

City Council of Hyattsville, Maryland

AGENDA

City Council Regular Meeting

Monday, June 3, 2019

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](#)

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

[Carrianna Suiter, Council Vice President, Ward 3](#)

[Bart Lawrence, Ward 1](#)

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

[Danny Schaible, Ward 2](#)

[Ben Simasek, Ward 3](#)

[Edouard Haba, Ward 4](#)

[Daniel Peabody, Ward 4](#)

[Joseph Solomon, Ward 5](#)

[Erica Spell, Ward 5](#)

ADMINISTRATION

Tracey E. Douglas, City Administrator

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

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

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

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

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

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

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

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1.Call to Order and Council Roll Call

2.Pledge of Allegiance to the Flag

3.Approval of Agenda

4.Public Comment (8:10 p.m. – 8:20 p.m.) Limit 2 minutes per speaker

5.Presentations (8:20 p.m. - 8:55 p.m.)

5.a) City Treasurer Updates (5 minutes)

HCC-430-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

5.b) Dewey Property – Preliminary Plan of Subdivision (PPS-4-18022) (15 minutes)

HCC-427-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Dewey Parcel PPS Presentation Materials.pdf](#)

[ELOJ-4-18022_002.pdf](#)

[PPS-4-18022 - Road Section EXH \(1\).pdf](#)

5.c) 2019 Compensation Study (Phase 1) Update (15 minutes)

HCC-428-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

6.Consent Items (8:55 p.m. - 9:00 p.m.)

6.a) Proclamation Designating June 21st as National Ask Day

HCC-373-FY19

I move that the Mayor and Council designate Friday June 21st as National Ask Day in Hyattsville, Maryland.

Lead Sponsor: Suiter

Co-Sponsor(s): Croslin, Haba, Hollingsworth, Lawrence, Solomon, Spell, Ward and Wright

[National Ask Day Proclamation 2019.docx](#)

6.b) Caribbean-American Heritage Month Proclamation

HCC-415-FY19

I move that the Mayor and Council declare June 2019, as Caribbean-American Heritage Month in Hyattsville.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Caribbean-American Heritage Month 2019.docx](#)

6.c) LGBTQ+ Pride Month Proclamation

HCC-416-FY19

I move that the Mayor and Council declare June, 2019, LGBTQ+ Pride Month in the City of Hyattsville.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[LGBTQ+ Pride Month 2019.docx](#)

6.d) Trolley Trail Day Proclamation

HCC-418-FY19

I move that the Mayor and Council proclaim June 8, 2019, Trolley Trail Day in the City of Hyattsville.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Trolley Trail Day Proclamation 2019.docx](#)

6.e) City-wide Crosswalk Striping

HCC-419-FY19

I move that the Mayor and City Council authorize an expenditure not to exceed \$54,000 to NZI Construction, Inc. for thermoplastic striping of crosswalks at various locations including near schools, City-wide under their existing contract.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Proposal School Intersections-Thermoplastic Restriping.pdf](#)

6.f) Resurface 45th Ave from Lot 1 to Hamilton Street

HCC-420-FY19

I move that the Mayor and City Council authorize an expenditure not to exceed \$14,500 to NZI Construction, Inc for the resurfacing of 45 Ave under their existing contract.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s):

[proposal Access Road from Lot 1 \(at Franklins\) to Hamilton St.pdf](#)

6.g) Resurfacing of alley behind the 4500 Block of Emerson Street

HCC-421-FY19

I move that the Mayor and City Council authorize an expenditure not to exceed \$80,000 to NZI Construction, Inc for the repair and resurfacing of the alley behind the 4500 block of Emerson Street under the existing contract.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[proposal_Emerson Street Alley Resurfacing 5-23-19.pdf](#)

[Emerson Street Scope Aerial 5-23-19.pdf](#)

**6.h) MOU with Prince George's Community College for Heavy Equipment Training
HCC-423-FY19**

I move that the Mayor and City Council authorize the City Administrator to sign a Memorandum of Understanding with Prince George's County Community College for DPW staff to receive heavy equipment training and authorize the City to expend an amount not to exceed \$10,500 to pay for the training.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[MOU AA 05-20-19 \(003\) City of Hyattsville v4.pdf](#)

[181015 - HCC-105-FY19 - LGIT Training Grant acceptance.pdf](#)

**6.i) Ward 3 Funds for Hyattsville Chapter of Walk With A Doc
HCC-424-FY19**

I move that the Mayor and Council allocate \$150 of Ward 3 funds to help establish a Hyattsville Chapter of Walk With A Doc.

Lead Sponsor: Suiter

Co-Sponsor(s): Simasek

**6.j) Allocate Ward 3 & Ward 5 Funds to Promote National Ask Day on June 21st
HCC-425-FY19**

I move that the Mayor and Council allocate \$200 in Ward 3 funds, and \$200 in Ward 5 funds, for a total of \$400, to be used to promote National Ask Day on June 21st in the City of Hyattsville.

Lead Sponsor: Suiter

Co-Sponsor(s): Simasek, Spell, Solomon

**6.k) Establish the Race and Equity Task Force as a Standing Committee
HCC-426-FY19**

I move that the Mayor and Council amend the committee worksheet for the Race and Equity Task Force to establish it as a standing City Committee.

Lead Sponsor: Hollingsworth

Co-Sponsor(s): Lawrence, Spell, Suiter

[RETF Committee Worksheet REVISED.pdf](#)

**6.l) Repair and resurfacing of Madison Street from Jamestown Rd to 33rd Pl
HCC-422-FY19**

I move that the Mayor and City Council authorize an expenditure not to exceed \$40,000 to NZI Construction, Inc. for the repair and resurfacing of Madison St under their existing contract.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

7.Action Items (9:00 p.m. - 9:40 p.m.)

7.a) Teen Center Property Acquisition (10 minutes)

HCC-414-FY19

I move that the Mayor and Council authorize the City Administrator to purchase 5812 40th Avenue at a cost not to exceed \$500,000.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo to Council Teen Center Purchase.docx](#)

7.b) Hyattsville Corridor Grant Program: Recommendation of Grant Awards (10 minutes)

HCC-432-FY19

I move that City Council award FY19 Hyattsville Corridor Investment Grants to the following organizations and authorize the City Administrator to execute grant agreements with the recipient organizations in the specified amount for each programming activity as follows:

1. Pizzeria Paradiso, 4800 Rhode Island Ave., Placemaking: \$2,000 Add umbrella/awning to front for shaded patio;
2. Pizzeria Paradiso, 4800 Rhode Island Ave, Program: \$1,000, Spring Fest funding (craft beer, pizza, art);
3. Federalist Pig, 5504 Baltimore Ave., Business Development, \$5,000, CFI Match;
4. J. Richard Lilly MD ABFP + Associates PC, 5804-5806 Baltimore Ave., Placemaking: \$1,500, New signs for offices and parking; planters.
5. Spice 6 Modern Indian, 5501 Baltimore Ave #107, Placemaking: \$1,000, Upgrade outdoor furniture and planters for outdoor public use.
6. Frame Savvy, 5331 Baltimore Ave., Business Development: \$2,400, Social media consultant.
7. Clinical Social Work Services, LLC., 4311 Hamilton Street, Business Development: \$5,000 CFI Match
8. Pyramid Atlantic, 4318 Gallatin Street, Program: \$1,500, "Make Something Open House" (papermaking, print making, book arts)
9. Sangfroid Distilling, 5130 Baltimore Avenue, Placemaking: \$200, Plant two apple trees in recycled oak barrel planters
10. CAMPspace, 4214 Gallatin Street, Placemaking: \$1,000, Custom planters, bistro tables and chairs, signs and installation
11. Green Owl Design, 5303 Baltimore Avenue, Placemaking: \$2,000, Murals and planters.
12. Shops at Sohy, 5132 Baltimore Avenue, Business Development: \$2,400, Consulting, website design, online marketing strategy.

All grant funding shall be subject to the terms and conditions of the grant agreement.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[2019 Corridor Investment Grant Program .pdf](#)

[Corridor Investment Program Application - Fillable PDF.pdf](#)

7.c) Dewey Property – Preliminary Plan of Subdivision (PPS-4-18022) - Correspondence to the M-NCPPC Planning Board (20 minutes)

HCC-429-FY19

I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Dewey Property Preliminary Plan of Subdivision (PPS-4-18022), subject to the following conditions:

1. The applicant shall construct proposed roadways A and B to a public standard, which shall be dedicated to the City of Hyattsville upon inspection and acceptance by the City.
 - a. The tree boxes along roadways A and B shall provide a minimum of 5' in width, excluding the curb.
 - b. The north side of Road 'A' setback from the stop sign at Belcrest to be a minimum of the 30' to the first parking space.
 - c. The dimensions of Road 'B' shall be modified to comply with Prince George's Plaza TDDP Figure 16: 'New Downtown Core B Street Illustrative Street Sections', the roadway shall also be aligned with the private access road proposed as a connection to Parcel 2.
 - d. Parking spaces to be 19' in length, shall be metered by the City and shall also be publicly dedicated to the City of Hyattsville.
 - e. All pedestrian crosswalks shall be a minimum of 12' wide.
2. The applicant shall revise the PPS to include a new street connecting Parcel 3 and Parcel 2 and revising the boundary of Parcel 4 and SWM facility, if necessary to provide such a connection. If such a vehicular roadway connection is not physically or economically feasible due to the anticipated future use of Parcel 4 and associated regulatory requirements, the applicant shall modify the PPS to provide a pedestrian and non-motorized bridge connection between Parcel 2 and Parcel 3. If the applicant is unwilling or unable to provide an alternative connection to Parcel 3, the City of Hyattsville requests the Planning Board deny the subdivision of Parcel 3.
3. The City is of the opinion that the development of Parcel 3 will have a negative environmental impact, as the removal of these specimen trees require significant mitigation on behalf of the applicant. As such, the City is requesting the following conditions for any approved PPS application:
 - a. Replacements shall be at a 10:1 ratio, with a 60/40 ratio of Canopy/Understory trees
 - b. Size shall be a minimum of 2" in caliper, in good health, absent of girdling roots and epicormic sprouting
 - c. Trees shall be Native and of similar species – i.e. 60% Overstory – Oaks (Red, Southern Red, White)
 - d. Trees shall be planted according to ANZI standards with a 2-year replacement warranty and the removal of stakes and guy wires after the first year.
 - e. If necessary, additional tree planting can be off-set in City parks, green spaces, and/or adjacent properties.

4. The applicant shall amend its PPS application, removing the twelve (12) lots (24 RDU's) from Parcel 1 in the PPS exhibit.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - Dewey Property - PPS - Final .docx](#)

[Dewey Parcel PPS Presentation Materials.pdf](#)

[ELOJ-4-18022_002.pdf](#)

[PPS-4-18022 - Road Section EXH \(1\).pdf](#)

[Reference Materials.pdf](#)

[Planning Committee Minutes - 05.21.2019 Draft for Adoption.pdf](#)

8.Council Dialogue (9:40 p.m. - 9:50 p.m.)

9.Community Notices and Meetings

9.a) City Calendar: June 4 - July 15, 2019

HCC-433-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Main City Calendar_Jun 4-Jul 15 2019.docx](#)

10.Motion to Adjourn



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Ron Brooks
Submitting Department: Finance
Item Type: Audit
Agenda Section:

SUBJECT

City Treasurer Updates (5 minutes)

HCC-430-FY19

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

Audit Update: FY18 audit is progressing with the current focus on accounts payable and account receivables. As previously reported, I expect the FY18 audit to be completed between August - September of this calendar year. Using a staggered start date, the FY19 audit will begin shortly after the close of this fiscal year on June 30th, 2019 with the goal of completing this audit no later than January 2020 or sooner.

Bond Issuance Update: The issuance of bonds previously approved by Council in the amount of \$13,825,000 to provide funding to renovate the Public Works Facility and to renovate 3505 Hamilton Street for the new Police Department is still moving forward. The administration is waiting for a bond rating from Moody's Rating Agency and anticipates going to market in late June. Additionally, given the recent increase in cost of raw materials due to tariffs, the staff may request a special Council meeting in June to pass a new bond ordinance to capture new cost associated with these projects.

Next Steps:

Audits: Continue to complete audits as discussed. Bond Issue: Continue working through the bond issuance process to secure funding for the DPW and Police Department projects.

Fiscal Impact:

Audits: Late audits filings can result in loss of State grants and loss of revenues. Bond Issue: Secure bond proceeds of \$13.8 million.

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: June 3, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section:

SUBJECT

Dewey Property – Preliminary Plan of Subdivision (PPS-4-18022) (15 minutes)

HCC-427-FY19

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Dewey Parcel PPS Presentation Materials.pdf](#)

[ELOJ-4-18022_002.pdf](#)

[PPS-4-18022 - Road_Section_EXH \(1\).pdf](#)

Summary Background:

The Dewey Parcel is a 17.29-acre site located along the 6000 block of Belcrest Road, north of Toledo Road and west of Adelphi Road, adjacent to the M-NCPPC Community Center.

The applicant is proposing to sub-divide the property into four (4) parcels for the purposes of developing three (3) parcels with 520 residential dwelling units and dedicate one (1) parcel to Prince George's County (and/or M-NCPPC) to provide a regional stormwater management facility.

Next Steps:

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider PPS-18002 on Thursday, June 27, 2019. Due to timing of the City Council meeting dates, the next City Council date will occur after the applicant's Planning Board hearing, therefore it is necessary for the City Council to adopt any recommendations to be conveyed to the Planning Board at its meeting on Monday, June 3, 2019.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

The applicant presented to the Planning Committee on May 21, 2019. The Planning Committee largely responded positively to the proposal and had a few suggestions for improvements. Below is a summary of the recommendations voted on by the Committee:

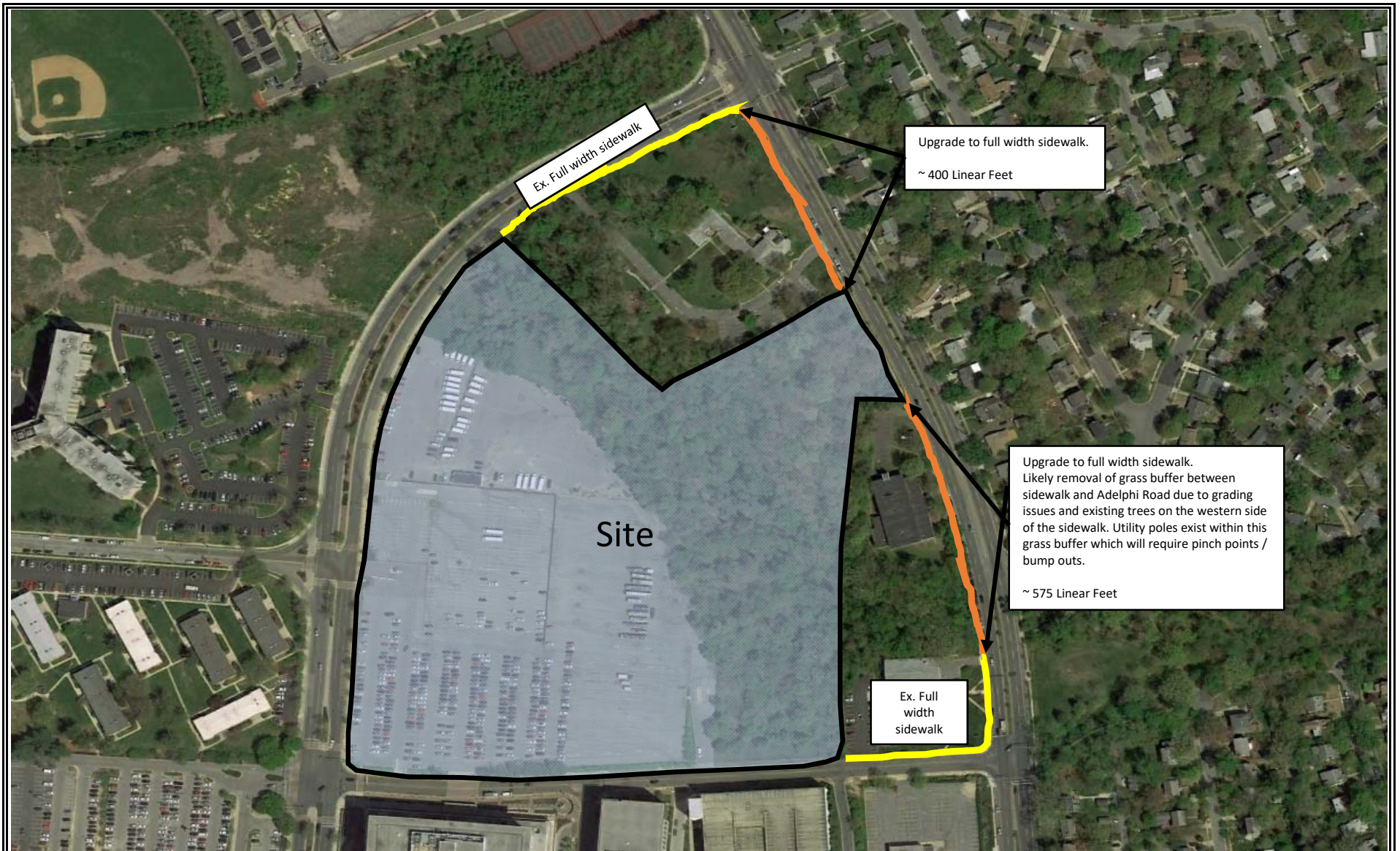
1. The applicant shall amend the PPS application to set aside an appropriate amount of usable space for future residents. Approved 5 – 0;
2. The applicant shall design and construct all new roadways consistent with TDDP standards, per pages 84 and 85 of the TDDP, to provide future connection to adjacent land and be publicly dedicated. Approved 5 – 0;
3. The applicant should seek to minimize the removal of specimen trees within Parcel 3. If the applicant is required to remove the specimen trees, it shall be. Approved 5 – 0;
4. The County shall consider a more progressive SWM plan on Parcel 4. The SWM plan shall utilize best practices such as environmental site design. Approved 5 – 0;
5. Any specimen tree mitigation shall require a 1:1 replacement within the boundary of the City of Hyattsville, on sites within the watershed and approved by the City. Approved 5 – 0.

Strategic Goals:

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

Legal Review Required?

N/A



Traffic Impact Analysis

Pedestrian Improvement Locations

**Exhibit
1**



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

January 31, 2019
Revised May 22, 2019

Environmental Planning Section
Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Dewey Property 4-18022
Soltesz No.: 3671-00-01
Variance from Section 25-122(b)(1)(G)

The following information is provided pursuant to the need to apply for a variance from Section 25-122(b)(1)(G) for the removal of eleven (12) specimen trees in the development of the above referenced project. The intent of the variance request is to provide justification for this removal in accordance with the requirements of Section 25-119(d)(1).

The subject property is composed of two existing Parcels, Part of Parcel A and Parcel 67. The site is bounded by Belcrest Road on the west, Toledo Road on the south, and Adelphi Road on the east. These existing parcels combined will constitute the overall parcel acreage. These parcels are located roughly 1200 feet north of the intersection of Md 410 and Belcrest Road, just north of the Prince George's Center. The approximate site address is in the 6000 block of Belcrest Road. The 17.29-acre site is currently zoned Mixed Use In-fill (M-U-I).

There are twelve (12) specimen trees or trees with CRZ's located within the proposed LOD, on the property, or within 100 feet adjacent to the property line. Therefore, the twelve (12) specimen trees within the LOD are proposed to be removed. The trees to be removed have been rated as being in poor, fair, or good condition. ST#1-Fair, ST#2-Good, ST#3-Good, ST#4-Poor, ST#5-Good, ST#6-Poor, ST#7-Fair, ST#8-Poor, ST#9-Fair, ST#10-Good, ST#11-Fair, and ST#12-Good. The percent impact to the specimen trees' root zones is as follows, ST#1-6, & 8-11 – 100%, ST#12 - 75%.

The intent of this letter is to provide justification for these impacts in accordance with the requirements of new Section 25-119(d)(1).

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

The specimen trees are mainly located on the eastern side of the site or east side of the stream. These special conditions apply to this area. This part of site is bounded on the north and the south by existing development and drops 30 feet in elevation from Adelphi Road to the PMA. Floodplain, wetlands, and a stream restrict the western side of this land bay. In addition, the property is narrower along Adelphi Road and is triangular in shape. by a stream channel and steep slopes and on the south by a stream channel and steep slopes.

The existing site conditions, such as streams and their regulated buffers, further limit the extent of developable space. After all these conditions are considered, the remaining areas available for development consist of only 1/3 of the total area of the eastern portion of land. In order to have developable and functional use for residential development, the specimen trees located within the LOD must be removed. Any additional loss in developable area for specimen tree retention will cause the site to not meet its development requirements and will cause the applicant an unwarranted hardship.

- (B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

This property is zoned M-U-I which stands for Mixed Use Infill and is located along Adelphi Road which is classified as an arterial road. One of the purposes of this zone is to encourage development in areas that are already substantially developed. It is also part of the Prince George's Plaza sector plan which also encourages high density development. This site is permitted to have 48 multifamily dwelling units per acre. The development of this site proposes the removal of certain specimen trees that hinder the design of residential development. The decision to remove specimen trees is in keeping with the surrounding area's development character of residential/commercial/retail/or undeveloped forest. With the existing site constraints already dictating and limiting developable area, further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development.

- (C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

As explained in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. It is very important that this happens while also meeting the development requirements for the site. Granting this variance will not confer a special privilege to the applicant, but instead will allow the applicant to develop the most functional and efficient development for the surrounding community.

- (D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

The request is based on the existing conditions of the site and the associated requirements for development. The applicant has attempted to provide a layout that meets zoning requirements; addresses comments received from the Maryland Department of the Environment, and conforms to the requests of the community. That this project proposed to remove specimen trees, is not a condition or circumstance which was the result of any action by the applicant.

- (E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the specimen trees does not arise from any condition on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

The site is governed by the new Stormwater Management Regulations that went into effect May 5, 2010. These regulations require that stormwater management measures be designed such that post-development conditions mimic a pre-development condition of a site as "woods in good condition". Because the site is required to meet these water quality requirements, the loss of the specimen trees will not adversely affect the water quality.

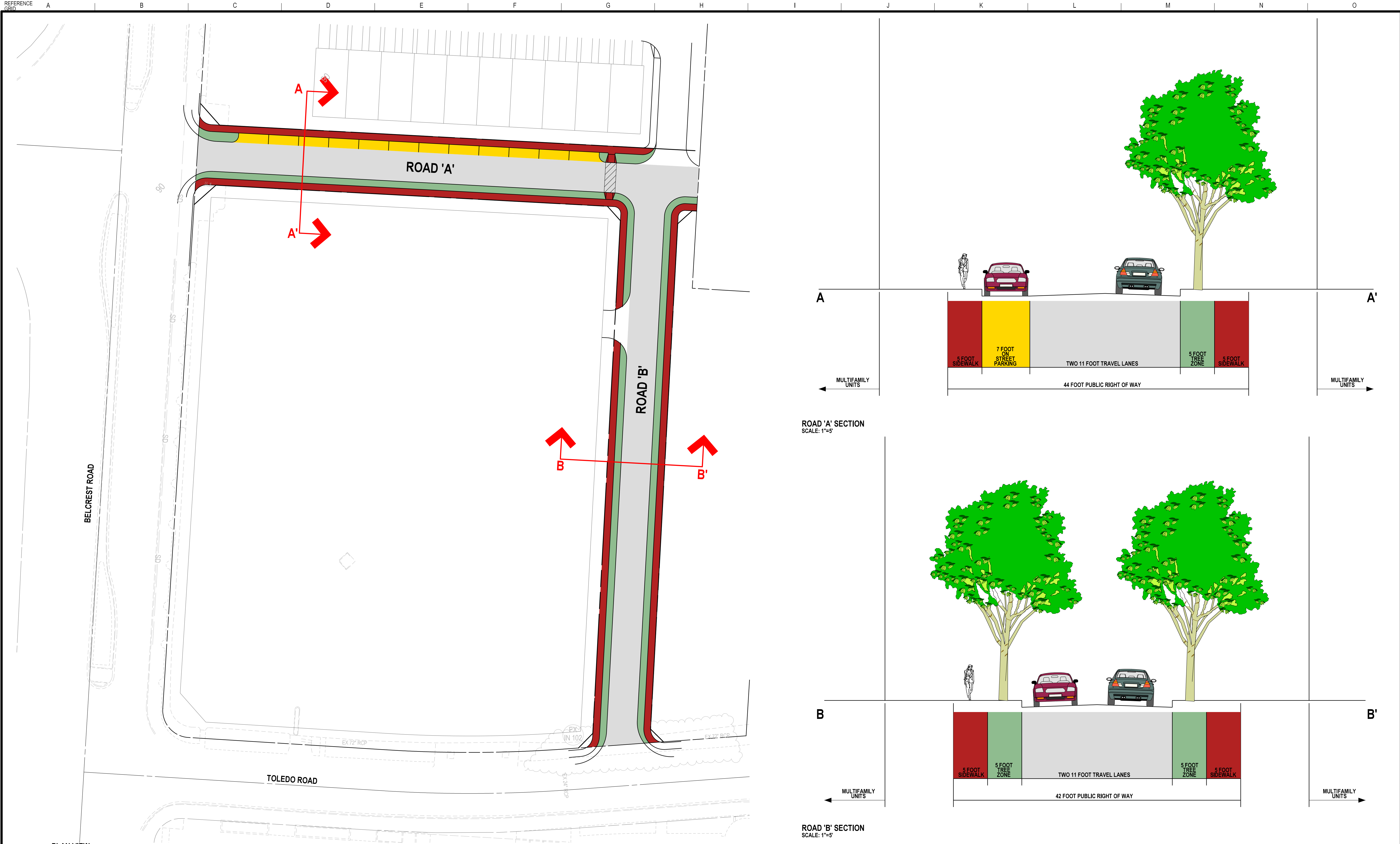
Based upon the above, this property meets the criteria for a variance for specimen tree removal. This results in an unwarranted hardship to the applicant. If you have any further questions or concerns, please do not hesitate to contact our office.

Sincerely,

Soltesz, LLC



David J. Bickel, RLA
Director of Planning



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Engineering
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Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Laura Reams
Submitting Department: Administration
Item Type: Report
Agenda Section:

SUBJECT

2019 Compensation Study (Phase 1) Update (15 minutes)

HCC-428-FY19

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

The City of Hyattsville has not conducted a pay and benefits study for all employees since 2014. As a result, the City contracted with "Total Comp Advisors" to complete a comprehensive review of step/rank ranges, pay and benefits to ensure our dedicated workforce is being compensated at competitive market rates. The study was conducted in phases and phase 1 (sworn personnel) is now complete and identified that our sworn ranges are below market. This will result in salary increases between .03% to a small number as high as 6.6% depending on rank. All officers will receive the 2% COLA in FY20 with no impact to their merit increase which averages 2.5%. Phase 2 which includes all others is expected to be completed in July along with a full report. Total Comp Advisors will provide the Mayor and City Council with an update of their findings and the staff will provide background information and an update on next steps.

Next Steps:

The City will realign police pay ranges and evaluate individual police officer pay in accordance with market range recommendations where applicable.

Fiscal Impact:

\$87,800

City Administrator Comments:

The City is committed to ensuring our officers are compensated at market rates and commensurate with their grade, experience and performance. Our officers dedicate themselves, often at great risk, to our City and we want to ensure they are fairly compensated for the work they do in keeping our City safe.

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: June 3, 2019
Submitted by: Carrianna Suiter, W3 (Council VP)
Submitting Department: Legislative
Item Type: Proclamation
Agenda Section:

SUBJECT

Proclamation Designating June 21st as National Ask Day

HCC-373-FY19

Recommendation:

I move that the Mayor and Council designate Friday June 21st as National Ask Day in Hyattsville, Maryland.

Sponsor(s):

Suiter

Co-Sponsor(s):

Croslin, Haba, Hollingsworth, Lawrence, Solomon, Spell, Ward and Wright

ATTACHMENTS

[National_Ask_Day_Proclamation_2019.docx](#)

Summary Background:

This proclamation will join others, in cities and states across the country, designating Friday June 21st, 2019 as ASK Day in the City of Hyattsville, Maryland in order to promote the importance of asking about unlocked guns in homes where children play.

Every time we lose another child to gun violence, we hear outrage at the senselessness of the tragedy, but rarely do we hear about a concrete solution to prevent more children from dying. The ASK Campaign promotes such a plan. One out of three homes with children has guns, many left unlocked or loaded. Yet, many parents never think to ask about the presence of guns where their children play.

This is the simple idea behind the Asking Saves Kids (ASK) Campaign, which was created in collaboration with the American Academy of Pediatrics. Just as it has become common for parents to ask safety questions about nut allergies or how children will be supervised, parents can take an important step to ensure the safety of their children simply by asking, "Is there an unlocked gun where my child plays?"

On Friday, June 21, 2019, organizations and individuals around the country will celebrate National ASK Day. Held annually on the first day of summer, ASK Day reminds parents about the importance of asking if there are unlocked guns in the homes where their children play.

Next Steps:

Work with the Tired Parents group of Hyattsville Area Residents for Progress (HARP) to launch ASK Day within the community on June 21st at Summer Jam.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend support of this critically important initiative

Community Engagement:

Work with the Tired Parents group of Hyattsville Area Residents for Progress (HARP) to launch ASK Day within the community on June 21st at Summer Jam.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A

CITY OF HYATTSVILLE

PROCLAMATION

DECLARING JUNE 21, 2019 AS NATIONAL ASK DAY IN THE CITY OF HYATTSVILLE

WHEREAS, the epidemic of gun violence is plaguing our nation's children and claiming seven lives a day; and

WHEREAS, children in the United States are more likely to die of gun violence than from cancer and heart disease; and;

WHEREAS, one in three American homes with children has guns, and 1.7 million children live in a home with an unlocked, loaded gun; and

WHEREAS, the ASK (Asking Saves Kids) Campaign encourages parents to add one more safety question to conversations before their child visits other homes: "Is there an unlocked gun in your house?"; and

WHEREAS, asking this simple question before sending your child to another home could help save your child's life; and

WHEREAS, the hope is that asking will become a common health and safety question, offering an immediate solution that all Americans can adopt to help protect their families and children from injury and death; and

WHEREAS, the power of the ASK Campaign is that it brings together all Americans concerned with the welfare of children, including gun owners, and makes the solution to gun violence a discussion about public safety and good parenting; and

WHEREAS, the first day of summer, the season in which kids typically spend more time at the homes of friends and family, is designated as National ASK Day;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council declare June 21, 2019, to be National Ask Day in the City of Hyattsville.

Candace B. Hollingsworth
Mayor, City of Hyattsville

June 3, 2019





Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Jake Rollow
Submitting Department: Community Services
Item Type: Proclamation
Agenda Section:

SUBJECT

Caribbean-American Heritage Month Proclamation

HCC-415-FY19

Recommendation:

I move that the Mayor and Council declare June 2019, as Caribbean-American Heritage Month in Hyattsville.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Caribbean-American Heritage Month 2019.docx](#)

Summary Background:

June is national Caribbean-American Heritage Month

Next Steps:

Adopt declaration.

Fiscal Impact:

NA

City Administrator Comments:

Recommend Support

Community Engagement:

The City benefits from tremendous diversity.

Strategic Goals:

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

Legal Review Required?

N/A

CITY OF HYATTSVILLE

PROCLAMATION

CELEBRATING JUNE 2019 AS CARIBBEAN-AMERICAN HERITAGE MONTH IN THE CITY OF HYATTSVILLE

This proclamation declares the month of June 2019 to be Caribbean-American Heritage Month in the City of Hyattsville, and recognizes the contributions that Caribbean people and their descendants have made in the United States.

WHEREAS, the City of Hyattsville is fortunate to have a diverse community, which includes residents who have roots in the many nations and cultures of the Caribbean; and

WHEREAS, 2019 marks the 14th anniversary of Caribbean-American Heritage Month nationally, and that more than four million Caribbean-Americans live in the United States and enrich our nation; and

WHEREAS, the City is proud to celebrate Caribbean-American history, culture, achievements, and heritage in coordination with immigrants, families, and communities across the country.

NOW, THEREFORE BE IT RESOLVED, that the City Council and Mayor acknowledge the role Caribbean-Americans continue to play in helping create and maintain the strength and independence of our community and nation by celebrating June of 2019 as Caribbean-American Heritage Month in the City of Hyattsville.

Candace B. Hollingsworth
Mayor, City of Hyattsville

June 3, 2019





Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Jake Rollow
Submitting Department: Community Services
Item Type: Proclamation
Agenda Section:

SUBJECT

LGBTQ+ Pride Month Proclamation

HCC-416-FY19

Recommendation:

I move that the Mayor and Council declare June, 2019, LGBTQ+ Pride Month in the City of Hyattsville.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[LGBTQ+ Pride Month 2019.docx](#)

Summary Background:

June is LGBTQ Pride Month nationally.

Next Steps:

Adopt resolution.

Fiscal Impact:

0

City Administrator Comments:

Recommend Support

Community Engagement:

The City benefits from tremendous diversity.

Strategic Goals:

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

Legal Review Required?

N/A

CITY OF HYATTSVILLE

PROCLAMATION

CELEBRATING JUNE 2019 AS LESBIAN, GAY, BISEXUAL, TRANSGENDER, AND QUEER +
PRIDE MONTH IN THE CITY OF HYATTSVILLE

To celebrate the wide array of contributions that lesbian, gay, bisexual, transgender, and queer + (LGBTQ+) residents make to our community every day, this proclamation recognizes LGBTQ+ residents as integral to the City of Hyattsville. This proclamation also reaffirms the City's commitment to remaining a safe and welcoming place where LGBTQ+ residents and their loved ones can thrive.

WHEREAS, the City of Hyattsville is fortunate to be the home of many LGBTQ+ residents, as well as residents who identify as asexual, intersex, non-binary, queer, and as part of other diverse communities; and

WHEREAS, the City has been home to more than twice the national average of same-sex households for many years; and

WHEREAS, residents of all sexual orientations and gender identities continue to participate in and enrich City programs and community events, often in addition to working across many different sectors in Hyattsville and other communities; and

WHEREAS, June is National LGBTQ+ Pride Month to commemorate a riot in 1969 at the Stonewall Inn in Manhattan that is thought to be the beginning of the gay liberation movement in the United States; and

WHEREAS, the City recognizes that while LGBTQ+ rights have been advanced since the beginning of the gay liberation movement in the United States, a great amount of work remains to be done so that all are included and protected in their communities by local, state, and federal law.

NOW, THEREFORE BE IT RESOLVED, that the City of Hyattsville celebrate Lesbian, Gay, Bisexual, Transgender, and Queer + Pride Month during June of 2019.

Candace B. Hollingsworth
Mayor, City of Hyattsville

June 3, 2019





Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019

Submitted by: Jake Rollow

Submitting Department: Community & Economic Development

Item Type: Proclamation

Agenda Section:

SUBJECT

Trolley Trail Day Proclamation

HCC-418-FY19

Recommendation:

I move that the Mayor and Council proclaim June 8, 2019, Trolley Trail Day in the City of Hyattsville.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Trolley Trail Day Proclamation 2019.docx](#)

Summary Background:

The Trolley Trail connects the City to other trails and communities.

Next Steps:

Enjoy the festivities.

Fiscal Impact:

0

City Administrator Comments:

TBD

Community Engagement:

The City, in partnership with numerous other organizations and communities, is hosting a celebration along the trail.

Strategic Goals:

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

Legal Review Required?

N/A

CITY OF HYATTSVILLE

PROCLAMATION

DECLARING JUNE 8, 2019, AS TROLLEY TRAIL DAY IN THE CITY OF HYATTSVILLE

WHEREAS, the Trolley Trail is a beautiful path for walkers, runners, bikers and others to get outside and enjoy our community; and

WHEREAS, the trail connects our City to other cities and trails to the north and south, connecting us to a larger community; and

WHEREAS, this connecting also enables Hyattsville residents to easily access other cities, communities, and amenities by bicycle, which is good for our health and good for the environment; and

WHEREAS, this year on June 8 we will join numerous communities along the trail in hosting celebrations and festivities to encourage residents to get outside and get to know the trail;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council declare June 8, 2019, to be Trolley Trail Day in the City of Hyattsville, and hope all residents will visit this great resource.

Candace B. Hollingsworth
Mayor, City of Hyattsville

June 3, 2019





Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Hal Metzler
Submitting Department: Public Works
Item Type: Purchase
Agenda Section:

SUBJECT

City-wide Crosswalk Striping

HCC-419-FY19

Recommendation:

I move that the Mayor and City Council authorize an expenditure not to exceed \$54,000 to NZI Construction, Inc. for thermoplastic striping of crosswalks at various locations including near schools, City-wide under their existing contract.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Proposal_School Intersections-Thermoplastic Restriping.pdf](#)

Summary Background:

The City Transportation Study adopted by the Council in December 2018 Identified that crosswalks in the vicinity of schools throughout the City were missing or deficient. This is the first step to ensure that the crosswalks along the roads near schools or school routes are brought up to the standard outlined in the Transportation Study.

Next Steps:

N/A

Fiscal Impact:

54,000

City Administrator Comments:

Recommend support of this important safety initiative

Community Engagement:

None planned at this time.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A

NZI CONSTRUCTION CORP.

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

Proposal

DATE	OUR JOB No.
5/28/2019	15-08
SHIP TO:	
Thermoplastic restriping around school intersections	

To: City of Hyattsville
4310 Gallatin Street
Hyattsville MD 20781

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

Qty	Description	Unit	Total
3,600.00 lf	24" White Thermoplastic	\$15.00	\$54,000.00
Total Proposal Amount			\$54,000.00

Payment to be made as follows:

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

Signature: _____

Jack Nazario

Jack Nazario
NZI Construction Corp.

Acceptance of Proposal

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

Signature: _____

Signature: _____

Date of Acceptance: _____



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Hal Metzler
Submitting Department: Public Works
Item Type: Purchase
Agenda Section:

SUBJECT

Resurface 45th Ave from Lot 1 to Hamilton Street

HCC-420-FY19

Recommendation:

I move that the Mayor and City Council authorize an expenditure not to exceed \$14,500 to NZI Construction, Inc for the resurfacing of 45 Ave under their existing contract.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

ATTACHMENTS

[proposal_Access Road from Lot 1 \(at Franklins\) to Hamilton St.pdf](#)

Summary Background:

45th Avenue connects City Parking Lot 1 to Hamilton Street and providing access to the light to help facilitate turns (especially left turns) when vehicles are leaving Lot 1. This section of street has not been maintained in quite some time and is in need of resurfacing.

Next Steps:

N/A

Fiscal Impact:

14,500

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A

NZI CONSTRUCTION CORP.

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

Proposal

DATE	OUR JOB No.
5/24/2019	15-08
SHIP TO:	
Access Rd from Hamilton St to Lot 1 (Franklin's Restaurant)	

To: City of Hyattsville
 4310 Gallatin Street
 Hyattsville MD 20781

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

Qty	Description	Unit	Total
270.00 sy	Full Depth Pavement Repair 135' x 18'	\$50.00	\$13,500.00
Total Proposal Amount			\$13,500.00

Payment to be made as follows:

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

Signature: _____

Jack Nazario

 Jack Nazario
 NZI Construction Corp.

Acceptance of Proposal

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

Signature: _____

Signature: _____

Date of Acceptance: _____



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Hal Metzler
Submitting Department: Public Works
Item Type: Purchase
Agenda Section:

SUBJECT

Resurfacing of alley behind the 4500 Block of Emerson Street

HCC-421-FY19

Recommendation:

I move that the Mayor and City Council authorize an expenditure not to exceed \$80,000 to NZI Construction, Inc for the repair and resurfacing of the alley behind the 4500 block of Emerson Street under the existing contract.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[proposal_ Emerson Street Alley Resurfacing 5-23-19.pdf](#)

[Emerson Street Scope Aerial 5-23-19.pdf](#)

Summary Background:

The alley behind the 4500 Block of Emerson Street provides access to several businesses in the area and is heavily used. This project is the first of several projects to address vehicle access, stormwater mitigation, illegal parking, and illegal dumping.

Next Steps:

N/A

Fiscal Impact:

80,000

City Administrator Comments:

This will be competed to ensure best value pricing

Community Engagement:

None at this time, repairs are being facilitated at the request of adjacent residents.

Strategic Goals:

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

Legal Review Required?

N/A

NZI CONSTRUCTION CORP.

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

Proposal

DATE	OUR JOB No.
5/23/2019	15-08
SHIP TO:	
Emerson Street Alley (Alt Route 1 to Emerson St)	

To: City of Hyattsville
4310 Gallatin Street
Hyattsville MD 20781

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

Qty	Description	Unit	Total
1,500.00 sy	Full Depth Pavement Repair 900' x 15'	\$50.00	\$75,000.00
Total Proposal Amount			\$75,000.00

Payment to be made as follows:

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

Signature: Jack Nazario

Jack Nazario
Nzi Construction Corp.

Acceptance of Proposal

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

Signature: _____

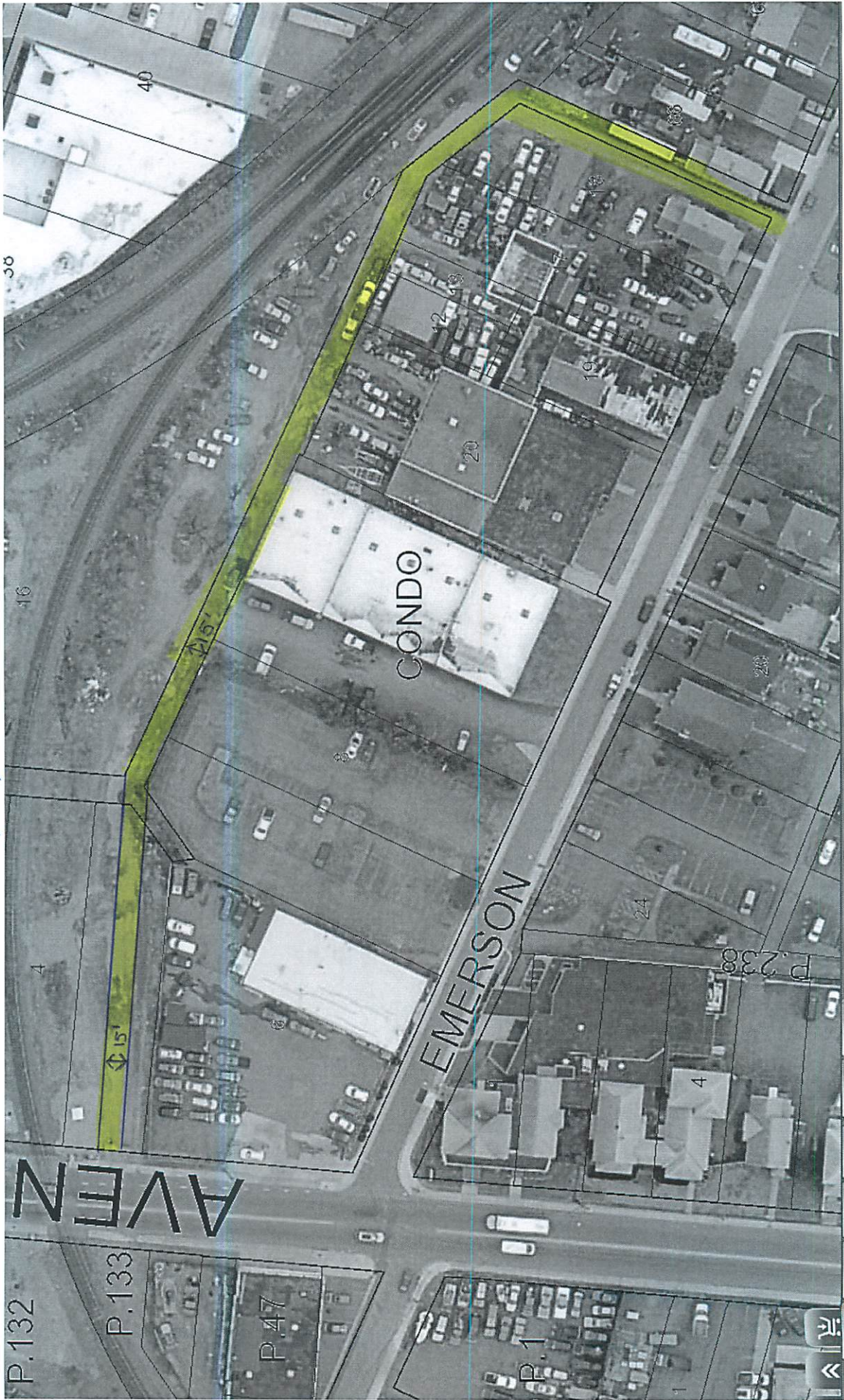
Signature: _____

Date of Acceptance: _____

5-23-19

Emerson Alley: From A1+R+1 to Emerson St

900 x 15'





Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Hal Metzler
Submitting Department: Public Works
Item Type: Memorandum of Understanding
Agenda Section:

SUBJECT

MOU with Prince George's Community College for Heavy Equipment Training

HCC-423-FY19

Recommendation:

I move that the Mayor and City Council authorize the City Administrator to sign a Memorandum of Understanding with Prince George's County Community College for DPW staff to receive heavy equipment training and authorize the City to expend an amount not to exceed \$10,500 to pay for the training.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[MOU AA 05-20-19 \(003\)_City of Hyattsville_v4.pdf](#)

[181015 - HCC-105-FY19 - LGIT Training Grant acceptance.pdf](#)

Summary Background:

This amount will be reimbursed through a grant from the Local Government Insurance Trust (LGIT). They will provide the City with \$10,500 to train the DPW staff and up to 10 staff from neighboring municipal public works staff in the safe use of a Skid Steer and a Back Hoe. Prince George's Community College is going to provide certification for the students who pass.

Next Steps:

Completion of MOU and scheduling of the training

Fiscal Impact:

11,000

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

Legal Review Required?

Complete



PRINCE GEORGE'S COMMUNITY COLLEGE
Workforce Development & Continuing Education

Memorandum of Understanding

MOU Date 5/20/19

This agreement, entered into on the date above,

is made by and between..... Prince George's Community College
301 Largo Road, Largo, Maryland 20774-2199; tel: 301-546-0726
(hereinafter called the "College.")

and..... City of Hyattsville in Prince George's County, Maryland
(hereinafter called the "College.") Department of Public Works located at
4310 Gallatin Street, Hyattsville, MD 20781, tel: 301.985.5000

This Agreement represents the terms of mutual agreement between the College and the Client for the coordination and delivery of courses and/or services from, **June, 2019** as outlined in the attached Task Agreement. In consideration of the mutual promises contained herein and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the College and the Client agree as follows:

Terms of the Agreement

I. The College Agrees To:

- a. Offer the following service(s) to help your workforce develop and retain the competitive edge needed in today's marketplace. This Agreement represents the terms of mutual agreement between the College and the Client for the coordination and delivery of courses and/or services as outlined:

LPIT-DPW Safety Awareness Training				
CRS#	NAME	TUITION COST	NO. OF PARTICIPANTS	TOTAL COST OF SESSIONS
HEO-307 HEO-308	Skid Steer Operator Certification Backhoe Operator Certification	\$350.00	30	\$10,500.00
Total Cost of Sessions				\$10,500.00

- b. Review and prepare curricula for approval, where applicable, by the Maryland Higher Education Commission (MHEC) and for inclusion in the inventory of courses of the College's Workforce and Continuing Education Division (WDCE). **City of Hyattsville DPW staff to receive Back Hoe and Skid Steer training in a cohort based model.**
- c. Provide all instructional staff personnel necessary to conduct the agreed upon class, course, or training at **City of Hyattsville Administration BLDG and Department of Public Works yard located at 4633 Arundel Place, Hyattsville MD 20781.**
- d. **Per client's request the proposed training dates are presented in a 5 - day sequence, Monday – Friday beginning the week of June 3, 2019.**

e. PGCC's training provider will determine the course schedule

- f. Provide and maintain training facilities, equipment, and supplies necessary to conduct each class. Ensure that all instructors meet the required criteria and hold appropriate license(s) or credential(s), if required, to teach specified courses and that the license or credential meets College standards.
- g. Provide staffing necessary to process telephone inquiries, registrations, and payments for courses for students enrolling through the College registration process.
- h. Provide class roster(s) identifying each student registered.
- i. Conduct student evaluation of all courses and instructors.
- j. Maintain all student records.
- k. Within the limits of its comprehensive liability insurance coverage under the Prince George's County Risk Management Fund, indemnify and hold harmless the Client, its agents and employees from any and all liability, damage, expense, cause of actions, suits, claims, or judgments arising from injury to person or personal property or otherwise, which arises out of the act, failure to act, or negligence of the College in connection with or arising out of the activity which is the subject of this agreement, if necessary, or to terminate one or more courses or to discuss adjustment to tuition and/or fees for the next academic year.

II. The Client Agrees To:

- a. In coordination with the College, maintain training facilities, equipment, and supplies in good working order.
- b. Add the College as "additionally insured" on the client's liability insurance policy in the amount of two million dollars.
- c. Refer registration inquiries to the staff at the College's Division of Workforce Development and Continuing Education.
- d. Recruit all students for the classes.
- e. Adhere to school closings due to inclement weather.
- f. The client agrees to indemnify and hold harmless the College, its agents, officers, trustees, and employees for any and all liability, damage, expense, cause of action, suits, claims or judgments to property and persons resulting from its actions, errors, or negligence in connection with the activities described in this Agreement.
- g. The client will pay the College by check, money order or credit card for each student registered and enrolled by the College the agreed amount for **\$10,500.00 for contract training.**
- h. Meet with College staff to review the effectiveness of this agreement, update course requirements and propose modifications to the agreement, if necessary, or to terminate one or more courses or to discuss adjustment to tuition and/or fees for the next academic term.

III. General Provisions

- a. It is expressly understood and agreed that no personal liability whatsoever shall be attached to any member of the Board of Prince George's Community College or any of the officers or employees thereof by virtue of this Agreement.
- b. This Agreement may be terminated in its entirety by either party with thirty (30) days written notice between those parties who signed this Agreement.
- c. Without the written consent of the College, this Agreement is not assignable by the client organization in whole or in part. The copyright to all materials produced as a result of this agreement shall belong to the College.
- d. Both parties at their own expense shall comply with the laws, rules, and regulations of competent public authority relating to its duties, obligations, and performances under this Agreement and shall procure all licenses and pay all fees and other charges required thereby and shall comply with Executive Order 11246, relating to Equal Employment Opportunity, and all rules and regulations issued pursuant thereto.
- e. Neither party shall, in the course of its performance or nonperformance of this agreement, discriminate in the selection of any participant pursuant to this Agreement because of race, creed, color, national origin, religion, disability, sex, sexual orientation, age, or any other factor specified in Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1983, and subsequent amendments and pertinent federal and state laws regarding discrimination. In the event of the Client's noncompliance with these sections, this Agreement may be canceled, terminated, or suspended in whole or part, by the College.
- f. Both parties agree to maintain the confidentiality of documents and information that are shared in accordance with the sections above. The College shall maintain such confidentiality to the extent permitted

by the Maryland Public Information Act (Maryland Ann. Code, State Government, section 10-611 et seq.) and the Maryland Open Meetings Law (Maryland Ann. Code, State Government, section 10-501 et seq.)

- g. This agreement shall be interpreted according to the laws of the State of Maryland and enforced in any court in Prince George's County Maryland.
- h. The failure of the College or client to enforce any part of this Agreement shall not be deemed as a waiver thereof.

IV. Indemnification

Each party hereto shall defend indemnify and hold harmless the other, and their agents, students, servants, employees, officers, directors, governing body and trustees from and against any and all payments, claims, losses, judgments, liabilities or expenses of any nature, including reasonable attorney's fees and court costs, caused by the negligent act or omission of said party, its agents, students, servants, employees, officers, directors, governing body or trustees in the performance of said party's obligations under this Agreement, to the fullest extent permitted by law, except to the extent caused by the indemnified party's negligence, or the negligence of the indemnified party's agents, students, servants, employees, officers, directors, governing body or trustees, with the understanding that Prince George's Community College's indemnity requirement is subject to Maryland Local Government Tort Claims Act.

V. Integration

This agreement represents the entire and integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations or agreements, whether written, electronic, oral or by course of conduct.

VI. Waiver

This agreement represents the entire and integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations or agreements, whether written, electronic, oral or by course of conduct.

VII. Severability

In the event that, for any reason whatsoever, any clause or provision of this agreement (or the application of such clause or provision to a particular set of circumstances) is held or declared to be invalid, illegal, or unenforceable, such holding or declaration shall not in any way affect the validity or enforceability of any other clause or provision of this agreement (or the application of such clause or provision to a different set of circumstances).

VIII. Modifications

No modification of the terms under this agreement will be effective unless such amendment is in writing signed by an authorized representative of the parties hereto.

Both parties agree that this is an Agreement between independent parties; the College shall perform its duties and obligations as an independent contractor with direct responsibility for the overall integrity and control of the program and offerings; The Client shall perform its duties and obligations as an independent contractor; and neither the College nor the Client, nor their respective employees, representatives, instructors, or students shall be construed to be "employees" or "agents" of the other.

IN WITNESS WHEREOF, the parties have executed this MOU the day and year first written above.

Accepted by the College:

Dr. Yvette Snowden, Associate Vice President, Workforce Development and Continuing Education
– a duly authorized representative

Date

Accepted by the Client:

Tracey Douglas, City Administrator
– a duly authorized representative

Date



Hyattsville City Council Agenda Item Report

Meeting Date: October 15, 2018
Submitted by: Hal Metzler
Submitting Department: Public Works
Item Type: Grant
Agenda Section:

SUBJECT

FY19 Budget Appropriation - LGIT Training Grant

HCC-105-FY19

Recommendation:

I move that the Mayor and Council accept and appropriate into the FY19 budget the Grant Award from the Local Government Insurance Trust (LGIT) in the amount of \$10,050 for the Department of Public Works Safety Awareness program.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Scanned from a Xerox Multifunction Printer \(2\).pdf](#)

Summary Background:

The Department of Public Works continuously works to ensure the proper use of vehicles and equipment and improve the safety of staff. One of the best safety measures is ensuring that staff is properly trained and certified on the equipment they may use. Working with Prince Georges's Community College, and with assistance from LGIT through their grant program, staff from Hyattsville, as well as neighboring Public Works departments will be trained and certified on the safe operation of skid steers and backhoes over the course of the 2018-19 academic year.

Next Steps:

Formal Presentation by LGIT, Acceptance of grant and scheduling of training.

Fiscal Impact:

\$10,050

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

Legal Review Required?

N/A



September 20, 2018

Mr. Julius Wiggins
Contracts, Grants and Procurement Coord.
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781

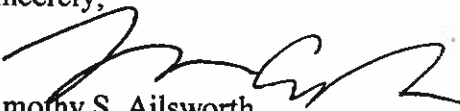
Dear Mr. Wiggins,

Congratulations! We are pleased to advise you that your LGIT Training Grant application has been approved for "Department of Public Works Safety Awareness" in the amount of \$10,050. We commend the steps that you have taken to pro-actively address the training needs within your local government. This is an example of the Trust and local government working together to address risk management concerns.

Please complete and return the enclosed questionnaire once you have implemented this educational grant program into your operations so that we may monitor the effectiveness of the grant award. Failure to return the completed questionnaire within 90 days of the training's implementation may result in a forfeiture of the grant funds and possible ineligibility for future grant awards for up to two years.

If you have any questions or concerns, please do not hesitate to contact me at the number listed above.

Sincerely,



Timothy S. Ailsworth
Executive Director

TSA/mdy

Cc: Mayor Candace Hollingsworth, City of Hyattsville
Ms. Mary Ellen Harding, Accountant



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Carrianna Suiter, W3 (Council VP)
Submitting Department: City Clerk
Item Type: Budget
Agenda Section:

SUBJECT

Ward 3 Funds for Hyattsville Chapter of Walk With A Doc

HCC-424-FY19

Recommendation:

I move that the Mayor and Council allocate \$150 of Ward 3 funds to help establish a Hyattsville Chapter of Walk With A Doc.

Sponsor(s):

Suiter

Co-Sponsor(s):

Simasek

ATTACHMENTS

Summary Background:

Walk With A Doc is a non-profit organization dedicated to encouraging healthy physical activity in people of all ages, and reversing the nationwide epidemic of obesity in order to improve the health and well-being of our country. Medical professionals meet with members of the community on a regular basis for a brief address about timely health-related issues, blood pressure screenings, some healthy snacks, and a walk in the park or indoor facility. Participants are encouraged to speak with doctors and health care personnel in a casual, relaxed environment. Participating medical professionals answer their questions on the spot, or follow up over the course of the week if the question is more involved. This program has yielded great results in other communities around the country and we are excited to introduce it to the Hyattsville-area.

Local Pediatrician, Dr. Qadira Ali Huff began fundraising in May to establish a Hyattsville chapter of Walk With A Doc. Through contributions from her family, colleagues, and the local Hyattsville community, she has nearly met her goal. This \$150 will close the gap to meet her goal of the \$1,000 membership fund for the Hyattsville Chapter launch kit. Included in the launch kit are a website to host the details of upcoming walks, as well as shirts, and pedometers to hand out to participants.

We are excited to help bridge this gap to help Dr. Qadira Ali Huff meet her goal and begin Walk With A Doc walks here in Hyattsville.

Next Steps:

Allocate \$150 of Ward 3 Funds to the Hyattsville Chapter of Walk With A Doc.

Fiscal Impact:

\$150

City Administrator Comments:

Recommend Support

Community Engagement:

Dr. Qadira Ali Huff has met with the Health Wellness and Recreation Advisory Committee to discuss collaboration with the Committee on this effort.

Strategic Goals:

Goal 5 – Strengthen the City’s Identity as a Diverse, Creative, and Welcoming Community

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Carrianna Suiter, W3 (Council VP)
Submitting Department: City Clerk
Item Type: Budget
Agenda Section:

SUBJECT

Allocate Ward 3 & Ward 5 Funds to Promote National Ask Day on June 21st

HCC-425-FY19

Recommendation:

I move that the Mayor and Council allocate \$200 in Ward 3 funds, and \$200 in Ward 5 funds, for a total of \$400, to be used to promote National Ask Day on June 21st in the City of Hyattsville.

Sponsor(s):

Suiter

Co-Sponsor(s):

Simasek, Spell, Solomon

ATTACHMENTS

Summary Background:

One out of every three homes with children has guns, many left unlocked or loaded. Yet, many parents never think to ask about the presence of guns where their children play. Created in collaboration with the American Academy of Pediatrics, the idea behind the Asking Saves Kids (ASK) Campaign is to encourage parents to ask if there are unsecured firearms in the homes where their children play.

The Tired Parents group of Hyattsville Area Residents for Progress (HARP) will be collaborating with the Health, Wellness and Recreation Committee to launch this day in Hyattsville at the June 21st Summer Jam where they will be onsite to promote the campaign and coach parents on how they should ask if there are unsecured guns in the homes where children play, just as they ask about supervision and food allergies in advance of play dates.

Next Steps:

Allocate \$200 in Ward 3 Funds, and \$200 in Ward 5 funds, for a total of \$400 to promote National Ask Day on June 21st

Fiscal Impact:

\$400

City Administrator Comments:

Recommend Support of this important collaboration.

Community Engagement:

The Tired Parents group of Hyattsville Area Residents for Progress (HARP) has met with the Health Wellness and Recreation Advisory Committee to discuss collaboration on this campaign.

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Laura Reams
Submitting Department: Legislative
Item Type: Legislative
Agenda Section:

SUBJECT

Establish the Race and Equity Task Force as a Standing Committee

HCC-426-FY19

Recommendation:

I move that the Mayor and Council amend the committee worksheet for the Race and Equity Task Force to establish it as a standing City Committee.

Sponsor(s):

Hollingsworth

Co-Sponsor(s):

Lawrence, Spell, Suiter

ATTACHMENTS

[RETF_Committee_Worksheet_REVISED.pdf](#)

Summary Background:

The Council established the ad hoc task force in 2018. The Task Force presented a draft equity plan to the Council on April 15, 2019. One of the recommendations of the draft plan was to establish the Task Force as a standing committee. The Committee Worksheet has been updated to reflect this change.

Next Steps:

Upon approval, current Task Force members will be contacted to see if they would like to extend their term of service to the standing committee. Vacancies will be advertised on the City's website. It is anticipated that appointments to the standing committee will be made at the July Council Meeting.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

Information on the task force is available on the City's website. All meetings are open to the public.

Strategic Goals:

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

Legal Review Required?

N/A

COMMITTEE WORKSHEET

Race and Equity Task Force

Mission Statement: The mission of the Hyattsville Race and Equity Task Force is to develop an equity plan for the City of Hyattsville and advise the Council on the implementation of this plan. This plan should include recommendations to advance equity in the city in administration, public services, and community development to further support our goals of being an inclusive community.

In addition to developing the Equity Plan, the committee may advise the Council on actions necessary to implement the plan and stated organizational goals.

Scope: The committee shall be initially tasked with answering the following questions:

- 1) What policies, programs, and/or practices should the City of Hyattsville adopt within the next 5 years to help maintain its racial, ethnic, and socioeconomic diversity, and promote disability inclusion?
- 2) What are the top five issues facing low to moderate income families and individuals living in the City of Hyattsville? What new programs should the City consider to support economic mobility? How can/should the City of Hyattsville redesign existing programs to better support equity goals?
- 3) How should the city measure its progress towards these goals?

Resources:

[City of Hyattsville Draft Race and Equity Plan](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/340934/Hyattsville_RETf_Draft_Equity_Plan_FINAL_4.9.19.pdf)

[https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/340934/Hyattsville RETf Draft Equity Plan FINAL 4.9.19.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/340934/Hyattsville_RETf_Draft_Equity_Plan_FINAL_4.9.19.pdf)

Future of Equity in Cities (2017) - National League of Cities

<http://nlc.org/sites/default/files/2017-11/Future%20of%20Equity%20in%20Cities%202017.pdf>

Policy Application of a Racial Equity Lens – Associated Black Charities

<http://www.abc-md.org/resources-1/>

Deliverables: Document – Final Hyattsville Equity Plan (2019-23)

Frequency of meetings: At the committee's discretion, ~~not more than 6.~~

Minimum number of meetings per year: 4

The Committee is temporary/permanent: Permanent

Composition of members: 8 members, up to 1 non-resident appointment. Additional members may be authorized by the Council at the Committee's request.

Council Liaison: TBD

City Staff: City Clerk's Office (for coordination assistance with appropriate department)

Committee Member term of office: Members proposed and approved by the City Council serve two-year terms. The City Clerk shall notify Council Member Liaisons, the Committee Chair, and the Committee Member 60 days in advance of the Member's term expiration date.

Grounds for removal for any Committee Member:

1. The Member moving outside the boundaries of the City of Hyattsville
2. By a majority vote of the City Council



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Hal Metzler
Submitting Department: Public Works
Item Type: Purchase
Agenda Section:

SUBJECT

Repair and resurfacing of Madison Street from Jamestown Rd to 33rd Pl

HCC-422-FY19

Recommendation:

I move that the Mayor and City Council authorize an expenditure not to exceed \$40,000 to NZI Construction, Inc. for the repair and resurfacing of Madison St under their existing contract.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[proposal_Madison Street Asphalt Repair_Jamestown to 33rd 5-23-19.pdf](#)

Summary Background:

The section of Madison Street between 33rd Place and Jamestown Road is a hill that experiences a large volume of traffic. As such, the road is delamination, which is causing alligating and pot holes to form.

Next Steps:

N/A

Fiscal Impact:

40,000

City Administrator Comments:

TBD

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

Legal Review Required?

N/A

NZI CONSTRUCTION CORP.

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

Proposal

DATE	OUR JOB No.
5/23/2019	15-08
SHIP TO:	
Madison Street Jamestown to 33rd	

To: City of Hyattsville
4310 Gallatin Street
Hyattsville MD 20781

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

Qty	Description	Unit	Total
640.00 sy	Full depth base repair	\$50.00	\$32,000.00
75.00 tns	Surface asphalt overlay	\$87.00	\$6,525.00
Total Proposal Amount			\$38,525.00

Payment to be made as follows:

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

Signature: _____

Jack Nazario

Jack Nazario
NZI Construction Corp.

Acceptance of Proposal

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

Signature: _____

Signature: _____

Date of Acceptance: _____



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Jake Rollow
Submitting Department: Community Services
Item Type: Purchase
Agenda Section:

SUBJECT

Teen Center Property Acquisition (10 minutes)

HCC-414-FY19

Recommendation:

I move that the Mayor and Council authorize the City Administrator to purchase 5812 40th Avenue at a cost not to exceed \$500,000.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Memo to Council_Teen Center Purchase.docx](#)

Summary Background:

List price for the property was \$525,000. It includes approximately 25,000 square feet of green space, and a 3,000 square foot building. It is adjacent to the small City park at the corner of 40th Avenue and Nicholson Street.

The City has sought a space to expand teen programming for the past year, and has considered spaces for rent and purchase.

Next Steps:

Close on the purchase in FY20. Seek other financing and grant funds to assist in the purchase and renovation of the facility, estimated renovation cost expected to be approximately \$1.0M.

Fiscal Impact:

\$1.5M. Renovation will require grant and sponsorship funding

City Administrator Comments:

Recommend Support.

Community Engagement:

Acquisition was previously discussed in closed session. Information will be disseminated to the Community.

Strategic Goals:

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

Legal Review Required?

Complete



Memo

To: Mayor and Council
From: Tracey Douglas, City Administrator
CC: Jake Rollow, Community Services Director
Ron Brooks, Treasurer
Date: May 23, 2019
Re: Teen Center Facility

After more than a year seeking space for additional teen and other programming, per Council's action during closed session, the City has negotiated the purchase of 5812 40th Avenue at the cost of the \$500,000. The property was listed at \$525,000, and includes nearly 25,000 square feet of green space, and a building of near 3,000 square feet. It is also adjacent to the small City park at the corner of 40th Avenue and Nicholson Street.

Inspection of the building found that while it is structurally in good condition, improvements are necessary to bring the building up to code and to make it welcoming to City program participants. The rough estimate of costs of these improvements is one million dollars, and City staff are in the process of pursuing grant funds to pay some of that amount. Depending on the success of these applications, renovation will likely be delayed until late FY20 and/or FY21.

Per Council's requests made during closed session, staff evaluated numerous other options, including a rental property at University Town Center, and renovation of the building at Magruder Park. The former was found to be a less desirable economically, as the City would not gain an asset. The latter presented numerous challenges, among them the ongoing conversations about the future design and use of the park, and the park's significant stormwater and flood-plain issues.



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Grant

Agenda Section:

SUBJECT

Hyattsville Corridor Grant Program: Recommendation of Grant Awards (10 minutes)

HCC-432-FY19

Recommendation:

I move that City Council award FY19 Hyattsville Corridor Investment Grants to the following organizations and authorize the City Administrator to execute grant agreements with the recipient organizations in the specified amount for each programming activity as follows:

1. Pizzeria Paradiso, 4800 Rhode Island Ave., Placemaking: \$2,000 Add umbrella/awning to front for shaded patio;
2. Pizzeria Paradiso, 4800 Rhode Island Ave, Program: \$1,000, Spring Fest funding (craft beer, pizza, art);
3. Federalist Pig, 5504 Baltimore Ave., Business Development, \$5,000, CFI Match;
4. J. Richard Lilly MD ABFP + Associates PC, 5804-5806 Baltimore Ave., Placemaking: \$1,500, New signs for offices and parking; planters.
5. Spice 6 Modern Indian, 5501 Baltimore Ave #107, Placemaking: \$1,000, Upgrade outdoor furniture and planters for outdoor public use.
6. Frame Savvy, 5331 Baltimore Ave., Business Development: \$2,400, Social media consultant.
7. Clinical Social Work Services, LLC., 4311 Hamilton Street, Business Development: \$5,000 CFI Match
8. Pyramid Atlantic, 4318 Gallatin Street, Program: \$1,500, "Make Something Open House" (papermaking, print making, book arts)
9. Sangfroid Distilling, 5130 Baltimore Avenue, Placemaking: \$200, Plant two apple trees in recycled oak barrel planters
10. CAMPspace, 4214 Gallatin Street, Placemaking: \$1,000, Custom planters, bistro tables and chairs, signs and installation
11. Green Owl Design, 5303 Baltimore Avenue, Placemaking: \$2,000, Murals and planters.
12. Shops at Sohy, 5132 Baltimore Avenue, Business Development: \$2,400, Consulting, website design, online marketing strategy.

All grant funding shall be subject to the terms and conditions of the grant agreement.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[2019 Corridor Investment Grant Program .pdf](#)

[Corridor Investment Program Application - Fillable PDF.pdf](#)

[Corridor Investment Grant - Program Guidelines - April 2019.pdf](#)

Summary Background:

The City of Hyattsville has created a Corridor Investment Grant Program as a funding opportunity for private and non-profit partners with creative placemaking projects, programming and business development strategies.

The program provides grant funding for each of the following three categories:

1. Programming Grant: Funding eligibility up to \$1,500. Programming must be publicly accessible event or programming for the public and cannot directly profit a singular commercial entity.
2. Public Placemaking Grant: Funding eligibility up to \$2,500. The placemaking project must be located on exterior property that is either public or publicly accessible and is determined by the City to improve the aesthetic landscape. The applicant must agree to maintain the improvement for a period up to 36-months. Placemaking projects include, but are not limited to the following: planter boxes, benches, flower pots.
3. Business Development Grant: Funding eligibility up to \$5,000. Grant funding may fund activities including (1) Provide commercial tenant subsidy for a new business in an underrepresented market, (2) Commercial tenant subsidy for a woman and/or minority-owned startup business, (3) Business support services (ex: specialized consulting) that will broaden the audience and increase profitability for businesses currently in operation in the City of Hyattsville, (4) Equity match for facade improvements of commercial properties for owner/operators of businesses that have never received funding through the City's Commercial Facade Improvement Program. Commercial property owners are not eligible for this grant.

Grant applications were made available on April 17, 2019 and were due on May 28, 2019. A copy of the grant awards summary, application and program guidelines are attached.

Next Steps:

Grant agreements will be drafted and provided to each of the awarded applicant's. City staff will assess the program outcomes and will provide the City Council with recommendations on future funding cycles by March 2020.

Fiscal Impact:

Funding for this activity is included in the FY2019 budget.

City Administrator Comments:

Recommend Approval.

Community Engagement:

City Council directive as part of the the FY2019 City Budget development to include \$25,000 funding for the Corridor Investment Program.

Strategic Goals:

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

Legal Review Required?

Pending

FY2019 Corridor Investment Grant: Award Recommendations

Organization	Address	Grant Type	Grant Request	Grant Award	Scope
Pizzeria Paradiso	4800 Rhode Island Ave	Placemaking	\$2,500	\$2,000	Add umbrella/awning to front for shaded patio
Pizzeria Paradiso	4800 Rhode Island Ave	Program	\$1,500	\$1,000	Spring Fest funding (craft beer, pizza, art).
Federalist Pig	5504 Baltimore Ave	Business Development	\$5,000	\$5,000	CFI Match
J. Richard Lilly MD ABFP + Associates PC	5804-5806 Baltimore Ave	Placemaking	\$2,500	\$1,500	New signs for offices and parking; planters.
Spice 6 Modern Indian	5501 Baltimore Ave #107	Placemaking	\$2,000	\$1,000	Upgrade outdoor furniture and planters; chairs/tables for outdoor public use.
Frame Savvy	5331 Baltimore Ave	Business Development	\$5,000	\$2,400	Social media consultant.
Clinical Social Work Services, LLC	4311 Hamilton Street	Business Development	\$5,000	\$5,000	CFI Match
Pyramid Atlantic	4318 Gallatin Street	Program	\$1,500	\$1,500	"Make Something Open House" (papermaking, print making, book arts)
Sangfroid Distilling	5130 Baltimore Ave	Placemaking	\$174	\$200	Plant two apple trees in recycled oak barrell planters
CAMPspace	4214 Gallatin St	Placemaking	\$2,500	\$1,000	Custom planters, bistro tables and chairs, signs and installation
Green Owl Design	5303 Baltimore Ave	Placemaking	\$2,500	\$2,000	Murals and planters.
Shops at Sohy	5132 Baltimore Ave	Business Development	\$5,000	\$2,400	Consulting for rebranding Tanglewood Works into Studio SoHy indoor signage, website, online marketing strategy.
Totals			\$35,174	\$25,000	



CITY OF HYATTSVILLE

CORRIDOR INVESTMENT PROGRAM GRANT APPLICATION

April 15 – May 22, 2019

Section I: Applicant Information

Name: _____

Address: _____

Phone: _____ E-mail: _____

Section II: Organization Information

Name: _____

Address: _____

Mission: _____

Website: _____

Section III: Grant Request

Grant Type

Program

[Up to \$1,500]

Placemaking

[Up to \$2,500]

Business Development

[Up to \$5,000]

Amount of Grant Funding Requested: \$ _____

Describe your funding request in one to two paragraphs.

Provide a detailed/itemized project budget. Include attachment if more space is required.

Item	Grant Amount	Match Amount
Total Amounts		
Grand Total (grant + match)		

Proposed Project Timeline assuming June 20, 2019 award.

Month	Activity (Planning; Program/Project Dates; Construction; close-out; etc.)	Detail
June 2019		
July 2019		
August 2019		
September 2019		
October 2019		

Do you own or lease the property?

Own

Lease

If leased, have you attached a signed Statement of Permission from the property owner agreeing to the proposed improvements noted in this application?

Yes

[If you lease, your application will **not** be considered without a
No Statement of Permission]

Applicant Signature

Name (Print)

Signature

Date

**CITY OF HYATTSVILLE
CORRIDOR INVESTMENT GRANT PROGRAM GUIDELINES**

I. Program Overview

Purpose

The City of Hyattsville has created a Corridor Investment Grant Program as a funding opportunity for private and non-profit partners with creative placemaking projects, programming and business development strategies.

The City of Hyattsville reserves the sole right to amend, modify, add, or delete any part or subpart of this program.

The City of Hyattsville Corridor Investment Grant Program will consider funding request for the following activities:

1. Programming Grant

- Funding Eligibility: Up to \$1,500
- Programming must be publicly accessible event or programming for the public and cannot directly profit a singular commercial entity.

2. Public Placemaking Grant

- Funding Eligibility: Up to \$2,500
- The project must be located on exterior property that is either public or publicly accessible and is determined by the City to improve the aesthetic landscape. The applicant must agree to maintain the improvement for a period up to 36-months.
- Examples of placemaking projects include, but are not limited to the following: planter boxes, benches, flower pots.

3. Business Development Grant

- Funding Eligibility: Up to \$5,000
- Commercial tenant subsidy for a new business in an underrepresented market
- Commercial tenant subsidy for a woman and/or minority-owned startup business
- Business support services (ex: specialized consulting) that will broaden the audience and increase profitability for businesses currently in operation in the City of Hyattsville.
- Equity match for facade improvements of commercial properties for owner/operators of businesses that have never received funding through the City's Commercial Facade Improvement Program. Commercial property owners are not eligible for this grant.

Grant Funding

Applicants are eligible to receive a grant of up to 80% of the total cost of the eligible project or program for each of the following categories:

- Programming Grant: \$1,500
- Public Placemaking Grant: \$2,500
- Business Development Grant: \$5,000

Applicants are required to demonstrate a match of 20% of requested and any awarded funds. Up to, but not greater than, 10% of matching funds may be contributed through an 'In-Kind' match.

Eligibility Requirements

All projects and programming receiving funding are required to perform the approved work funded through the grant within the corporate limits of the City of Hyattsville are eligible for the grant.

Program Grant

- Programming funded through this grant are required to be completed 90-calendar days after receipt of a 'Notice of Grant Award'. The City anticipates notices will be issued on June 10, 2019.
- Programming must be publicly accessible event or programming for the public and cannot directly profit a singular commercial entity.
- One-time Special Events must be available at no cost to the public and open to the public. Private businesses are required to produce an event in collaboration with at least three (3) other businesses in an adjacent geographical area.

Public Placemaking Grant

- The project must be located on exterior property that is either public or publicly accessible and is determined by the City to improve the aesthetic landscape. The applicant must agree to maintain the improvement for a period up to 36-months.
- The applicant is not obligated to replace the item if it is damaged and or destroyed. The applicant is required to secure any and all right of access or other related approvals from the applicable governmental agency.

Business Development Grant

- Eligible commercial tenants are limited to a new or relocated business in an underrepresented market
- Commercial tenant subsidy for a woman and/or minority-owned startup business
- Business support services (ex: specialized consulting) that will broaden the audience and increase profitability for businesses currently in operation in the City of Hyattsville.
- Equity match for facade improvements of commercial properties for owner/operators of businesses that have never received funding through the City's Commercial Facade Improvement Program. Commercial property owners are not

eligible for this grant.

- In the event that a building code compliance violation is present, correction of the violation must be made as part of the façade improvement work. Eligible applicants include the owner of a commercial building or the owner of a commercial business. Properties which are vacant at the time of award must tenant the improved space, with a permitted use, within six (6) months of the completion of the façade improvement work.
- All applications must be signed by the property owner to indicate consent for the proposed improvements. The determination of eligibility and priority for assistance is at the discretion of the City of Hyattsville. Work which qualifies for assistance includes improvements to the exterior of a building which are visible from the public right-of-way, and may also include documented costs for architectural design, permitting and inspection services. Work must be completed within one year of the grant award notification.

Eligible Grant Funded Activities

The following activities are eligible to be considered for funding under each of the respective categories. The City will consider funding alternative requests, so long that the City determines that the project and/or program are consistent with the intent of the program.

- **Program Grant**
 - Public programming or series, one-day public event.
 - Programming hosted by a private business must be collaborative, open to the public and include a minimum of three private businesses within adjacent proximity to one another.
- **Public Placemaking Grant**
 - Exterior improvements accessible to the public and include street furniture, planters/flower boxes, benches, public art/murals.
- **Business Development Grant**
 - Business support services or consulting
 - Business development workshops
 - An equity match for the City's Commercial Façade Improvement Program for businesses that have never received funding through the City's program
 - A one-time Commercial Tenant Subsidy is available for small businesses that are either a use that is underrepresented in the marketplace OR is a State of Maryland or Prince George's County certified Women Owned/Minority Owned Businesses (WBE/MBE).
 - Structural repairs, interior work and roof repairs are not eligible under this program.

V. Exceptions

The City reserves the discretion to accept, reject or request modification to any application. If an applicant is located outside the designated Target Investment Areas, the applicant may request an exception. The request shall be made to the City in writing and shall detail reasons why an exception should be made. The City will consider the exception and respond in writing, generally within ten days.

VI. Acquiring a Contractor and/or Service Provider

The responsibility of selecting a contractor will be placed on the applicant. The applicant must have bids from three different contractors. The applicant will provide the name of the Owner/CEO, DBA (Doing Business As), address, contact information, and any relevant Maryland licenses. It is required that the contractors maintain a business license with Prince George's County, City of Hyattsville, and contractor insurance. Proof of insurance and photocopies of necessary business licenses for the selected contractor are to be included in the application. The contractor must also provide a line-item scope of work which details labor costs, material costs, and contractor profit. While the onus of selecting the contractor resides with the applicant, the City of Hyattsville will review selections, and will have the authority to deny funding if the City has concerns about the selected contractor. The applicant should state who their selected contractor is in the application.

VII. Application and Grant Administration

1. Application

Grant monies will be allocated to projects meeting one or more of the program criteria. In order for an application to be considered, preliminary approval of the following requirements must be satisfied:

- Submission of a completed application form
- Samples or conceptual design of proposed work
- Itemized project cost estimate
- Documentation of owner's approval and permission for tenant improvements
- If leased, a Statement of Permission for the proposed improvements signed by the owner of record agreeing to the proposed work

Preliminary approval will be granted upon satisfaction of the above listed threshold requirements, provided program funding is available. Preliminary approval means that funding has been reserved for a project, but does not necessarily guarantee a contract with the City. Project funding is only guaranteed after a signed contract with the City is executed. Applicants will be contacted in the order their completed application was received to begin the grant process.

2. Acquiring Bids from Three General or Sub-Contractors

Each applicant is required to provide the information of general or sub-contractors who are bidding on their proposed project. The application should also include the contractor the applicant has selected. The selected contractor's proof of insurance, relevant licenses and W-9 Tax Form are to be provided at time of grant agreement execution. All contractors are subject to investigation by the City of Hyattsville, and grant funds are contingent on contractor approval by the City.

If the selected bid exceeds the amount of the grant award, the grant recipient will be responsible to provide additional project funding, or modify the scope of work. At the discretion of the City, the project's scope of work may be reduced or revised in light of budget constraints. In the event additional funding will be required on the part of the recipient, the City may require verification of secured funding prior to execution of a grant contract with the City.

3. Submission of bidding documentation and Owner/Contractor Contract(s):

Before contracting for the proposed project and/or program, the City will require the applicant to submit copies of cost proposal documentation, and a copy of the Contractor contract(s)/signed bid and documentation of required insurance and contractor licensing to the City.

Note: The Owner/Contractor contract must be limited to work performed only on the exterior of the building. If interior construction will take place concurrently with façade improvements this work must be covered under a separate contract with the owner.

4. Notice to Proceed

The Notice to Proceed with project activity will be issued by the City to the grant recipient, who in turn is responsible to notify the contractor. The Notice to Proceed does not guarantee the issuance of required construction permits, which must be secured by the contractor prior to the start of construction activity.

5. Grant Agreement

A grant agreement will be provided to applicants awarded funding by the City of Hyattsville. The grant agreement will detail the terms of the grant award, including the award amount, scope of work and services performed under the terms of the grant.

A grant agreement for work may only be executed upon the City of Hyattsville's issuance of a "Notice to Proceed". Project expenditures, prior to the execution of a grant agreement, are not eligible to be financed by the grant.

The City will prepare and process a grant agreement for signature the Contractor/Owner/City contract. Once grant agreements are fully executed, the City will provide forward two (2) signed originals to both the Owner and the Contractor along with a Notice to Proceed with construction activity.

6. Modification

Any modification to an approved design plan requires the grant recipient to contact the City in writing to request approval of the modification. Non-material, non-substantive modifications will be approved by Program Staff; however, more significant changes may require approval by the City. Grant recipients shall not authorize execution of plan modifications until they have received written approval from Program Staff. Doing so may jeopardize the guarantee of project funding.

7. Project Schedule and Payment

The City will issue up to 50% of the grant award upon execution of a grant agreement.

The grant recipient will have a specified period of time from the date of award in which to complete the program and/or project.

Following completion of the project or program, the contractor will submit all required documentation to the City for processing of payment. Documentation is required for all eligible work for which reimbursement is being requested, and shall include, but not limited to the following:

- Invoice/Request for Payment from the grant recipient
- Copies of all invoices for work performed and receipts for materials supplied
- Copies of any required approved building inspections related to the project (only if requested by the City)
- Grant close out report.

The balance of grant funds will only be released to the Contractor upon review and approval of the supporting documentation listed above.

VIII. Reporting

The grant recipient is responsible for completing a close-out report, which documents the project, and or program, tangible outputs and expenditures.

The close out report serves as an affidavit affirming that any and all grant funds awarded by the City of Hyattsville were spent consistent with the awarded scope of work.

All Grants are subject to audit by the City of Hyattsville, or its designee. The City reserves the right to require up to 100% of the value of the grant from the applicant if it is determined that the information provided by the applicant was inaccurate or the applicant misrepresented either the project scope or the funding requirements.

IX. Default

Default on a contract issued through this program may result in City action to have such contract deemed null and void, and to obtain reimbursement of any grant funds paid out under the contract. The grant recipient may be considered in default under the following conditions:

- The project or program is not completed consistent with the terms of the grant.
- The grant recipient modifies the scope of work without prior approval of the City.
- If an improved commercial property is improved with grant funding and is demolished or funded improvements are not reasonably maintained during a period of five (5) years after the completion of the improvements funded through this grant.



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section:

SUBJECT

Dewey Property – Preliminary Plan of Subdivision (PPS-4-18022) - Correspondence to the M-NCPPC Planning Board (20 minutes)

HCC-429-FY19

Recommendation:

I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Dewey Property Preliminary Plan of Subdivision (PPS-4-18022), subject to the following conditions:

1. The applicant shall construct proposed roadways A and B to a public standard, which shall be dedicated to the City of Hyattsville upon inspection and acceptance by the City.
 - a. The tree boxes along roadways A and B shall provide a minimum of 5' in width, excluding the curb.
 - b. The north side of Road 'A' setback from the stop sign at Belcrest to be a minimum of the 30' to the first parking space.
 - c. The dimensions of Road 'B' shall be modified to comply with Prince George's Plaza TDDP Figure 16: 'New Downtown Core B Street Illustrative Street Sections', the roadway shall also be aligned with the private access road proposed as a connection to Parcel 2.
 - d. Parking spaces to be 19' in length, shall be metered by the City and shall also be publicly dedicated to the City of Hyattsville.
 - e. All pedestrian crosswalks shall be a minimum of 12' wide.
2. The applicant shall revise the PPS to include a new street connecting Parcel 3 and Parcel 2 and revising the boundary of Parcel 4 and SWM facility, if necessary to provide such a connection. If such a vehicular roadway connection is not physically or economically feasible due to the anticipated future use of Parcel 4 and associated regulatory requirements, the applicant shall modify the PPS to provide a pedestrian and non-motorized bridge connection between Parcel 2 and Parcel 3. If the applicant is unwilling or unable to provide an alternative connection to Parcel 3, the City of Hyattsville requests the Planning Board deny the subdivision of Parcel 3.
3. The City is of the opinion that the development of Parcel 3 will have a negative environmental impact, as the removal of these specimen trees require significant mitigation on behalf of the applicant. As such, the City is requesting the following conditions for any approved PPS application:
 - a. Replacements shall be at a 10:1 ratio, with a 60/40 ratio of Canopy/Understory trees
 - b. Size shall be a minimum of 2" in caliper, in good health, absent of girdling roots and epicormic sprouting
 - c. Trees shall be Native and of similar species – i.e. 60% Overstory – Oaks (Red, Southern Red, White)
 - d. Trees shall be planted according to ANZI standards with a 2-year replacement warranty and the removal of stakes and guy wires after the first year.
 - e. If necessary, additional tree planting can be off-set in City parks, green spaces, and/or adjacent properties.

4. The applicant shall amend its PPS application, removing the twelve (12) lots (24 RDU's) from Parcel 1 in the PPS exhibit.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Memo - Dewey Property - PPS - Final .docx](#)

[Dewey Parcel PPS Presentation Materials.pdf](#)

[ELOJ-4-18022_002.pdf](#)

[PPS-4-18022 - Road_Section_EXH \(1\).pdf](#)

[Reference Materials.pdf](#)

[Planning Committee Minutes - 05.21.2019 Draft for Adoption.pdf](#)

Summary Background:

The Dewey Parcel is a 17.29-acre site located along the 6000 block of Belcrest Road, north of Toledo Road and west of Adelphi Road, adjacent to the M-NCPPC Community Center.

The applicant is proposing to sub-divide the property into four (4) parcels for the purposes of developing three (3) parcels with 520 residential dwelling units and dedicate one (1) parcel to Prince George's County (and/or M-NCPPC) to provide a regional stormwater management facility.

The applicant presented its Preliminary Plan of Subdivision to the Planning Committee on Tuesday, May 21, 2019. The Planning Committee's recommendations are incorporated into this memorandum and the draft minutes of the meeting are included as an attachment.

Staff is recommending support of PPS-18022 subject to conditions included in the memorandum and motion language.

Due to timing of the City Council meeting dates, the next City Council date will occur after the applicant's Planning Board hearing, therefore it is necessary for the City Council to adopt any recommendations to be conveyed to the Planning Board at its meeting on Monday, June 3, 2019.

Next Steps:

The City will prepare correspondence to the M-NCPPC Planning Board and testify on the City's behalf at the public hearing on Thursday, June 27, 2019.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

The applicant presented to the Planning Committee on May 21, 2019. The Planning Committee largely responded positively to the proposal and had a few suggestions for improvements. Below is a summary of the recommendations voted on by the Committee:

1. The applicant shall amend the PPS application to set aside an appropriate amount of usable space for future residents. Approved 5 – 0;
2. The applicant shall design and construct all new roadways consistent with TDDP standards, per pages 84 and 85 of the TDDP, to provide future connection to adjacent land and be publicly dedicated. Approved 5 – 0;
3. The applicant should seek to minimize the removal of specimen trees within Parcel 3. If the applicant is required to remove the specimen trees, it shall be. Approved 5 – 0;
4. The County shall consider a more progressive SWM plan on Parcel 4. The SWM plan shall utilize best practices such as environmental site design. Approved 5 – 0;
5. Any specimen tree mitigation shall require a 1:1 replacement within the boundary of the City of Hyattsville, on sites within the watershed and approved by the City. Approved 5 – 0.

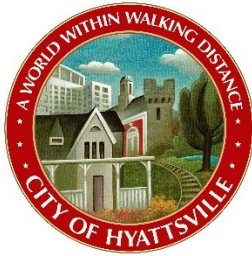
Minutes from the May 21, 2019 Planning Committee meeting are in a draft, have not been adopted, and are included as an attachment to this memorandum.

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

Date: May 29, 2019

Re: Dewey Property – Preliminary Plan of Subdivision (PPS-4-18022)

Attachments: Applicant's Exhibit

Applicant's Proposed Roadway Exhibit

Planning Committee Minutes – May 2019

Statement of Justification – Memo to M-NCPPC Environmental Planning Section

Prince George's TDDP – Relevant Sections

The purpose of this memorandum is to provide the City Council a summary of the Preliminary Plan of Subdivision for the Dewey Property and staff recommendations.

Project Summary

- The Dewey Parcel is a 17.29-acre site located along the 6000 block of Belcrest Road, north of Toledo Road and west of Adelphi Road, adjacent to the M-NCPPC Community Center.
- The applicant is proposing to sub-divide the property into four (4) parcels for the purposes of developing three (3) parcels with 520 residential dwelling units and dedicate one (1) parcel to Prince George's County (and/or M-NCPPC) to provide a regional stormwater management facility.
- The applicant presented its Preliminary Plan of Subdivision to the Planning Committee on Tuesday, May 21, 2019. The Planning Committee's recommendations are incorporated into this memorandum and the draft minutes of the meeting are included as an attachment.
- Staff is recommending support of PPS-18022 subject to conditions included in the memorandum and motion language.
- Due to timing of the City Council meeting dates, the next City Council date will occur after the applicant's Planning Board hearing, therefore it is necessary for the City Council to adopt any recommendations to be conveyed to the Planning Board at its meeting on Monday, June 3, 2019.

PPS Application Details

The Dewey Parcel is a 17.29-acre site located along the 6600 block of Belcrest Road, north of Toledo Road and west of Adelphi Road, adjacent to the M-NCPPC Community Center. The existing conditions of the property consist of a paved parking surface on the southwest and north areas of the site. The north east section of the site is adjacent to Adelphi Road and consists of unimproved green space. Through this preliminary plan of subdivision application, the applicant is proposing to sub-divide the property into four (4) parcels for the purposes of developing three (3) parcels with 520 residential dwelling units and dedicate one (1) parcel to Prince George's County (and/or M-NCPPC) to provide a regional stormwater management facility.

This land area was previously approved under a master plan approved through Conceptual Site Plan (CSP) 00024, whereby two sub-regions were created. Subarea 1 was developed as University Town Center, while Subarea 2 is the subject of this Preliminary Plan of Subdivision application. The CSP application approved a density of 600-1200 residential dwelling units. As part of the approval of CSP, a mandatory dedication of land was provided to M-NCPPC, which now includes the existing Community Center. The applicant is proposing less residential dwelling units than approved through the original CSP application, therefore no additional mandatory dedication is required under this PPS application.

The subject property is zoned as Mixed-Use-Infill, a zoning category which encourages density consistent with existing adjacent uses. The property is subject to the development standards prescribed in the 2016 Prince George's Plaza Transit District Overlay Zone, with the property overlapping both the Downtown Core and Neighborhood Edge Character Areas.

The applicant is proposing to create a 'regional stormwater management facility', also known as the Nine Pond SWM project, which will enable future adjacent land owners to connect into a County-managed stormwater management facility. In 2011, the City of Hyattsville, Town of Riverdale Park, and Town of University Park committed to a memorandum of understanding as well as a subsequently commissioned feasibility study; the Wells Run Nine Pond Feasibility Study determined the physical and financial feasibility of utilizing the subject site to support a regional stormwater management solution. The applicant's proposed use and dedication of Parcel 4 achieves the goals of this feasibility study.

The applicant is proposing roadways built to a private standard and managed through a Homeowners Association (HOA) covenant. The applicant is proposing a north-south roadway (Road 'A') cross-section which will provide two (2) 11' travel lanes, two (2) 5' tree boxes and two (2) five-foot sidewalks. The applicant is proposing an east-west roadway (Road 'B') cross-section provide two (2) 11' travel lanes, one (1) 5' tree boxes on the south side of the street, one (1) on-street parking area consisting of twelve (12) parking spaces, and two (2) five foot sidewalks.

The table below details the applicant's intended land use of each of the subject parcels, contingent upon approval of this PPS application.

Parcel	Subdivided Acreage	Development Type	Residential Dwelling Units
1	3.88	Multi-Family Building + 2-over-2 Condo Units	360
2	4.38	2-over-2 Condo Units	120
3	2.15	2-over-2 Condo Units	40
4	6.88	Stormwater Management	N/A

The applicant's Bicycle Pedestrian Impact Statement includes a proffer of constructing new and upgraded sidewalks along the northernmost section of Belcrest Road and 975 linear feet of upgraded sidewalks along Adelphi Road.

The applicant is requesting a variance to permit the removal of eleven (11) specimen trees, ten (10) on Parcel 3 and one (1) on Parcel 4. The applicant has provided a Statement of Justification to the Maryland-National Capital Park & Planning Commission (M-NCPPC) detailing the justification for removal of these specimen trees and impact on water quality.

Planning Committee Review

The applicant presented to the Planning Committee on May 21, 2019. The Planning Committee largely responded positively to the proposal and had a few suggestions for improvements. Below is a summary of the recommendations voted on by the Committee:

1. The applicant shall amend the PPS application to set aside an appropriate amount of usable space for future residents. Approved 5 – 0;
2. The applicant shall design and construct all new roadways consistent with TDDP standards, per pages 84 and 85 of the TDDP, to provide future connection to adjacent land and be publicly dedicated. Approved 5 – 0;
3. The applicant should seek to minimize the removal of specimen trees within Parcel 3. If the applicant is required to remove the specimen trees, it shall be. Approved 5 – 0;
4. The County shall consider a more progressive SWM plan on Parcel 4. The SWM plan shall utilize best practices such as environmental site design. Approved 5 – 0;
5. Any specimen tree mitigation shall require a 1:1 replacement within the boundary of the City of Hyattsville, on sites within the watershed and approved by the City. Approved 5 – 0.

Minutes from the May 21, 2019 Planning Committee meeting are in a draft, have not been adopted, and are included as an attachment to this memorandum.

Staff Analysis and Recommendations

Generally, the Staff is supportive of this preliminary plan of subdivision, as it is consistent with the land-use goals of the 2016 Prince George's Plaza Transit District Development Plan. The applicant is proposing a use, density, and product type that is supported by the TDDP, however there are several specific areas of concern and it is the opinion of staff that the application shall be modified and/or conditions shall be required to address these specific concerns:

1. Roadway Standards, Ownership and Maintenance: The applicant is proposing to construct and maintain the sidewalk and roadways to a private standard, owned in perpetuity by the Homeowners Association (HOA). The roadways will include a new roadways, Roadway A (east/west) and Roadway B (north and west to connect with Belcrest Road, consistent TDDP Strategy TM3.2. A private standard typically provides for narrower streets and turning radius, does not require the same setbacks, and does not include the same asphalt depth as would otherwise be required by a public standard. A private standard typically allows for a greater unit count to be achieved within a subject site.
 - a. Recommendation: Staff has recommended the applicant consider constructing to a public standard for specific roadways, and public dedication of these roadways, within

the development footprint. Roadways which serve as service alleys would be constructed to a private standard and maintained privately. The City introduced this concept previously at the Editors Park project, whereby the primary spine road will be dedicated to the public once the project is complete. The applicant has submitted an exhibit, which has been included in this packet.

2. **Parcel Connectivity:** The applicant is proposing the creation of roadways, which will bisect the existing parcel and provide walkable sidewalk and street connectivity to new Parcels 1, 2 and 4, however there are no proposed vehicular or pedestrian connections from those parcels to the new Parcel 3. Proposed Parcel 3 will only be accessible via Adelphi Road, outside the boundary of the TDDP, and will effectively be constructed as a cul-de-sac sub-division, disconnected from the other sections of the newly created neighborhood. A proposed WSSC easement is to be located on the northernmost section of Parcel 4.
 - a. **Recommendation:** The overarching goal of the 2016 Prince George's Plaza District Development Plan is to enable density and connectivity within the boundary of the designated transit district overlay zone. The applicant's proposed subdivision of Parcel 3 fails to achieve that vision and therefore, it is Staff's recommendation to the City Council that it does not support the subdivision of Parcel 3 without revision. Staff is recommending that the PPS be revised to include a new street connecting Parcel 3 and Parcel 2 and revising the boundary of Parcel 4 and SWM facility, if necessary to provide such a connection. If such a connection is not physically or economically feasible, Staff recommends that the applicant modify the PPS to provide a pedestrian and non-motorized bridge connection between Parcel 2 and Parcel 3. If the applicant cannot provide an alternative connection to Parcel 3, Staff recommends that the City Council not support the subdivision of Parcel 3 and recommend that the Planning Board deny the subdivision of Parcel.
3. **Specimen Tree Removal:** The proposed specimen trees have been evaluated by DPW Director Riddle and DPW Staff determined that there are two (2) S. Red Oaks in Poor condition. Staff determined that the remaining trees in "Good" if not "Excellent" condition. The environmental loss from the removal of these trees will be significant.
 - a. **Recommendation:** The removal of these trees require significant mitigation on behalf of the applicant, therefore the Staff is recommending adoption of the following conditions:
 - Replacements shall be at a 10:1 ratio, with a 60/40 ratio of Canopy/Understory trees
 - Size shall be a minimum of 2" in caliper, in good health, absent of girdling roots and epicormic sprouting
 - Trees shall be Native and of similar species – i.e. 60% Overstory – Oaks (Red, Southern Red, White)
 - Trees shall be planted according to ANZI standards with a 2-year replacement warranty and the removal of stakes and guy wires after the first year.
 - If necessary, additional tree planting can be off-set in City parks, green spaces, and/or adjacent properties.
4. **Condo Units on Parcel 1:** The applicant's subdivision application includes twelve (12) lots that are intended to enable twenty-four (24) 2-over-2 condominium units. It is Staff's opinion that the applicant would be better served incorporating this land into a future development of the

site east of Parcel 1 (excluded from this PPS application) and these units be removed from the PPS application.

- a. Recommendation: Staff recommends an amendment to the PPS application removing these twelve (12) lots (24 RDU's) from the PPS exhibit.

City Council Action

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider PPS-18002 on Thursday, June 27, 2019. Due to timing of the City Council meeting dates, the next City Council date will occur after the applicant's Planning Board hearing, therefore it is necessary for the City Council to adopt any recommendations to be conveyed to the Planning Board at its meeting on Monday, June 3, 2019.

Staff is recommending the City Council adopt the following motion:

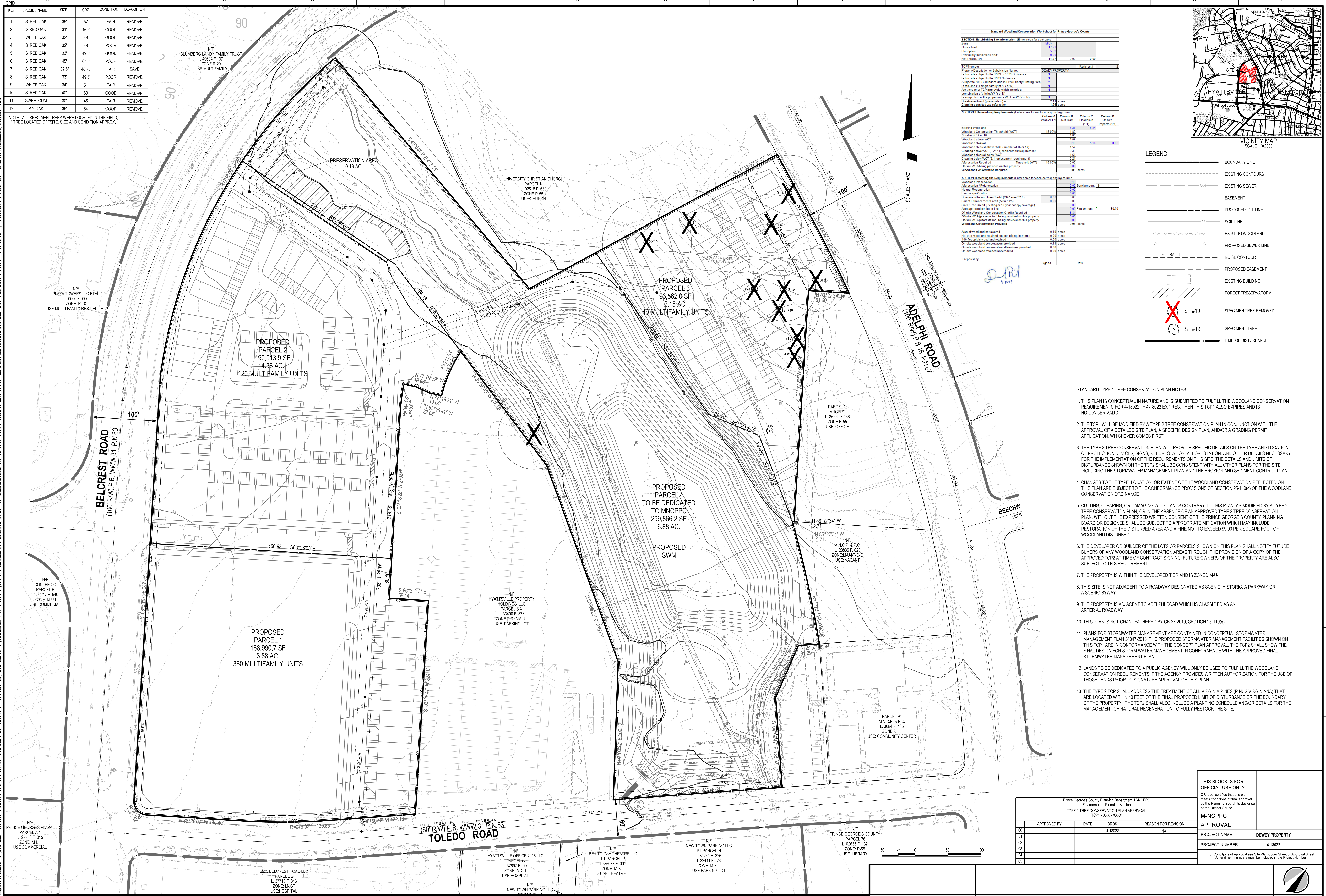
"I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Dewey Property Preliminary Plan of Subdivision (PPS-4-18022), subject to the following conditions:

1. The applicant shall construct proposed roadways A and B to a public standard, which shall be dedicated to the City of Hyattsville upon inspection and acceptance by the City.
 - a. The tree boxes along roadways A and B shall provide a minimum of 5' in width, excluding the curb.
 - b. The north side of Road 'A' setback from the stop sign at Belcrest to be a minimum of the 30' to the first parking space.
 - c. The dimensions of Road 'B' shall be modified to comply with Prince George's Plaza TDDP Figure 16: 'New Downtown Core B Street Illustrative Street Sections', the roadway shall also be aligned with the private access road proposed as a connection to Parcel 2.
 - d. Parking spaces to be 19' in length, shall be metered by the City and shall also be publicly dedicated to the City of Hyattsville.
 - e. All pedestrian crosswalks shall be a minimum of 12' wide.
2. The applicant shall revise the PPS to include a new street connecting Parcel 3 and Parcel 2 and revising the boundary of Parcel 4 and SWM facility, if necessary to provide such a connection. If such a vehicular roadway connection is not physically or economically feasible due to the anticipated future use of Parcel 4 and associated regulatory requirements, the applicant shall modify the PPS to provide a pedestrian and non-motorized bridge connection between Parcel 2 and Parcel 3. If the applicant is unwilling or unable to provide an alternative connection to Parcel 3, the City of Hyattsville requests the Planning Board deny the subdivision of Parcel 3.
3. The City is of the opinion that the development of Parcel 3 will have a negative environmental impact, as the removal of these specimen trees require significant mitigation on behalf of the applicant. As such, the City is requesting the following conditions for any approved PPS application:
 - a. Replacements shall be at a 10:1 ratio, with a 60/40 ratio of Canopy/Understory trees
 - b. Size shall be a minimum of 2" in caliper, in good health, absent of girdling roots and epicormic sprouting
 - c. Trees shall be Native and of similar species – i.e. 60% Overstory – Oaks (Red, Southern Red, White)
 - d. Trees shall be planted according to ANZI standards with a 2-year replacement warranty and the removal of stakes and guy wires after the first year.

- e. If necessary, additional tree planting can be off-set in City parks, green spaces, and/or adjacent properties.
- 4. The applicant shall amend its PPS application, removing the twelve (12) lots (24 RDU's) from Parcel 1 in the PPS exhibit."

KEY	SPECIES NAME	SIZE	CRZ	CONDITION	DEPOSITION
1	S. RED OAK	38"	57'	FAIR	REMOVE
2	S. RED OAK	31"	46.5'	GOOD	REMOVE
3	WHITE OAK	32"	48'	GOOD	REMOVE
4	S. RED OAK	32"	48'	POOR	REMOVE
5	S. RED OAK	33"	49.5'	GOOD	REMOVE
6	S. RED OAK	45"	67.5'	POOR	REMOVE
7	S. RED OAK	32.5"	48.75'	FAIR	SAVE
8	S. RED OAK	33"	49.5'	POOR	REMOVE
9	WHITE OAK	34"	51'	FAIR	REMOVE
10	S. RED OAK	40"	60'	GOOD	REMOVE
11	SWEETGUM	30"	45'	FAIR	REMOVE
12	PIN OAK	36"	54'	GOOD	REMOVE

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD.
* TREE LOCATED OFFSITE, SIZE AND CONDITION APPROX.



Standard Woodland Conservation Worksheet for Prince George's County			
SECTION I: Establishing Site Information (Enter acres for each zone)			
Zone	Tract	Priority	Priority
1	2	3	4
11.37	0.00	0.00	0.00
Total Tract (WTN)			
2			
SECTION II: Determining Regeneration (Enter acres for each corresponding column)			
Column A	Column B	Column C	Column D
WTN	WTN	WTN	WTN
1	2	3	4
11.37	0.00	0.00	0.00
Total Tract (WTN)			
2			
SECTION III: Planning the Regeneration (Enter acres for each corresponding column)			
Column A	Column B	Column C	Column D
WTN	WTN	WTN	WTN
1	2	3	4
11.37	0.00	0.00	0.00
Total Tract (WTN)			
2			

LEGEND	
---	BOUNDARY LINE
---	EXISTING CONTOURS
---	EXISTING SEWER
---	EASEMENT
---	PROPOSED LOT LINE
---	SOIL LINE
---	EXISTING WOODLAND
---	PROPOSED SEWER LINE
---	NOISE CONTOUR
---	PROPOSED EASEMENT
---	EXISTING BUILDING
---	FOREST PRESERVATION
---	SPECIMEN TREE REMOVED
---	SPECIMEN TREE
---	LIMIT OF DISTURBANCE

- STANDARD TYPE 1 TREE CONSERVATION PLAN NOTES
- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR 4-18022. IF 4-18022 EXPIRES, THEN THIS TOP1 ALSO EXPIRES AND IS NO LONGER VALID.
 - THE TOP1 WILL BE MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND/OR A GRADING PERMIT APPLICATION, WHICHEVER COMES FIRST.
 - THE TYPE 2 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNS, REFORESTATION, AFFORESTATION, AND OTHER DETAILS NECESSARY FOR THE IMPLEMENTATION OF THE REQUIREMENTS ON THIS SITE. THE DETAILS AND LIMITS OF DISTURBANCE SHOWN ON THE TOP2 SHALL BE CONSISTENT WITH ALL OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN.
 - CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE CONFORMANCE PROVISIONS OF SECTION 25-119(c) OF THE WOODLAND CONSERVATION ORDINANCE.
 - CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN, AS MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN, OR IN THE ABSENCE OF AN APPROVED TYPE 2 TREE CONSERVATION PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD OR DESIGNEE SHALL BE SUBJECT TO APPROPRIATE MITIGATION WHICH MAY INCLUDE RESTORATION OF THE DISTURBED AREA AND A FINE NOT TO EXCEED \$5.00 PER SQUARE FOOT OF WOODLAND DISTURBED.
 - THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THE APPROVED TOP2 AT TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THIS REQUIREMENT.
 - THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED M-4J.
 - THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
 - THE PROPERTY IS ADJACENT TO ADEPHI ROAD WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.
 - THIS PLAN IS NOT GRANDFATHERED BY CB-27-2010, SECTION 25-119(g).
 - PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLAN 3437-2018. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS TOP1 ARE IN CONFORMANCE WITH THE CONCEPT PLAN APPROVAL. THE TOP2 SHALL SHOW THE FINAL DESIGN FOR STORMWATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.
 - LANDS TO BE DEDICATED TO A PUBLIC AGENCY WILL ONLY BE USED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS IF THE AGENCY PROVIDES WRITTEN AUTHORIZATION FOR THE USE OF THOSE LANDS PRIOR TO SIGNATURE APPROVAL OF THIS PLAN.
 - THE TYPE 2 TOP2 SHALL ADDRESS THE TREATMENT OF ALL VIRGINIA PINES (PINUS VIRGINIANA) THAT ARE LOCATED WITHIN 40 FEET OF THE FINAL PROPOSED LIMIT OF DISTURBANCE OR THE BOUNDARY OF THE PROPERTY. THE TOP2 SHALL ALSO INCLUDE A PLANTING SCHEDULE AND/OR DETAILS FOR THE MANAGEMENT OF NATURAL REGENERATION TO FULLY RESTOCK THE SITE.

Princo George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 1 TREE CONSERVATION PLAN APPROVAL TOP1 - XXX - XXXX			
APPROVED BY	DATE	DRD#	REASON FOR REVISION
00		4-18022	NA
01			
02			
03			
04			
05			

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:	DEWEY PROPERTY
PROJECT NUMBER:	4-18022
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Amendment numbers must be included in the Project Number.	

SOLTESZ, LLC

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

NO. MAY 2018
DESIGNED: YOR

REVISIONS
CAO STANDARDS VERSION: V8 - NCS
TECHNICIAN: YOR

BY DATE

CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITIES CROSSING BY DRIVING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN 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

DEWEY L C
6525 Belcrest Road #300
Hyattsville, MD 20782

PHONE # 301-915-6490
FAX # 240-387-6109
CONTACT NAME: SCOTT DECAIN

MAP TAX MAP GRID ZONING CATEGORY:

41, A1 M-4J

WBC 200 SHEET XXXX

208 NE 03

SITE DATUM XXXX

HORIZONTAL: XXXX

VERTICAL: XXXX

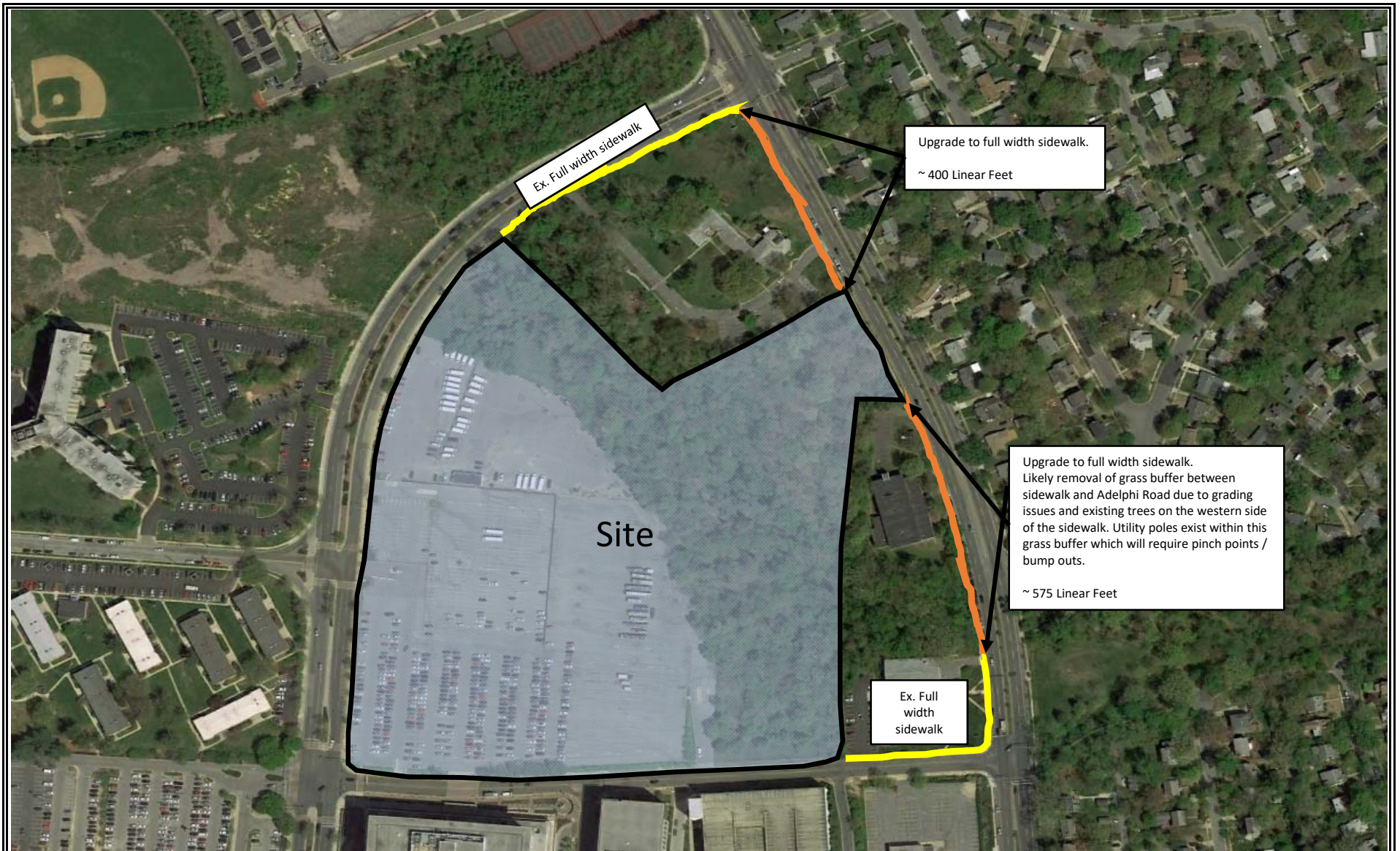
STATE OF MARYLAND
JANISCAPE ARCHITECTS

TREE CONSERVATION PLAN TYPE 1
4-18022
DEWEY PROPERTY

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

SHEET 1
OF 1

PROJECT NO.
36710001



Traffic Impact Analysis

Pedestrian Improvement Locations

**Exhibit
1**



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January 31, 2019
Revised May 22, 2019

Environmental Planning Section
Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Dewey Property 4-18022
Soltesz No.: 3671-00-01
Variance from Section 25-122(b)(1)(G)

The following information is provided pursuant to the need to apply for a variance from Section 25-122(b)(1)(G) for the removal of eleven (12) specimen trees in the development of the above referenced project. The intent of the variance request is to provide justification for this removal in accordance with the requirements of Section 25-119(d)(1).

The subject property is composed of two existing Parcels, Part of Parcel A and Parcel 67. The site is bounded by Belcrest Road on the west, Toledo Road on the south, and Adelphi Road on the east. These existing parcels combined will constitute the overall parcel acreage. These parcels are located roughly 1200 feet north of the intersection of Md 410 and Belcrest Road, just north of the Prince George's Center. The approximate site address is in the 6000 block of Belcrest Road. The 17.29-acre site is currently zoned Mixed Use In-fill (M-U-I).

There are twelve (12) specimen trees or trees with CRZ's located within the proposed LOD, on the property, or within 100 feet adjacent to the property line. Therefore, the twelve (12) specimen trees within the LOD are proposed to be removed. The trees to be removed have been rated as being in poor, fair, or good condition. ST#1-Fair, ST#2-Good, ST#3-Good, ST#4-Poor, ST#5-Good, ST#6-Poor, ST#7-Fair, ST#8-Poor, ST#9-Fair, ST#10-Good, ST#11-Fair, and ST#12-Good. The percent impact to the specimen trees' root zones is as follows, ST#1-6, & 8-11 – 100%, ST#12 - 75%.

The intent of this letter is to provide justification for these impacts in accordance with the requirements of new Section 25-119(d)(1).

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

The specimen trees are mainly located on the eastern side of the site or east side of the stream. These special conditions apply to this area. This part of site is bounded on the north and the south by existing development and drops 30 feet in elevation from Adelphi Road to the PMA. Floodplain, wetlands, and a stream restrict the western side of this land bay. In addition, the property is narrower along Adelphi Road and is triangular in shape. by a stream channel and steep slopes and on the south by a stream channel and steep slopes.

The existing site conditions, such as streams and their regulated buffers, further limit the extent of developable space. After all these conditions are considered, the remaining areas available for development consist of only 1/3 of the total area of the eastern portion of land. In order to have developable and functional use for residential development, the specimen trees located within the LOD must be removed. Any additional loss in developable area for specimen tree retention will cause the site to not meet its development requirements and will cause the applicant an unwarranted hardship.

- (B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

This property is zoned M-U-I which stands for Mixed Use Infill and is located along Adelphi Road which is classified as an arterial road. One of the purposes of this zone is to encourage development in areas that are already substantially developed. It is also part of the Prince George's Plaza sector plan which also encourages high density development. This site is permitted to have 48 multifamily dwelling units per acre. The development of this site proposes the removal of certain specimen trees that hinder the design of residential development. The decision to remove specimen trees is in keeping with the surrounding area's development character of residential/commercial/retail/or undeveloped forest. With the existing site constraints already dictating and limiting developable area, further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development.

- (C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

As explained in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. It is very important that this happens while also meeting the development requirements for the site. Granting this variance will not confer a special privilege to the applicant, but instead will allow the applicant to develop the most functional and efficient development for the surrounding community.

- (D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

The request is based on the existing conditions of the site and the associated requirements for development. The applicant has attempted to provide a layout that meets zoning requirements; addresses comments received from the Maryland Department of the Environment, and conforms to the requests of the community. That this project proposed to remove specimen trees, is not a condition or circumstance which was the result of any action by the applicant.

- (E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the specimen trees does not arise from any condition on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

The site is governed by the new Stormwater Management Regulations that went into effect May 5, 2010. These regulations require that stormwater management measures be designed such that post-development conditions mimic a pre-development condition of a site as "woods in good condition". Because the site is required to meet these water quality requirements, the loss of the specimen trees will not adversely affect the water quality.

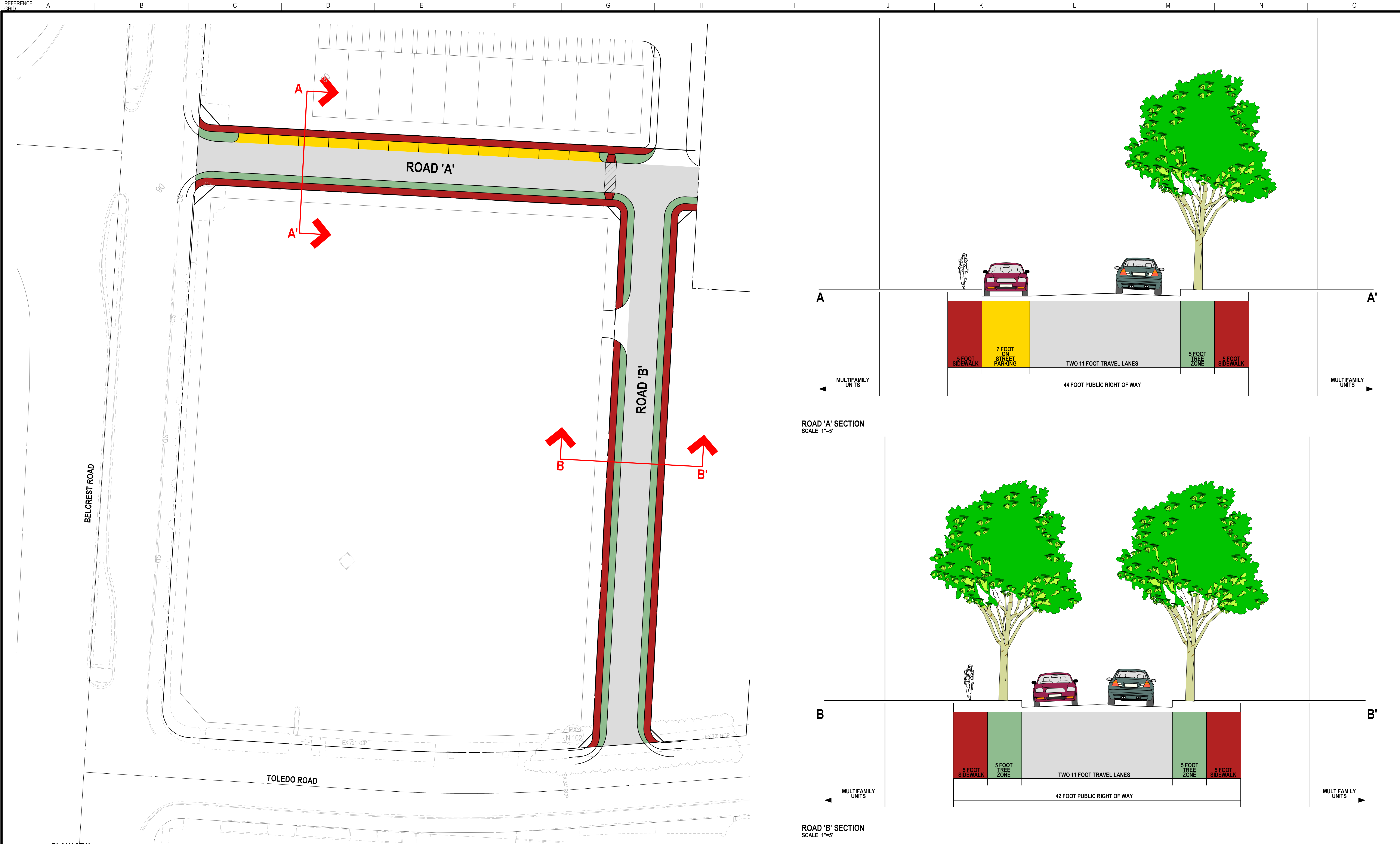
Based upon the above, this property meets the criteria for a variance for specimen tree removal. This results in an unwarranted hardship to the applicant. If you have any further questions or concerns, please do not hesitate to contact our office.

Sincerely,

Soltesz, LLC



David J. Bickel, RLA
Director of Planning



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PRINCE GEORGE'S PLAZA

APPROVED Transit District Development Plan
and Transit District Overlay Zoning Map Amendment



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
www.pgplanning.org

July 2016



Land Use | Vision

A vibrant new integrated and compact mixed-use Regional Transit District for Prince George's County with a variety of housing, employment, retail, and entertainment choices.

Land Use | Goals

- A mix of land uses that complement each other, help to create and support an attractive and vibrant public realm, and are within convenient walking distance of each other and public transit.
- Sufficient capacity to help meet the County's Growth Management Goals of 50 percent of new dwelling units and new jobs within Regional Transit Districts.
- The accommodation of the anticipated amount and mix of development through a significant redevelopment of the Transit District.

Land Use | Character Areas

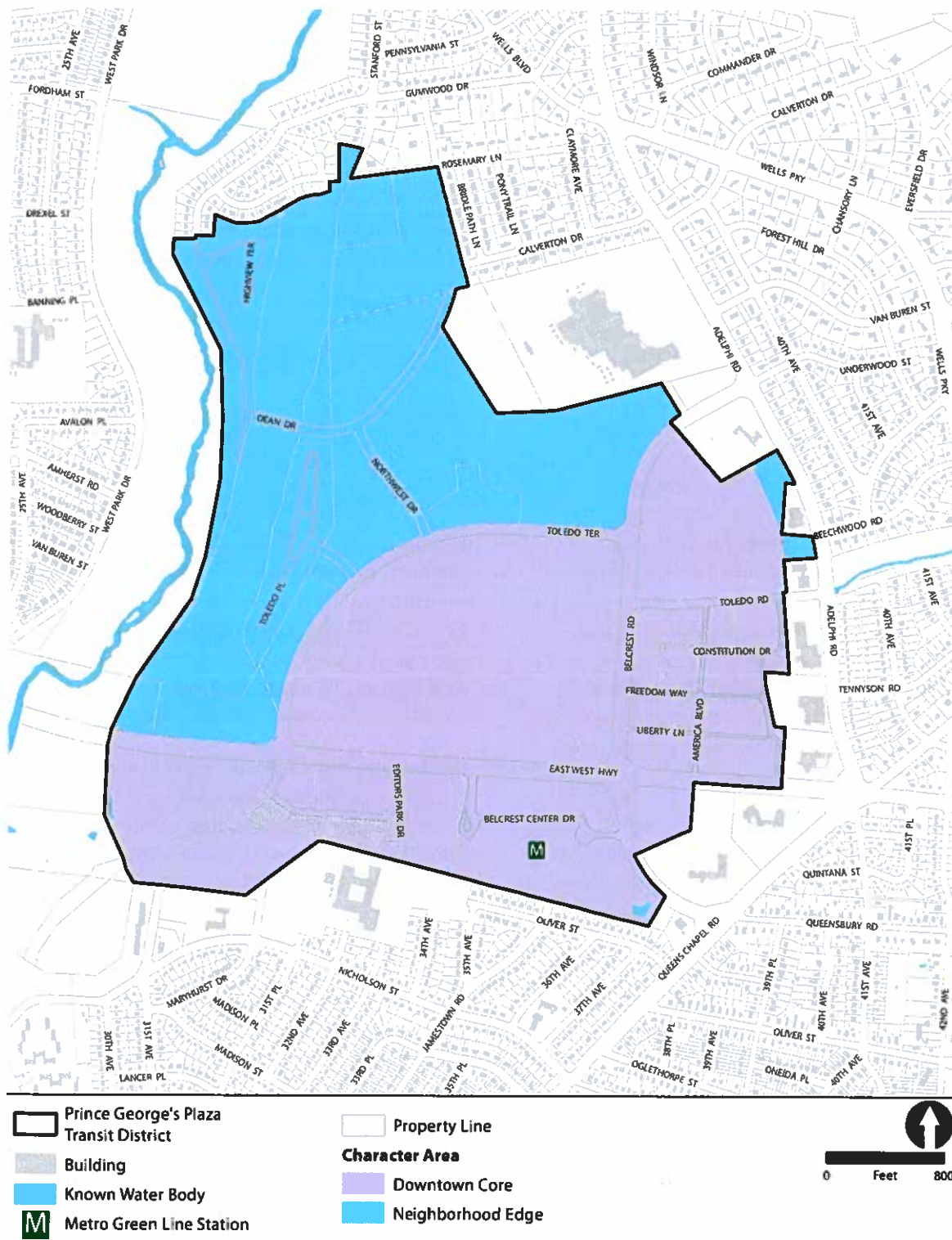
The Transit District envisions two distinct but interconnected neighborhoods that capitalize on the area's transit network, recreational amenities, and retail draw and enhance its environmental setting and historic resources. Each neighborhood contributes to the gradual transformation of what is currently an auto-oriented landscape into a regionally competitive, walkable, transit-oriented center, or, perhaps more simply put, a great urban place.

The **Downtown Core** is the Transit District's central activity hub, with a mix of residential, retail, and office development framing lively walkable streets. A new skyline announces the downtown to visitors while the iconic pedestrian bridge, a link to the past, serves as a canvas for area artists. Green spaces and plazas invite farmers markets, outdoor movie nights, and pickup games. New pedestrian-friendly streets lined with cafés and stores draw commuters between the Prince George's Plaza Metro Station and the Mall at Prince Georges. The parking lot at the Mall is

developed with new buildings that help reposition MD 410 (East West Highway) from a local commuter route to a true Main Street. New street life, wayfinding signage, and programming integrate rejuvenated spaces on either side of MD 410 (East West Highway) and Belcrest Road into an exciting, desirable, trend-setting regional destination.

The **Neighborhood Edge** is a residential area that transitions the intensity and vibrancy of the Downtown Core to surrounding established residential neighborhoods. A mix of housing types—including townhouses and single-family detached homes—broadens the Transit District's appeal to current and future residents. Wide tree-lined sidewalks, parks, and public open spaces, including a new greenway, connect residents to schools, public facilities, the Northwest Stream Valley Park, and other amenities.

Map 14. Character Areas



Land Use | Future Land Use

The anticipated pattern of development reflects the desire for a mix of commercial, institutional, residential and other uses nearest the Metro station, MD 410 (East West Highway), and Belcrest Road, with primarily residential development decreasing in intensity to the north and west. Classification in the mixed-use land category is not intended to mandate a vertical mix of uses but rather to reflect a mix of uses—horizontal as well as vertical—that are desired in the Downtown Core as it redevelops over time. The use of the flexible

Mixed-Use Infill (M-U-I) Zone throughout the Transit District permits property owners the option of constructing single- or mixed-use buildings in response to market conditions. In addition, the Transit District Standards focus more on building form than use, permitting a great deal of flexibility in leasing, construction, and mixing of uses. Map 15 shows the recommended future land use in the Transit District.

Land Use | Future Land Use | *Anticipated Phasing*

During the outreach phase, there were a number of questions about the phasing of development. In small districts such as this, with multiple property owners, the location and timing of development will respond largely to market conditions and the willingness of property owners to invest in their properties. During the development of this TDDP, we heard from several property owners who indicated that redevelopment of their properties was possible soon following approval of the TDDP.

Contributing nonmarket factors to the phasing of development are:

1. The creation of a management entity for the Transit District.
2. The creation of an infrastructure funding mechanism.
3. The construction of a regional stormwater management facility in the Wells Run subwatershed.
4. Construction or reconstruction of the envisioned street network.
5. The availability of incentives, such as the Prince George's County Economic Development Incentive Fund.

The timing of these nonmarket factors could affect the phasing of development; as these occur, the development climate will be more supportive of market demand.

Additional contributing factors to the phasing of development include:

6. The desire to keep The Mall at Prince Georges visible from MD 410 (East West Highway).
7. Long-term retail leases preventing redevelopment of structures or major reductions in surface parking.
8. Redevelopment of Prince George's Plaza Professional Park (between the Mall at Prince Georges and Toledo Terrace) complicated by condominium ownership.

Development activity is generally moving west to east; this trend may continue, culminating in the redevelopment of the parcels at the intersection of Belcrest Road and MD 410 (East West Highway). Greater land values (due to the proximity to the Metro station) and the need for underground parking will likely position this area for the highest-intensity of development only after the Transit District has reached a certain level of maturation.

The following table shows the level of development anticipated by 2035.

Table 13. Anticipated 2035 Buildout (Net New Development)

Multifamily	8,201 units
Single-family (attached/detached)	232 units
Office (RBA*)	171,000 sq. ft.
Retail (RBA)	24,000 sq. ft.
Other (hotel, community center, etc) (RBA)	213,000 sq. ft.

* RBA-Rentable Building Area.

Plan 2035 recommends that 50 percent of new dwelling units and 50 percent of new jobs be located within Regional Transit Districts. Plan 2035 projects that 31,500 new dwelling units will be constructed in Regional Transit Districts by 2035. The growth anticipated for Prince George's Plaza represents 27 percent of that total. Plan 2035 projects 57,000 new jobs to be added to the Regional Transit Districts; this TDDP does not anticipate significant additional office construction and a relatively consistent level of retail offerings. These market limitations will inhibit the ability of the Transit District to meet the Plan 2035 goal; however, this TDDP provides regulatory flexibility that allows commercial development throughout the Transit District as market conditions dictate.

Post 2035

This TDDP anticipates the potential partial or complete replacement of the Mall with infill development sometime after the plan's horizon year of 2035. The TDDP prepares for this possibility by proposing a street network on the Mall site with block dimensions that can accommodate medium- to high-density mixed-use development.

There are a number of examples illustrating the successful phased redevelopment of malls. Peninsula Town Center in Hampton, Virginia was transformed from a suburban mall to a mixed-use town center with an active and vibrant main street. After one of the Mall anchor stores was closed because of financial difficulties, the remaining anchors were relocated into existing buildings on site. The rest of the Mall was torn down and redeveloped with two new streets and mixed-use buildings with ground level retail and multifamily housing above.

Locally, plans are underway at the Ballston Common Mall in Arlington, Virginia to remove the roof of the 1980s era suburban mall, transforming its galleria into an open-air terrace and plaza. A new residential high-rise tower will link the Mall with adjacent streets, integrating it with the broader transit-oriented development that has occurred around the Ballston Metro Station. The intensity and vibrancy of that development has sponsored the transformation of the suburban shopping center into a mixed-use development that is fully integrated with and contributes to the active, urban environment around the Ballston Metro Station.

Table 14. Existing and Proposed Master Planned Street and Road Facilities

Roadway	Limits	Owner	Functional Classification	Master Plan Identifier	Proposed Rights of Way	Proposed Travel Lanes	Amends MPOT
MD 410 (East West Highway)	Ager Road to MD 500 (Queens Chapel Road)	SHA	Minor Arterial	A-15	100-120	4	No
Belcrest Road	Queens Chapel Road to Adelphi Road	DPW&T	Collector	C-229	100	4	No
Toledo Road	Belcrest Road to Adelphi Road	DPW&T	Primary	P-202	60	2	No
Toledo Road (Extended)	Toledo Terrace to Belcrest Road	City of Hyattsville	Local	P-202	60	2	New Local Municipal Road
Toledo Terrace	MD 410 (East West Highway) to Belcrest Road	DPW&T	Primary	P-203	60	2	No

Strategy TM3.2: Pursuant to the Transit District Standards, which establish the maximum block size of 500 feet, and requires individual blocks to be separated by streets, construct new streets to connect MD 410 (East West Highway) and Belcrest Road with Toledo Terrace. Construct these connections as portions of the current Mall at Prince Georges site is redeveloped. If north-south connections are constructed as part of a redevelopment of the property between Toledo Terrace and the Mall at Prince Georges, connect and align new streets on the current Mall at Prince Georges property with these streets to create the desired grid, and vice versa: if the current mall property redevelops first, connect and align new north-south streets between the mall property and Toledo Terrace.

To create the desired grid pattern, the following general locations are encouraged (see Map 17):

- As the Mall at Prince Georges redevelops, extend the western Metro entry road north from Belcrest Center Drive, bisected by the Central Plaza proposed in Strategy HD4.3, to the main entrance of the Mall, through where the Mall stands today, to Toledo Terrace.

- Extend Freedom Way west to Toledo Terrace.
- Extend Editors Park Drive north.
- Formalize the extension of Toledo Terrace south of MD 410 (East West Highway) as a public street.
- Extend Belcrest Center Drive west to connect with Sentinel Drive.
- Extend America Boulevard north and west to connect with Belcrest Road.
- Extend Northwest Drive south to at least Toledo Road Extended.
- Extend Liberty Lane west across Belcrest Road to intersect with new recommended north-south streets.

Streets constructed to address this strategy located within the City of Hyattsville may be dedicated or conveyed to the city, subject to the city's approval.

Map 17. Recommended Street Connections



Strategy TM4.3: Add the following on-street bicycle accommodations to existing streets:

Table 15. Recommended On-Street Bicycle Accommodations

Street	On-Street Accommodation	Limits	Amends MPOT	Comments
MD 410 (East West Highway)	On-road bicycle lanes	Entire length within Transit District	No	
Toledo Terrace	On-road bicycle lanes	Northwest Drive to Belcrest Road	Yes	Following completion of Toledo Road extension, convert to on-street parking
Toledo Terrace	On-road bicycle lanes	Northwest Drive to southern terminus	Yes	Portion between Toledo Lane and East West Highway constructed
Toledo Road	On-road bicycle lane	Entire length	Yes	
Editors Park Drive	Sharrows	Entire length	No	
Belcrest Center Drive	Bicycle Route Signage	Entire length	No	Bicycle route signage is not an amendment of the MPOT
America Boulevard	Bicycle Route Signage	Entire length	No	In cooperation with University Town Center
Northwest Drive	Bicycle Route Signage	Entire length	No	
Dean Drive	Bicycle Route Signage	Entire length	No	

Strategy TM4.4: Install missing crosswalks and traffic signals at MD 410 (East West Highway) and Editors Park Drive, and rephase traffic signals for 24-hour control of the intersection.

Strategy TM4.5: Explore the feasibility of, and implement, if warranted, a new three-way intersection with full crosswalks and traffic signals at MD 410 (East West Highway) and America Boulevard.

Strategy TM4.6: Consider adding full traffic signals at new streets that intersect MD 410 (East West Highway) to provide additional vehicular, bicycle, and pedestrian crossings while slowing travel speeds.

Strategy TM4.7: Evaluate opportunities to improve pedestrian safety and access to Prince George's Community College, including improvements to the existing crosswalk on Belcrest Road south of Liberty Lane, possible signals, and/or additional signage.

Strategy TM4.8: Complete on-street bicycle lanes on Toledo Terrace. Design accommodations to permit retrofit to on-street parking following construction of Toledo Road Extended.

Strategy TM4.9: Evaluate the addition of on-street bicycle accommodation to Toledo Road, pursuant to the 2009 *Approved Countywide Master Plan of Transportation*.

Strategy TM4.10: Add "Bicycles Share Road" signage to Northwest Drive, Dean Drive, Belcrest Center Drive, and America Boulevard.

Strategy TM4.11: Resurface Northwest Drive, Toledo Terrace, and Dean Drive.

Strategy TM4.12: At the time of preliminary plan of subdivision, properties bordering the proposed Central Plaza (see Strategies TM3.2 and HD4.3) should work with the State Highway Administration to design an appropriate intersection for the recommended one-way couplet and Central Plaza that provides for safe, clear vehicle turns and full pedestrian accommodation.

POLICY TM5 Minimize impervious surface areas and utilize Green Street strategies wherever possible and practical to reduce surface water runoff and improve its quality before releasing it into storm sewers and the watersheds into which they drain.

Strategy TM5.1: Reduce impervious surfaces through the reduction of street lane widths to the minimums permitted by DPW&T, the City of Hyattsville, and SHA.

Strategy TM5.2: Design streets to provide sufficient soil volume to support large canopy trees capable of retaining large amounts of rainwater, cleansing the air, and cooling the area to reduce the urban heat island effect.

Strategy TM5.3: Permit and encourage permeable materials in street zones without heavy vehicle traffic. Typical zones where such materials are acceptable and viable include sidewalks, amenity zones, parking lanes, bicycle lanes, and medians and dividers.

Strategy TM5.4: Encourage the installation of landscape features such as bioswales, rain gardens or infiltration pits to capture and retain stormwater runoff.

Transportation and Mobility | Areawide Off-Street Bicycle and Pedestrian Policies and Strategies

POLICY TM6 Construct off-street bicycle and pedestrian facilities that are comfortable for bicyclists of all abilities.

Strategy TM6.1: Close gaps in the pedestrian and bicycle network by adding sidewalks and completing trails within the Transit District.

Strategy TM6.2: Use wayfinding signage to direct area users and visitors to bicycle paths, trails, bicycle parking, and ride share locations.

Strategy TM6.3: Develop walk guides and maps to illustrate points of interest within walking distance of the Transit District.

POLICY TM7 Provide off-street bicycle and pedestrian connections between neighboring developments and surrounding communities whenever feasible. All connections should be continuously lit, patrolled regularly by police or other security personnel, and clearly visible by adjacent buildings. Connections through parks or school grounds that must be closed during the nighttime hours due to security and safety considerations should have alternative routes that are accessible 24 hours a day.

Strategy TM7.1: Provide safe bicycle and pedestrian accommodation to the Lewisdale community along MD 410 (East West Highway) west of Toledo Terrace, including improved accommodation on the bridge over the Northwest Branch of the Anacostia River and connections to the Heurich Park and Northwest Branch Trails from both sides of MD 410 (East West Highway).

Strategy TM7.2: Improve pedestrian access from Oliver Street to the Prince George's Plaza Metro Station, including continuous lighting and ADA-compliant ramps to address street connections and other grade changes.

Strategy TM7.3: Implement exclusively nonmotorized connections between existing disconnected streets including Dean Drive and Calverton Drive and Highview Terrace and Gumwood Drive.

Strategy TM7.4: Create a formal bicycle/pedestrian connection between the Neighborhood Edge and the southern part of Northwestern High School campus to improve connectivity for students and teachers between the high school and residences, the Mall at Prince Georges, and the Metro station.

Strategy TM7.5: Create a formal pedestrian or bicycle/pedestrian connection between University Town Center and the Hyattsville Public Library

Strategy TM7.6: Construct off-street bicycle and pedestrian facilities presented in Map 18 and Table 16.

Strategy TM7.7: Create, and prioritize maintenance of pedestrian connections between the Transit District and Lewisdale and University Park Elementary Schools and Northwestern High School.

Table 16. Recommended Off-Street Bicycle/Pedestrian Facilities

Facility Name	Facility Type	Project Limits	Amend MPOT	Comments
Wells Run Greenway	Hard surface multiuse trail	Intersection of the proposed Highview Terrace Trail and Dean Drive to the Intersection of Toledo and Adelphi Roads	Yes	Project would traverse the Landy Property, cross Belcrest Road, and parallel Wells Run and the envisioned stormwater management facility.
Toledo Place Trail	Hard surface multiuse trail or side path	Toledo Terrace to the Northwest Branch Trail	Yes	Project would parallel, or follow the path of, the current Toledo Place and continue west to the Northwest Branch Trail, including a crossing of the Northwest Branch.
Green Line Trail	Hard surface multiuse trail	Metro station to Heurich Park Trail	Yes	Above, or parallel to, Metro Green/Yellow Line.
Highview Terrace Trail	Hard surface multiuse trail	Dean Drive to Toledo Place Trail	Yes	
Belcrest Road	Shared-use side path	Adelphi Road to Toledo Terrace	Yes	
Belcrest Road	Cycle track	Toledo Terrace to entrance to Metro station	Yes	Path should be a raised cycle track, barrier separated from adjacent sidewalk, 10 feet wide, two-way, and constructed with distinctive pavement materials.
Belcrest Road	Shared-use side path	Entrance to Metro station to Queens Chapel Road	Yes	Expand existing sidewalk as shared-use side path.
Jamestown Road Trail	Hard surface multiuse trail	Oliver Street to Metro station	Yes	Previous MPOT recommendation was a bicycle lane.

Parks and Recreation | Vision

A comprehensive network of attractive programmed and passive public open spaces that create destinations for recreation, reflection, social interaction, commerce, and events.

Parks and Recreation | Goals

- A multigenerational community center in the Transit District that includes aquatics, fitness, gymnasium and multipurpose components.
- A series of interconnected and accessible parks and recreational spaces that serve as civic anchors and contribute to a unique sense of place for residents, workers, and visitors.
- A visible and landscaped greenway to improve connectivity within the Transit District and to the Northwest Stream Valley Park and the Town of University Park.



Parks and Recreation | Areawide Parks and Recreation Policies and Strategies

POLICY PR1 Incorporate and design parks, open spaces, and recreational facilities throughout the Transit District to support health and wellness, create opportunities for social gatherings and public events, and a foster a sense of place.

Strategy PR1.1: Pursue opportunities to acquire parkland or provide public access to open space amenities to serve the Transit District's future population and contribute to the County's overall parkland goals. Facilities are categorized based upon the Urban Park Typology in *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*. Construct the recommended facilities in Table 17 and Map 20.

Map 20. Recommended Park and Recreation Facilities

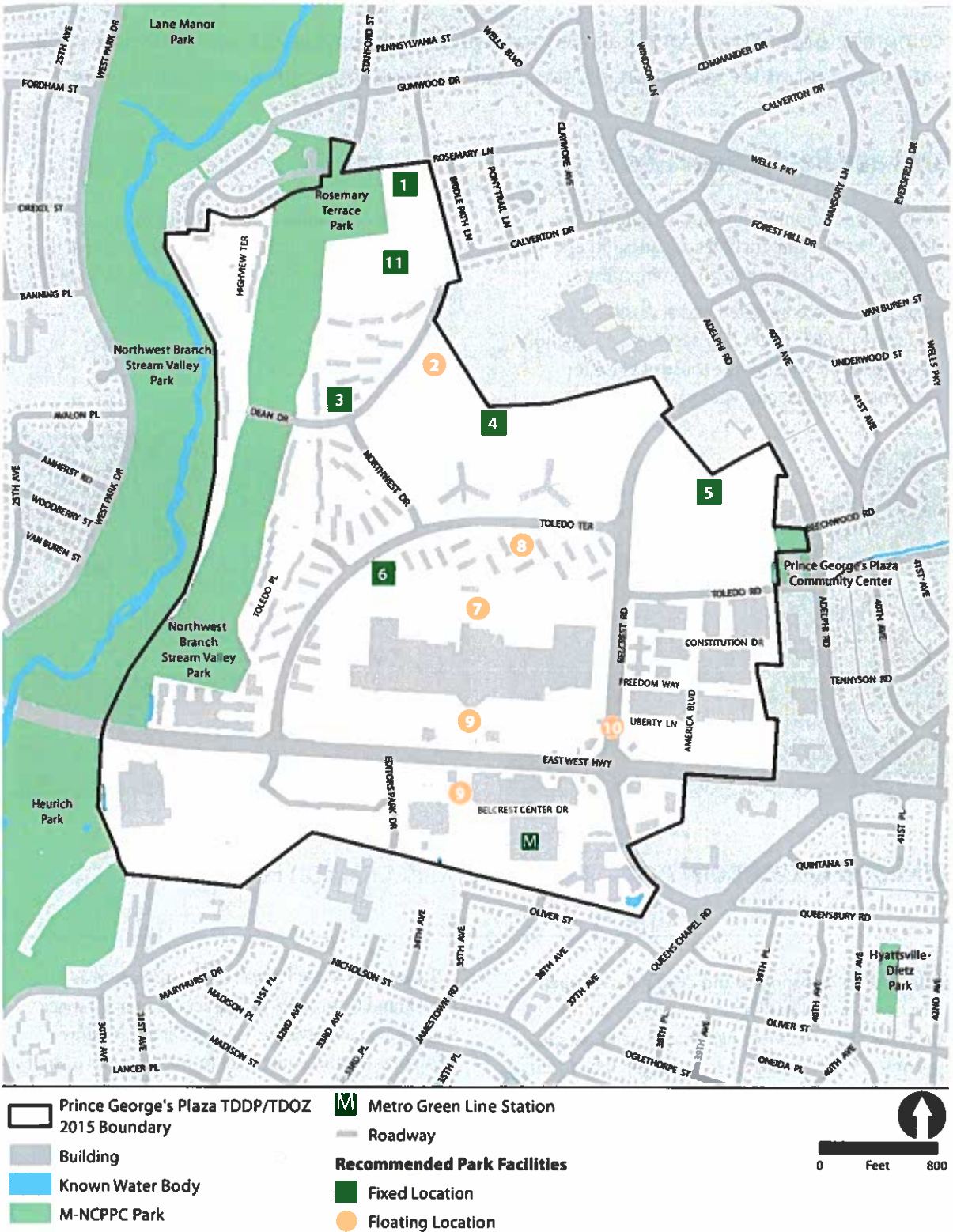


Table 17. Recommended Park and Recreation Facilities

	Location	Park Type	Ownership	Comments
1	South of Hitching Post Hill (Historic Site 68-001)	Resource Park	M-NCPPC or Private	Park designed to provide an appropriate buffer between single-family neighborhood and the historic resource at Hitching Post Hill.
2	Floating	Community Park	TBD	Park designed to serve the multiple residential and mixed-use communities in the north-central portion of the Transit District with passive and active recreational opportunities.
3	Dean Drive at intersection with Northwest Drive	Neighborhood Park	M-NCPPC	Park designed to provide recreational opportunities to adjacent communities along Dean Drive and serve as a terminating vista for Northwest Drive.
4	Landy Property (Wells Run Greenway West)	Greenway/Linear Park	TBD	This greenway would include a hard surface, multiuse trail (see Strategy TM7.6) and would serve as a linear park between Dean Drive and Adelphi Road.
5	University Town Center (Wells Run Greenway East)	Greenway/Linear Park	DPW&T/ M-NCPPC	The continuation of the greenway will encompass or parallel the proposed stormwater management facility in the northeast portion of the Transit District and will connect Dean Drive and Adelphi Road. (See Strategy TM7.6.)
6	Intersection of Toledo Road Extended and Toledo Terrace	Common/Green	M-NCPPC	This open space serves as a gathering place for events and programmed activities that attracts users from both the Neighborhood Edge and the Downtown Core.
7	South side of Toledo Road Extended	Plaza/Square	TBD	
8	South side of Toledo Terrace halfway between Belcrest Road and Northwest Drive	Pocket Park/Mini Park	TBD	
9	Main Entrance to the Mall at Prince Georges	Plaza or Linear Park	TBD	This plaza or square is intended to create a central outdoor gathering place and connect the main entrance to the mall to the Metro station.
10	Downtown Core	Regional Multigenerational Center	M-NCPPC	A move to the Downtown Core will be dependent on available land and financial resources.
11	Clay Property	Neighborhood Park	M-NCPPC or Private	Park to provide recreational facilities for the proposed residential development. Land to be acquired through potential swap with property owner for developable land in Rosemary Terrace Park.

Strategy PR1.2: Incorporate into the design of parks and open spaces facilities such as paths, playgrounds, sports courts, drinking fountains, and other amenities, as appropriate.

Strategy PR1.3: Design parks, open spaces, and facilities to complement the cultural preferences of users, and to accommodate a range of age groups, including children, teenagers, and adults.

Strategy PR1.4: Colocate physical activity spaces for children and parents or guardians to promote physical activity across age groups.

Strategy PR1.5: Encourage the establishment of provisional parks and open spaces, such as seasonal urban gardens, temporary lane closures, parking lot-to-playground conversions, street events, and movie nights.

Strategy PR1.6: Identify opportunities to create rooftop parks and recreation facilities and to transform existing surface parking lots into green spaces.

Strategy PR1.7: Dedicate or program open spaces to specific activities, functions, or events. Plazas, greens, and commons, for example, are appropriate locations for farmers' markets, art exhibitions, and concerts.

Strategy PR1.8: Through collaboration among property owners, the City of Hyattsville, the Department of Parks and Recreation and other stakeholders, identify optimal locations for additional public and publically accessible open spaces, including, but not limited to, parks, plazas, promenades, fountains, seating areas, performance venues, greens, and commons. These public open spaces should have adequate seating.

POLICY PR2 Create a multigenerational community center to serve as the parks and recreation anchor for the Transit District.

Strategy PR2.1: Explore opportunities to locate the new multigenerational community center within the Downtown Core, and to colocate it with other public facilities.

Strategy PR2.2: Construct the multigenerational community center to meet or exceed the LEED® Green Building Rating System Silver Rating for Building Design and Construction (BD+C) or an equivalent green construction certification rating.

POLICY PR3 Ensure the Transit District's park and open space network is connected to the pedestrian and bicyclist network emphasizing convenience, accessibility, and safety.

Strategy PR3.1: Establish an east-west pedestrian and bicyclist route connecting Wells Run to the Northwest Branch Trail through a series of open spaces, wide walkways, and generally extending along Belcrest Road, Toledo Terrace, Northwest Drive, and Dean Drive (see Strategies TM7.4, TM7.6, HD4.7, HC2.3, and PR1.1 and Table 17).

Strategy PR3.2: Provide parking for persons with disabilities to support access and physical activity.

Strategy PR3.3: Provide signage at buildings, transit stops, and major intersections showing a map and the distance, time, route, and calories burned to the nearest or next open space or trail head.

Strategy PR3.4: Enhance signage and landscaping along the existing pedestrian path to Heurich Park from MD 410 (East West Highway).

Formula 2040 calls for the transformation of the Prince George's Plaza Community Center into a multigenerational community center due to its access to multimodal transportation, proximity to other public facilities, and population growth in its service area. The TDDP endorses this recommendation and also underscores the catalytic impact that relocating the new center to a more prominent location within the Transit District could have on redevelopment opportunities.

POLICY PR4 Pursue innovative approaches to acquiring and maintaining public parks and open spaces in the Transit District.

Strategy PR4.1: Establish a cost-of-service assessment for all proposed park facilities within the Transit District. The assessment could include an evaluation of the cost per experience, the cost per square foot to operate, and/or the revenue earned per square foot.

Strategy PR4.2: Build partnerships with other parks and recreation service providers to reduce program costs and leverage development funding.

Strategy PR4.3: Build partnerships with organizations, such as foundations, conservancies, and horticultural groups, to sponsor and maintain green spaces and gardens in the Transit District.

Strategy PR4.4: Incentivize existing landowners to provide parks and recreation facilities during redevelopment.

Strategy PR4.5: Establish a Business Improvement District, parks and recreation advisory committee, or other body to coordinate programming and maintenance of the parks and open spaces within the Transit District with a long-term goal of achieving financial self-sufficiency.

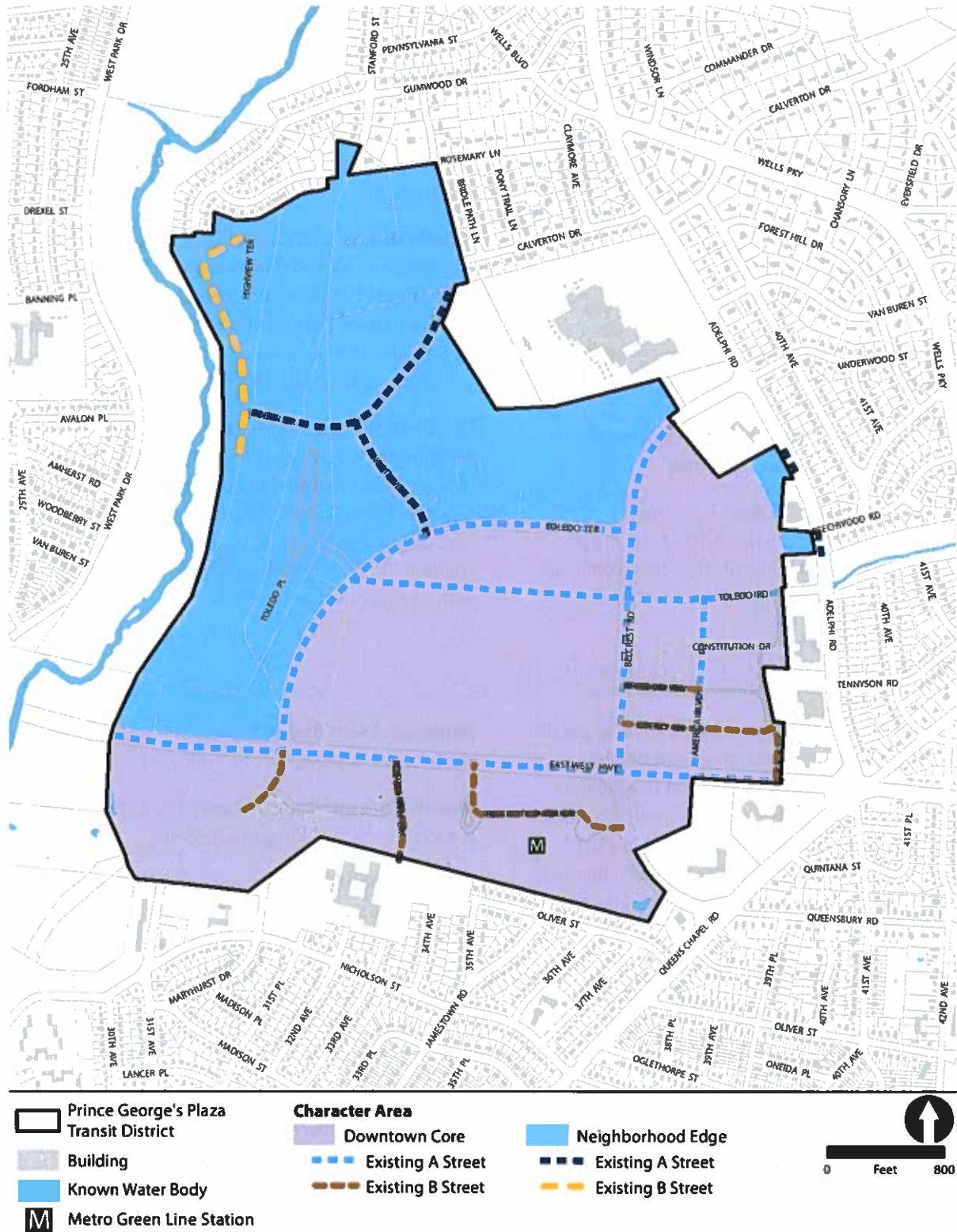
Strategy PR4.6: Support the acquisition or dedication of land and identify funding to develop urban parks and new open space networks during the development review and approval process.

POLICY PR5 Create learning opportunities to promote greater awareness and appreciation of the ecological services that natural areas and environmental mitigation projects provide the Transit District.

Strategy PR5.1: Provide environmental interpretation by incorporating seating areas and interpretive signage.

Strategy PR5.2: Include an educational component as part of all environmental mitigation projects to provide public information as to its purpose and importance to the environmental health of the Transit District.

Map 33. Existing A and B Streets



Key Definitions | Frontage Zones

Frontage zones regulate the elements, configuration, and dimensions of the area between the street curb and the building façade. Frontage Zones begin at the face of the street curb and end at a Build-to Line.

The Transit District Standards establish the minimum depth of the Sidewalk Clear Zone and the Tree and Furnishing Zone. The remaining area of the Frontage Zone may vary in dimensions by adding Retail, Residential, and/or Buffer Zones, up to the total required amount of Frontage Zone.

Buffer Zone: The area between the face of the curb and the Tree and Furnishing Zone that provides the minimum necessary separation between objects and activities in the street and a buffer necessary for tree roots between road curb and gutter.

Tree and Furnishing Zone: This zone is immediately adjacent to the Buffer Zone and is defined primarily by a line of street trees contained either in tree pits or planting strips. This zone may

include furnishings such as lampposts, benches, trash receptacles, planters, innovative stormwater management features, and similar street furnishings.

Sidewalk Clear Zone: Intended to provide unobstructed passage for pedestrians along the path of a sidewalk.

Retail Zone: In addition to café seating in front of restaurants and cafés, this zone can be used for outdoor retail displays and other retail-related activities. In the absence of such uses, the zone can be furnished with benches, planters, and other items consistent with a retail environment.

Residential Zone: This zone only occurs in the Neighborhood Edge and is intended primarily as a landscaped buffer between the building face and the Sidewalk Clear Zone. Landscaping elements may include grass yards, raised integrated planters, continuous planting beds, and other items consistent with a residential frontage.

Key Definitions | Build-To Line/Zone

Build-to Line (BTL), Front: A line, running parallel to the street curb and measured from its face, to which a defined portion of the front of a building shall be built. Where the front of a lot abuts a street, the rear edge of the frontage zone serves as the minimum front BTL. Where the front of a lot does not abut a street, the front lot line shall serve as the minimum front BTL.

Build-to Line, Side: A line, to which a defined portion of the side of a building in the Downtown Core shall be built. Where the side of a lot abuts a street, the rear edge of the frontage zone serves as the side BTL. Where the side of a lot does not abut a street, at least one side lot line shall serve as the side BTL.

Minimum Front Build-To Line: The closest to the street curb a building may be built.

Maximum Front Build-To Line: The furthest from the street curb a building may be built.

Build-to Zone (BTZ): The area between a minimum and maximum front build-to line, within which a defined portion of the front of a building shall be built. This T-D-O Zone uses a BTZ to define an area where buildings shall front, rather than a uniform BTL throughout a block, to permit architectural articulation along a street.

The Transit District Standards do not regulate rear build-to lines or rear setbacks.

Figure 7. Downtown Core Frontage Zones

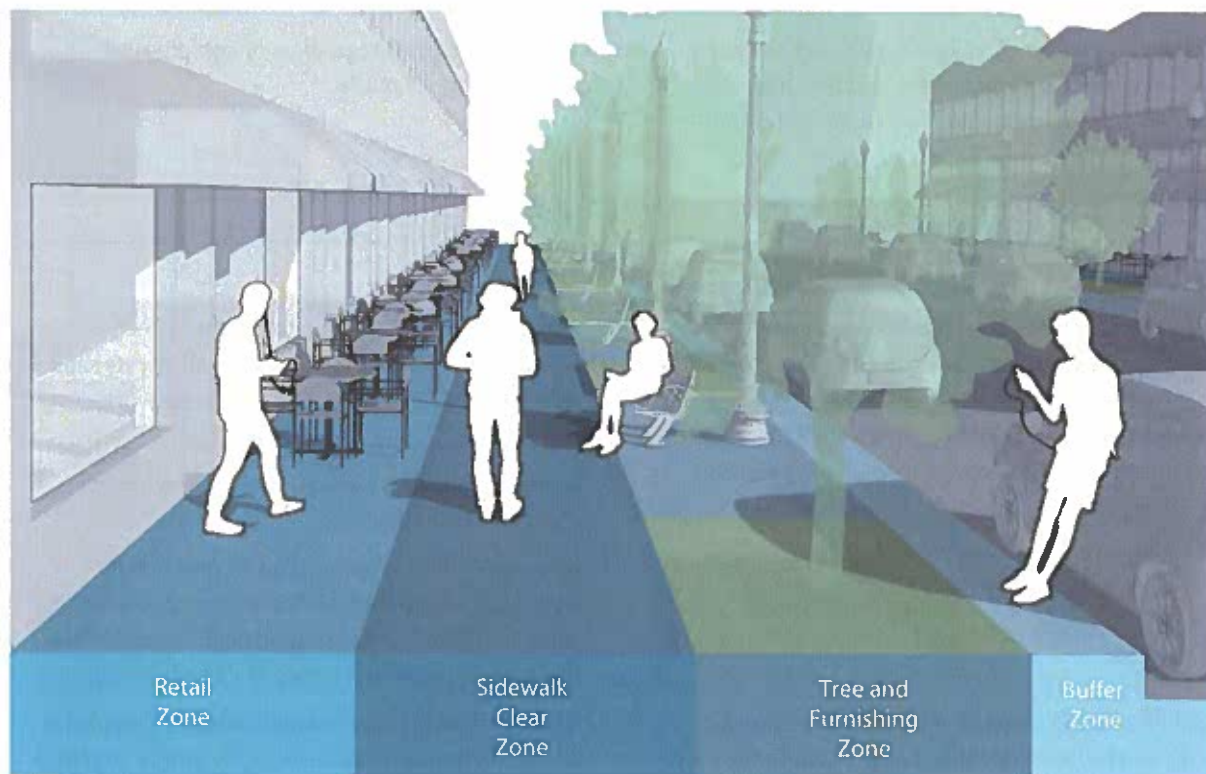


Figure 8. Neighborhood Edge Frontage Zones



Streets and Frontage | Intent

To create a network of walkable, safe, and attractive streets, interior-block pathways, and building frontages that are attractive, easy to navigate, and

accessible to all users regardless of age, physical condition, or travel mode.

Streets and Frontage | Streets

Standards

- A street hierarchy is established between primary and secondary streets. Building form, entries, and service functions are tailored to the specific role of each. All new and existing streets shall be classified as one of the following, in order of importance:
 - » A Streets
 - » B Streets
 - » Pedestrian Streets
 - » Promenades
 - » Alleys
- All new A and B Streets constructed within the City of Hyattsville shall be constructed to the City of Hyattsville's Street Design Standards.
- All other new streets shall be constructed to the Transit District Standards; travel lanes may be constructed to less than 11 feet in width only with the written permission of the Director of the Department of Permitting, Inspections and Enforcement.
- Except where natural resource conservation, parkland, or vertical changes in grade that exceed the maximum grade permitted for construction of

a road prevent connection to another street, forcing the creation of a dead-end, all streets shall terminate at other streets, forming a network.

- Alleys or service drives, where necessary, shall be included within blocks and shall not divide one block from another.
- Medians shall be prohibited on all new private streets and are discouraged on all new public streets, except as needed to accommodate the Central Plaza recommended by Strategies TM3.2 and HD4.3.
- Along private streets, crosswalks shall be provided at all intersections and shall use highly visible markings and/or decorative alternative paving material.
- Along private streets, all signalized intersections with bike lanes, cycle tracks, or any type of bicycle facility as part of the road design shall include bike boxes that allow bicyclists to proceed on green ahead of motorized vehicles.
- Each end of all crosswalks within the Transit District shall have a dedicated curb ramp.

The City of Hyattsville will, upon application by the owner of a street or proposed street, accept dedication or conveyance of streets and rights-of-way (including frontage zones and sidewalks), subject to all of the following conditions:

- The street is located within the City of Hyattsville.
- The street is designed to the City of Hyattsville's Street Design Standards.
- Sufficient right-of-way exists to accommodate the frontage zones required by this TDDP.
- Approval by the Hyattsville City Council.

Guidelines

- Internal streets should provide access or connection, wherever possible, to adjacent properties within the Transit District.
- Along public streets, crosswalks should be provided at all signalized intersections and should use highly visible markings and/or decorative alternative paving material.
- Decorative paving that clearly defines an intersection of private streets is permitted.
- Promenades and Pedestrian Streets should only be constructed in the Downtown Core.

Streets and Frontage | Blocks

Standards

- The street network shall define blocks of up to 500 linear feet on each side. Each side of a block shall not be more than 500 linear feet from right-of-way to right-of-way.
- For all new redevelopment on existing block frontages of greater than 500 linear feet, a perpendicular A Street or B Street (or, in the Downtown Core, a Pedestrian Street) shall be constructed at no greater than a 500-foot interval from the nearest existing or proposed street.
- A block shall be divided by an A, B, or Pedestrian Street, or a Promenade, to allow a pedestrian or vehicular connection from the front of the block to the rear of the block.



Example of an illustration of a street network design with a maximum 500 feet block configuration.

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

Streets and Frontage | Frontage Zones

- All existing and proposed A, B, and Pedestrian Streets shall have sidewalks on both sides constructed to the frontage standards prescribed in this plan. At a minimum, all sidewalks shall have a Sidewalk Clear Zone and a Tree and Furnishing Zone. Provision of Buffer Zones, Residential Frontage Zones, or Retail Zones is optional, as needed.
- Where Retail Zones are provided, they shall be located as follows:
 - » Retail Zone 1: Adjacent to the building.
 - » Retail Zone 2: If necessary to meet eating and drinking establishment seating needs, adjacent to, or integrated with, the Tree and Furnishing Zone.
- Tables 42 and 43 contain dimensional standards for frontage zones and new private streets. The Total Frontage Depth Requirements referenced in the text and identified in Table 44 and Figures 9-24 (see pages 213-230) reflect the minimum amount of frontage required for each street. The maximum amount of frontage permitted is equivalent to this minimum, plus 5 feet in the Downtown Core and the minimum plus 10 feet in the Neighborhood Edge.
- Individually, the Buffer Zone, Retail Zone, and Residential Zones have no dimensional requirements. Their dimensions will be governed by the amount of each zone needed to support the proposed development and the total amount of required frontage. (See Tables 42 and 43 on pages 211-212.)
- The Sidewalk Clear Zones and Tree and Furnishing Zones shall be consistent along a block.
- Primary building entrances or exits shall not open directly into a parking lot, onto a driveway (where permitted), side street, alley, loading dock, or other vehicle cartway.
- On A Streets, B Streets, Pedestrian Streets, or Promenades, no new public utilities, including, but not limited to, transmission or distribution lines and mechanical equipment, are permitted above-ground.



Example of a Downtown sidewalk.

Streets and Frontage | Build-To Lines and Zones

Standards

- The minimum BTL shall be established at the rear of the frontage zones (except for promenades).
- The total frontage depth requirement in Tables 42-43 and Figures 9-23 shall represent the distance between the street curb and BTL.
- The maximum BTL shall be 5 feet further from the curb in the Downtown Core, and 10 feet further from the curb in the Neighborhood Edge, than the minimum BTL.
- The area between the minimum and maximum BTL shall be the BTZ.

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

Standards

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

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

Standards

- Unless otherwise stated in the Transit District Standards, bays, balconies, cornices, and blade signs may only encroach across the build-to line for up to 25 percent of the building frontage.
- For multifamily residential buildings, bays, balconies, cornices, and shading devices shall not encroach across the build-to line beyond 10 feet.
- Porches and stoops may only encroach beyond the BTL within the Residential Frontage Zone for a maximum of nine feet.
- To provide visual interest and to reduce the perceived massing and scale of buildings, building architecture shall incorporate at least three of the following design elements:
 - » Colonnades
 - » Gables
 - » Hip roofs
 - » Towers
 - » Dormers
 - » Archways
 - » Covered entries
 - » Repetitive window openings
 - » Arched and corbelled parapets
 - » Cornices
 - » Transoms
 - » Other design elements deemed appropriate by the Planning Board.

Guidelines

- Architectural treatment is recommended at the expression line to provide a shadow line, pattern, or texture effect. The treatment may be molding, projection, material change, or architectural element that serves to separate the lower story from the upper stories of the building façade at that location.
- Roof lines, parapets, and building heights should be architecturally articulated, diverse in design form, and varied in height with adequately scaled and proportioned architectural cornices and applied treatments that complement the building's design.
- Upper-story wall treatment should be coordinated and complement the design of the lower-story façade.
- Along primary building façades facing streets, façade articulation should average a minimum of 50 feet.
- Blank walls should be avoided because they disrupt the street pattern and make an uninviting pedestrian experience; however, if necessary, blank walls should not be more than 10 to 20 feet wide.
- Building corners should be articulated.

Table 42. Downtown Core (DC) and Neighborhood Edge (NE) Frontage/Build-To Zone Standards: Existing Public Streets

CONTEXT	DOWNTOWN CORE				NEIGHBORHOOD EDGE			ALL
	MD 410 (East West Highway) (A)	Belcrest Road * (A)	Toledo Road (A)	Toledo Terrace (A)	Adelphi Road (A)	Northwest Drive (A)	Dean Drive (A)	All Existing (B)
Building Orientation (Entrance location)	Front	Front, side	Front, side	Front, side	Front	Front	Front	Front, side
Minimum Frontage Zone Depth/Build-To Line								
Tree and Furnishing Zone (Required)	6'	6'	6'	6'	7'	7'	7'	5'
Sidewalk Clear Zone (Required)	6'	6' East Side 5' West Side	6'	6'	8'	8'	8'	5'
Retail, Residential, and/or Buffer Zones (Total)	Varies as needed	Varies as needed	Varies as needed	Varies as needed	Varies as needed	Varies as needed	Varies as needed	Varies as needed***
Total Frontage Minimum Depth Requirement/ Minimum Build-To Line	20'	20' East Side 28' West Side*	20'	20'	18'	18'	18'	15'
Maximum Frontage Zone Depth/Build-To Line								
Total Frontage Maximum Depth Requirement/ Maximum Build-To Line	25'	5' East Side 33' West Side	25'	25' South/ East Side 30' North/ West Side	28'	28'	28'	20'
Off-Street Parking								
Off-Street Parking Type Permitted	Structured	Structured	Structured	Structured	Structured	Structured	Structured	Any
New Off-Street Parking Permitted on Side of Building	No	No	No	No	Yes	Yes	Yes	Yes
New Off-Street Parking Access	No	No	No	No	No	No	No	Yes
New Driveways Permitted	No	No	No	No	Yes	No	No	Yes
* West side Belcrest Road frontage zone integrates a 10' off-street cycle track (see Chapter 3).								
***Small furniture or benches are encouraged in the retail zone.								

Table 43. Downtown Core and Neighborhood Edge Frontage/Build-To Zone Standards: New Streets

CONTEXT	DOWNTOWN CORE				NEIGHBORHOOD EDGE	
	A Street	B Street	Pedestrian Street	Promenade	A Street	B Street
Building Orientation (Entrance location)	Front	Front, side	Front, side	Front, side	Front	Front
Minimum Frontage Zone Depth/Build-To Line						
Tree and Furnishing Zone	6'	5'	6'	n/a	7'	5'
Sidewalk Clear Zone	6'	5'	6'	n/a	8'	5'
Retail, Residential, and/or Buffer Zones (Total)	Varies as needed	Varies as needed***	Varies as needed	n/a	Varies as needed	Varies as needed
Total Frontage Minimum Depth Requirement/Minimum Build-To Line	20'	15'	18'	40'	18'	13'
Maximum Frontage Zone Depth/Build-To Line						
Total Frontage Maximum Depth Requirement/Maximum Build-To Line	25'	20'	23'	45'	28'	23'
Off-Street Parking						
Off-Street Parking Type Permitted	Structured	Any	None	None	Structured	Any
New Off-Street Parking Permitted on Side of Building	No	Yes	No	No	No	Yes
New Off-Street Parking Access	No	Yes	No	No	No	Yes
Driveways Permitted*	No	Yes			No	Yes

*New streets constructed within the City of Hyattsville are subject to the City's Street Design Standards.

***Small furniture or benches are encouraged in the retail zone.

**Table 44. Downtown Core and Neighborhood Edge
Street Design Standards: New Streets**

CONTEXT	DOWNTOWN CORE				NEIGHBORHOOD EDGE	
	A Street	B Street	Pedestrian Street	Promenade	A Street	B Street
Traveled Way*						
Number of Through Lanes**	2, 11-Foot	2, 11-Foot	2, 12-Foot	N/A	2, 11-Foot	2, 11-Foot
On-Street Parking Width	7' each side	7' each side	N/A	N/A	7' each side	7' one-side
Bicycle Accommodation	"Share Road" Signs	"Share Road" Signs	"Share Road" Signs	N/A	"Share Road" Signs	"Share Road" Signs
Curb to Curb	36'	36'	36'	N/A	36'	29'
Intersections*						
Curb Extensions Required (with on-street parking)	Yes	Yes	N/A	N/A	Yes	Yes
Minimum Curb Return Radii (if extensions not used)	10-15 ft.	10-15 ft.	10-15 ft.	5-10 ft.	10-15 ft.	10-15 ft.

*New streets constructed within the City of Hyattsville are subject to the City's Street Design Standards.

**Travel lanes may be constructed to less than 11 feet in width only with the written permission of the Director of the Department of Permitting, Inspections and Enforcement.

Figure 14. New Downtown Core A Street Illustrative Street Section

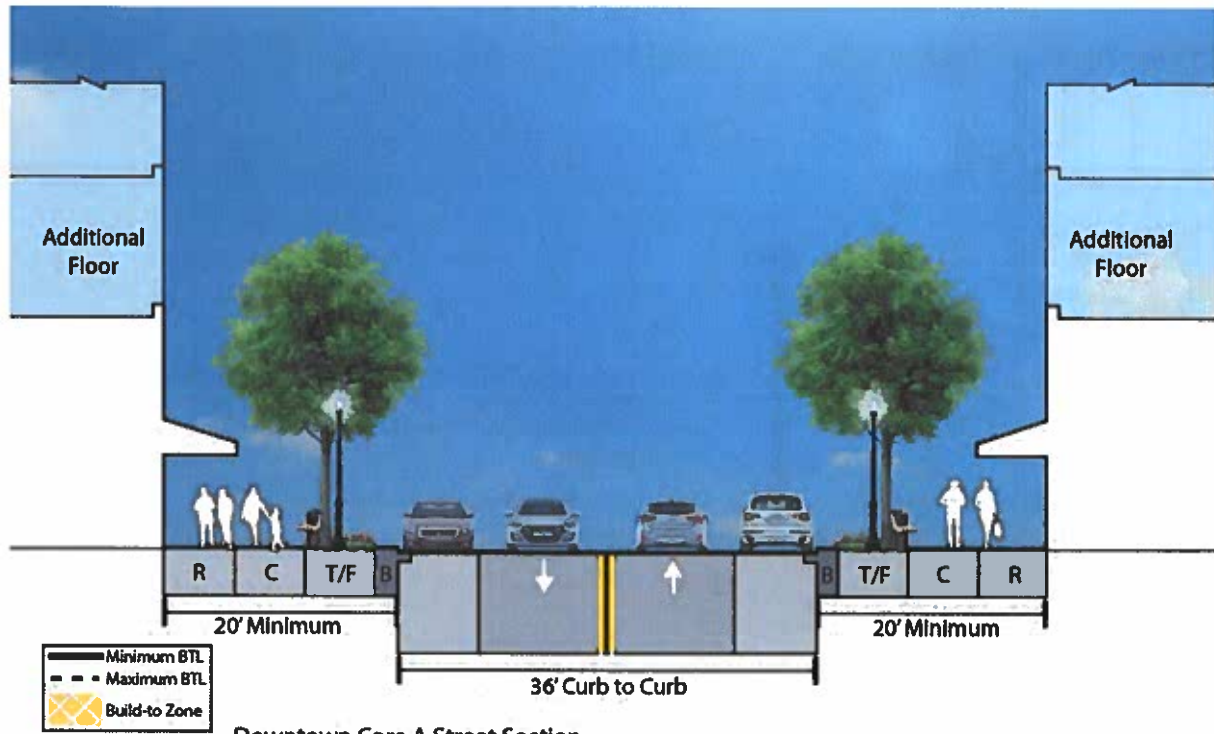
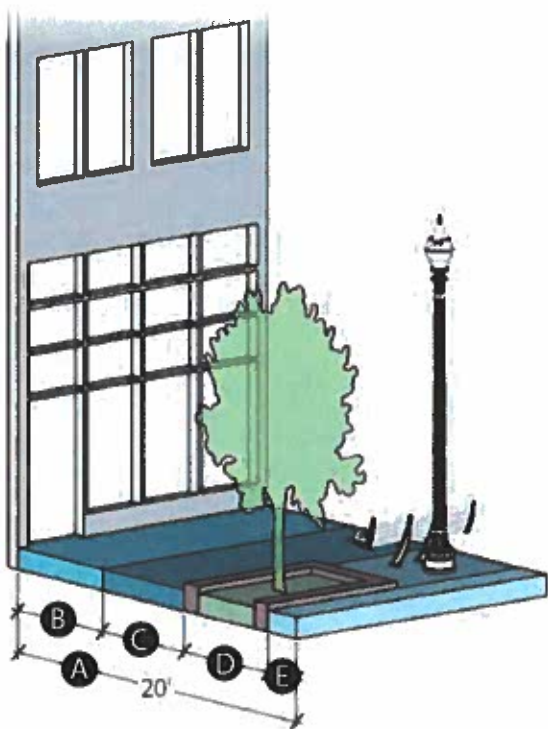


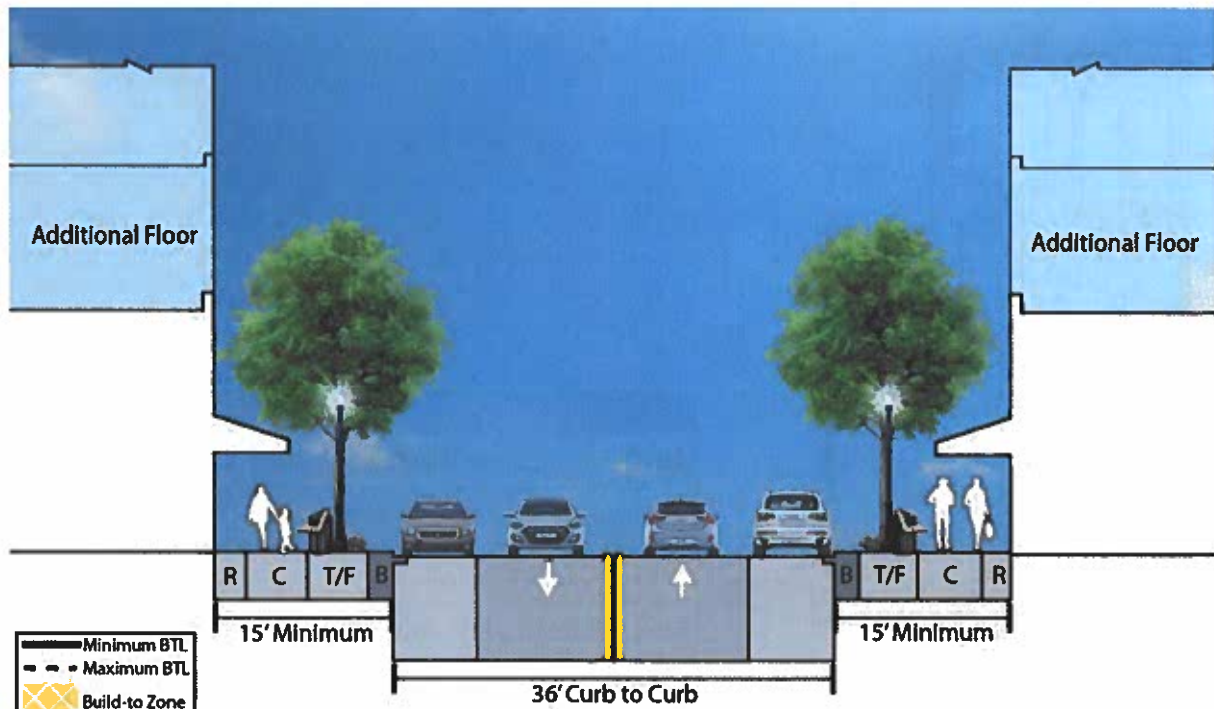
Figure 15. Downtown Core A Street Frontage Standards (Excluding Belcrest Road)



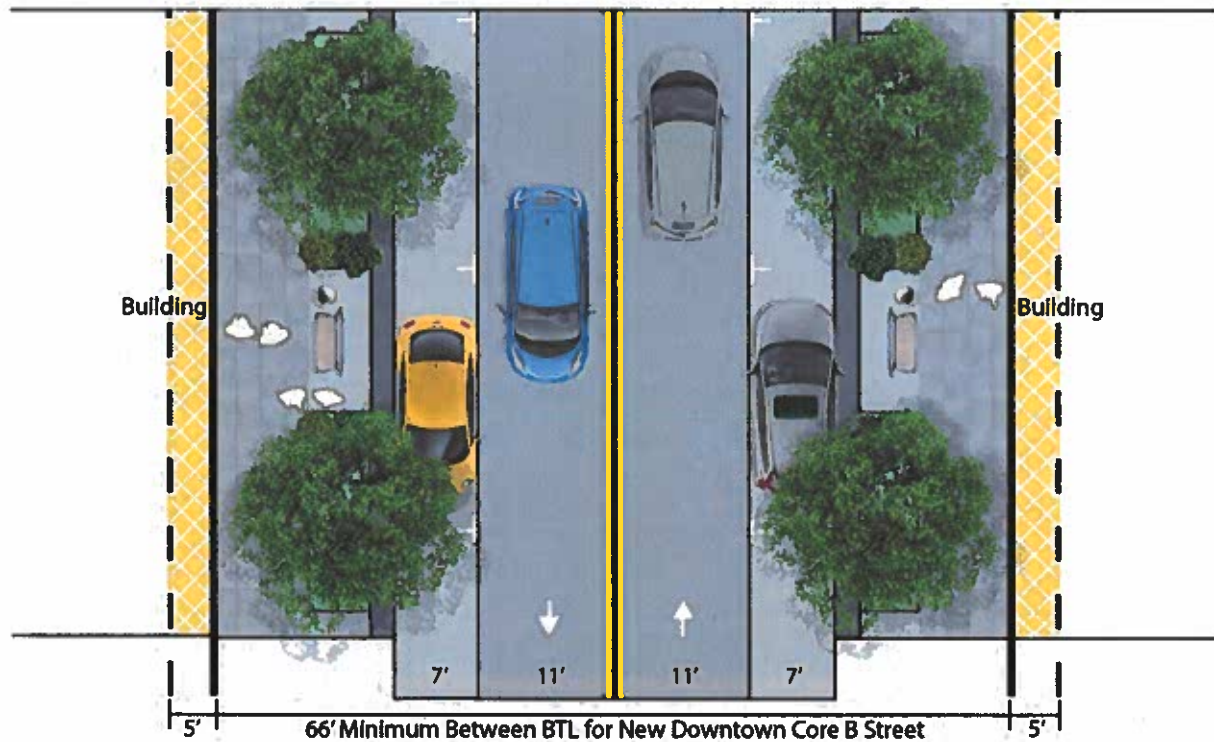
Frontage Element Required Depth		
Total Frontage Minimum (Maximum) Depth	20 (25) ft.	A
Residential/Retail/Buffer Zone (As Needed)	Varies	B
Sidewalk Clear Zone (Required)	6 ft. min.	C
Tree and Furnishing Zone (Required)	6 ft. min.	D
Buffer Zone (Optional)	Varies	E



Figure 16. New Downtown Core B Street Illustrative Street Section



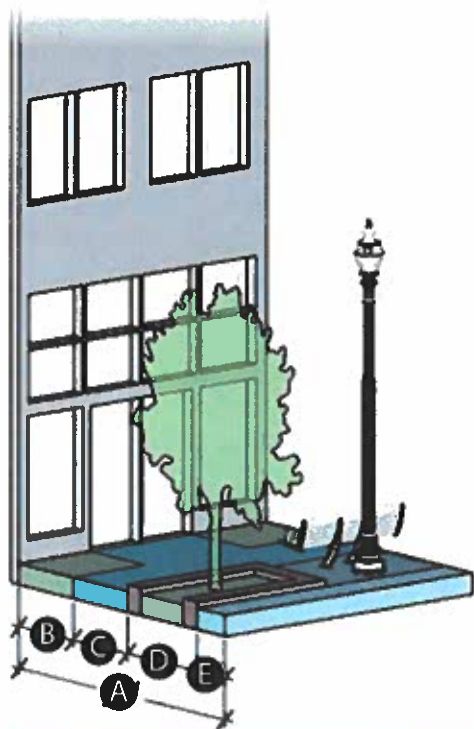
Downtown Core B Street Section



Downtown Core B Street Plan View

Not to Scale

Figure 17. Downtown Core B Street Frontage Standards



Frontage Element Required Depth		
Total Frontage Minimum (Maximum) Depth	15 (20) ft.	A
Residential/Retail/Buffer Zone (As Needed)	Varies	B
Sidewalk Clear Zone (Required)	5 ft. min.	C
Tree and Furnishing Zone (Required)	5 ft. min.	D
Buffer Zone (Optional)	Varies	E



Figure 18. New Downtown Core Pedestrian Street Illustrative Street Section

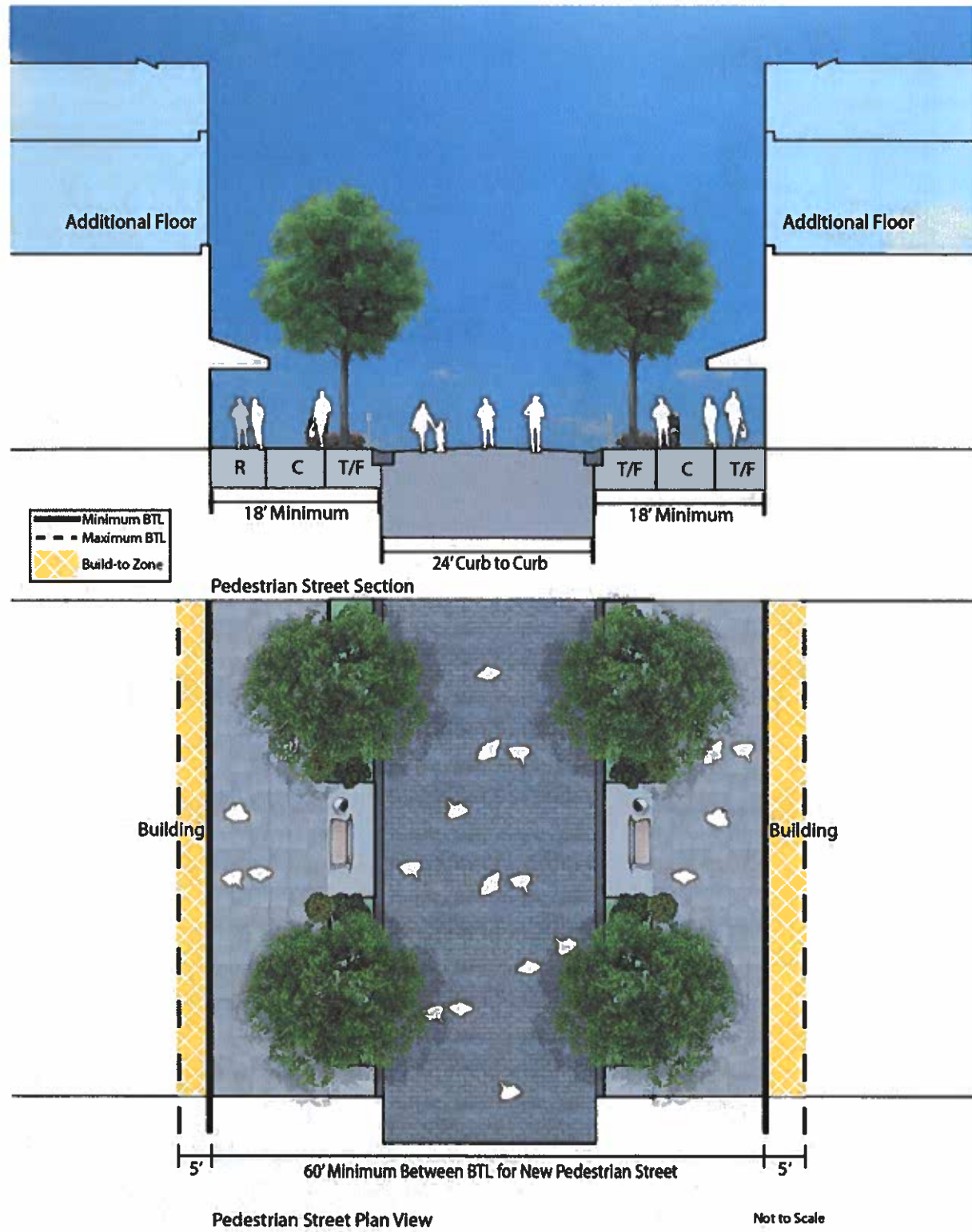
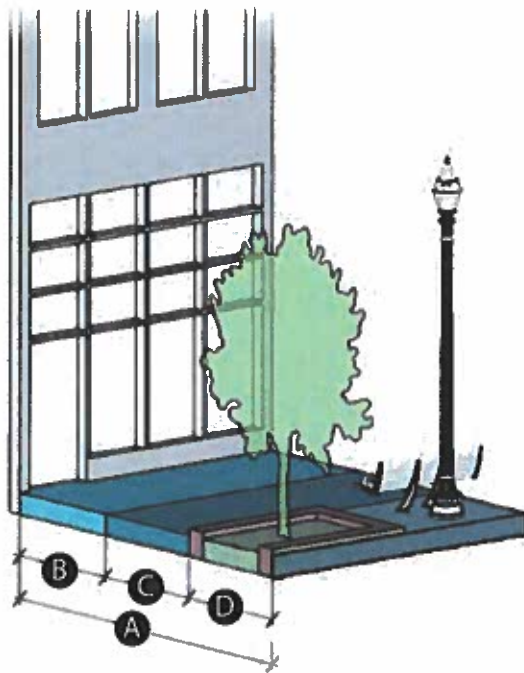


Figure 19. Pedestrian Street Frontage Standards



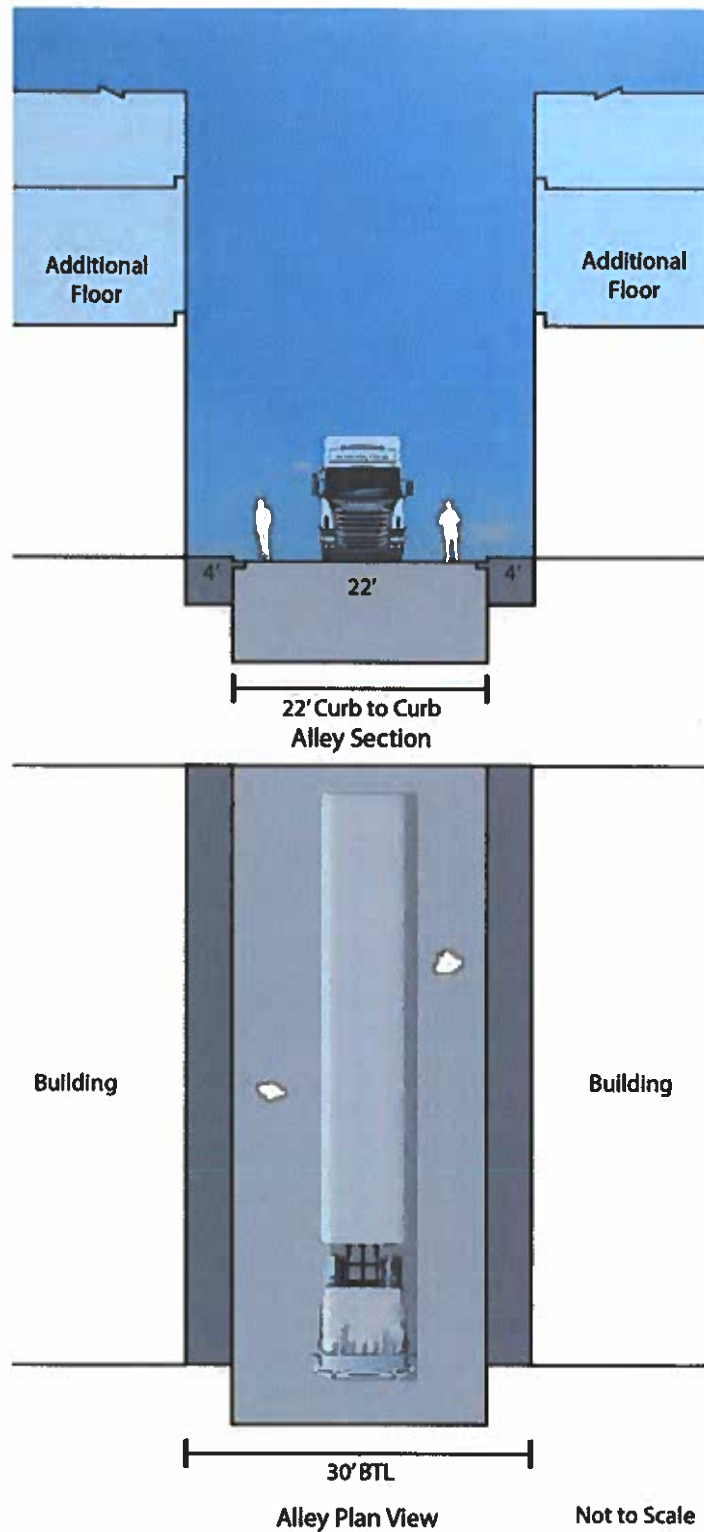
Frontage Element Required Depth		
Total Frontage Minimum (Maximum) Depth	18 (23) ft.	A
Residential/Retail/Buffer Zone (As Needed)	Varies	B
Sidewalk Clear Zone (Required)	6 ft. min.	C
Tree and Furniture Zone (Required)	6 ft. min.	D



Streets and Frontage | Alleys

- Alleys in the Downtown Core shall have a Sidewalk Clear Zone; the Sidewalk Clear Zone shall be a minimum of four feet wide and a maximum of eight feet wide.
- In the Neighborhood Edge only, residential driveways are permitted on Alleys.

Figure 25. New Alley Section Illustrative Street Section



Bulk and Height | Intent

To create opportunities for walkable, mixed-use development that support the transformation of Prince George's Plaza into a Regional Transit District

and reinforces the street and sidewalk as the focal points of activity.

Bulk and Height | Lots and Building Placement

Standards

- Each new lot shall abut an A, B, or Pedestrian Street to permit, at a minimum, emergency vehicle access.
- When a building abuts multiple classes of a street, it shall face and front onto the highest level of the street. For example, if a building abuts an A Street and a B Street, that building shall front onto the A Street.

Guidelines

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

Bulk and Height | Density and Building Height

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

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

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

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

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

Zone	Maximum Permitted Density
R-80	4.58 dwelling units per acre
R-20	16.33 dwelling units per acre
R-18	20 dwelling units per acre
R-10	48 dwelling units per acre
M-U-I (Residential/Commercial)	Established by DSP
M-U-I (Multifamily Residential-Only)	48 dwelling units per acre
M-X-T (Base)	0.4 floor area ratio
M-X-T (Optional Method of Development)	8.0 floor area ratio

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

As a new Regional Transit District, Prince George's Plaza will attract new residents, visitors, and workers and help sustain the existing population. This will, in turn, drive demand for new, modern, easily accessible public facilities. Much of the Transit District and surrounding community is built out, and construction

of new public facilities will require coordination with property owners and stakeholders; innovative approaches to design, function, and colocation of facilities; and incentives to encourage provision of public facilities within the Transit District.

GENERAL

Standards

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

- When a mezzanine is present, the mezzanine shall be counted as an additional story.
- Habitable space in roof and attic areas with a sloping roof shall not be counted as a story.
- Any portion of the building below the ground level shall not count as a story.
- Raised basements shall not exceed one-half of a story in height above grade along the build-to line.

Guideline

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

Density within the Prince George's Plaza Transit District is regulated by the limitations of the underlying zone and the height limits in the Transit District Standards, which, on horizontally-constrained lots, may create a density limit on properties that would otherwise be greater if the property were not in a T-D-O zone. The bonuses described in this section would allow property owners to develop above the T-D-O zone height limit, up to the maximum density permitted by their underlying zone, subject to the limitations described in this section.

Prince George's Plaza Transit District

Maximum Building Heights

- 2.5 Stories
- 4 stories
- 6 Stories
- 10 Stories
- 16 Stories
- 28 Stories

Legend:

- Prince George's Plaza Transit District
- Building
- Known Water Body
- Metro Green Line Station

Scale: 0 Feet 800

North Arrow

Downtown Core Standards | Intent

To create a compact, walkable, mixed-use regional destination whose built environment promotes a sense of place and includes multimodal transportation access, lively streetscapes, and active public spaces.

DOWNTOWN CORE GENERAL

Standards

- Accessory buildings are not permitted within the Downtown Core. Accessory, subordinate, and service uses should be housed within the main building or attached parking structure.
- There are no lot coverage or minimum green area requirements for development within the Downtown Core.

Guideline

- On private streets in the Downtown Core, all pedestrian crosswalks should be a minimum of 12 feet wide.
- All public utilities should be placed underground, above-ground in alleys, or otherwise behind structures.

DOWNTOWN CORE BLOCKS

Standard

Primary façades shall face A Streets, Pedestrian Streets, or Promenades.

Guidelines

- Buildings should occupy the perimeter of a block.
- Blocks should range in size from 200 to 400 linear feet on each side.

DOWNTOWN CORE A STREET

Standards

- The following streets existing in the Downtown Core on July 19, 2016, are to be considered A Streets:
 - » MD 410 (East West Highway)
 - » Belcrest Road
 - » Toledo Terrace
 - » America Boulevard
 - » Toledo Road
- Primary entrances to new buildings shall be located on A Streets.
- No service area or loading dock shall be permitted adjacent to any street unless enclosed such that all sides appear as a primary façade similar to the primary façade of the main building, including design, detail, finished material, and landscaping.

DOWNTOWN CORE B STREET

Standard

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

- Delivery services, loading, dumpsters, parking facility (surface and structured) entrances, and above-ground utilities servicing buildings fronting on A Streets or Pedestrian Streets shall be located on B Streets or Alleys.

Guideline

Secondary building entrances may be located on these streets.

DOWNTOWN CORE PEDESTRIAN STREETS AND PROMENADE

Standards

- Access to a Promenade shall be limited to bicycles and pedestrians. Vehicular access is prohibited on promenades, except emergency and service vehicles, and other temporary access as permitted by DPW&T or the City of Hyattsville, as applicable.
- Service and loading entrances are not permitted on Pedestrian Streets or Promenades.

DOWNTOWN CORE FENESTRATION

Standards

- Façades at the ground level facing A Streets, Pedestrian, Promenade, or fronting an open space shall be visually permeable (clear glass windows, doors, etc.); at a minimum, 50 percent of the ground floor façade shall consist of transparent materials (glass).
- Tinted or mirrored glass, or glass blocks are not permitted.

Guideline

- Fenestration should be a minimum of 70 percent of first-floor façades along A Streets. On B Streets where retail is the first floor use, the minimum percentage should be 60 percent of the ground floor façade.

DOWNTOWN CORE MIXED-USE AND NONRESIDENTIAL BUILDINGS

Standards

- All buildings on abutting lots within the Downtown Core shall be attached at the sides, except where separated by a street (as defined by this TDDP), plaza, or public open space.
- The minimum clear height of retail space and of storefront fenestration is 14 feet.
- Retail awnings may encroach across the BTL for a maximum of six feet. Marquees, fixed canopies, and all other permitted overhead entry features may encroach beyond the BTL for more than six feet maximum but may not project beyond the Tree and Furnishing Zone.

Guidelines

- Components of ground floor frontage for commercial or other nonresidential uses should support an active streetscape.
- All buildings located at the intersections should incorporate landmark or/and architectural elements (sculptures, unique building shapes, interesting façade articulations, etc.) to highlight intersections as the entry points to the Transit District.
- All street-defining buildings on corners should orient main entrances toward the corner.
- First floor balconies should be recessed from the main building façade, or three feet higher than ground elevation.
- Overhead features such as awnings and fixed-canopies should maintain a clear height of at least eight feet.
- Retail entries should be spaced along a frontage at 75-foot intervals maximum to encourage active streetscape. Tighter spacing is encouraged.

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES (DRAFT)
MAY 21, 2019

1. Introduction of Committee & Guests Members (7:30 PM)
 - Maureen Foster
 - David Marshall
 - Todd Dengel
 - Thomas Schaffer
 - Ben Simasek
 - Nkosi Yearwood
 - David Bickel
 - Scott DeCain
 - Jim Chandler
2. Committee Business (7:35 PM)
 - Introduction of Councilman Ben Simasek, Council Liaison
3. Dewey Property: Preliminary Plan of Subdivision
 - Presentation
 - David Bickel, Engineer, Soltesz, LLC
 - Scott DeCain
 - June 27th Planning Board hearing
 - Project Background
 - Parcel 1: 360 MF Dwelling Units
 - Parcel 2: 120 MF Dwelling Units in 60 2x2 Condo
 - Parcel 3: 40 MF Dwelling Units in 20 2x2 Condo
 - Parcel 4: Mandatory Dedication
 - Roadway Standards
 - Public Amenities
 - SWM Facility
 - Adequate Public Facilities
 - SWM
 - Traffic Adquacy
 - Subdivision of parcels
 - Proposed as private roadways
 - Clarifying Questions
 - T. Scheffer: Dedication of area for trail network;
 - D. Marshall: Why is the property being divided into four parcels;
 - D. Bickel: Access easement over private roadways;
 - D. Marshall: Separated and sold or retained by client;
 - S. DeCain: Properties to be sold, with Parcel 3 to be dedicated to County agency for operation.
 - N. Yearwood:
 - MF product and townhouse?

- D. Bickel: MF 2x2 product
 - Mitigation for tree removal of specimens trees. No requirement for mitigation. Statement of Justification for removal.
 - What are the sizes of the specimens trees;
 - D. Bickel provided off plan sheets, averaging 33".
- T. Dengel
 - Are parcels connected?
 - D. Bickel confirms no vehicular connection to parcel 4.
 - Can you get to parcel 4?
 - Why is parcel 4 on an island?
 - D. Bickel: SWM pond prevents access to Parcel 4.
 - Creates a disconnected cul-de-sac.
 - S. DeCain: No plans to connect to Parcel 4. Worked to incorporate parcel into the plan, but does not have site control.
- Ben Simasek:
 - No comment
- Comments and Committee Recommendations to the City Council
 - T. Shaffer
 - Greater attention/contribution to provide public access.
 - When designing the SWM Facility, should incorporate a shared use path to provide connectivity;
 - Effort to preserve trees 3 and 8, maybe 6;
 - D. Marshall
 - What is the purpose of the tree removal
 - D. Bickel: necessary for grading of the site and function of the TDDP. Included in tree conservation plan and necessary to be included in PPS application.
 - SWM strip impedes connectivity of the site and Parcel 3 will be an isolated subdivision.
 - N. Yearwood
 - Is this the Blumberg Property?
 - S. DeCain: Yes, was owned by the Hershel Blumberg Co.
 - Subdivision plan still needs connectivity, from Adelphi to the rest of the development footprint.
 - S. DeCain: Effective coverage of 140-acres that utilize the SWM facility created through this project. Will service the Mall and adjacent parcels. The County has requested use of the parcel for SWM purposes.
 - T. Dengel
 - Alternatives to SWM facility
 - N. Yearwood
 - Multiple micro SWM techniques.
 - Some value in a regional concept.
 - Tree preservation efforts should be prioritized.
 - Needs greater connectivity to Parcel 3.
 - 520 RDU's and lack of programmed/usable open space.
 - T. Dengel

- Concur with Nkosi Yearwood
 - Lack of connectivity is concerning
- M. Foster
 1. PPS should set aside an appropriate amount usable space for future residents. Approved 5 – 0;
 2. The applicant shall design and construct all new roadways consistent with TDDP standards, per pages 84 and 85 of the TDDP to provide future connection to adjacent land and publicly dedicated. Approved 5 – 0;
 3. Recommend the applicant minimize the removal of specimen trees within Parcel 3. If the applicant is required to remove the specimen trees, it shall be Approved 5 – 0;
 4. The County shall consider a more progressive SWM plan on Parcel 4. The SWM plan shall utilize best practices such as environmental site design. Approved 5 – 0.
 5. Any specimen tree mitigation require a 1:1 replacement within the boundary of the City of Hyattsville, on sites within the watershed and approved by the City. Approved 5 – 0;
 - a. Committee elected to present the Committee’s position at the June 3rd City Council meeting.
- 4. Acknowledgement of Service of Thomas Wright
 - Former Councilman Wright thank the Committee for the opportunity to work with his colleagues on the Committee. Acknowledging City staff, Committee Member David Marshall and Maureen Foster.
- 5. Development Update
 - The Edition at Editors Park
 - i. April site tour debrief.
 - Magruder Pointe CSP – Werrlein Properties
 - i. In March, Planning Board voted 2-2 with no opinion provided to the DC
 - ii. On April 13, DC directed the drafting of a resolution approved the CSP for rezoning application;
 - iii. Specific conditions are unclear. Draft resolution anticipated to be released next week.
 - Armory Apartments – Urban Investment Partners
 - i. Architectural design is being refined to address City’s concerns. Revised architectural package late Summer/early Fall.
 - ii. City Council approved a \$3 million RTC over 10-years with the condition that the applicant provide 10% of units at 60% AMI over a 30-year term.
 - Metro II (Metro Gateway) – Bernstein Properties
 - i. Conversion of 1964, 300k sq.ft. commercial office building to 311 RDU’s
 - ii. Property address to change from East-West Hwy. to America Blvd.
 - iii. Delivery of units in August 2019;
 - Riverfront at West Hyattsville Metro
 - i. Basin for compensatory storage has been cleared.
 - ii. Bike trail is scheduled to reopen on July 19th. Supplemental detour signage was installed by the developer.

- iii. Site infrastructure will start in mid-June starting on Ager Road side and work west inward to the site. Utility work for individual townhouse lots mid-Summer.
 - RIA Trolley Trail
 - i. Trolley Trail Day – June 8th, 10 AM – 2 PM
 - ii. SHA is on track for an approved design in Fall 2019
 - iii. ROW Acquisition January 2020
 - iv. Project advertised March 2020
 - v. Construction Commence: Summer 2020 (6-8 months)
6. Adjourn (9:30 PM)



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019
Submitted by: Laura Reams
Submitting Department: City Clerk
Item Type: Community Notices
Agenda Section:

SUBJECT

City Calendar: June 4 - July 15, 2019

HCC-433-FY19

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Main City Calendar_Jun 4-Jul 15 2019.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: June 4 -July 15, 2019

Weekly Program Offerings

Ageless Grace Senior Exercise Classes

Wednesdays and Fridays, 10:00 AM @ City Municipal Building

Teen Center

Every School Day, 3:30 PM @ Magruder Park

City Calendar: June 4 – July 15, 2019

Ward 2 Check-In

June 4, 2019, 7:00 PM - 8:30 PM @ The City Building (Multipurpose Room)

"Signs of Change" Screening

June 7, 2019, 7:00 PM @ Streetcar 82 Brewing Company

International Festival

June 8, 2019, 4:00 PM - 8:00 PM @ Heurich Park

Hyattsville Environment Committee Meeting

June 11, 2019, 7:00 PM @ The City Building (Prangely Room)

Hyattsville Corridor Community Meeting

June 12, 2019, 6:00 PM - 7:30 PM @ The City Building (Multipurpose Room)

Police and Public Safety Advisory Committee Meeting

June 12, 2019, 7:30 PM @ The City Building (Prangely Room)

Ethics Commission Meeting

June 13, 2019, 7:00 PM @ The City Building (Mayors Office)

Planning Committee Meeting

June 18, 2019, 7:30 PM @ The City Building (Prangely Room)

Ward 1 Check-In

June 19, 2019, 6:30 PM - 7:30 PM @ The City Building (Prangely Room)

Code Compliance Advisory Committee Meeting

June 19, 2019, 7:00 PM @ The City Building (Prangely Room)

Summer Jam

June 21, 2019, 6:30 PM - 8:30 PM @ The City Building

Education Advisory Committee Meeting

June 27, 2019, 6:30 PM @ The City Building (Prangely Room)

Health, Wellness, and Recreation Advisory Committee (HWRAC) Meeting

June 27, 2019, 7:00 PM @ The City Building (Mayors Office)

Main City Calendar: June 4 -July 15, 2019

CITY OFFICES CLOSED: July 4th, All Day

Hyattsville Environment Committee Meeting
July 9, 2019, 7:00 PM @ The City Building (Prangely Room)

Council Meeting
July 15, 8:00 PM @ City Building, 3rd Floor Council Chambers