have questions.
- CC: Perhaps City Staff could expand on the committee's role in the process and give a weighted summary of the committee's recommendation during their overview of the project.
 - o TD: Agreed.
 - o DM: I have heard Katie speak up for us at meetings, but it is not something that always happens.
 - o MF: How feasible is this, Katie?
 1. KG: Very, we can make it happen.
- MF: Can you check with the clerk to let us know if on nights where the City Council is considering a recommendation from the committee that we have a presentation time slot.
 - o KG: I will have to check with the clerk. However, there are typically two meetings, action and discussion, where this could happen. Which would you want?
 - o JS: Would be more appropriate when listed as a discussion item.
- KG: Are you thinking presentation formally with a PowerPoint, or just a discussion to Council?
 - o MF: Just talking.
- For July 16, Maureen is designated speaker.
- MF: We regularly see our friend Tom here, but he is only 1 of 2 Council liaisons. Can we get our other liaison to start attending?

7. Development Updates (9:00 PM)

- Hyatt View Townhouses: Planning Board hearing took place in early June. The plan was approved, with the condition that there needs to be a detailed site plan to continue forward, as M-NCPPC feels the applicant does not meet all of the standards of the sector plan. The applicant and M-NCPPC are in disagreement with meeting standards, so are working that out. It is very likely we will see a detailed site plan come before us later in the year.
- TD: Are the folks at Riverfront at West Hyattsville changing their architecture, as we recommended?
 - o I am not sure. Staff recommended that during the City Council discussion, but we have not had a follow up conversation with the applicant about if they will be revising.
- TD: What is happening along Farragut Street with the renovation of what used to be a massage salon?
 - o We do not know.
- TD: Update on the status of the Commercial Façade Improvement Program.
 - o Applications closed on June 13 and we received 3 applications: the TESST Building, Queens Chapel Town Center and Prime Restaurant (along Baltimore Avenue).
 - o We will be meeting with each of these folks over the next couple of weeks to finalize their plans and draw up agreements.
- CC: Any update on the parking garage?
 - o Still working on it. Currently trying to make the numbers work. There will hopefully be more progress in the fall.
- MF: Update on the breweries opening in town?
 - o Streetcar 82 had its soft opening last weekend, so should be fully open soon. I have not heard anything about the meadery lately. The distillery is finishing up some of their building/construction issues and is waiting on the County to come inspect.
- TD: Any UIP update?
 - o They will be presenting their preliminary plans to the City Council on July 16.
- MF: What's up with the gas station in Riverdale that is being remodeled?
 - o No news, but believe it was being improved to gain a tenant, not for a specific tenant.
- TD: What is happening with the building falling down on Route 1.
 - o We are trying to notify all lienholders to tear down the building.
- MF: What's happening with the Mall?
 - o 5 Below is now open, &Pizza will be coming soon. No additional word on any pad site at the front of the mall.
- MF: Can we get an update on Editor's Park sales for next meeting?
- DM: With end of the fiscal year, is there money for committee members to get a polo shirt with the city logo and "planning committee" embroidered on it?
 - o WM: We did get Speak Up t-shirts
 - o MF: For volunteer reception gifts, maybe the idea of tote bags large enough to hold our big binders.

- Park(ing) Day is September 21 and we are seeking businesses/community groups to host their own spaces. If interested, have them contact Katie.

8. Adjourn (9:23 PM)

* Times listed are estimates and may vary.



Hyattsville City Council Agenda Item Report

Meeting Date: July 16, 2018

Submitted by: Nicola Konigkramer

Submitting Department: City Clerk

Item Type: Community Notices

Agenda Section: Community Notices and Meetings

SUBJECT

City Calendar: July 17 - August 6, 2018

HCC-16-FY19

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

ATTACHMENTS

[Main City Calendar_Jul 17 - Aug 6 2018.docx](#)

Summary Background:

N/A

Next Steps:

N/A

Fiscal Impact:

None

City Administrator Comments:

N/A

Community Engagement:

N/A

Strategic Goals:

Goal 1 – Ensure Transparent and Accessible Governance

Legal Review Required?

N/A

Main City Calendar: July 17 – August 6, 2018

Weekly Program Offerings

Ageless Grace Senior Exercise Classes

Wednesdays and Fridays, 10:00 AM @ City Municipal Building

Creative Minds

Tuesdays and Thursdays, 10:00 AM @ Magruder Park Recreation Center

Senior Art Class

Tuesdays, 10:30 AM – 12:30 PM @ Art Works Now

The City is offering free senior art classes in partnership with Art Works Now. Seating is limited, and registration is required.

City Calendar: July 17 – August 6, 2018

Planning Committee Meeting

July 17, 7:30 PM – 9:30 PM @ City Building, 2nd Floor Prangley Room

Shakespeare in the Park Presents: A Midsummer Night's Dream

July 18, 7:30 PM @ Magruder Park

Seniors on the Go: Bowie Baysox Baseball Game

July 19, 5:00 PM – 10:00 PM @ Prince George's Stadium

Registration is open June 19 – July 5 and confirmed upon the receipt of \$5, cash or check, in person at the City Building.

Health, Wellness, and Recreation Advisory Committee Meeting

July 19, 7:30 PM @ City Building, 3rd Floor Conference Room

Micro Farmers Market

July 20, 4:00 PM – 8:00 PM @ City Building

Summer Jam & Police Open House

July 20, 6:30 – 8:30 PM @ City Building

Call-A-Bus Grocery Trips

July 23, 1:00 PM – 3:00 PM

Our Call-A-Bus takes seniors and those with disabilities to grocery stores located in the City of Hyattsville. The bus picks up at Friendship Arms and by appointment for community residents. To make an appointment, please call (301) 985-5000 by 2:00 PM the day before the trip.

Call-A-Bus Grocery Trips

July 24, 1:00 PM – 3:00 PM

Ethics Commission Meeting

July 24, 7:00 PM @ City Building

Park(ing) Day Information Session

July 25, 2:00 PM – 4:00 PM @ City Building

Main City Calendar: July 17 – August 6, 2018

The City of Hyattsville is looking for businesses and community organizations who are interested in running their own Park(ing) Day spot this year.

Call-A-Bus Grocery Trips
July 26, 1:00 PM – 3:00 PM

Education Advisory Committee Meeting
July 26, 6:30 PM – 8:00 PM @ City Building, 2nd Floor Prangley Room

Sunset Movie Series
July 27, 8:30 PM @ Heurich Park

Call-A-Bus Grocery Trips
July 30, 1:00 PM – 3:00 PM

Hyattsville City Council Meeting
August 6, 8:00 PM – 10:00 PM @ City Building, 3rd Floor Council Chambers