

City Council of Hyattsville, Maryland

AGENDA

City Council Regular Meeting

Monday, February 3, 2020

7:00 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.

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

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

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

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



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1. Call to Order and Council Roll Call

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

4. Approval of the Minutes

4.a) Approval of the Minutes

HCC-204-FY20

I move that the Mayor and Council approve the Council Meeting Minutes of January 21, 2020.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Approval of the Minutes](#)

[Minutes Jan 21 2020 FINAL.docx](#)

5. Motion to Close (7:10 p.m.)

5.a) Motion to Close (60-90 minutes)

HCC-202-FY20

I move that the Mayor and Council close the Council Meeting of February 3, 2020 to consult with the City Attorney to discuss confidential commercial or financial information related to a proposed development in the City, to receive legal advice, and discuss pending litigation. The reason for closing the meeting under these exception is to protect the City's bargaining position and to maintain legally required confidentiality in regard to commercial and/or financial information and protect attorney/client privilege

This session will be closed under the authority of the Annotated Code of Maryland State Government General Provisions Article Section 3-305(b)(7) consult with counsel to obtain legal advice; 3-305(b)(8) consult with staff, consultants, or other individuals about pending or potential litigation, and 3-305(b) (13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter - specifically Maryland Code, § 4-335 of the General Provisions Article (protecting from disclosure confidential commercial information).

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Motion to Close \(60-90 minutes\)](#)

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

7. City Administrator Update (8:40 p.m. - 8:50 p.m.)

8. Presentations (8:50 p.m. - 8:55 p.m.)

8.a) Treasurer's Update

HCC-203-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Treasurer's Update](#)

9. Proclamations (8:55 p.m. - 9:00 p.m.)

**9.a) Proclamation Celebrating February 2020 as Black History Month in the City of Hyattsville
HCC-200-FY20**

I move that the Mayor and Council adopt a proclamation recognizing February 2020 as Black History Month in the City of Hyattsville.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Proclamation Celebrating February 2020 as Black History Month in the City of Hyattsville](#)

[Black History Month 2020.docx](#)

10. Consent Items (9:00 pm. - 9:05 p.m.)

**10.a) Renovation of 3rd Floor Center Office and Prangley Room (Furnishings) - City
Administration Building**

HCC-199-FY20

I move that the Mayor and Council authorize the City Administrator to enter into an agreement to purchase furniture for the 3rd Floor Center Office and Prangley Room of the Municipal Building, and authorize an expenditure not to exceed \$36,000 to Douron for furniture purchases through the Mid Atlantic Purchasing Team (MAPT) Contract, of which the City is a member.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Renovation of 3rd Floor Center Office and Prangley Room \(Furnishings\) - City Administration Building](#)

[Center Office Reno.pdf](#)

[Center Office Reno 2.pdf](#)

[Rider Clause Final 08262016 MAPT4.pdf](#)

[Global Bungee Tables 30 Inch 011520.pdf](#)

10.b) Disbursement of FY20 Education Enrichment Grant Funds

HCC-201-FY20

I move that the Mayor and Council authorize the expenditure of \$9,500 to support the grant proposals recommended from the Education Advisory Committee and listed in the attached memo for the dissemination of the FY20 Education Enrichment Grants.

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Disbursement of FY20 Education Enrichment Grant Funds](#)

[Grant Letter.docx](#)

[HVL EAC 2020 Grants.xlsx](#)

[FY20 Recommended Education Enrichment Grant Applications_Redacted.pdf](#)

11. Discussion Items (9:05 p.m. - 9:35 p.m.)

11.a) Magruder Pointe Development – Preliminary Plan of Subdivision (Parcel A1 - Upper Lot Only) (30 minutes)

HCC-197-FY20

Discussion only

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Magruder Pointe Development – Preliminary Plan of Subdivision \(Parcel A1 - Upper Lot Only\) \(30 minutes\)](#)

[Magruder Pointe Presentation .pptx](#)

[CSP-18002 - Magruder Pointe - City of Hyattsville 3.5.2019.pdf](#)

[1. PPS-4-18001_001-003.pdf](#)

[2. SOJ-PPS-4-18001.pdf](#)

[3. SOJ-PPS-4-18001_PUE_Exhibit.pdf](#)

[4. Applicant's Presentation_Magruder Pointe Presentation.pdf](#)

[5. CSP-18002 - Magruder Pointe - City of Hyattsville 3.5.2019.pdf](#)

[6. CSP-18002 Planning Board Resolution 18-74 - Highlighted.pdf](#)

[Memo - PPS 4-18001 - Magruder Pointe - Recommendations](#)

12. Council Dialogue (9:35 p.m. - 9:45 p.m.)

13. Community Notices and Meetings

13.a) Main City Calendar: February 4 - 18, 2020

HCC-205-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Main City Calendar: February 4 - 18, 2020](#)

[Main City Calendar Feb 4-Feb 18.docx](#)

14. Motion to Adjourn



Hyattsville City Council Agenda Item Report

Meeting Date: February 3, 2020
Submitted by: Laura Reams
Submitting Department: City Clerk
Item Type: Legislative
Agenda Section:

SUBJECT

Approval of the Minutes

HCC-204-FY20

Recommendation:

I move that the Mayor and Council approve the Council Meeting Minutes of January 21, 2020.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Minutes_Jan 21 2020 FINAL.docx](#)

Summary Background:

Action summaries for Council Meetings are posted to the City website within 48 hours of the meeting. Staff is in the process of reviewing records to ensure all previous meeting minutes have been approved by Council. Please see attached minutes.

Next Steps:

Upon approval, approved minutes will be posted on the City's website.

Fiscal Impact:

N/A

City Administrator Comments:

N/A

Community Engagement:

N/A

Strategic Goals:

Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?

N/A



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

Present: Candace Hollingsworth, Mayor
Kevin Ward, W1 (Council President)
Bart Lawrence, W1
Danny Schaible, W2
Ben Simasek, W3
Edouard Haba, W4
Daniel Peabody, W4
Joseph A. Solomon, W5
Erica Spell Wolf, W5

Absent: Carrianna Suiter, W3 (Council Vice President)
Robert Croslin, W2

Also present were the following City staff members:

Tracey E. Douglas, City Administrator
Jim Chandler, Assistant City Administrator
Ron Brooks, City Treasurer
Chief Amal Awad, City of Hyattsville Police Department
Vivian Snellman, Director of Human Resources
Laura Reams, City Clerk
Hal Metzler, Project Manager Department of Public Works
Captain Scott Dunklee, City of Hyattsville Police Department

1) Call to Order and Council Roll Call

Mayor Candace Hollingsworth called the meeting to order at 8:10 p.m.

2) Pledge of Allegiance to the Flag

3) Approval of Agenda

Amendments to the Agenda

1. ADD motion HCC-196-FY20 to consent as follows:

I move that the City Council authorize the Mayor to send a letter to the House Economic Matters Chair Derrick Davis, Senate Finance Committee Chair Dolores Kelley, Maryland Municipal League Executive Director Scott Hancock, and Tracy Gant of the Prince George's Council Municipal Association expressing the City's support for legislation be introduced and passed in the General Assembly's 2020 Regular Session that would allow the City to serve as an "aggregator" for the purpose of procuring renewable energy and power on behalf of its residents, businesses, and municipal accounts from an alternative supplier while concurrently receiving service from their existing utility provider. The letter should request that the City be provided copies of the relevant Bill and any amendments thereto so that it may be kept informed of the progress of any such legislation.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

2. AMEND HCC-191-FY20, Minutes of January 6, 2020, to clarify the public comment statement from Scott Cecil.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Solomon
AYES:	Hollingsworth, Ward, Lawrence, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
ABSENT:	Suiter, Croslin

4) Approval of the Minutes

4.a) Approval of the Minutes

HCC-191-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Approval of the Minutes](#)

[Minutes_Jan 22 2019 CM_FINAL.docx](#)

[Minutes_Feb 4 2019 CM_FINAL.docx](#)

[Minutes_Feb 19 2019 CM_FINAL.docx](#)

[Minutes_Jan 6 2020 FINAL.docx](#)

I move that the Mayor and Council approve the Council Meeting Minutes of January 22, February 4, and February 19, 2019 and January 6, 2020.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Solomon
AYES:	Hollingsworth, Ward, Lawrence, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
ABSENT:	Suiter, Croslin

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

Ward 3 resident, Detra Dorsey, addressed the Mayor and Council in opposition of the Backyard Chicken Act expressing concerns regarding sanitation, noise, attraction of wild animals, and avian flu.

Ward 1 resident, Greg Smith, addressed the Mayor and Council in support of the Backyard Chicken Act stating that he had acquaintances who raised chickens and he did not feel the item was detrimental. Mr. Smith expressed his discontent with Werrlein, the developers for construction at Magruder Pointe, stating that he was concerned about the construction of a stormwater facility at the site.

Ward 3 resident, Taylor Myers, addressed the Mayor and Council in support of the Backyard Chicken Act stating that chickens can serve as pets, provide food, improve composting, and be used as an educational tool for children.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

Ward 3 resident and President of the Editors Park Homeowners Association, Alexis Wade, addressed the Mayor and Council with comments regarding the dedication of Sentinel Drive stating that, generally, she was in support of the dedication, but cited areas in need of improvement and completion. Ms. Wade noted her preference to see Editors Park be considered for a residential parking zone citing limited parking in the area and stated her interest in working with the City on those issues.

Ward 3 resident and member of the Editors Park Homeowners Association, Brette Fishman, addressed the Mayor and Council with comments regarding safety of the public dedication of Sentinel Drive. Ms. Fishman expressed concerns regarding speeding on the roadway and asked that the City consider a traffic study to mitigate speed and possibly prohibit through traffic. She stated that there was great support from residents to incorporate a crosswalk at the intersection of Sentinel Drive and Editors Park Drive.

Ward 2 resident, Bridgette Comanda, addressed the Mayor and Council in support of the Backyard Chicken Act and cited many aspects she felt were beneficial. Ms. Comanda expressed her appreciation for the availability of closed captioning with the streaming of the Council meeting to City residents.

Ward 1 resident, Scott Wilson, addressed the Mayor and Council in support of the Backyard Chicken Act and provided comments regarding City taxes requesting that Hyattsville trim the growth of property tax revenue to the rate of inflation. Mr. Wilson relayed that he felt the current level of increase was unsustainable.

Nathaniel Hicks, manager of Ward 5 business Lee's Liquors and Restaurant, addressed the Mayor and Council requesting support for changing the name of the business and cited the need for collaboration with City officials and law enforcement to focus on security and any concerns from Council. Mr. Hicks expressed the retailer's willingness to communicate with the City on all matters regarding his employer.

6) City Administrator Update

City Administrator Tracey E. Douglas transferred the direction of the update to Hyattsville Chief of Police, Amal Awad, to introduce and provide brief biographies of new members of the Police Force: Officers Darrel Washington, Christopher Callejas, and Sean Furr. Chief Awad provided an update on recruiting efforts for the Hyattsville Police Department and announced that new officers Jermaine Brown and Sergeant Spencer Harris who would be starting their employment in the coming weeks.

City Administrator Douglas commended the efforts of the Police Department citing long hours and increased workload due to reduced staffing and expressed her pleasure regarding the camaraderie being developed among the group. Ms. Douglas introduced the new Age Friendly Program lead, Marci LeFevre, recalling that the initiative was approved by Council the previous year and provided a summarized work history and achievements including a recently procured grant that would provide transportation services and mobility assistance for senescent residents. City Administrator Douglas introduced another new member of the City of Hyattsville staff, Jan



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

Guszynski, special projects lead and liaison to the Complete Count Committee and the Race and Equity Task Force. Ms. Douglas described the responsibilities of the position and provided a brief work history and pertinent experience.

City Administrator Douglas noted that the video stream to residents was newly equipped with closed captioning, she cited the success of the recent Business Roundtable, announced that the first Clean and Safe Team graduation ceremony was incoming, and referenced Black History Month and a celebration of African Americans entitled “African Americans and the Vote” which would include an interactive discussion and art installation.

Ms. Douglas provided a statement in response to the public comments made by Mount Rainier Councilmember Scott Cecil stating that there were continuing discussions between law enforcement, City officials, and attorneys and that the investigation of the September 26, 2019 shooting incident was still in process.

7) Presentations (8:30 p.m. - 9:05 p.m.)

7.a) Hyattsville Volunteer Fire Department 2019 - 2020 Overview (10 minutes)

HCC-189-FY20

Lead Sponsor: Executive Committee

Co-Sponsor(s): N/A

Cover Page: [Hyattsville Volunteer Fire Department 2019 - 2020 Overview \(10 minutes\)](#)
[City Council Meeting Presentation - HVFD.pptx](#)

Hyattsville Volunteer Fire Chief Joshua Wortman provided an overview of the new leadership of the Hyattsville Fire Department reviewing 2019 activities and providing foresight to 2020 activities. Chief Wortman gave a brief review of program operations and emphasized the preference of collaborating with the City.

7.b) Magruder Pointe Development – Preliminary Plan of Subdivision (Parcel A1 - Upper Lot Only) (25 minutes)

HCC-183-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Magruder Pointe Development – Preliminary Plan of Subdivision \(Parcel A1 - Upper Lot Only\) \(25 minutes\)](#)
[Memo - PPS 4-18001 - Magruder Pointe - Presentation FINAL.docx](#)
[Magruder Pointe Presentation .pptx](#)

Assistant City Administrator Jim Chandler introduced the presentation for the upper parcel subdivision of Magruder Pointe noting a variance request for the requirement of a public utility easement. Mr. Chandler introduced Norman Rivera, attorney for the applicant; Werrlein Properties, who would provide the presentation stating that the item would be discussed by the Planning Committee and return to Council for discussion on February 3rd.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

Werrlein Properties attorney, Norman Rivera, presented an illustrative plan for the subdivision citing intended placements of separated homes and townhomes on the lower portion of the lot. Mr. Rivera noted that it was a subdivision plan which was the same layout of a previously presented conceptual site plan and that a detailed plan including architecture was planned to follow.

Ward 2 Councilmember Danny Schaible asked why there was focus exclusively on one lot to which Mr. Rivera responded that the lower lot was involved in ongoing litigation. Councilmember Schaible retorted that both lots were under existing litigation and that he could not imply any sort of consent when the determined parameters of the development were still in question.

Ward 4 Councilmember Edouard Haba inquired as to whether communication had been returned from Potomac Power Electric Power Company (PEPCO) to which Mr. Rivera stated that they had not, but that no expectation of any issues. Mr. Chandler added that he preferred that questions regarding the litigation pertaining to the upper lot be answered by the City attorney, but he had the understanding that action could be taken with the upper lot and noted that the Department of Public Works was addressing the easement variance.

Ward 3 Councilmember Ben Simasek posed questions regarding stormwater management and the lower lot to which Mr. Rivera replied that it was too early to accurately state at that point.

Councilmember Schaible sought clarity regarding why the easement assessment was not needed to which Mr. Rivera replied that utilities were already underground and no more were required. He stated that certain formalities were still mandatory when pursuing a waiver.

8) Consent Items (9:05 p.m. - 9:10 p.m.)

8.a) FY20 Budget Appropriation: Aggressive Driving Enforcement Grant Award

HCC-185-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s):

Cover Page: [FY20 Budget Appropriation: Aggressive Driving Enforcement Grant Award](#)

I move that the Mayor and Council amend and increase the FY20 Special Revenues Budget and to accept and appropriate the FY20 Aggressive Driving Enforcement grant award in the amount of 2,000 from the Maryland Highway Safety Office for the purpose of providing overtime funding for the enforcement of motor vehicle laws.

8.b) FY20 Budget Appropriation: Distracted Driving Enforcement Grant Award

HCC-186-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [FY20 Budget Appropriation: Distracted Driving Enforcement Grant Award](#)



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

I move that the Mayor and Council amend and increase the FY20 Special Revenues Fund Budget and to accept and appropriate the FY20 Distracted Driving Enforcement grant award in the amount of \$1,000 from the Maryland Highway Safety Office for the purpose of providing overtime funding for the enforcement of motor vehicle laws.

8.c) FY20 Budget Appropriation: Impaired Driving Enforcement Grant Award
HCC-187-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [FY20 Budget Appropriation: Impaired Driving Enforcement Grant Award](#)

I move that the Mayor and Council amend and increase the FY20 Special Revenues Fund Budget and accept and appropriate the FY20 Impaired Driving Enforcement grant award in the amount of \$4,000 from the Maryland Highway Safety Office for the purpose of providing overtime funding for the enforcement of motor vehicle laws.

8.d) FY20 Budget Appropriation: Pedestrian Enforcement Grant Award
HCC-188-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [FY20 Budget Appropriation: Pedestrian Enforcement Grant Award](#)

I move that the Mayor and Council amend and increase the FY20 Special Revenues Fund Budget and to accept and appropriate the FY20 Pedestrian Enforcement grant award in the amount of \$1,500 from the Maryland Highway Safety Office for the purpose of providing overtime funding for the enforcement of motor vehicle laws.

8.e) Purchase of Police Vehicles
HCC-184-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Purchase of Police Vehicles](#)

I move that the Mayor and Council approve the purchase of six new police vehicles from Hertrich Fleet Services, Inc. under the State of Maryland BPO contract in an amount not to exceed \$209,000.

8.f) Resolution for the Dedication of Sentinel Drive
HCC-194-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Resolution for the Dedication of Sentinel Drive \(10 minutes\)](#)

[Resolution 2020-01_Sentinel_Drive.docx](#)

[Memo - Dedication of Sentinel Drive.doc](#)

[Resolution Exhibit 1, Plat 243-98 Kiplinger \(1\).pdf](#)

[Resolution Exhibit 2, Confirmatory Quit-Claim Deed_42940-370.pdf](#)



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

I move the City Council adopt Hyattsville Resolution 2020-01, a Resolution of the City of Hyattsville, accepting the dedication of Sentinel Drive at Kiplinger Editors Park, between the intersection of Sentinel Drive with Editor's Park Drive and the intersection of Sentinel Drive with Toledo Terrace, to the City of Hyattsville as a Public Road (INTRODUCTION and ADOPTION)

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Lawrence
AYES:	Hollingsworth, Ward, Lawrence, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
ABSENT:	Suiter, Croslin

9) Action Items (9:10 p.m. - 9:45 p.m.)

9.a) 3505 Hamilton Street Renovation Project - Architectural and Engineering Design Change Order (10 minutes)

HCC-114-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [3505 Hamilton Street Renovation Project - Architectural and Engineering Design Change Order \(10 minutes\)](#)

[Proposal for Change Order 3_9.24.19Rev1.pdf](#)

I move that the Mayor and Council authorize a change order increase not to exceed \$178,863 in the Johnson, Mirmiran, and Thompson (JMT) contract to cover additional design and engineering work at 3505 Hamilton Street. This amount is currently covered under contingency costs in the previously approved \$10,265,000 capital budget appropriations for this project.

Department of Public Works Project Manager, Hal Metzler, provided an update regarding the project stating that adjustments had to be made due to new aspects and unanticipated challenges.

Ward 5 Councilmember Erica Spell Wolf asked whether they foresaw any changes beyond those proposed to which Mr. Metzler responded that the stated changes would complete the design phase and the property would be ready for bidding. City Administrator Douglas added that the City was coordinating with other municipalities regarding the project, but that no delays were expected.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Lawrence
AYES:	Hollingsworth, Ward, Lawrence, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
ABSENT:	Suiter, Croslin



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

9.b) Letter to Board of License Commissions: Transfer of Class B+ License from Lee's Liquors and Restaurant to Liquor Hut (25 minutes)

HCC-193-FY20

Lead Sponsor: Hollingsworth

Co-Sponsor(s): Solomon, Spell

Cover Page: [Letter to Board of License Commissions: Transfer of Class B+ License from Lee's Liquors and Restaurant to Liquor Hut \(25 minutes\)](#)

[Liquor Hut Application - date stamped.pdf](#)

[Report Hamilton Street Area 162020 Mayor and Council \(1\).pdf](#)

[Hyattsville Fine Wine & Spirits_response letter.PDF](#)

I move the City Council authorize the Mayor to send a letter to the Prince George's County Board of License Commissioners expressing the City's concerns regarding public safety concerns related to the applicant's operation of the current location and requesting the Board vote to disapprove the Application for Transfer of Location of Class B+, BWL License and Special Sunday Off-Sale Permit for Lee's Liquors and Restaurant, 2903 Hamilton Street, Hyattsville Restaurant LLC to Liquor Hut, 5350 Queens Chapel Road, Hyattsville. The letter shall state the City's concerns regarding public safety, specifically violations of Maryland Law, such as public intoxication, assaults in the first and second degree and disorderly conduct, in-part due to the applicant's lack of proactive management and inability to responsibly manage point of sale.

It is the City's opinion that the following modifications and/or conditions are appropriate and necessary for the applicant to amend its application, or for the Board of License Commissioners to conditions as requirements of this application.

1. Owners will commit to becoming a more involved in the community;
2. The applicant shall amend the name 'Liquor Hut', the City is agreeable to the proffered new name of 'Hyattsville Fine Wine & Spirits';
3. The applicant shall comply with site design standards consistent with both the West Hyattsville Transit District Development and Crime Prevention Through Environmental Design (CPTED);
4. The applicant shall cooperate with the City of Hyattsville Police Department regarding loitering;
5. The applicant shall hire off-duty City of Hyattsville police officers to enforce Maryland State Law;
6. The applicant shall modify the hours of operation as follows: Monday - Saturday, 10 AM - 12 AM and, pending approval, Sunday, 10 AM - 11 PM. The applicant may be permitted to receive inventory between the hours of 8 AM - 10 AM, but may not be permitted to conduct sales prior to 10 AM.

Ward 5 Councilmember Joseph Solomon expressed his support for the item as written stating that productive discussions with the applicant had taken place, but expressed some concern and suggested that an understanding be established with the Board of License Commissioners that if the applicant does not adhere to the requirements of the City that the application be denied.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

Ward 3 Councilmember Ben Simasek sought clarity regarding the comments to which Councilmember Solomon reiterated that he was requesting the opinion of his colleagues in assessing whether a formal memorandum of understanding or another binding document was necessary to ensure that the City's concerns would be mitigated.

Ward 1 Councilmember Bart Lawrence attempted to bring more clarity to the intention of his colleagues asking if there was a mechanism in place in which a license can be withdrawn if is not in accordance with the requests of the City to which Assistant City Administrator Jim Chandler replied that he was not familiar with anything similar and the rules that would apply would be those of the Liquor Board.

Councilmember Schaible expressed his confusion of the matter as he was aware of two (2) businesses under the name "Lee's"; a bar and a liquor store to which Assistant City Administrator Chandler explained that the entity that houses the entire operation would cease and the liquor store use would be transferred to the new site. He continued that there would no longer be a restaurant and when up for renewal the entity would be applying for a Class A license as opposed to a Class B license under which they operated at that time.

Ward 4 Councilmember Daniel Peabody expressed his appreciation for the motion and the data provided by the police department and requested more detail regarding the conversation that took place between Council and the applicant. Councilmember Solomon responded that they were provided a good overview of the available information and the responses of the applicant to the City's requirements. He recognized that time was limited in the development of a mitigation plan, but echoed earlier statements about the applicant being held accountable after the license transfer was completed.

Assistant City Administrator Chandler explained that the Board of Licensing Commission will either approve or postpone a decision and that they administer the rules which are unlike the Planning Board. He continued that the Licensing Board would conduct a hearing the following Tuesday to which Councilmember Lawrence identified that taking action at the present hearing would be in the Council's best interest. Mr. Chandler agreed and referred to the response letter from the applicant stating that it addressed some, not all, of the concerns and they had yet to receive an updated application.

Councilmember Haba requested details regarding the process to which Mr. Chandler provided the differences between the Planning Board's process and that of the Liquor Board stating that there is less involved and a more direct approach with the Liquor Board.

Councilmember Solomon clarified to Councilmember Haba that the proposal would be for an amendment that requires a formal agreement between the City and the applicant before the Board of Licensing Commission gives approval in the form of a memorandum of understanding.

Councilmember Solomon explained that the motion would still state the Council's position to deny the application and ask the Licensing Commission to delay their decision until a formal document could be produced.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

Mayor Hollingsworth expressed her displeasure with the proposed name of the establishment and explained that the request for the business to be proactive was clearly communicated by the City because there was little to no demonstration of resolving the safety concerns cited by City Council and creating a productive partnership. She stated that she was unsure that it would be the City's place to establish an accountability agreement and it may be in the interest of all parties to leave the relationship open and not narrowly defined. Mayor Hollingsworth inquired as to whether the language of the letter could request the Licensing Commission deny the application until such a time that the applicant exhibited meeting specific conditions to the satisfaction of City officials.

Councilmember Haba raised questions regarding logistics with observance and assessment of the establishment stating that without time and resources, their compliance would have to be accepted on good faith.

Mayor Hollingsworth requested details as to the license renewal process to which Mr. Chandler responded that renewals took place annually, but he was unsure whether the Commission would apply conditions.

Councilmember Schaible referenced Councilmember Haba's comments and stated that an effective middle-ground could be met if Council were to receive a review based on conditions. He suggested giving the business the benefit of doubt, but verifying as the City was able and stated that the specific stipulations should include the "requirement for security" instead of a mandate to hire members of the City's Police Department that could be perceived as a conflict of interest.

City of Hyattsville Chief of Police, Amal Awad, clarified that the language was not written to provide benefit to the Police Department, rather they are the primary law enforcement providers for the City of Hyattsville and it was under that jurisdiction to oversee any secondary employment of the area.

Councilmember Solomon made comments from his perspective as a Ward 5 resident and conveyed his account of the effect of alcoholism on the community. He expressed his support for the request of the Police Department citing the efforts of local police officers to work and develop relationships with businesses and stressed that the opportunity to change the dynamic of the community in a highly pedestrian region of the City was an opportunity that should not be taken lightly.

Lee's manager, Nathaniel Hicks, addressed the Mayor and Council with several comments and concerns and emphasized the business' eagerness to work with the City. Mr. Hicks asked what data was being used by Council to determine community development and the efforts to minimize loitering and displayed a notebook that contained complaints recorded by the establishment. He stated that the business was the only one on the corridor that employed private security and that they were more than willing to make any changes requested by the City of Hyattsville.

Mayor Hollingsworth asked Mr. Hicks what the management of Lee's would deem as demonstrating community partnership and addressing the issues to which Mr. Hicks listed community events invoking unity such as wine tastings and sip-and-paint. He referenced Lee's



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

history within the area citing 60 years conducting business and their intent to secure a more upscale clientele while maintaining the connection to all residents.

Councilmember Solomon provided clarity as to how the data was collected recalling that questions were posed to the business regarding loitering and the answers were unsatisfactory and implied an absolution of responsibility. He referenced the contradiction of serving “high-end clientele” and the request to open at 7:00 a.m. and noted that Lee’s had not participated in any Ward 5 business meetings. Mr. Hicks stated that he could only speak to the items that were the responsibility of the business and he welcomed any suggestions.

Mayor Hollingsworth inquired as to whether the required full management plan in the application had been updated to reflect any of the City’s comments to which Mr. Hicks was unable to confirm or deny. Mayor Hollingsworth cited that as a demonstrable area and stated the City had an obligation to identify if there is needed improvement within the community. She continued that her perspective was that of disapproval based on the conditions she had seen in the area and complaints from residents and implored that a different approach was essential to change.

Councilmember Solomon requested confirmation on the next steps of the process and its purpose to which Mayor Hollingsworth clarified the contingencies that should be stated in the language to express the City would still request denial at that time.

Councilmember Schaible commended the Mayor’s comments and clarified that Lee’s would definitely be moved but, aside from that, nothing else had been determined.

Councilmember Haba reiterated the need to be very clear with Council’s intent and working toward a solution and confirmed the approach for next steps.

RESULT:	APPROVED [8-0-1]
MOVER:	Ward
SECONDER:	Solomon
AYES:	Hollingsworth, Ward, Lawrence, Schaible, Simasek, Peabody, Solomon, Spell Wolf
ABSTAIN:	Haba
ABSENT:	Suiter, Croslin

10) Discussion Items (9:45 p.m. - 10:00 p.m.)

10.a) Backyard Chicken Act (15 minutes)

HCC-192-FY20

Lead Sponsor: Schaible

Co-Sponsor(s): N/A

Cover Page: [Backyard Chicken Act \(15 minutes\)](#)



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

I move that the Mayor and Council direct the City Attorney to draft an ordinance amending Chapter 52 of the Hyattsville Charter and Code to amend section §52-10 by striking the inclusion of “domestic fowl”, and “poultry and game birds” from the list of prohibited animals. Roosters will remain on the list of prohibited animals in the Code.

Councilmember Schaible addressed the item stating that it would not make raising chickens in the City legal as County code takes precedent over City ordinance. He explained that the City would not enforce the ordinance and any concerns regarding the matter were due to a lack of information on the subject and that raising chickens is beneficial to the building of community.

Councilmember Solomon asked whether the City attorney had the opportunity to review the item and inquired about a “home” rule to which City Administrator Tracey Douglas confirmed that the item had been reviewed by counsel and should there be a complaint or concern it would fall to the purview of the County. Assistant City Administrator Jim Chandler added that the City would still be obliged to report complaints to the County to which Councilmember Solomon raised questions concerning chickens as pets and food sources and the applicable regulations. He expressed health, legal, finance, and liability concerns.

Councilmember Schaible explained that he would be interested in regulating the issue if it were allowable and referenced the regulations of other areas who restrict the number of chickens a resident would own.

Councilmember Lawrence stated his support for the measure but was not in full support of the method and cited his colleague’s comments about improper care. He asked whether the County would address complaints to which Mr. Chandler responded that the City has difficulty following up on issues reported to the County and resolution takes extended time. He expressed preference to be responsive to both parties.

Councilmember Spell Wolf inquired as to what the measure accomplished to which Mr. Chandler responded that it was currently a violation of City code and that if a call was received, the City would investigate and issue a warning if chickens were present.

Councilmember Haba recollected that he believed County law contained stipulations on the size of chickens raised and sought confirmation that the item would limit response to complaints and asked whether Council would recommend standards. Councilmember Schaible repeated that the City is unable to regulate the measure and stated that his motion includes a letter communicating the City’s position on the matter.

Councilmember Simasek suggested dividing a letter of support and removal from the code into separate motions to which Councilmember Solomon suggested obtaining the opinion of the City attorney.

11) Council Dialogue (10:00 p.m. - 10:10 p.m.)



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

JANUARY 21, 2020 – 8:00 p.m.

12) Community Notices and Meetings

12.a) Main City Calendar: January 7 - 21, 2020

HCC-195-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Cover Page: [Main City Calendar: January 7 - 21, 2020](#)

[Main City Calendar_Jan 22-Feb 3.docx](#)

13) Motion to Adjourn

RESULT:	APPROVED, [UNANIMOUS]
MOVER:	Lawrence
SECONDER:	Spell Wolf
AYES:	Hollingsworth, Ward, Lawrence, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
ABSENT:	Suiter, Croslin

The meeting adjourned at 11:00 p.m.



Hyattsville City Council Agenda Item Report

Meeting Date: February 3, 2020
Submitted by: Laura Reams
Submitting Department: City Clerk
Item Type: Legislative
Agenda Section:

SUBJECT

Motion to Close (60-90 minutes)

HCC-202-FY20

Recommendation:

I move that the Mayor and Council close the Council Meeting of February 3, 2020 to consult with the City Attorney to discuss confidential commercial or financial information related to a proposed development in the City, to receive legal advice, and discuss pending litigation. The reason for closing the meeting under these exception is to protect the City's bargaining position and to maintain legally required confidentiality in regard to commercial and/or financial information and protect attorney/client privilege

This session will be closed under the authority of the Annotated Code of Maryland State Government General Provisions Article Section 3-305(b)(7) consult with counsel to obtain legal advice; 3-305(b)(8) consult with staff, consultants, or other individuals about pending or potential litigation, and 3-305(b) (13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter - specifically Maryland Code, § 4-335 of the General Provisions Article (protecting from disclosure confidential commercial information).

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

N/A

Next Steps:

N/A

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

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

Legal Review Required?

Complete



Hyattsville City Council Agenda Item Report

Meeting Date: February 3, 2020
Submitted by: Ron Brooks
Submitting Department: Finance
Item Type: Audit
Agenda Section:

SUBJECT

Treasurer's Update

HCC-203-FY20

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

Summary Background:

The FY18 audit is complete and waiting on closing documents to file. The FY19 audit started in late October with completion now slated for April 2020. In other financial matters, the Fiscal Year 2021 budget cycle started in mid-November and introduction of the 2021 budget including department budget discussions with Council are scheduled for the third quarter of Fiscal Year 2020.

Next Steps:

Continue to work through audits until completion.

Fiscal Impact:

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

City Administrator Comments:

Presentation Only

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: February 3, 2020

Submitted by: Laura Reams

Submitting Department: Community Services

Item Type: Proclamation

Agenda Section:

SUBJECT

Proclamation Celebrating February 2020 as Black History Month in the City of Hyattsville

HCC-200-FY20

Recommendation:

I move that the Mayor and Council adopt a proclamation recognizing February 2020 as Black History Month in the City of Hyattsville.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Black History Month 2020.docx](#)

Summary Background:

Black History Month is a time for all to celebrate the history and achievements of African Americans and their role in shaping our nation's history. This year's Black History Month's theme is "African American's and the Vote", as it honors the ongoing struggle African American men and women have endured for the right to vote, as well as the ascendance of black elected officials at both local and national levels.

Next Steps:

Proclaim February 2020 to be Black History Month in the City of Hyattsville

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

Recognition of Black History Month has been planned.

Strategic Goals:

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

Legal Review Required?

N/A

CITY OF HYATTSVILLE

PROCLAMATION

CELEBRATING FEBRUARY 2020 AS BLACK HISTORY MONTH IN THE CITY OF HYATTSVILLE

The City of Hyattsville proclaims February 2020 to be Black History Month, a time for all to celebrate the achievements and endurance of African Americans that have shaped our nation's history. *African Americans and the vote* is this year's Black History Month theme as it honors the ongoing struggle African American men and women have endured for the right to vote, as well as the ascendance of black elected officials at both local and national levels.

WHEREAS, Black History Month is an annual celebration for people of all backgrounds to observe the countless merits and sacrifices of African Americans throughout our nation's history; and

WHEREAS, this year marks the sesquicentennial anniversary of the Fifteenth Amendment, which prohibits federal and state governments from denying a citizen the right to vote based on their race, color, or previous condition of servitude; and

WHEREAS, even before the Civil War, African Americans petitioned legislatures and the U.S. Congress seeking to be recognized as voters; and

WHEREAS, since then, the United States has had many extraordinary African American men and women help lead this nation; and

WHEREAS, the right to vote or come into office for African Americans has not come without sacrifice, racial tensions, the need for civil rights protests, and more.

NOW, THEREFORE BE IT RESOLVED, that Mayor Hollingsworth and City of Hyattsville will celebrate Black History Month on February 26, at 6:30 p.m., at 4310 Gallatin Street by hosting an interactive community discussion and art experience event on Africans Americans and the right to vote to reflect on the bravery of the men and women that have given their all toward the vision of a more perfect union.

Candace B. Hollingsworth
Mayor, City of Hyattsville

February 3, 2020





Hyattsville City Council Agenda Item Report

Meeting Date: February 3, 2020
Submitted by: Lesley Riddle
Submitting Department: Public Works
Item Type: Contract
Agenda Section:

SUBJECT

Renovation of 3rd Floor Center Office and Prangley Room (Furnishings) - City Administration Building

HCC-199-FY20

Recommendation:

I move that the Mayor and Council authorize the City Administrator to enter into an agreement to purchase furniture for the 3rd Floor Center Office and Prangley Room of the Municipal Building, and authorize an expenditure not to exceed \$36,000 to Douron for furniture purchases through the Mid Atlantic Purchasing Team (MAPT) Contract, of which the City is a member.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Center Office Reno.pdf](#)

[Center Office Reno 2.pdf](#)

[Rider_Clause_Final_08262016_MAPT4.pdf](#)

[Global Bungee Tables 30 Inch 011520.pdf](#)

Summary Background:

The municipal building center conference room and Prangley Room at 4310 Gallatin Street require upgrades and updated furnishings. This request is for the furnishing portion of the required upgrades.

The former center conference room has been modified for use as work space to accommodate communications, finance and teen center staff. The desks are large, not space efficient and cannot properly accommodate existing and new staff. The vendor proposed a layout and furnishings that could provide a more flexible working space and provide a more productive and efficient work environment.

Some of the Prangley Room tables and chairs will be replaced. A large number of the tables and chairs are worn, damaged and not professional for staff and public use. The recommended tables and chairs from Douron are durable, commercial grade quality that can be moved more easily, and stored more efficiently.

Upgraded furnishings to the 3rd floor office space and conference room will be purchased from Douron. They are our selected vendor for the DPW and the Police Headquarters and selected off the Mid-Atlantic Purchasing Team-Cooperative Rider Clause with Council of Governments and has competitive pricing.

Next Steps:

With Council approval City staff will schedule the work to be completed.

Fiscal Impact:

\$36,000 from the CIP budget

City Administrator Comments:

The staff is working on additional quotes for facility upgrades to the Prangley Room and Public Restrooms. That information will be presented to Council in the coming months.

Community Engagement:

None

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

Legal Review Required?

Complete



Ship to:

Sold To:

Item		Qty.	Product	Unit	Extended
1		0	Pricing Per MAPT Contract 2015-42		
				Sell:	\$0.00 \$0.00
2	GCU	22	DPOST18 Divider Post-For supporting panels - 1-11/16D x 1-11/16W x 1		
			... Skipped Option	Sell:	\$54.05 \$1,189.10
3	GCU	6	DTB1830 Fabric Panels-Built-in accessory rail w/matching filler pane		
			... Skipped Option	Sell:	\$109.86 \$659.16
			... Skipped Option		
4	GCU	4	DTB1848 Fabric Panels-Built-in accessory rail w/matching filler pane		
			... Skipped Option	Sell:	\$147.96 \$591.84
			... Skipped Option		
5	GCU	2	DTB1866 Fabric Panels-Built-in accessory rail w/matching filler pane		
			... Skipped Option	Sell:	\$166.57 \$333.14
			... Skipped Option		

Item		Qty.	Product		Unit	Extended
6	GCU	1	Z15L2ES 23.4"d x 15"w x 28.5"h, Storage Shell w/2 File Drawers, ZIRA			
			~ZBSE Zira Storage Base Finishes	Sell:	\$263.14	\$263.14
			... Skipped Option			
			~HAN Handle Option (Required)			
			... Skipped Option			
			K-401 C-Keyed for Lock #401			
7	GCU	1	Z15L2ES 23.4"d x 15"w x 28.5"h, Storage Shell w/2 File Drawers, ZIRA			
			~ZBSE Zira Storage Base Finishes	Sell:	\$263.14	\$263.14
			... Skipped Option			
			~HAN Handle Option (Required)			
			... Skipped Option			
			K-402 C-Keyed for Lock #402			
8	GCU	1	Z15L2ES 23.4"d x 15"w x 28.5"h, Storage Shell w/2 File Drawers, ZIRA			
			~ZBSE Zira Storage Base Finishes	Sell:	\$263.14	\$263.14
			... Skipped Option			
			~HAN Handle Option (Required)			
			... Skipped Option			
			K-403 C-Keyed for Lock #403			
9	GCU	1	Z15L2ES 23.4"d x 15"w x 28.5"h, Storage Shell w/2 File Drawers, ZIRA			
			~ZBSE Zira Storage Base Finishes	Sell:	\$263.14	\$263.14
			... Skipped Option			
			~HAN Handle Option (Required)			
			... Skipped Option			
			K-404 C-Keyed for Lock #404			
10	GCU	1	Z15L2ES 23.4"d x 15"w x 28.5"h, Storage Shell w/2 File Drawers, ZIRA			
			~ZBSE Zira Storage Base Finishes	Sell:	\$263.14	\$263.14
			... Skipped Option			
			~HAN Handle Option (Required)			
			... Skipped Option			
			K-405 C-Keyed for Lock #405			
11	GCU	1	Z15L2ES 23.4"d x 15"w x 28.5"h, Storage Shell w/2 File Drawers, ZIRA			
			~ZBSE Zira Storage Base Finishes	Sell:	\$263.14	\$263.14
			... Skipped Option			
			~HAN Handle Option (Required)			
			... Skipped Option			
			K-406 C-Keyed for Lock #406			

Item		Qty.	Product	Unit	Extended
12	GCU	3	Z2448EL 24"d x 48"w x 29.5"h, Left Flush Return w/No Pedestal, ZIRA		
			... Skipped Option	Sell:	\$238.78 \$716.34
		~ZTOP	Zira Top Finishes		
		...	Skipped Option		
		...	Skipped Option		
		~ZCHASS	Zira Chassis Finishes		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
13	GCU	3	Z2448ER 24"d x 48"w x 29.5"h, Right Flush Return w/No Pedestal, ZIRA		
		...	Skipped Option	Sell:	\$238.78 \$716.34
		~ZTOP	Zira Top Finishes		
		...	Skipped Option		
		...	Skipped Option		
		~ZCHASS	Zira Chassis Finishes		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
14	GCU	1	Z3066F3L 29.69"d x 66"w x 29.5"h, Single Pedestal, Rectangular Top De		
		...	Skipped Option	Sell:	\$605.58 \$605.58
		~ZTOP	Zira Top Finishes		
		...	Skipped Option		
		~ZCHASS	Zira Chassis Finishes		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		~	Handle Option		
		...	Skipped Option		
		...	Skipped Option		
		K-401	C-Keyed for Lock #401		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
15	GCU	1	Z3066F3L 29.69"d x 66"w x 29.5"h, Single Pedestal, Rectangular Top De		
		...	Skipped Option	Sell:	\$605.58 \$605.58
		~ZTOP	Zira Top Finishes		
		...	Skipped Option		
		~ZCHASS	Zira Chassis Finishes		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		~	Handle Option		
		...	Skipped Option		
		...	Skipped Option		
		K-402	C-Keyed for Lock #402		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		
		...	Skipped Option		

Item		Qty.	Product	Unit	Extended
16	GCU	1	Z3066F3L 29.69"d x 66"w x 29.5"h, Single Pedestal, Rectangular Top De		
			... Skipped Option	Sell:	\$605.58 \$605.58
		~ZTOP	Zira Top Finishes		
		... Skipped Option			
		~ZCHASS	Zira Chassis Finishes		
		... Skipped Option			
		... Skipped Option			
		... Skipped Option			
		~	Handle Option		
		... Skipped Option			
		... Skipped Option			
		K-403	C-Keyed for Lock #403		
		... Skipped Option			
		... Skipped Option			
		... Skipped Option			
		... Skipped Option			
17	GCU	1	Z3066F3R 29.69"d x 66"w x 29.5"h, Single Pedestal, Rectangular Top De		
		... Skipped Option		Sell:	\$605.58 \$605.58
		~ZTOP	Zira Top Finishes		
		... Skipped Option			
		~ZCHASS	Zira Chassis Finishes		
		... Skipped Option			
		... Skipped Option			
		... Skipped Option			
		~	Handle Option		
		... Skipped Option			
		... Skipped Option			
		K-405	C-Keyed for Lock #405		
		... Skipped Option			
		... Skipped Option			
		... Skipped Option			
		... Skipped Option			
18	GCU	1	Z3066F3R 29.69"d x 66"w x 29.5"h, Single Pedestal, Rectangular Top De		
		... Skipped Option		Sell:	\$605.58 \$605.58
		~ZTOP	Zira Top Finishes		
		... Skipped Option			
		~ZCHASS	Zira Chassis Finishes		
		... Skipped Option			
		... Skipped Option			
		... Skipped Option			
		~	Handle Option		
		... Skipped Option			
		... Skipped Option			
		K-406	C-Keyed for Lock #406		
		... Skipped Option			
		... Skipped Option			
		... Skipped Option			
		... Skipped Option			

Item		Qty.	Product	Unit	Extended
19	GCU	1	Z3066F3R 29.69"d x 66"w x 29.5"h, Single Pedestal, Rectangular Top De		
			... Skipped Option	Sell:	\$605.58 \$605.58
			~ZTOP Zira Top Finishes		
			... Skipped Option		
			~ZCHASS Zira Chassis Finishes		
			... Skipped Option		
			... Skipped Option		
			... Skipped Option		
			~ Handle Option		
			... Skipped Option		
			... Skipped Option		
			K-404 C-Keyed for Lock #404		
			... Skipped Option		
			... Skipped Option		
			... Skipped Option		
			... Skipped Option		
20	GCU	1	Z36M4SH 20"d x 36"w x 40.8"h, Storage Modules w/ 2 Adjustable Shelve		
			... Skipped Option	Sell:	\$494.83 \$494.83
			~ZTOP Zira Top Finishes		
			... Skipped Option		
			~ZBASE Zira Storage Base Finishes		
			... Skipped Option		
			... Skipped Option		
			~HAN Handle Option (Required)		
			... Skipped Option		
			K-STD C-Key Random (STD)		
			... Skipped Option		
21	HSN	6	HIWMM Ignition 2 Task Mid-back, ilira back		
			.Y3 Synchro-Tilt w/ Indep Back Ang	Sell:	\$342.76 \$2,056.56
			.A Arm: Height and Width Adj. Arm		
			~ Undecided GLIDE/CAST Option		
			~ Undecided BACK Option		
			\$(2) GRADE: II UPHOLSTERY		
			~ Undecided FABRIC Option		
			.AL Adjustable Lumbar		
			.SB Base: Standard Base		
			~ Undecided FRAME Option		
22	DOU	1	D&I Installation		
				Sell:	\$1,250.00 \$1,250.00

Item	Qty.	Product	Unit	Extended
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Total: \$13,219.63

Contact:

Grand Total: \$13,219.63

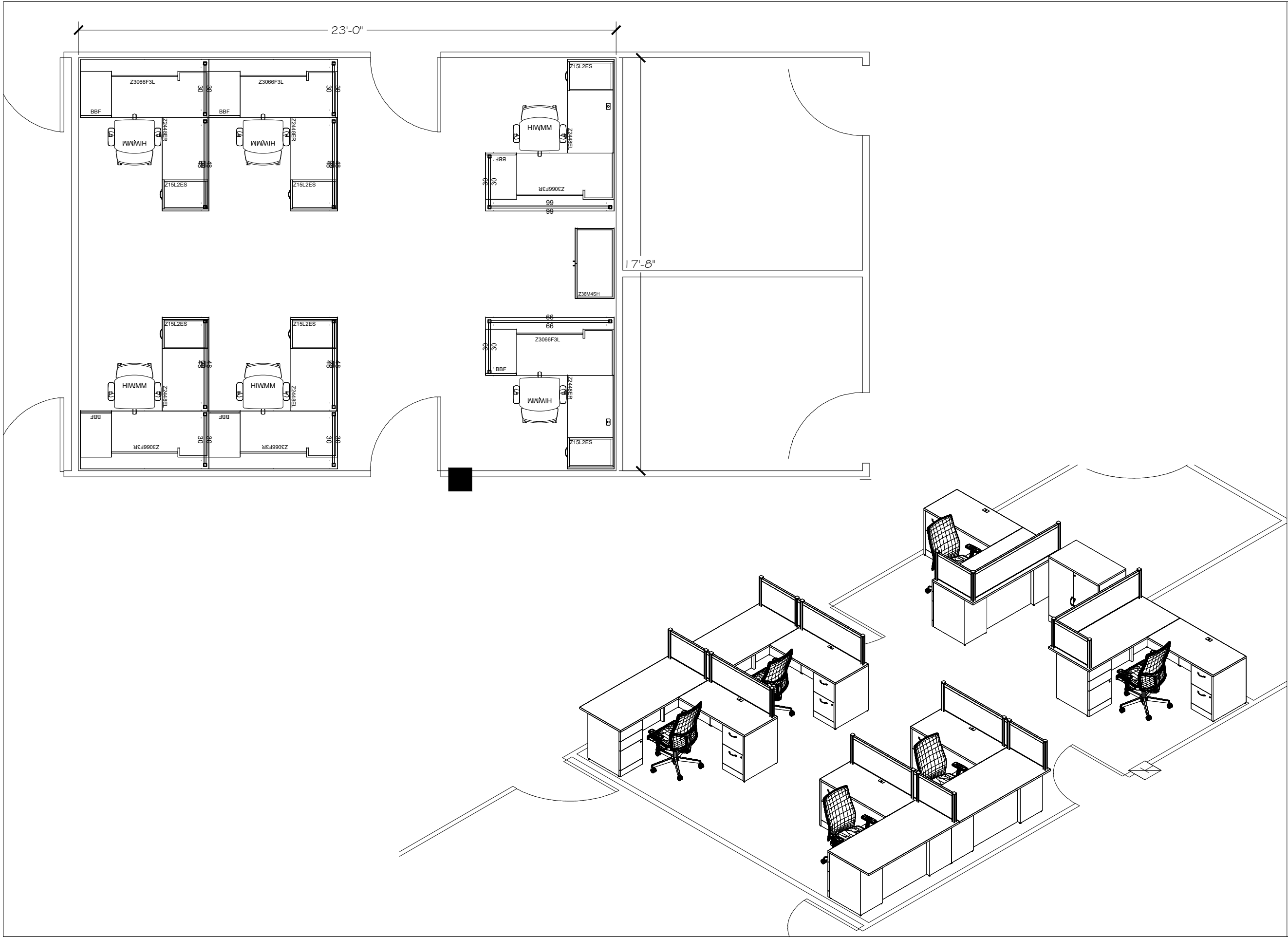
Signature: _____

Date: _____

Signing above indicates you have reviewed the above quote and accept it. Items will be ordered as per the quote, so please make sure the items are what you want. All standard Douron terms and conditions apply, as well as payment terms related to this specific account. Signee is responsible for any applicable sales taxes, whether quoted or not. This quote is valid for 30 days. Product is shipped direct from the manufacturer and is non-returnable. Please review the quote and address any concerns before placing an order.

Installation is based on standard business hours delivery and install, access to elevator and clear path to and within work area. In the event that these criteria are not met, additional charges may be incurred. All product would be assembled and installed with the removal of all cartoning.

The purchaser(s) is responsible for all electrical and cabling connections unless noted otherwise. Power products housed within systems furniture, tables or desking that is provided by Douron would be installed by Douron. All connections and electrical whips would be handled by the purchasers licensed electrician and all routing of all cabling would also fall under the purchasers scope of responsibility.



corporate interiors
educational interiors
healthcare interiors
library interiors
storage solutions
government

10 Painters Mill Rd
Owings Mills, MD. 21117
(410)-363-2600
douron.com



JN-1307 CITY OF HYATTSVILLE - WORKROOM

JON DENNIS

S:/DESIGN/JN-1307 CITY OF HYATTSVILLE - WORKRM.DWG

REV1	REV2	REV3	REV4	REV5
BY	BY	BY	BY	BY

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DRAWN BY TVV	
DATE 1/23/20	
SCALE 1/4"=1'-0"	PAPER SIZE: B 11 X 17
DRAWING APPROVAL	
SIGNATURE	
DATE	



Cooperative Rider Clause

The Mid-Atlantic Purchasing Team (MAPT) is the agreement between the Metropolitan Washington Council of Governments ("MWCOCG") and the Baltimore Metropolitan Council ("BMC") to aggregate the public entity and non-profit purchasing volumes in the Maryland, Virginia and Washington, D.C. region ("region").

Format

A lead agency format is used to accomplish this work. The Lead Agency in this procurement and has included this MAPT Cooperative Rider Clause in this solicitation indicating its willingness to allow other public entities to participate pursuant to the following Terms and Conditions:

1. Terms

- 1.1 Participating entities, through their use of the Cooperative Rider Clause, agree to the terms and conditions of the resulting contract to the extent that they can be reasonably applied to the participating entity.
- 1.2 Participating entities may also negotiate additional terms and conditions specific to their local requirements upon mutual agreement between the parties.

2. Other Conditions - Contract and Reporting

- 2.1 The contract resulting from this solicitation shall be governed by and "construed in accordance with the laws of the State/jurisdiction in which the participating entity officially is located;
- 2.2 To provide to MWCOCG and/or BMC contract usage reporting information, including but not limited to quantity, unit pricing and total volume of sales by entity, as well reporting other participating entities added on the contract, on demand and without further approval of contract participants;
- 2.3 Contract obligations rest solely with the participating entities only;
- 2.4 Significant changes in total contract value may result in further negotiations of contract pricing with the lead agency and participating entities.

In pricing and other conditions, vendors are urged to consider the broad reach and appeal of MAPT with public and non-profit entities in this region.

A list of the participating members of the Mid-Atlantic Purchasing Team can be found at the following web links www.mwcog.org/purchasing-and-bids/cooperative-purchasing/member-links/ and <http://www.baltometro.org/our-work/cooperative-purchasing/brcpc-representatives>

Sold To:

Ship to:

Item	Qty.	Product	Unit	Extended
1	0		List:	\$0.00 \$0.00
		Pricing Per MAPT Contract 2015-42	Discount:	-0.00000
			Sell:	\$0.00 \$0.00
2	GCU 20	BX3072RES	List:	\$1,256.00 \$25,120.00
		30"d x 72"w x 28.5"h, Rectangular Table w/ Flip Top, 2 Spider Legs	Discount:	55.70000
~		w/ Locking Casters and Bungee Cords, Each Table can be "Bungee-	Sell:	\$556.41 \$11,128.20
~BNGE		Tied" to other Tables of the Same Depth, BUNGEE TABLES		
?		(STD) Thermally Fused Laminate, High Perform		
?		Bungee Laminate Finishes		
?		----- UNSELECTED -----		
?		----- UNSELECTED -----		
?		----- UNSELECTED -----		
?		----- UNSELECTED -----		
		----- UNSELECTED -----		
		----- UNSELECTED -----		
3	GCU 20	BX72QMP	List:	\$112.00 \$2,240.00
		.69"d x 57"w x 9.5"h, Square Modesty Panel, Used on Rectangular &	Discount:	55.70000
~BNGE		Square Tables, Inc. Mounting Brackets & Wire Sweep, BUNGEE	Sell:	\$49.62 \$992.40
??		TABLES		
		Bungee Laminate Finishes		
		INCOMPLETE OPTIONS		
4	HSN 40	HMN2	List:	\$511.00 \$20,440.00
		Motivate Nest/Stack Chair-Flex Bck-Uph Seat	Discount:	56.00000
		.N Arm: No Arm	Sell:	\$224.84 \$8,993.60
		.H Hard		
		.PS Plastic Shell		
		~ Undecided SHELL Option		
		\$(1) Gr 1 UPH		
		.CU Centurion		
		~ Undecided FABRIC Option		
		.PLAT FRAME: Platinum Metallic		

Item	Qty.	Product		Unit	Extended
5	0		List:	\$0.00	\$0.00
		Delivery and Installation	Discount:		-0.00000
			Sell:	\$0.00	\$0.00

Total: \$21,114.20

Contact:

Grand Total: \$21,114.20

Signature: _____

Date: _____

Signing above indicates you have reviewed the above quote and accept it. Items will be ordered as per the quote, so please make sure the items are what you want. All standard Douron terms and conditions apply, as well as payment terms related to this specific account. Signee is responsible for any applicable sales taxes, whether quoted or not. This quote is valid for 30 days.



Hyattsville City Council Agenda Item Report

Meeting Date: February 3, 2020
Submitted by: Laura Reams
Submitting Department: Community Services
Item Type: Grant
Agenda Section:

SUBJECT

Disbursement of FY20 Education Enrichment Grant Funds

HCC-201-FY20

Recommendation:

I move that the Mayor and Council authorize the expenditure of \$9,500 to support the grant proposals recommended from the Education Advisory Committee and listed in the attached memo for the dissemination of the FY20 Education Enrichment Grants.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Grant Letter.docx](#)

[HVL EAC 2020 Grants.xlsx](#)

[FY20 Recommended Education Enrichment Grant Applications_Redacted.pdf](#)

Summary Background:

Please see attached memo.

Next Steps:

Disburse the Fiscal Year 2020 Education Enrichment Grant Program funds according to the recommendations from the City's Education Advisory Committee.

Fiscal Impact:

\$9,500

City Administrator Comments:

Recommend Approval

Community Engagement:

Outreach was conducted to inform schools of this program. Awarded applicants will be notified.

Strategic Goals:

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

Legal Review Required?

N/A

The City of Hyattsville
ATTN: Hon. Mayor Candace Hollingsworth and Hyattsville City Council
4310 Gallatin Street
Hyattsville, MD 20781

January 27, 2020

Dear Mayor Hollingsworth and Hyattsville City Council,

At the last meeting of the City of Hyattsville's Education Advisory Committee (EAC) on January 23, 2020, we reviewed grant applications for the \$10,000 worth of funding that the City of Hyattsville allocates annually for awarding to community educational institutions. After reviewing the applications and discussing the grant criteria, the EAC voted unanimously to make the following recommendations:

1. A total of \$9,500 dollars be awarded to grant applicants in increments of \$500 dollars per grant.
2. There were multiple applications for funding the same item that would've put the projects in question above the \$500 dollar limit for grant applications for a single project. This left \$500 dollars of our \$10,000 budget allocation unspent.
3. We recommend returning the remaining \$500 to the general fund or, if possible, utilizing it for another education-based project eligible to be funded with City revenue.

Attached to this letter is a spreadsheet of the individual projects to which we recommend disbursement of the \$9,500 dollars. Please let us know if you have any questions or concerns.

Sincerely,

City of Hyattsville Education Advisory Committee

School	Amount	Program
EFES	\$ 500.00	Arts Integration Supply Kits
EFES	\$ 500.00	Kids Create Opera
EFES	\$ 500.00	Kindergarteners Match a Smile
EFES	\$ 500.00	LEGO City Building Competition
EFES	\$ 500.00	LEGO or Bust
EFES	\$ 500.00	Theatrical & SFX Makeup
NOMS	\$ 500.00	Parent & Family Engagement Acad
NWHS	\$ 500.00	Intro to Glass Blowing Field Trip
NWHS	\$ 500.00	Monticello Field Trip
NWHS	\$ 500.00	National Gallery of Art Field Trip
NWHS	\$ 500.00	Undercats Show Choir Competition
NWHS	\$ 500.00	Wildcat Company Theatre Group
RHES	\$ 500.00	Back to School Health/Resource Fai
RLPES	\$ 500.00	Full STEAM Ahead with Discover Cl
RLPES	\$ 500.00	Girls on the Run
RLPES	\$ 500.00	Kinder Readiness Registratoin Carni
RLPES	\$ 500.00	Parent Engagement
RLPES	\$ 500.00	ESOL/Kindergarten Vocabulary Parc
HMS	\$ 500.00	KEMS Program
	<u>\$ 9,500.00</u>	

Description

Lesson plans, supplies for math education using different modalities
Materials to support student opera production (costumes, set, lighting, etc.)
Play-Doh dental kits to teach about color matching, dental procedures, teamwork skills
Materials for LEGO club needed to participate in LEGO League Jr. competition
Materials for to build a LEGO candy dispenser
Materials for theatrical makeup design and application
Workshops to boost parent engagement in student's social & academic success
Underwriting field trip to McFadden Art Glass Studio (Baltimore) - Bus Cost
Underwriting field trip to Monticello - Bus Cost
Underwriting field trip to NGA - Bus Cost
Underwrite participation in Music in the Parks choir competition
Licensing fee for student production of "In the Woods"
Uniforms, backpacks, supplies, etc., for under-resourced students
Underwriting DC field trip (Tidal Basin and Museums); supplies
Underwrite participation in Girls on the Run program
Support early registration for school, as well as take-home materials to support at-home learning
Refreshments & supplies for parent workshops
Supplies to make costumes for parade
Support afterschool field trip/STEM Program



Hyattsville City Council Agenda Item Report

Meeting Date: February 3, 2020

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section:

SUBJECT

Magruder Pointe Development – Preliminary Plan of Subdivision (Parcel A1 - Upper Lot Only) (30 minutes)

HCC-197-FY20

Recommendation:

Discussion only

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Magruder Pointe Presentation .pptx](#)

[CSP-18002 - Magruder Pointe - City of Hyattsville 3.5.2019.pdf](#)

[1. PPS-4-18001_001-003.pdf](#)

[2. SOJ-PPS-4-18001.pdf](#)

[3. SOJ-PPS-4-18001_PUE_Exhibit.pdf](#)

[4. Applicant's Presentation_Magruder Pointe Presentation.pdf](#)

[5. CSP-18002 - Magruder Pointe - City of Hyattsville 3.5.2019.pdf](#)

[6. CSP-18002 Planning Board Resolution 18-74 - Highlighted.pdf](#)

[Memo - PPS 4-18001 - Magruder Pointe - Recommendations](#)

Summary Background:

The subject property is located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place and located within the Traditional Residential Neighborhood (TRN) Character Area of the Gateway Arts District.

The subdivision application is limited to the upper lot parcel and includes the subdivision of the parcel into 31 lots, for approximately 16 townhouses, 15 single family detached homes, and two additional parcels (Parcels A1 & A2). The subject site was formerly the vacant Washington Suburban Sanitary Commission (WSSC) headquarters building on Hamilton Street.

The applicant has requested the approval of a variation from Section 24-122(a) to eliminate the requirement for a public utility easement along the north side of Gallatin Street.

Next Steps:

The City Council is scheduled to adopt language regarding PPS 4-18001 at its meeting on February 18, 2020.

Fiscal Impact:

N/A

City Administrator Comments:

This item was presented during the January Council meeting. The discussion is limited to upper lots.

Community Engagement:

The applicant presented to the Hyattsville Planning Committee on Tuesday, January 28, 2020. The Committee's comments and recommendations are included in the attached memorandum and are summarized as follows:

Strategic Goals:

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

Legal Review Required?

N/A

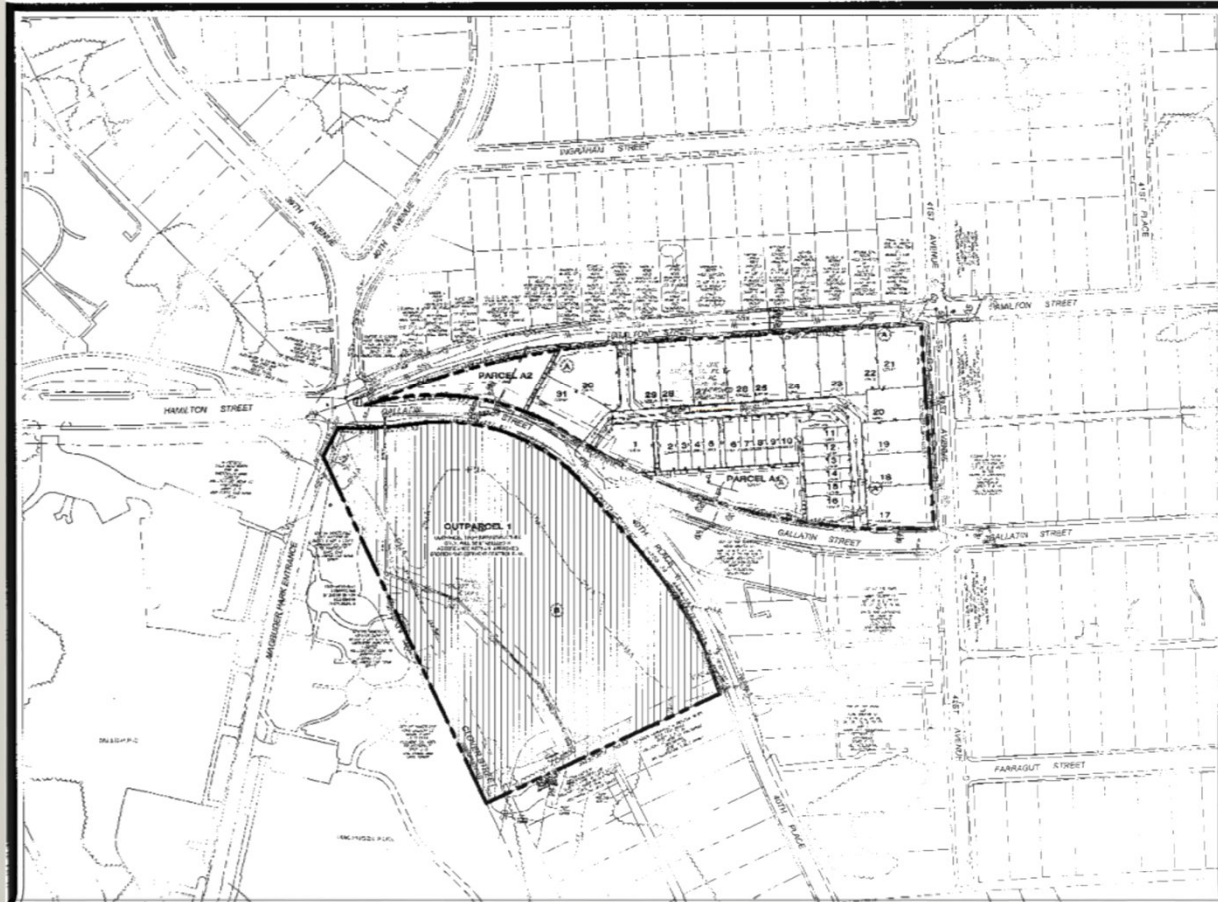
MAGRUDER POINTE - ILLUSTRATIVE PLAN



1

MAGRUDER POINTE - PRELIMINARY PLAN OF SUBDIVISION

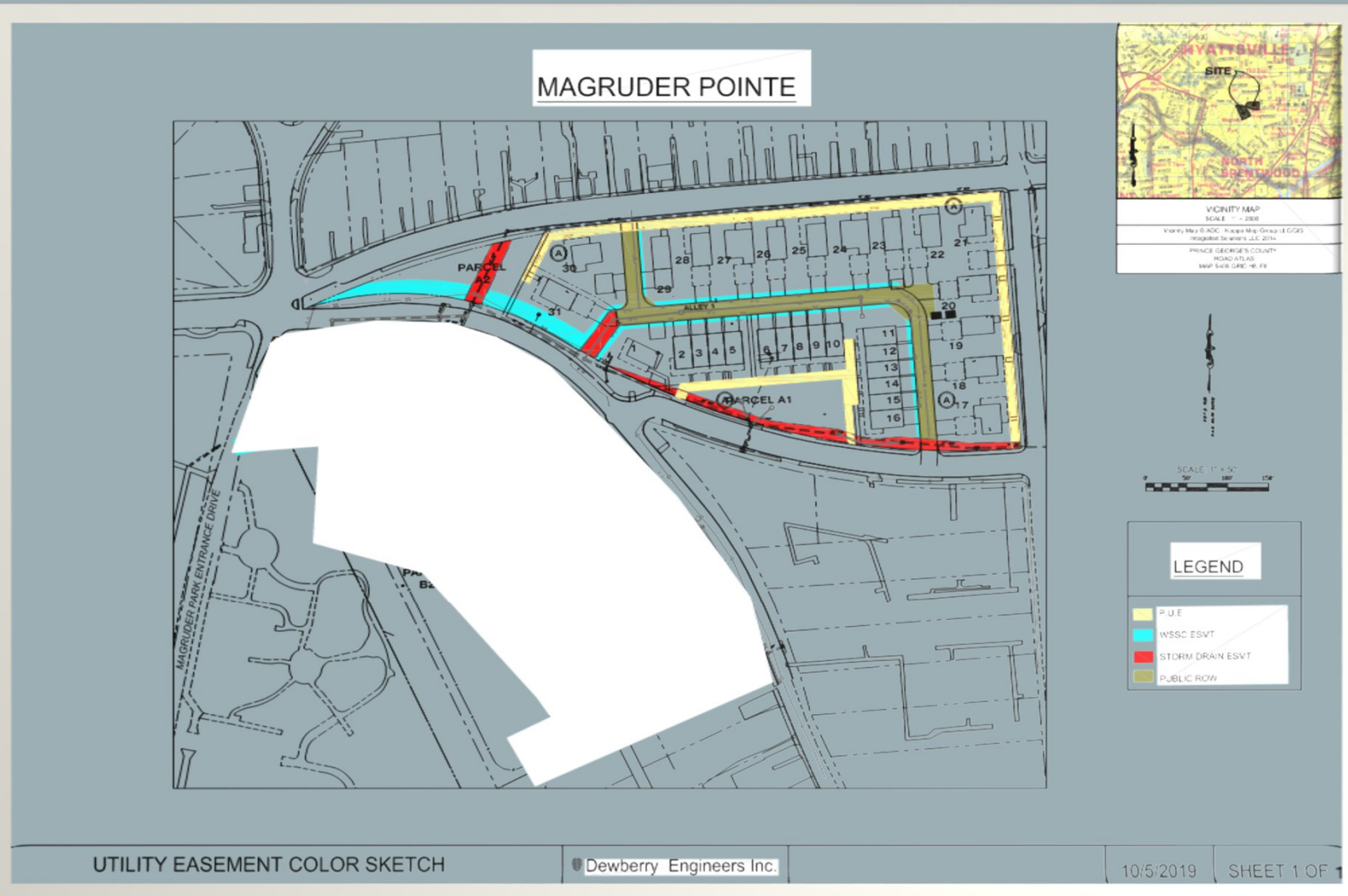
MAGRUDER POINTE PRELIMINARY PLAN OF SUBDIVISION: 4-18001



MAGRUDER POINTE - PRELIMINARY PLAN OF SUBDIVISION



MAGRUDER POINTE - UTILITY EASEMENT



Candace B. Hollingsworth
Mayor



Tracey E. Douglas
City Administrator

March 5, 2019

Honorable Elizabeth Hewlett
Chairman
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Magruder Pointe (CSP-18002)

Dear Chairman Hewlett:

On Monday, March 4, 2019 the Hyattsville City Council reviewed the land-use application for Magruder Pointe (CSP-18002), a request for a rezoning of the WSSC property to R-55.

The City Council voted to oppose to the rezoning of the 4.66-acre lower western parcel from Open Space (OS) to a Single-Family Detached (R-55) zoning category, as it is inconsistent with the goals of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (Gateway Arts District Sector Plan and SMA). The City requests that the Planning Board deny the application and proposed conditions.

The staff report correctly identifies that R-55 zoned properties within the TRN Character area within the incorporated City of Hyattsville are exempt from the DDO development standards and will abide by the requirements of the R-55 zone. As has been communicated to both the Commission and the applicant, it was, and remains, the intent of the City to protect the integrity and unique characteristics of our historic housing stock within the Traditional Residential Character Area by requiring development standards which are more closely aligned with the goals of the TRN. We are of the opinion that the intensification of density permitted on R-55 zoned properties within DDO zones contradict the intent of the Traditional Residential Neighborhood (TRN) Character Area of the 2004 *Approved Prince George's County Gateway Arts District Sector Plan*.

The characteristics of the single-family housing stock both adjacent to, and within the general proximity of, the subject property is a detached product. The Gateway Arts District Sector Plan, specifies on page 138 that "this development character reinforces the existing single-family housing detached residential neighborhoods as calm, low-traffic, and child-safe". Rezoning of

the property and permission of single-family attached dwelling units on the subject parcel will contradict the goals of the character area.

The subject parcel was intentionally downzoned to Open Space (OS) through the adoption of the 2004 Gateway Arts District Sector Plan and Sectional Map Amendment to “create opportunity to expand parkland and reinforce the vision of the traditional residential neighborhood character area”. The analysis included in the February 28, 2019 staff report states the “fact that the O-S Zone parcel was previously in the R-55 Zone prior to the adoption of the Gateway Plan and SMA” as the rationale for reverting is contrary to the vision developed through the community planning process. Furthermore, the rezoning and development of the site will eliminate any opportunity to substantially expand the footprint of Magruder Park, as envisioned and stated within Table 12S of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District* (Gateway Arts District Sector Plan and SMA).

The City does not support the recommended density of nine (9) dwelling units per acre for single-family attached and maximum density of 6.7 dwelling units per acre for single-family detached. The City is of the opinion that density analysis should be limited to and should not factor in the density of adjacent three (3) adjacent R-10 (Multi-Family High Density Residential) zoned properties between 40th Place and 41st Avenue. It is the City’s opinion that any conditioned density of both parcels should not provide a ‘moderate increase’ in density, but rather be limited to a density of 3.9-7.7 units per acre, which is consistent with the density of existing detached single-family dwelling units.

The City is supportive of M-NCPPC Staff’s condition for a required Detailed Site Plan review for the purposes of ensuring conformance to the development district development standards to ensure that the proposed development is consistent with the “existing community, in terms of design, massing, landscaping, streetscape, and architectural articulation.”

In closing, the City of Hyattsville is appreciative of M-NCPPC Planning Board and staff’s time and efforts in reassessing and reconsidering Conceptual Site Plan-18002. We thank you for your consideration and look forward to your recommendation to the District Council.

Sincerely,



Candace B. Hollingsworth
Mayor

cc: City Council
Jill Kosack, Supervisor, Development Review, M-NCPPC
Norman D. Rivera, Law Offices of Norman D. Rivera, LLC

MAGRUDER POINTE

PRELIMINARY PLAN OF SUBDIVISION: 4-18001

GENERAL NOTES:

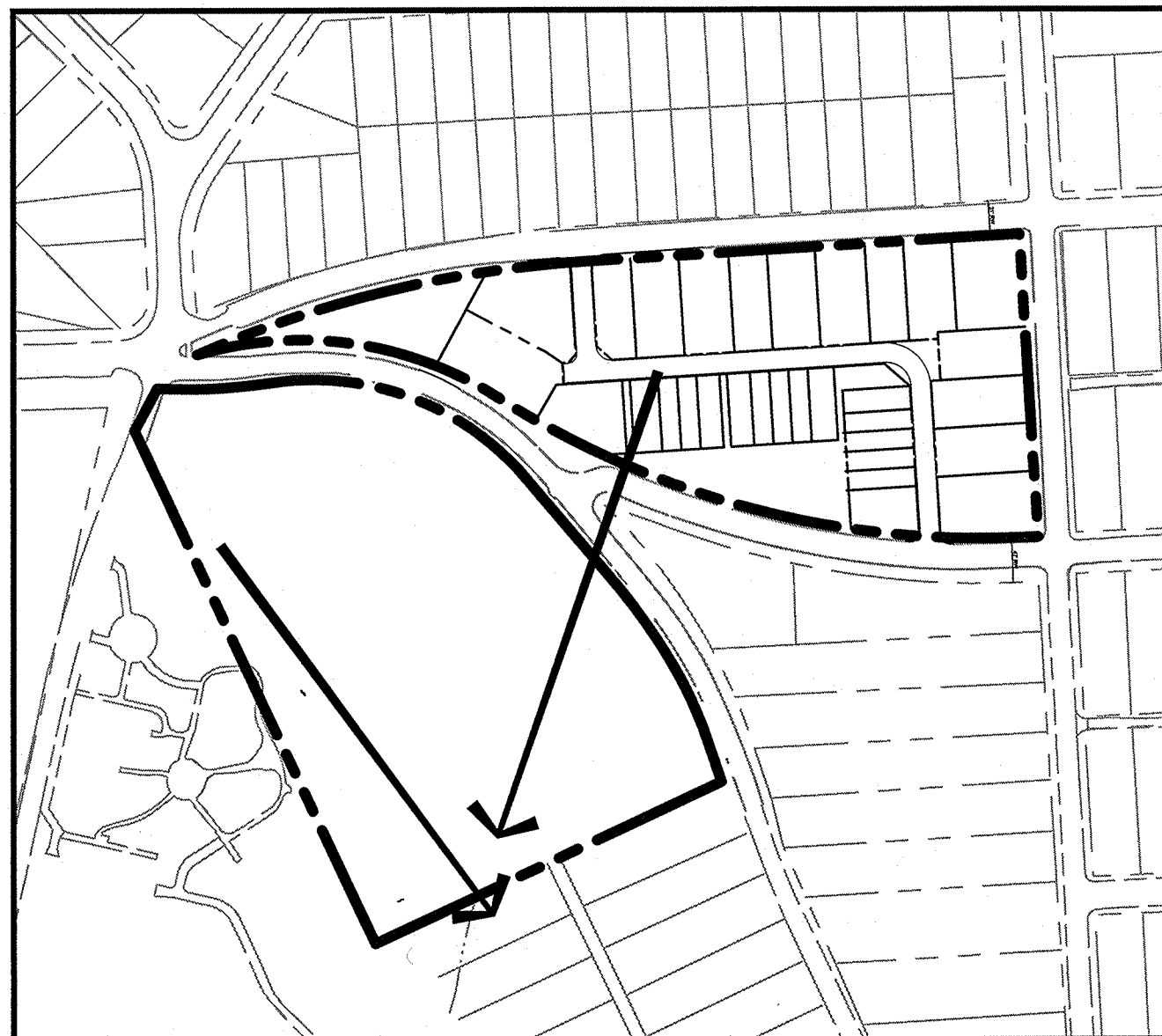
- EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, & PLAT NUMBER
 - PARCEL 1; (LOTS 80 THROUGH 93) & PARCEL 2; (LOTS 23 THROUGH 33 AND LOTS 52 THROUGH 61)
 - L. 42312 F. 541
 - TAX MAP 50 GRID A1, B1
- 200 FOOT MAP REFERENCE (WSSC): 208NE03
- PURPOSE OF SUBDIVISION: RESIDENTIAL SUBDIVISION CONTAINING APPROXIMATELY 16 TOWNHOUSES AND 15 SINGLE FAMILY DETACHED.
- PRIOR APPROVALS: NRI-047-018, CSP-18002
- TOTAL ACREAGE: GROSS: 8.26 ACRES; R-55: 3.60 ACRES, O-S: 4.66 ACRES
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 5.24 ACRES
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 3.02 ACRES
- ACREAGE OF 100-YEAR FLOODPLAIN: 3.02 ACRES
- ACREAGE OF ROAD/ALLEY DEDICATION: 0.73 ACRES
- EXISTING ZONING/USE: R-55, OPENSOURCE/VACANT USE (PREVIOUS), REFER TO CSP-18002 FOR ZONING CHANGES.
- PROPOSED USE OF PROPERTY: RESIDENTIAL SINGLE FAMILY ATTACHED TOWNHOMES & SINGLE FAMILY DETACHED HOMES.
 - LOTS: 31
 - OUTPARCEL: 1
 - PARCELS: 2
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: 15 TOWNHOMES UNITS & 16 SINGLE FAMILY DETACHED UNITS
- DENSITY CALCULATION: 72 UNITS / 8.26 ACRES = 8.72 UNITS / ACRE; PER CSP-18002 APPROVED ON 2019-09-19
- MINIMUM LOT SIZE REQUIRED: EXEMPT PER 27-544 (c)(2)- LOT SIZE AND LOT WIDTH DO NOT APPLY
- MINIMUM LOT SIZE PROPOSED: 1,400 SF
- MINIMUM LOT WIDTH AT FRONT OF BUILDING LINE AND FRONT OF STREET LINE: 20'
- SUSTAINABLE GROWTH TIER: TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: NO
- GROSS FLOOR AREA (NON-RESIDENTIAL ONLY):
 - EXISTING: N/A
 - PROPOSED: N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER: 10823-2018-00, APPROVED MARCH 22, 2019.
- WATER/SEWER CATEGORY DESIGNATION:
 - EXISTING: S-3 & W-3
 - PROPOSED: S-3 & W-3
- AVIATION POLICY AREA (AIRPORT NAME & APA#): NO AVIATION POLICY AREAS ARE KNOWN TO EXIST ON SITE.
- MANDATORY PARK DEDICATION: FEE IN LIEU
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: EXEMPT
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: YES
- STREAMS: YES
- SOILS BY TYPE: C&D, Ch, Rub
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- SOURCE OF TOPOGRAPHY: FIELD TOPO BY DEWBERRY ENGINEERS INC. ON FEBRUARY 2018.
- THE SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01
- WETLANDS ARE SHOWN ON NRI-047-018, PREPARED BY KLEBASKO ENVIRONMENTAL LLC, IN A STUDY DATED FEBRUARY 2018, RECONFIRMED IN THE FIELD BY MICHAEL J. KLEBASKO OF WETLAND STUDIES AND SOLUTIONS, INC. ON FEBRUARY 2018, AND APPROVED BY MNCPPC ON OCTOBER 31, 2018.
- EXISTING MAJOR IMPROVEMENTS WITHIN 50' OF THE PROPERTY LINE ARE SHOWN.
- EXISTING EASEMENTS ARE SHOWN.
 - WSSC EASEMENT, PART 1, 2, & 3; L: 29181 F:165
- ALL EXISTING PAVEMENT AND RIGHT-OF-WAY ARE SHOWN.
- 10' PUBLIC UTILITY EASEMENT ADJACENT TO PUBLIC ROAD RIGHT-OF-WAY IN LOCATIONS AS SHOWN ON PLAN: NO; PLEASE SEE ATTACHED STATEMENT OF JUSTIFICATION; VARIATION FROM 24-122(A).
- BOUNDARY COMPILED BY DEWBERRY, FEBRUARY 2018.
- OWNER & APPLICANT:

OWNER:
JEMAL WSSC LLC
702 H STREET NW.
SUITE 400
WASHINGTON, DC 20001

APPLICANT:
WERRLEIN WSSC LLC
522 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401

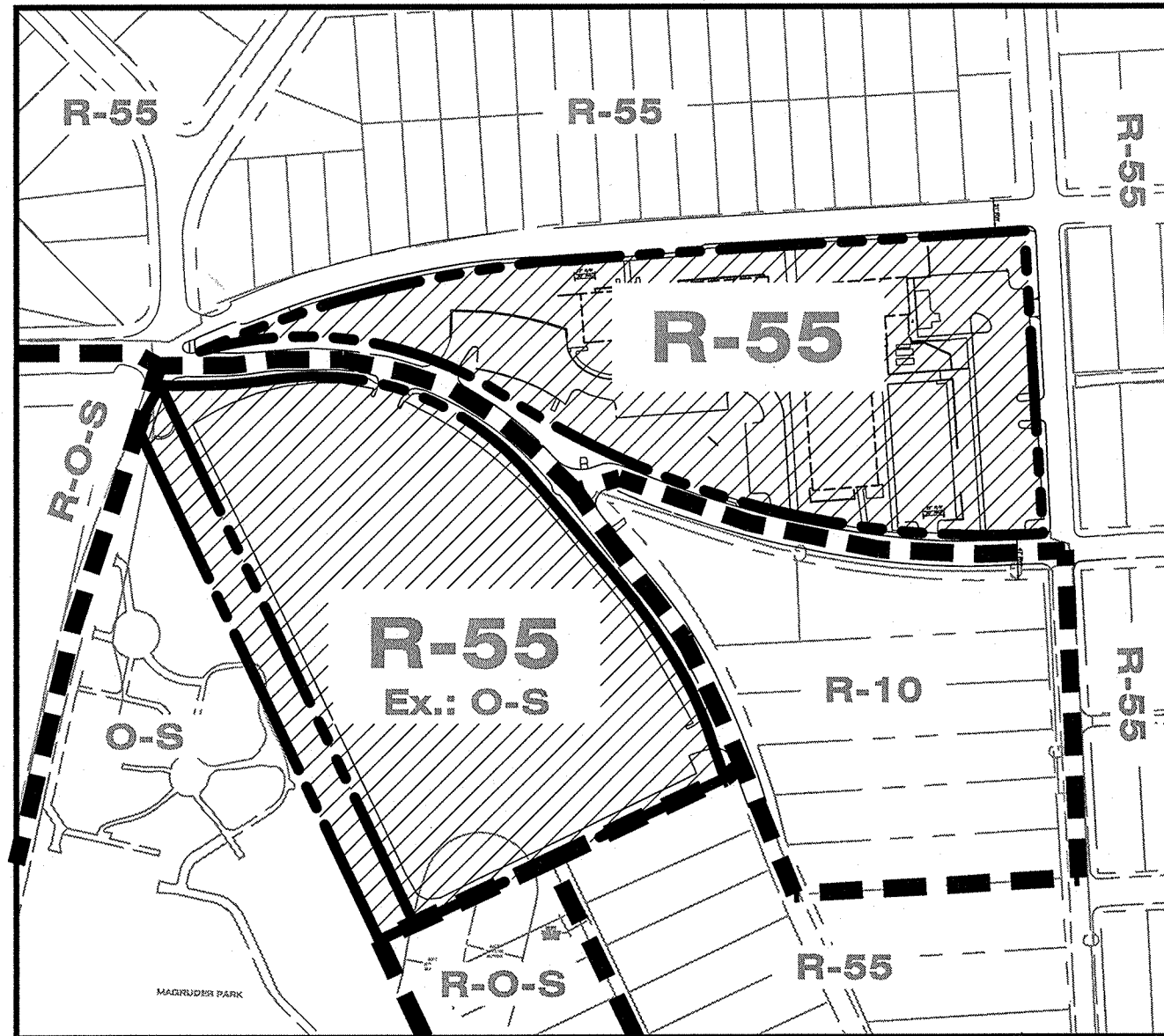
CONTACT:
JONATHAN WERRLEIN
443-510-1274
Jonathan@werrleproperties.com

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.



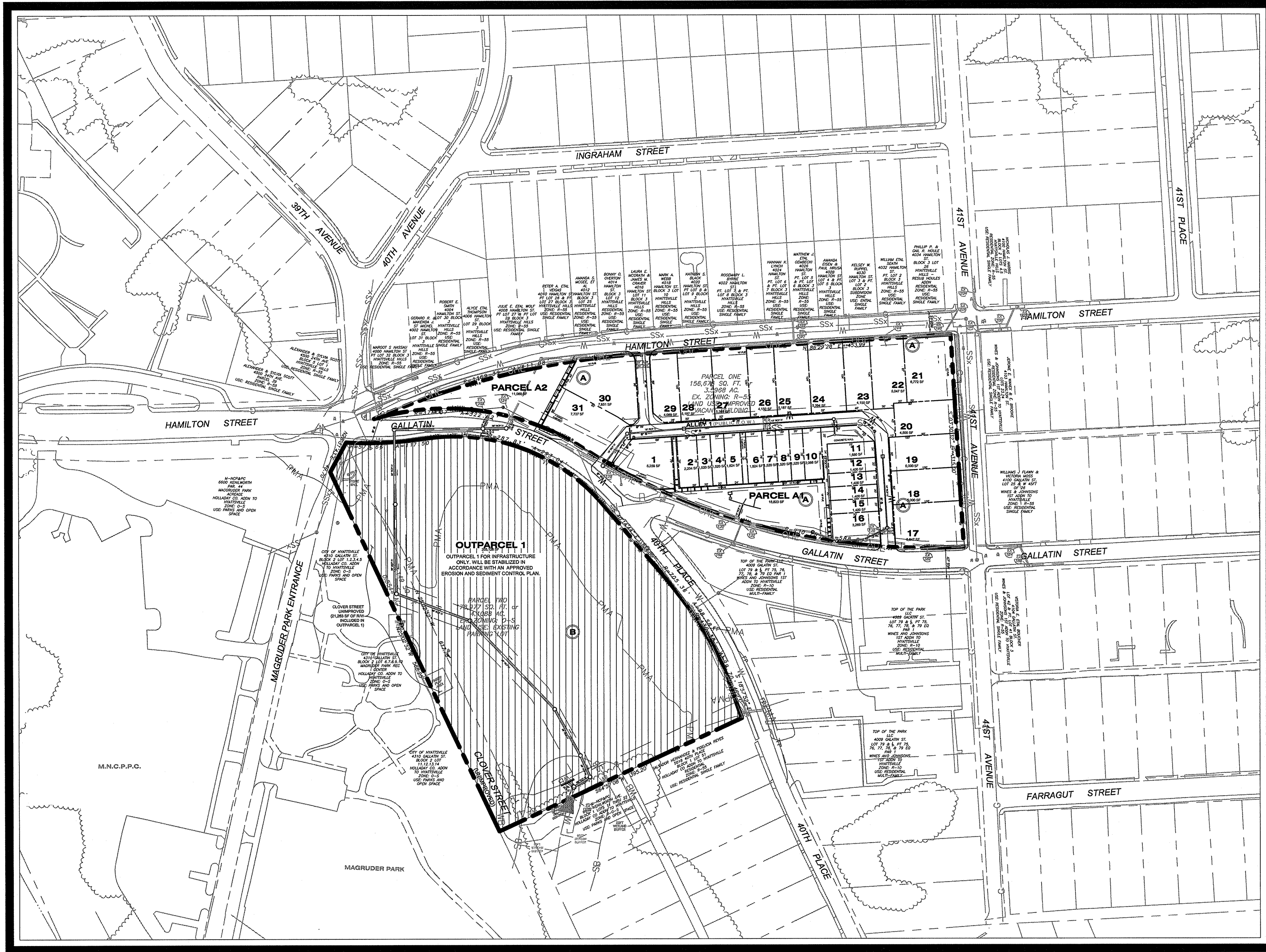
2 PROPOSED DRAINAGE AREA MAP DETAIL

SCALE: 1"=175'
NOTE: REFER TO SITE DEVELOPMENT CONCEPT PLAN #10823-2018-0



3 ZONING MAP DETAIL

SCALE: 1"=175'



1 LOCATION PLAN
PLAN VIEW

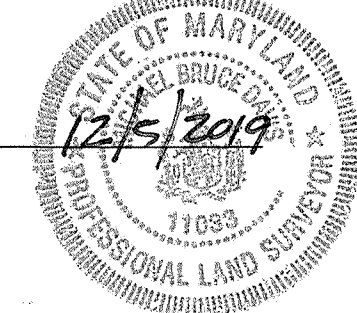
SCALE 1" = 100'

LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING GAS LINE
---	PRIMARY MANAGEMENT AREA/75' STREAM BUFFER
---	EXISTING STREAM
---	EXISTING FLOODPLAIN
---	EXISTING FLOODPLAIN EASEMENT
---	EXISTING FLOODPLAIN BUFFER
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED STORM DRAIN
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED BUILDING RESTRICTION LINE (BRL)
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED WSSC RIGHT OF WAY
---	PROPOSED SWM EASEMENT
---	PROPOSED SIDEWALK
(R)	PROPOSED SUBDIVISION BLOCK
(S)	PROPOSED PARCEL
(L)	PROPOSED LOT NUMBER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT; THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS. FOR DEWBERRY ENGINEERS INC.

MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2020



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY PLAN 4-18001

TCP
PLANNING BOARD ACTION:
PER PGCPB RESOLUTION #:
ADOPTION DATE:
SIGNATURE APPROVAL DATE:

AUTHORIZED SIGNATURE

NOT FOR CONSTRUCTION

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

M-NCPPC
APPROVAL

PROJECT NAME: MAGRUDER POINTE

PROJECT NUMBER: 4-18001

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

SITE STATISTICS

PARCEL	TOTAL
GROSS TRACT AREA (PARCEL 1, 2, AND VACATED RIGHT OF WAY)	8.26 AC
EXISTING 100-YEAR FLOODPLAIN	3.02 AC
NET TRACT AREA	5.24 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	0.00 AC
EXISTING PMA	3.02 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	3.00 LF
VACATED RIGHT-OF-WAY (CLOVER STREET)	0.49 AC

DEVELOPMENT TYPE SUMMARY

LAND USE	ACRES	LAND PERCENTAGE
RESIDENTIAL	2.60	31.47%
OPEN SPACE	0.64	7.75%
PUBLIC RIGHT-OF-WAY	0.36	4.37%
OUTPARCEL 1	4.66	56.41%
TOTAL	8.26	100%

SUBDIVISION SUMMARY TABLE

TOTAL NUMBER OF PARCELS	2
NUMBER OF BLOCKS	2
NUMBER OF LOTS	31
NUMBER OF OUTPARCELS	1
AVERAGE PARCEL SIZE	13,946 SQFT
AVERAGE LOT SIZE	2,716 SQFT

PARCEL AREA SUMMARY

BLOCK	PARCEL	SQ. FOOTAGE	ACRES	DESCRIPTION	DEDICATION
A	PARCEL A1	16,823	0.39	OPEN SPACE	HOA
A	PARCEL A2	11,059	0.26	OPEN SPACE	HOA
B	OUTPARCEL 1	203,126	4.66	PRIVATE	N/A
TOTAL HOA DEDICATION					
TOTAL:	2	231,018	5.31	OPEN SPACE PARCELS	HOA

SCALE

AS-SHOWN

No. DATE BY Description
REVISIONS

DRAWN BY PN

APPROVED BY MD

CHECKED BY RM

DATE MARCH 2018

TITLE

PRELIMINARY
PLAN OF
SUBDIVISION
COVER SHEET

DEWBERRY JOB NO. 50099455

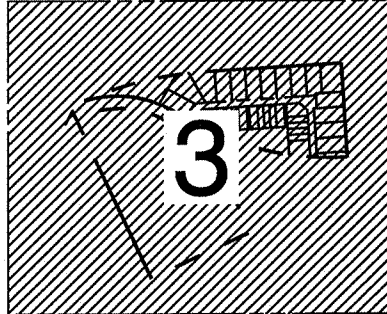
SHEET NO. 1 OF 3

1

MAGRUDER POINTE
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-18001
PRINCE GEORGE'S COUNTY, MD
16TH ELECTION DISTRICT
TAX MAP 50 GRID A1, B1
200' MAP REFERENCE 208NE03

SEAL

KEY PLAN



SCALE

AS-SHOWN

No. DATE BY Description
REVISIONS

DRAWN BY PN

APPROVED BY MD

CHECKED BY RM

DATE MARCH 2018

TITLE

PRELIMINARY
PLAN OF
SUBDIVISION
COVER SHEET

DEWBERRY JOB NO. 50099455

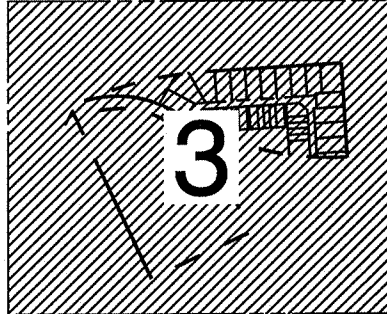
SHEET NO. 1 OF 3

1

MAGRUDER POINTE
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-18001
PRINCE GEORGE'S COUNTY, MD
16TH ELECTION DISTRICT
TAX MAP 50 GRID A1, B1
200' MAP REFERENCE 208NE03

SEAL

KEY PLAN



SCALE

AS-SHOWN

No. DATE BY Description
REVISIONS

DRAWN BY PN

APPROVED BY MD

CHECKED BY RM

DATE MARCH 2018

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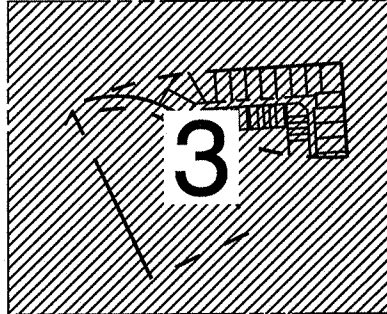
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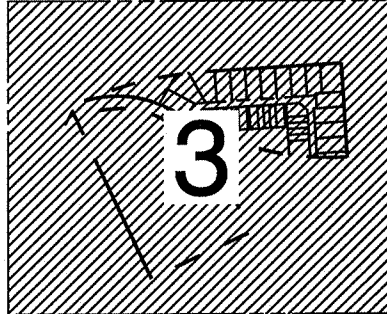
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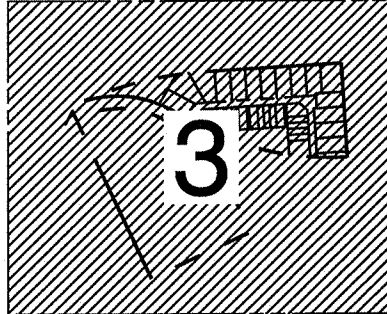
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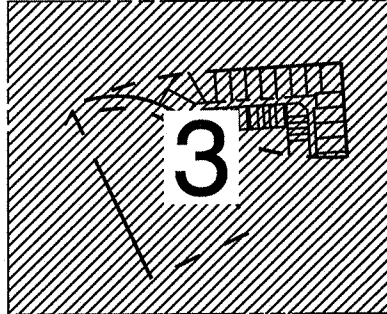
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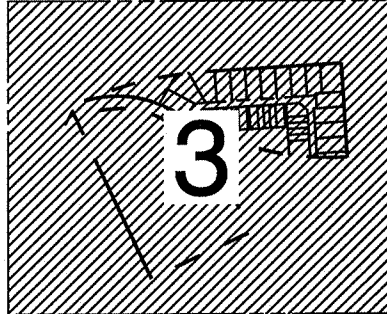
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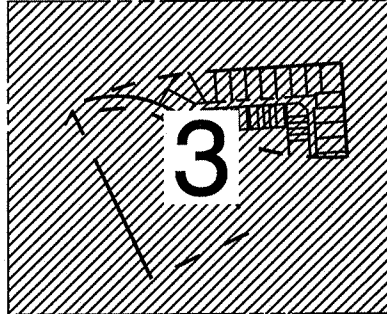
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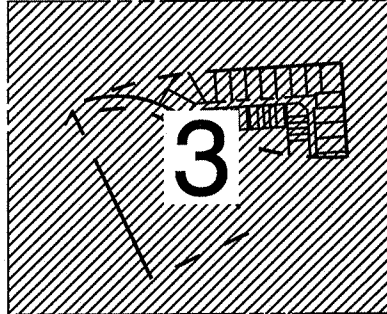
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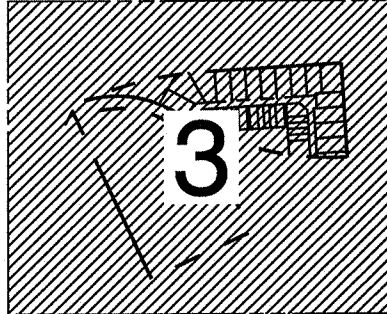
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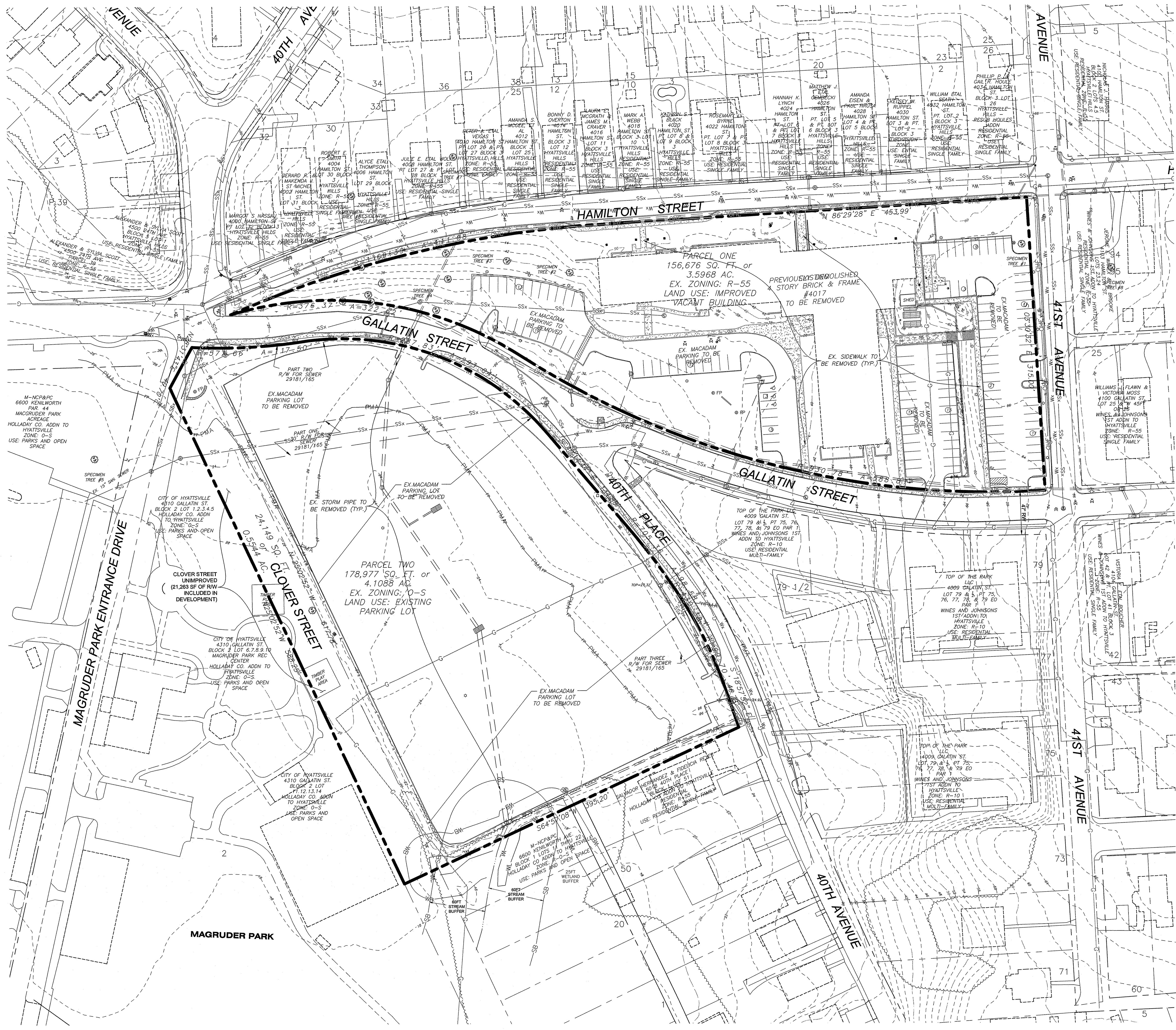
DATE MARCH 2018

TITLE

PRELIMINARY
PLAN OF
SUBDIVISION
COVER SHEET

DEWBERRY JOB NO. 50099455

F
E
D
C
B
A



LEGEND

---	210	EXISTING MAJOR CONTOUR
---	212	EXISTING MINOR CONTOUR
---		EXISTING BOUNDARY
---		EXISTING ADJACENT PROPERTY
---		EXISTING GAS LINE
---		EXISTING STREAM
---		EXISTING FLOODPLAIN
---		EXISTING FLOODPLAIN EASEMENT
---		EXISTING FLOODPLAIN BUFFER
---		EXISTING WATER
---		EXISTING SANITARY SEWER
---		EXISTING SANITARY SEWER EASEMENT
---		EXISTING WATER EASEMENT

- DEMOLITION NOTE:**
1. ALL EXISTING PAVEMENT AND RUBBLE WITHIN SITE BOUNDARY WILL BE REMOVED AT TIME OF CONSTRUCTION.
 2. ALL EXISTING BUILDINGS AND STRUCTURES WILL BE REMOVED WITHIN SITE BOUNDARY AT TIME OF CONSTRUCTION.
 3. ALL UNDERGROUND AND ABOVE UTILITIES ON SITE WILL BE REMOVED OR RELOCATED, UNLESS OTHERWISE NOTED.
 4. ALL EXISTING FENCE AND GATES WILL BE REMOVED.
 5. A RAZE PERMIT SHALL BE APPROVED BY PRINCE GEORGE'S COUNTY AND OBTAINED BY THE OWNER OR OWNER REPRESENTATIVE PRIOR TO DEMOLITION.

Dewberry
Engineers Inc.

4801 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5561
301.731.0188 (FAX)
www.dewberry.com

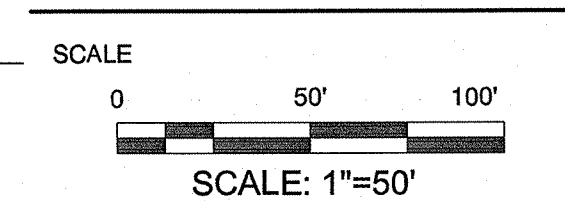
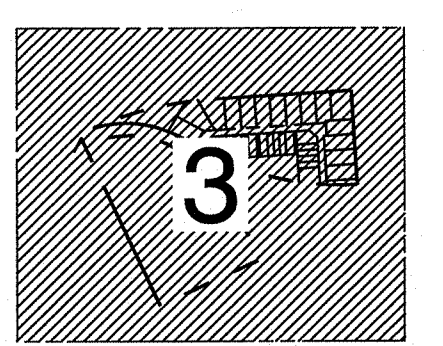
APPLICANT
WERRLEIN WSSC LLC
522 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401

CONTACT
JONATHAN WERRLEIN
443-510-1274
Jonathan@werrleinproperties.com

MAGRUDER POINTE
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-18001
PRINCE GEORGE'S COUNTY, MD
16TH ELECTION DISTRICT
TAX MAP 50 GRID A1, B1
2007 MAP REFERENCE 208NE03

SEAL

KEY PLAN



No.	DATE	BY	Description
REVISIONS			

DRAWN BY: PN
APPROVED BY: MD
CHECKED BY: RM
DATE: MARCH 2018

PRELIMINARY PLAN OF SUBDIVISION
EXISTING CONDITIONS AND REMOVAL PLAN
DEWBERRY JOB NO. 50099455

2

SHEET NO. 2 OF 3

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.811.com
http://www.misutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT. THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS.
FOR DEWBERRY ENGINEERS INC.

Michael B. Davis
MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/ 2020

STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR
12/5/2019
11033

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY PLAN 4-18001

TCP
PLANNING BOARD ACTION: _____
PER PGCPB RESOLUTION #: _____
ADOPTION DATE: _____
SIGNATURE APPROVAL DATE: _____
AUTHORIZED SIGNATURE _____

NOT FOR CONSTRUCTION

FOR OFFICIAL USE ONLY
OK 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: MAGRUDER POINTE
PROJECT NUMBER: 4-18001
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number.

A

B

C

D

E

F

NOTE
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LEGEND	
210	EXISTING MAJOR CONTOUR
212	EXISTING MINOR CONTOUR
G	EXISTING BOUNDARY
PMA	EXISTING ADJACENT PROPERTY
FP	EXISTING GAS LINE
SS	PRIMARY MANAGEMENT AREA/75' STREAM BUFFER
SS	EXISTING STREAM
SS	EXISTING FLOODPLAIN
SS	PROPOSED 25' FLOODPLAIN BUFFER
SS	EXISTING FLOODPLAIN EASEMENT
SS	EXISTING FLOODPLAIN BUFFER
SS	EXISTING WATER
SS	EXISTING SANITARY SEWER
SS	EXISTING SANITARY SEWER EASEMENT
SS	EXISTING WATER EASEMENT
SS	EXISTING 15% STEEP SLOPES
SS	PROPOSED ROAD RIGHT-OF-WAY
SS	PROPOSED PROPERTY LINE
SS	PROPOSED ROAD CENTERLINE
SS	PROPOSED CURB
SS	PROPOSED STORM DRAIN
SS	PROPOSED PUBLIC UTILITY EASEMENT
SS	PROPOSED BUILDING RESTRICTION LINE (BRL)
SS	PROPOSED STORM DRAIN EASEMENT
SS	PROPOSED WSSC RIGHT OF WAY
SS	PROPOSED SWM EASEMENT
SS	PROPOSED SIDEWALK
SS	INFRASTRUCTURE ONLY
SS	PROPOSED SUBDIVISION BLOCK
SS	PROPOSED PARCEL
SS	PROPOSED LOT NUMBER

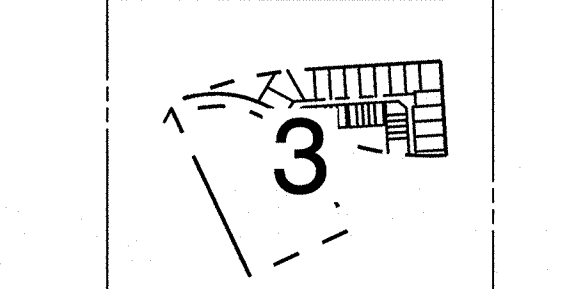
THE MARYLAND-NATIONAL CAPITAL
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PLANNING BOARD ACTION:
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SIGNATURE APPROVAL DATE:
AUTHORIZED SIGNATURE

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Q1 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: MAGRUDER POINTE
PROJECT NUMBER: 4-18001
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number

PRELIMINARY
PLAN OF
SUBDIVISION
PLAN SHEET
DEWBERRY JOB NO. 50099455

No.	DATE	BY	Description
REVISIONS			
DRAWN BY PN			
APPROVED BY MD			
CHECKED BY RM			
DATE MARCH 2018			
TITLE			

SCALE
0 50' 100'
SCALE: 1"=50'



KEY PLAN

SEAL

MAGRUDER POINTE
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-18001
PRINCE GEORGES COUNTY, MD
16TH ELECTORAL DISTRICT
TAX MAP 50 GRID A1: B1
2007 MAP REFERENCE 206NE03

APPLICANT
WERRLEIN WSSC LLC
822 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401

CONTACT
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443-510-1274
Jonathan@werrleinproperties.com

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www.dewberry.com

MAGRUDER POINTE
PRELIMINARY PLAN OF SUBDIVISION (4-18001)
STATEMENT OF JUSTIFICATION
VARIATION FROM 24-122(a)

OWNER/APPLICANT: Werrlein WSSC, LLC
522 Defense Highway
Annapolis, MD 21401

ATTORNEY/AGENT: Law Offices of Norman D. Rivera, Esq. LLC
17251 Melford Blvd., Suite 200
Bowie, MD 20715
301-352-4973

CIVIL ENGINEER: Dewberry Engineers Inc.
4601 Forbes Blvd., Suite 300
Lanham, MD 20706
301-731-5551

1. DESCRIPTION OF PROPERTY

The subject property is located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place, in Planning Area 68, Council District 2. The subject site is also located within the Traditional Residential Neighborhood (TRN) Character Area of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (Gateway Arts District Sector Plan and SMA).

The subject property is located on Tax Map 50 in Grid B1, consists of 35 existing lots, and contains a total of 8.26 acres. The subject site houses the former Washington Suburban Sanitary Commission (WSSC) headquarters building on Hamilton Street to the north and the parking lot serving the building to

the south across Gallatin Street. The building (3.6-acre parcel) is located in the R-55/D-D-O Zones and the parking lot (4.66-acre parcel and right-of-way to be vacated) is located in the O-S/D-D-O Zones. A CSP (CSP-18002) to rezone the underlying O-S Zoned portion of the site to the R-55 Zone and do allow single-family attached residential development at a density not to exceed 9 dwelling units per acre was recently approved by the Planning Board (PGCPB Resolution No. 18-74) and is pending final District Council approval. A companion detailed site plan has been submitted for review concurrent with this preliminary plan application.

2. REQUEST FOR APPROVAL OF A VARIATION FROM SECTION 24-122(a) OF THE SUBDIVISION REGULATIONS

The applicant is requesting approval of a preliminary plan and detailed site plan to construct 56 single-family attached townhome units and 16 single-family detached units on an 8.26 +/- acre site. A Variation from Section 24-122(a) of the Subdivision Regulations is requested to eliminate the requirement for a public utility easement (PUE) along a portion of the site's public road frontage on the north side of Gallatin Street, adjacent to Parcels A-1 and A-2 and Lots 16, 17, and 31, Block A (see exhibit).

Section 24-122(a) of the Subdivision Regulations includes the following requirement relating to the provision of public utility easements along public rights of way:

Sec. 24-122. - Public facilities requirements.

(a) When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents: Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.

In this instance, all public streets serving the proposed lots are existing and do not currently include PUEs as all dry utilities are located within the respective rights-of-way. The applicant has submitted a request to PEPCO to confirm that PUEs are not required along the north side of Gallatin Street. As such, the applicant requests a Variation from the above requirement as follows:

Sec. 24-113. - Variations

a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:**

(1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;

RESPONSE: *The granting of the variation will not be detrimental to public safety, health, or welfare, or injurious to other property. Gallatin Street is an existing right-of way and does not currently include PUEs as all dry utilities are located within the right-of-way. All proposed and existing lots in the vicinity will/will continue to be adequately served by public utilities without the addition of a designated PUE adjacent to Gallatin Street. The utility exhibit submitted clearly shows that all existing and proposed lots will be adequately served. Elimination of the requirement for a PUE in this locations will have no effect on public safety, health, or welfare of residents and will not be injurious to other property.*

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

RESPONSE: *As noted above, the condition unique to the property is that dry utilities are existing along Gallatin Street and are located within the existing right-of-way with no PUE currently in place.*

Therefore, a public utility easement is not necessary in order to accommodate utilities adjacent to the right-of-way as is typical along most proposed roadways. What's more, existing storm drain and/or sanitary sewer systems are located outside of the right-of-way in some areas and are within the area where a PUE would typically be provided. In addition, many areas adjacent to the right-of-way do not meet PUE standards due to grade and site constraints, such as steep slopes and specimen trees.

- (3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and**

RESPONSE: *The requested variation does not constitute a violation of any other law, ordinance or regulation.*

- (4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out**

RESPONSE: *Particular physical surroundings include existing utilities within existing rights-of-way, no existing PUEs and grade and site conditions that are not ideal for the provision of PUEs even if they were necessary. Due to these particular physical surroundings, provision of unnecessary public utility easements would result in a particular hardship to the applicant. As noted above, the area where the PUE would typically be required is encumbered by stormdrain, steep slopes, specimen trees, etc. Removal and/or disturbance for a utility easement that is not necessary to serve existing or proposed uses would constitute a particular hardship to the applicant.*

CONCLUSION

For all of the foregoing reasons, the Applicant believes the subject Variation conforms to the required findings stated in Section 24-113 of the Subdivision Regulations. Based on the foregoing analysis, as well as the plans and supporting documentation filed in conjunction with this application, the

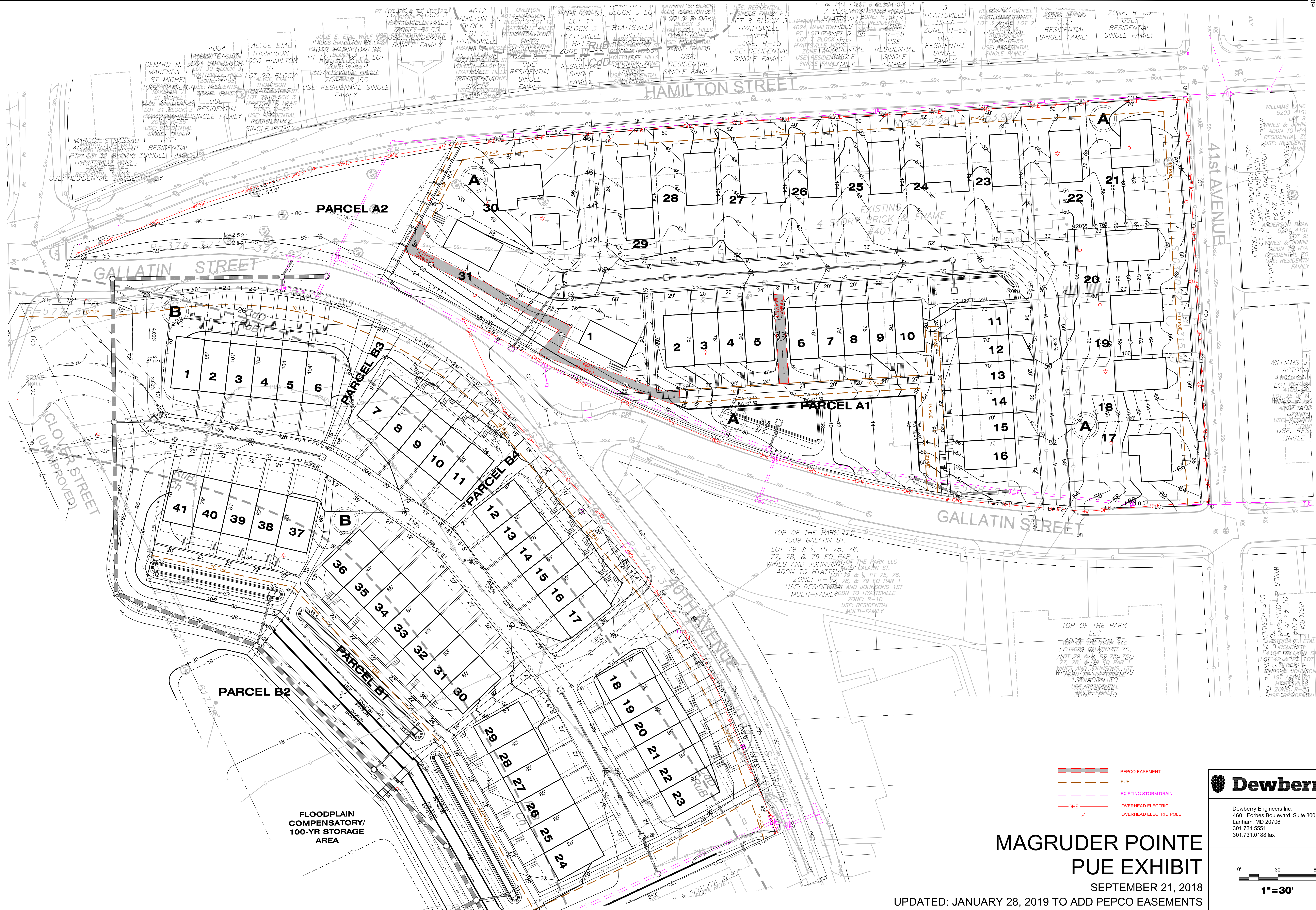
applicant respectfully requests the approval of a Variation from Section 24-122(a) to eliminate the requirement for a public utility easement along the north side of Gallatin Street, adjacent to Parcels A-1 and A-2 and Lots 16, 17, and 31, Block A as shown in the enclosed exhibit.

Respectfully submitted,

By: _____

Attorney for Applicant

Norman D. Rivera

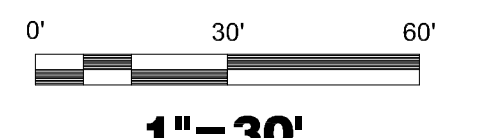


MAGRUDER POINTE PUE EXHIBIT

SEPTEMBER 21, 2018
UPDATED: JANUARY 28, 2019 TO ADD PEPCO EASEMENTS



Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax



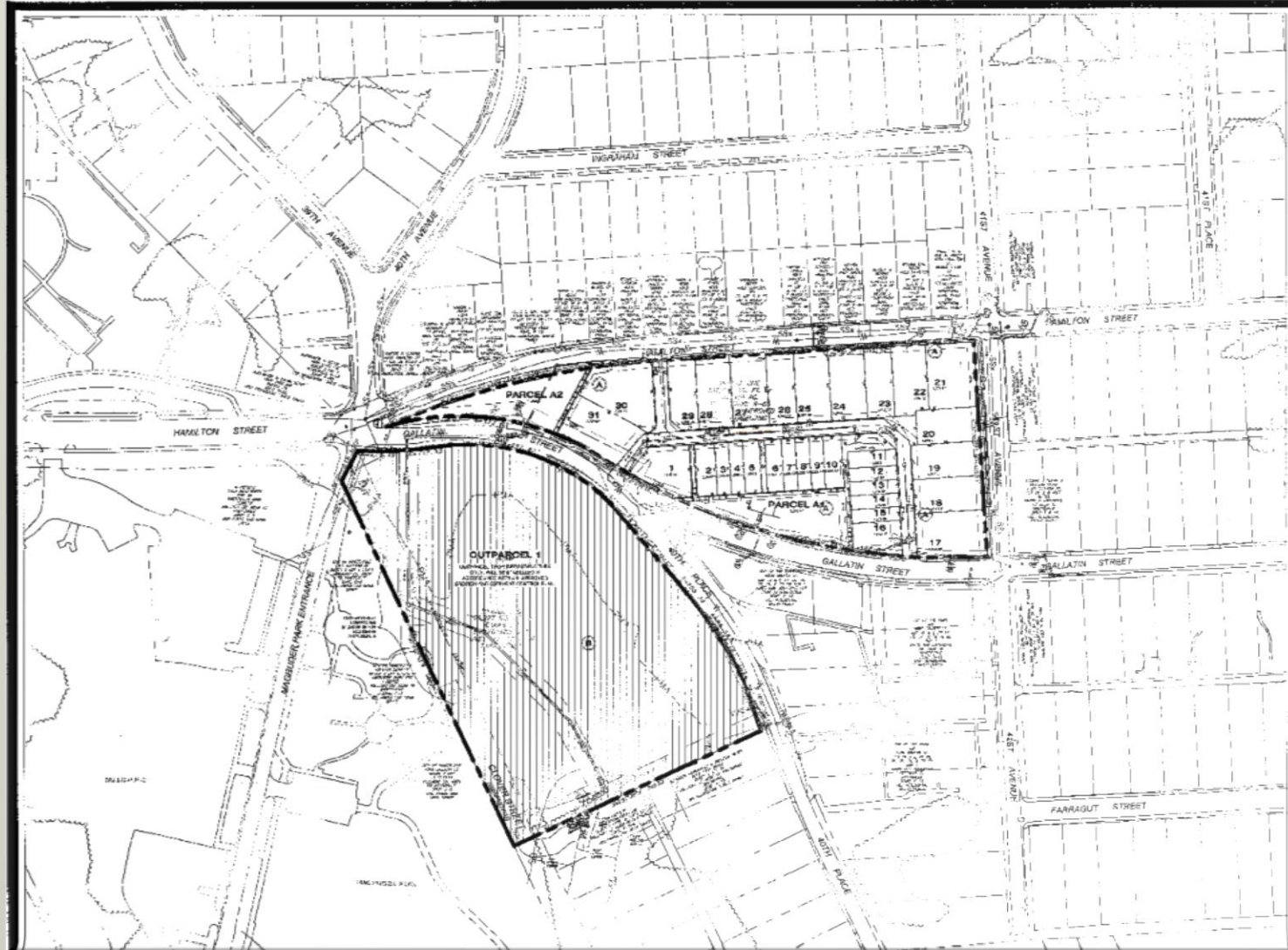
0' 30' 60'
1"=30'

MAGRUDER POINTE - ILLUSTRATIVE PLAN



MAGRUDER POINTE - PRELIMINARY PLAN OF SUBDIVISION

MAGRUDER POINTE PRELIMINARY PLAN OF SUBDIVISION: 4-18001



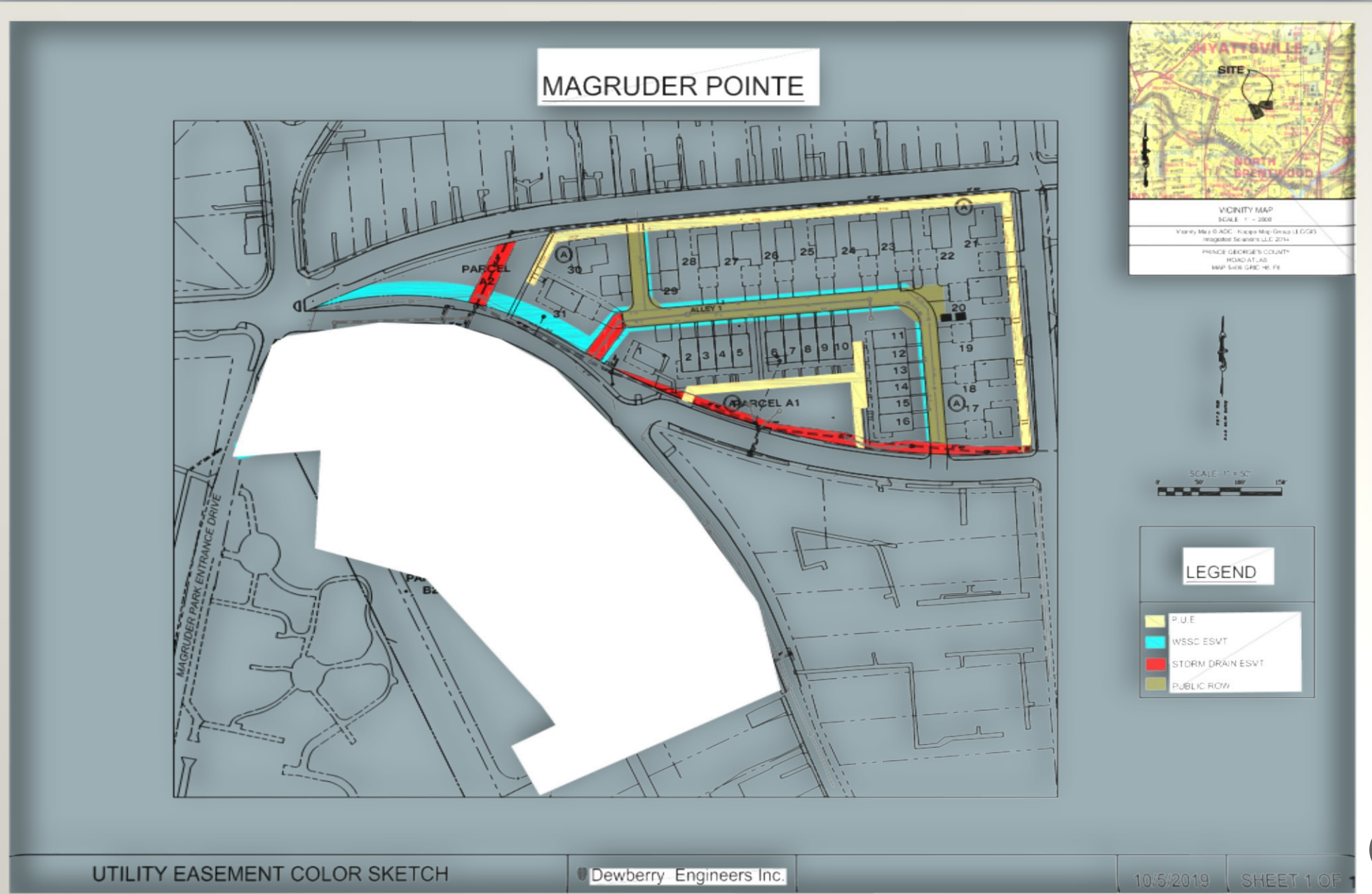
MAGRUDER POINTE - EXISTING CONDITIONS & REMOVAL PLAN



MAGRUDER POINTE - PRELIMINARY PLAN OF SUBDIVISION



MAGRUDER POINTE - UTILITY EASEMENT



Candace B. Hollingsworth
Mayor



Tracey E. Douglas
City Administrator

March 5, 2019

Honorable Elizabeth Hewlett
Chairman
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Magruder Pointe (CSP-18002)

Dear Chairman Hewlett:

On Monday, March 4, 2019 the Hyattsville City Council reviewed the land-use application for Magruder Pointe (CSP-18002), a request for a rezoning of the WSSC property to R-55.

The City Council voted to oppose to the rezoning of the 4.66-acre lower western parcel from Open Space (OS) to a Single-Family Detached (R-55) zoning category, as it is inconsistent with the goals of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (Gateway Arts District Sector Plan and SMA). The City requests that the Planning Board deny the application and proposed conditions.

The staff report correctly identifies that R-55 zoned properties within the TRN Character area within the incorporated City of Hyattsville are exempt from the DDO development standards and will abide by the requirements of the R-55 zone. As has been communicated to both the Commission and the applicant, it was, and remains, the intent of the City to protect the integrity and unique characteristics of our historic housing stock within the Traditional Residential Character Area by requiring development standards which are more closely aligned with the goals of the TRN. We are of the opinion that the intensification of density permitted on R-55 zoned properties within DDO zones contradict the intent of the Traditional Residential Neighborhood (TRN) Character Area of the 2004 *Approved Prince George's County Gateway Arts District Sector Plan*.

The characteristics of the single-family housing stock both adjacent to, and within the general proximity of, the subject property is a detached product. The Gateway Arts District Sector Plan, specifies on page 138 that "this development character reinforces the existing single-family housing detached residential neighborhoods as calm, low-traffic, and child-safe". Rezoning of

the property and permission of single-family attached dwelling units on the subject parcel will contradict the goals of the character area.

The subject parcel was intentionally downzoned to Open Space (OS) through the adoption of the 2004 Gateway Arts District Sector Plan and Sectional Map Amendment to “create opportunity to expand parkland and reinforce the vision of the traditional residential neighborhood character area”. The analysis included in the February 28, 2019 staff report states the “fact that the O-S Zone parcel was previously in the R-55 Zone prior to the adoption of the Gateway Plan and SMA” as the rationale for reverting is contrary to the vision developed through the community planning process. Furthermore, the rezoning and development of the site will eliminate any opportunity to substantially expand the footprint of Magruder Park, as envisioned and stated within Table 12S of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District* (Gateway Arts District Sector Plan and SMA).

The City does not support the recommended density of nine (9) dwelling units per acre for single-family attached and maximum density of 6.7 dwelling units per acre for single-family detached. The City is of the opinion that density analysis should be limited to and should not factor in the density of adjacent three (3) adjacent R-10 (Multi-Family High Density Residential) zoned properties between 40th Place and 41st Avenue. It is the City’s opinion that any conditioned density of both parcels should not provide a ‘moderate increase’ in density, but rather be limited to a density of 3.9-7.7 units per acre, which is consistent with the density of existing detached single-family dwelling units.

The City is supportive of M-NCPPC Staff’s condition for a required Detailed Site Plan review for the purposes of ensuring conformance to the development district development standards to ensure that the proposed development is consistent with the “existing community, in terms of design, massing, landscaping, streetscape, and architectural articulation.”

In closing, the City of Hyattsville is appreciative of M-NCPPC Planning Board and staff’s time and efforts in reassessing and reconsidering Conceptual Site Plan-18002. We thank you for your consideration and look forward to your recommendation to the District Council.

Sincerely,



Candace B. Hollingsworth
Mayor

cc: City Council
Jill Kosack, Supervisor, Development Review, M-NCPPC
Norman D. Rivera, Law Offices of Norman D. Rivera, LLC

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Conceptual Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 26, 2018, regarding Conceptual Site Plan CSP-18002 for Magruder Pointe, the Planning Board finds:

1. **Request:** The subject conceptual site plan (CSP) application proposes to rezone the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use–Infill (M-U-I) Zone for a future single-family residential development. No site improvements have been proposed in this CSP.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone:	R-55/O-S/D-D-O	R-55**/D-D-O
Use:	Office	Residential Single-Family Detached and Attached*
Gross Acreage	8.26	8.26
R-55 Zone	3.6	3.6
O-S Zone	4.66	4.66
Lots	35	TBD

Notes: *The applicant is proposing density for the single-family attached dwellings at nine dwelling units per gross acre.

**The applicant requests M-U-I.

3. **Location:** The subject property is located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place, in Planning Area 68, Council District 2. The subject site is also located within the Traditional Residential Neighborhood (TRN) Character Area of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (Gateway Arts District Sector Plan and SMA).
4. **Surrounding Uses:** To the north and east of the property, beyond Hamilton Street and 41st Avenue, are existing single-family detached houses in the R-55 Zone; to the west, beyond 40th Avenue, is an existing public park known as Magruder Park, owned by the City of Hyattsville, and Magruder Woods Park owned by the Maryland-National Capital Park and

Planning Commission (M-NCPPC) in the O-S Zone; and between the two parcels are midrise apartment buildings in the Multifamily High Density Residential (R-10) Zone. All surrounding properties are in the TRN Character Area and in the Development District Overlay (D-D-O) Zone.

5. **Previous Approvals:** The subject property is located on Tax Map 50 in Grid B1, consists of 35 lots, and contains a total of 8.26 acres. Lots 80–93 of Wine and Johnson’s Revised 1st Addition to Hyattsville 1882, recorded in Plat Book LIB A-20 on June 12, 1884, and a portion of land west of Lots 88 and 88½, recorded in Liber 21981 folio 165, comprise 3.6 acres of the subject property and are zoned R-55. Lots 23–33 and Lots 52–61 of Block 1 of Holladay Company’s Addition to Hyattsville, MD, recorded in Plat Book LIB A-30 on May 19, 1887, comprise 4.1 acres of the subject property and are zoned O-S. The Gateway Arts District Sector Plan and SMA also placed a D-D-O Zone over the property and retained the R-55 Zone, but downzoned the 4.66-acre parcel to the O-S Zone.
6. **Design Features:** The subject site houses the former Washington Suburban Sanitary Commission (WSSC) headquarters building on Hamilton Street to the north and the parking lot serving the building to the south across Gallatin Street. The building (3.6-acre parcel) is located in the R-55/D-D-O Zones and the parking lot (4.66-acre parcel) is located in the O-S/D-D-O Zones.

This property owner plans to utilize the D-D-O Zone amendment process, as stated in Section 27-548.26 of the Prince George’s County Zoning Ordinance, and filed this CSP to rezone the underlying O-S and R-55 Zones to the M-U-I Zone for development of a single-family residential community consisting of single-family detached dwellings and townhouses. No improvements have been proposed with this CSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2004 Approved Gateway Arts District Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The Gateway Arts District Sector Plan and SMA defines long-range land use and development policies, detailed zoning changes, design standards, and a D-D-O Zone for the Gateway Arts District area. The land use concept of the sector plan divides the Gateway Arts District into seven interrelated areas including, Town Center (TC), Arts Production and Entertainment (APE), Neighborhood Arts and Production (NAP), Multifamily Residential Community (MRC), TRN, Neighborhood Commercial (NC), and Stream Valley Park (SVP) for the purpose of examining issues and opportunities and formulating recommendations. Detailed recommendations are also provided for seven distinct areas within the sector plan.

The sector plan recommends two land uses across the subject property: parks and open space (O-S Zone) on the 4.66-acre parcel and single-family development (R-55 Zone) on the 3.6-acre parcel. The sector plan also puts the two parcels in the TRN Character Area.

In many ways, the traditional residential neighborhood character areas suggest a glimpse of small town Americana. They overlay land zoned for single-family housing (attached and detached). The historic houses and streetcar suburban pattern of inter-connecting narrow streets and shaded sidewalks within easy access to town centers and Metro are assets to be protected from encroachment or significant loss of integrity. (page 14)

Section 27-548.26(b) specifies that the property owner shall show, with a CSP, that the proposed development conforms with the purposes and recommendations of the development district, as stated in the master plan, master plan amendment, or sector plan. The Gateway Arts District Sector Plan establishes specific goals for the TRN area, as follows:

The goal for the TRN is, “To promote development of both family- and artist-oriented residential development in the R-55, R-35, R-20, and R-T Zones. To preserve the single-family residential neighborhood character as the anchor of the Arts District, while supporting artists who produce and teach from their homes. To enhance the “built-in” natural surveillance of public areas by active neighbors on porches, in yards, and on the sidewalk.” (page 138)

No mixed use of any kind, including the M-U-I Zone, has ever been envisioned in the TRN Character Area. High-density mixed use is mainly directed to the town center area, predominantly along both Rhode Island Avenue and US 1 (Baltimore Avenue). As such, the Planning Board does not support the M-U-I Zone for this property, as this is contrary to the goals and recommendations of the development district.

Based on the sector plan’s recommendations for context-sensitive infill development to preserve traditional neighborhood characters in the TRN area, and the fact that the O-S Zone parcel was previously in the R-55 Zone prior to the 2004 Gateway Arts District Sector Plan and SMA, the Planning Board finds that the appropriate zone for the entirety of the property is R-55. This would allow for development of both the single-family detached and attached units that is consistent with the sector plan recommendation for preservation of single-family character on this property. The Planning Board recommends that the 4.66 acres of O-S Zone be rezoned to the R-55 Zone, and that the attached single-family dwelling units be permitted at 9 dwelling units per acre, and that the density for single-family dwellings should be consistent with the R-55 Zone of 6.7 dwelling units per acre.

Rezoning the subject property to the R-55 Zone will position it to achieve the purposes and recommendations of the sector plan for both family- and artist-oriented residential development. Most importantly, this zoning category will not preclude implementation of the recommendation for provision of additional green or open space located adjacent to the existing Magruder Park, to the west of the 4.66-acre parcel. A context-sensitive design at the time of detailed site plan (DSP) and the R-55 Zone will allow strengthening of the traditional residential neighborhood character for the area.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the following Zoning Ordinance requirements:

- a. Section 27-546.16(b)(2), Approval of the M-U-I Zone, of the Zoning Ordinance states the following:

- (2) **Property in the D-D-O Zone may be reclassified from its underlying zone to the M-U-I Zone through the property owner application process in Section 27-548.26(b). In the review process, the owner shall show that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties.**

Section 27-548.26(b) specifies that the owner shall show, with a CSP, that the proposed development conforms with the purposes and recommendations for the development district, as stated in the master plan, master plan amendment, or sector plan, and that the case must be reviewed by the Prince George's County District Council. A discussion of the subject CSP's conformance with the applicable sector plan is in Finding 7 above. Based on this extensive discussion, the Planning Board found that rezoning the property to the R-55 Zone would best conform with the purposes and recommendations of the development district, as stated in the sector plan. The Planning Board's recommendation on the subject CSP will be forwarded to the District Council for final review and approval, as required.

The second part of the above requirement requires the owner to show that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties. The adjacent properties to the north, south, and east are all zoned R-55 and D-D-O within the TRN Character Area; the adjacent properties between the two parcels are in the R-10 and D-D-O Zones. Development in the R-55 Zone, if it is also within the boundary of the City of Hyattsville, is currently exempt from the D-D-O Zone standards of the sector plan. However, in order to safeguard the TRN Character Area and make sure that the new development on the subject property is compatible with the surrounding established single-family subdivision, the proposed development should be subject to DSP review, as a condition of approving the rezoning, and the development district standards of the character area, including building heights, setbacks, parking, and landscaping, regardless of the underlying zoning. Based on discussions, the potential development pods will be interrelated and will need to be evaluated together as one site.

Section 27-546.16(c) also includes the following specific requirement:

- (c) **Unless requested by a municipality or the Prince George's County Redevelopment Authority, the M-U-I Zone may be approved only on property which adjoins existing developed properties for twenty percent (20%) or more of its boundaries, adjoins property in the M-U-I Zone, or is recommended for mixed-use infill development in an approved Master Plan, Sector Plan, or other applicable plan. Adjoining development may be residential, commercial, industrial, or institutional but must have a density of at least 3.5 units per acre for residential or a floor area ratio of at least 0.15 for nonresidential development.**

The subject property is surrounded by R-55 and R-10-zoned properties and there is no mixed-use zone close to it. The requested M-U-I Zone is not consistent with the sector plan goals and recommendation and is not supportable by the Planning Board.

The adjoining properties in the R-55 Zone are developed with single-family homes with a density of approximately 3.6–7.9 dwelling units per acre (average lot size is 0.126-0.3 acre). The R-10-zoned property between 40th Place and 41st Avenue has been developed with three multifamily apartments and its density is approximately 20 dwelling units per acre, and can be up to a maximum of 48 dwelling units per acre. The density meets the requirements of adjoining developed property for 20 percent, or more, of its boundaries and the adjoining development has a density of at least 3.5 dwelling units per acre.

The Planning Board supports rezoning the 4.66-acre parcel to the R-55 Zone, not M-U-I, and allowing nine dwelling units per acre for the portion of the property developed with single-family attached, in order to promote development of both family- and artist-oriented residential development. Section 27-548.23(b) states that the D-D-O Zone may not permit densities in excess of the maximum permitted in the underlying zone. Therefore, the Planning Board recommends that the single-family dwellings be developed consistent with the maximum allowed density of 6.7 dwelling units per gross acre in the R-55 Zone, and that the single-family attached dwellings, which do not have a density limitation in the R-55 Zone because they are not generally permitted, be allowed at nine dwelling units per gross acre. These densities will enable a density transition from the higher multifamily zone to the lower single-family zone. These densities will be able to support transit and other basic urban services. These densities also promote compact development that is consistent with smart growth policies in this part of the County, while maintaining economic viability.

- b. The CSP is limited to the rezoning request and no improvements have been proposed with this application. Conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance will be reviewed as the project moves through the DSP stage. The preliminary plan of subdivision (PPS) and the DSP for this site will be subject to the applicable D-D-O Zone standards for the TRN area. Additional bulk requirements will be established with the approval of the PPS and DSP in order to implement the goals and recommendations of the Gateway Arts District Sector Plan for the TRN area, to achieve context-sensitive, high-quality single-family residential development. A condition has been included in this resolution requiring this to be done at the time of DSP.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the site has less than 10,000 square feet of woodland on-site and no previously approved tree conservation plans.
10. **Other site plan related regulations:** Two additional regulations are applicable to the site plan review that usually requires detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only.
- a. **Prince George's County Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that require a grading permit. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of approval of a DSP for the project, when detailed information is available.
 - b. **Prince George's County Landscape Manual**—The D-D-O Zone includes development district standards that override the requirements of the Zoning Ordinance. On page 142 of the sector plan, it states:

The development district standards replace all those contained in the Zoning Ordinance and Landscape Manual except (1) where noted for parking provision, (2) properties zoned R-80 except with respect to accessory buildings containing an artist studio, (3) where noted for home occupation signage, and (4) where noted for signage size. If an aspect of the physical development of a project is not included in the development district standards, the character area goals and the intent statement of those standards most closely relating to that aspect shall apply.
- Therefore, at the time of DSP, the requirements for landscaping will be dictated by the D-D-O Zone standards applicable to the TRN Character Area.

11. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

- a. **Community Planning**—The Planning Board found the following:

General Plan

This application is in the Established Communities area. *The Plan Prince George's 2035 Approved General Plan* (Plan 2035) classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of regional transit districts and local centers as established communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas.

Sector Plan

The Gateway Arts District Sector Plan and SMA makes the following recommendations (page 14) for the TRN Character Area:

The subject property is located in the TRN Character Area of the sector plan. Of the TRN, the sector plan states, “In many ways, the traditional residential neighborhood character areas suggest a glimpse of small town Americana. They overlay land zoned for single-family housing (attached and detached). The historic houses and streetcar suburban pattern of inter-connecting narrow streets and shaded sidewalks within easy access to town centers and Metro are assets to be protected from encroachment or significant loss of integrity.

The goal (page 138) for the TRN area is:

To promote development of both family- and artist-oriented residential development in the R-55, R-35, R-20, and R-T Zones. To preserve the single-family residential neighborhood character as the anchor of the Arts District, while supporting artists who produce and teach from their homes. To enhance the “built-in” natural surveillance of public areas by active neighbors on porches, in yards, and on the sidewalk.

SMA/Zoning

The sector plan and SMA retained the portion of the subject property (between Hamilton and Gallatin Streets) in the R-55 Zone, but reclassified the parking lot portion of the property (between 40th Avenue and 40th Place) from the R-55 Zone to the O-S Zone, noting that “[r]ezoning to O-S creates the opportunity to expand parkland and reinforce the vision of the traditional residential neighborhood character area” (see page 123). The

SMA further superimposed a D-D-O Zone, placing the entire property in the TRN Character Area. Note that R-55-zoned properties in the TRN Character Area, within the incorporated City of Hyattsville, are exempt from the development district standards and are required to abide by the requirements of the R-55 Zone. The Planning Board recommends that a DSP should be required as a condition of rezoning and it should include the entire site area, due to the interrelationship of the uses and to ensure sensitive development, in context with the surrounding neighborhood.

Development District Overlay Zone Conformance Issues

The Planning Board finds that this application to rezone the property to the M-U-I Zone does not meet the requirements of Section 27-548.26(b)(2)(A) and (b)(5), as it does not conform with the purposes and recommendations for the Development District, as stated in the Sector Plan. The Planning Board recommends that the O-S-zoned portion of the property be rezoned to R-55.

Traditional Residential Neighborhood Character Area, Recommendation 2,

(page 27) states: “Reinforce existing single-family detached residential neighborhoods as community oriented, quiet, low-traffic, and child safe.” The construction of townhouses in the R-55 Zone would not prohibit reinforcement of the existing single-family detached residential neighborhoods, with careful site planning and transitions.

Environmental Infrastructure Recommendation 1 (page 36) reads, in part, “Use existing land use regulations to provide open space.” Recommendation 1.b is, “Floodplain Areas: Land within the 100-year floodplain is generally restricted from further development (Subtitle 4, Division 2, Prince George’s County Code).” All of the land zoned O-S and proposed for single-family attached dwellings is located abutting or within the existing floodplain. The applicant is working with the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) to relocate and improve the overall function of the floodplain, above what would normally be required. This will result in an overall improvement in the management of quantity and quality, consistent with the environmental site design standards of the County.

As stated above, the goal for the TRN area is, “To promote development of both family-and artist-oriented residential development in the R-55, R-35, R-20, and R-T Zones” (page 138). Therefore, using the portion of the property zoned O-S for townhouses does not conflict with Environmental Infrastructure Recommendation 1. As stated above, “Rezoning to O-S creates the opportunity to expand parkland and reinforce the vision of the traditional residential neighborhood character area” (page 123). With this development scenario, the applicant is working with the City of Hyattsville to explore opportunities to expand the abutting parkland, consistent with this recommendation.

- b. **Transportation Planning**—The Planning Board found the following:

Analysis of Traffic Impacts

The table below compares trip generation in each peak hour and daily trips between the approved use for the site and the proposed use. The trip generation is estimated using trip rates and requirements in the “Transportation Review Guidelines, Part 1” and the *Trip Generation, 9th Edition* (Institute of Transportation Engineers).

Comparison of Estimated Trip Generation, CSP-18002, Magruder Pointe, 8.26 acres with 4.66 acres in the O-S Zone and 3.60 acres within the R-55 Zone								
Zoning or Use	Units or Square Feet	AM Pk. Hr. Trips			PM Pk. Hr. Trips			Daily Trips
		In	Out	Total	In	Out	Total	
Existing Zoning R-55 (4.2 residences per acre)	15 detached homes	2	9	11	9	5	14	135
O-S (0.2 residences per acre)	1 detached home	0	1	1	1	0	1	9
Total Per Existing Zoning		2	10	12	10	5	15	144
Proposed Zoning M-U-I (applicant’s proposal)	82 homes (mix of attached and detached)	11	47	58	43	23	66	672
Difference Between Existing and Proposed		+9	+37	+46	+33	+18	+51	+528

The above comparison of estimated site trip generation indicates that the proposed rezoning could have an impact on traffic in the area, with an increase of over 500 daily trips. Nonetheless, the applicant has already scoped a traffic study, in anticipation of the future PPS.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) shows the Hamilton Street/Jefferson Street corridor as a master plan collector; however, this recommendation is only for the section west of 40th Avenue and does not affect the subject property.

- c. **Subdivision Section**—The Planning Board noted that the current deed for the property, recorded in the Prince George’s County Land Records in Liber 21981 folio 165 on March 23, 2005, describes the subject property as two parcels. However, a minor final plat to consolidate the lots was not recorded, as required by Section 24-108(a)(3) of the Subdivision Regulations; therefore, the legal description of the property is as described above. Resubdivision or further subdivision of the lots will require a PPS, in accordance with the Subdivision Regulations.

- d. **Trail**—The Planning Board found the following:

The sector plan's Transportation system introduction (page 38–39) states:

Since most of the area's transportation system is already in place, efforts are needed to maximize the use of the existing transportation network and make changes that will result in a balanced use of all transportation modes: transit (rail and bus), automobile, bicycle, and walking.

Goals

- 1. To provide an integrated multimodal transportation system that is safe, efficient, attractive, and accessible, while reducing dependency on the automobile.**
- 2. To provide safe and convenient pedestrian and nonmotorized circulation opportunities in the Arts District for recreation and transportation, with an emphasis on connections to Metro and US 1.**

The applicant should provide sidewalks on both sides of internal roads and road frontages. A more detailed analysis of the sidewalk network and frontage improvements will occur with the PPS and the DSP.

The sector plan's Sidewalks, Trails and Bikeways section (page 46) states:

- 5. A variety of routes were identified that are currently used by bicyclists and pedestrians and most efficiently connect the West Hyattsville and Prince George's Plaza Metro Stations with US 1. These routes primarily focus on serving the local neighborhoods. These routes may also be designated as Artways with specific themes or features (such as banners or artwork) unifying the entire corridor. (Gateway p.46)**

b. West Hyattsville Metro to 38th Street and US 1

(2) Hamilton Street

- (a) Provide standard or wide sidewalks along both sides of Hamilton Street, where feasible and practical.**
- (b) Curb extensions are recommended in some locations, particularly at the pedestrian crossing in front of the Safeway grocery store.**

- (c) **Pedestrian crossing safety improvements should also be considered at Hamilton Street and Queens Chapel Road.**
- (d) **In-road bike lanes should be provided, as feasible.**
- (e) **Additional lighting is recommended along the street, as well as directional signage for motorists and pedestrians.**

c. West Hyattsville Metro to Gallatin Street and US 1

(3) Gallatin Street

- (a) **Widen sidewalks, where feasible.**
- (b) **Provide directional signage where Gallatin Street is not continuous and users must briefly turn onto 42nd Street.**
- (c) **If appropriate, consider traffic-calming measures to provide for safe shared bicycle and motor vehicle use.**

There are master-planned bicycle lanes proposed along Hamilton, Gallatin, and 40th Streets, all of which front the subject property. Bicycle lanes (or other appropriate bicycle treatment) will be recommended at the time of PPS and DSP, as required by the City of Hyattsville.

- e. **Environmental Planning**—The Planning Board provided an analysis of the CSP, as follows:

A natural resources inventory (NRI) plan has been submitted by the applicant.

This 8.26-acre site is located on the south side of Hamilton Street, the north side of Gallatin Street, and on the west side of 40th Place in Hyattsville. The applicant has described the R-55 portion of the site, located between Hamilton Street and Gallatin Street, as the “upper parcel” and the O-S zoned portion of the site, located between 40th Place and 40th Avenue, as the “lower parcel.” According to PGAtlas.com, the site contains floodplain and steep slopes. A wetland and stream system are mapped directly to the south of the lower parcel. The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana, Russett, and Codorus soil complexes. According to available mapping information, Marlboro clay is not mapped on, or in the vicinity of, this property; however, Christiana complexes are mapped on-site. A review of available mapping

information indicates that the subject area is not within a sensitive species project review area and does not contain potential forest interior dwelling species habitat. The site is located within the Northwest Branch of the Anacostia River, within the Potomac River basin.

According to the adopted the 2017 Countywide Green Infrastructure Plan (Green Infrastructure Plan), which was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017), a majority of the lower parcel is mapped as regulated area, which coincides with the mapped floodplain. Regulated areas mapped within the Green Infrastructure Plan include regulated environmental features comprised of streams, wetlands and their buffers, 100-year floodplain, and their adjacent steep slopes. The entire upper parcel is outside of the green infrastructure network. Future land development applications for this site shall consider the applicable recommendations identified in the Green Infrastructure Plan.

An NRI was not required as part of this application for a zoning change. All future applications will require an approved NRI covering the entire land area included in the application, approved under the current regulations.

Soils

Christiana complexes are mapped on-site; however, they are urban soil complexes (Christiana-Downer-Urban land complexes) and, while they are located on portions of steep slopes, those slopes appear to have been man-made. Christiana complexes, especially when associated with steep slopes, have the potential to cause issues for foundations and other construction; however, based on the existing site conditions and past site development, it does not appear that these soil complexes would be an issue for development of this site. The County may require a soils report, in conformance with County Council Bill CB-94-2004, during the building permit review process.

The Gateway Arts District Sector Plan and SMA appropriately rezoned the lower parcel from R-55 to O-S due to the presence of on-site floodplain and adjacency to existing parks. The O-S Zone would allow for restoration of the site, to encourage the removal of the existing asphalt and to address flooding, while allowing open space use similar to the adjacent parks.

The applicant's request to rezone the property from R-55 and O-S to M-U-I is not supported because it would allow significantly more density on the overall site than what the current zoning allows and what the sector plan envisioned for the site. Additional density takes a toll on the environment by creating the need for increased impervious surfaces, not only for development of the buildings, but also for the associated infrastructure needed to serve the additional density, including the need for increased parking surfaces.

The existing R-55 Zone for the upper parcel is appropriate because it is in keeping with the surrounding development. Rezoning the lower parcel from O-S to R-55 is recommended and supported because it is what the lower parcel was zoned prior to the last update to the sector plan and would allow development of the area, in keeping with surrounding development, while also requiring the applicant to address flooding and stormwater issues.

The stormwater management approvals would require the applicant to address water quantity, as well as quality, in keeping with stormwater redevelopment standards. Any impacts to the floodplain would require compensatory storage to mitigate the existing flood elevation. The same impacts to the floodplain, as a regulated environmental feature, would also be evaluated. All development applications are required to demonstrate that regulated environmental features have been preserved and/or restored, to the fullest extent possible, in accordance with zoning and subdivision regulations.

The function of the floodplain should be preserved. Impacts to the floodplain must be avoided and minimized, as outlined in the Environmental Technical Manual. If the applicant is unable to obtain a floodplain waiver from the County, or if they are not able to demonstrate that regulated environmental features have been preserved and/or restored, to the fullest extent possible, then impacts would be denied.

Impacts to the floodplain are not approved at this time. Demonstration that regulated environmental features have been preserved and/or restored, to the fullest extent possible, must be addressed during the development review/entitlement application processes.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated July 6, 2018 (Sun to Zhang), DPR provided comments, as follows:

The project area consists of 8.26 acres of land, located on the south side of Hamilton Street and bisected by Gallatin Street in the City of Hyattsville. The subject property is the site of the vacant former WSSC headquarters building on Hamilton Street and its parking lot to the south across Gallatin Street. The proposed development abuts M-NCPPC owned parkland (Magruder Woods Park) at the northwest corner which is unimproved. The subject development also abuts Magruder Park to the west which is owned and operated by the City of Hyattsville.

The parcel where the existing building is located is zoned R-55/D-D-O while the parking lot parcel across Gallatin Street is zoned O-S/D-D-O. With this application, the applicant is requesting to re-zone the existing parking lot parcel from the O-S Zone to the M-U-I, and the R-55 to the M-U-I, which staff does not support. The applicant's justification for this re-zoning request is to provide for a combination of single-family detached and attached dwellings in the area on Hamilton Street ("Upper Parcel"). The "Lower Parcel" adjacent to Magruder Park is proposed to be all townhomes with a portion of the property to be added to Magruder Park.

The subject development is located in the Transitional Character Area (TRN) of the Gateway Arts District Sector Plan, which seeks to maintain a traditional neighborhood concept. The goal from the Gateway Arts District Sector Plan and SMA with respect to Parks and Recreation is “To encourage widespread pedestrian and recreational use of the Arts District and vicinity through the improvement of existing public spaces and the addition of new public spaces where appropriate for festivals, events and increased community pride”.

In general, DPR staff has no objections to the applicant’s request for the re-zoning of the property to R-55 for the lower parcel currently zoned O-S. It should be noted that at the time of the PPS, Section 24-134 of the Prince George’s County Subdivision Regulations will be applicable. With the submission of the PPS, the DPR will review and provide recommendations as related to the Mandatory Dedication of Parkland requirements.

- g. **City of Hyattsville**—In a letter dated July 17, 2018, the Hyattsville City Council stated that the M-U-I Zone is not appropriate for the TRN Character Area of the community.
 - h. **Prince George’s County Police Department**—As of this resolution, the Police Department did not offer comments on the subject application.
 - i. **Prince George’s County Health Department**—As of this resolution, the Health Department did not offer comments on the subject application.
12. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, the CSP will, if approved with conditions, represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a CSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

Given the limited scope of this CSP for rezoning and permitting single-family attached units only, the Planning Board noted that all future development review/entitlement applications must demonstrate that regulated environmental features have been preserved and/or restored, to the fullest extent possible. Impacts to any regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED this application to the District Council, as follows:

- A. DISAPPROVAL of the request and decline to recommend rezoning the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use-Infill (M-U-I) Zone.
- B. APPROVAL of recommendation to rezone the 4.66-acre property in the Open Space (O-S) Zone to the One-Family Detached Residential (R-55) Zone and permit single-family attached residential development with a required detailed site plan, in accordance with the goals and recommendations of the Traditional Residential Neighborhood Character Area on the property. The maximum density for single-family attached is 9 dwelling units per acre and the maximum density for single-family detached is as permitted in the R-55 Zone, or 6.7 dwelling units per acre.
- C. APPROVAL of Conceptual Site Plan CSP-18002, Magruder Pointe, subject to the following conditions:
 - 1. Prior to certification, the conceptual site plan shall be revised, or additional information shall be provided, as follows:
 - a. Delineation of the existing and revised 100-year floodplain.
 - b. Revise the plan to include the legal description of all lots included in the CSP.
 - c. Reflect approval of the uses, zones, and densities allowed.
 - 2. At the time of detailed site plan, the applicant shall:
 - a. Provide evidence that impact to the floodplain has been approved by the authority having jurisdiction.
 - b. Provide sidewalks on both sides of all internal streets, excluding alleys, as appropriate.
 - 3. Prior to issuance of any building permit, the applicant shall obtain approval of a detailed site plan (DSP) for the entire site (8.26 acres). The DSP shall be subject to all Development District Overlay (D-D-O) Zone standards applicable to the Traditional Residential Neighborhood Character Area. Additional bulk requirements shall be established with the approval of the DSP, in order to implement the applicable goals and recommendations of the 2004 *Approved Sector Plan and Sectional Map Amendment for*

the Prince George's County Gateway Arts District, to achieve context-sensitive, high-quality, single-family residential development.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Doerner, seconded by Commissioner Washington, with Commissioners Doerner, Washington, Bailey voting in favor of the motion, and with Commissioners Geraldo and Hewlett opposing the motion at its regular meeting held on Thursday, July 26, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of July 2018.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:HZ:rpg



Memo

To: Mayor and City Council

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

Date: January 29, 2020

Re: Magruder Pointe Development – Preliminary Plan of Subdivision 4-18001

Attachments: PPS-4-18001
SOJ-PPS-4-18001
SOJ-PPS-4-18001_PUE_Exhibit
Applicant's Presentation
City's correspondence regarding CSP-18002
CSP-18002 Planning Board Resolution 18-74

The purpose of this memorandum is to provide the City Council with a summary of the preliminary plan of subdivision (PPS) application for the upper parcel of the Magruder Pointe property, as well as provide Staff recommendations related to the development.

Project Summary

- The subdivision application is limited to the upper lot parcel and includes the subdivision of the parcel into 31 lots, for approximately 15 townhouses, 16 single family detached homes, and two additional parcels (Parcels A1 & A2).
- The subject site was formerly the vacant Washington Suburban Sanitary Commission (WSSC) headquarters building on Hamilton Street.
- The applicant has requested the approval of a variation from Section 24-122(a) to eliminate the requirement for a public utility easement along the north side of Gallatin Street.
- Staff is recommending modification to the PPS application that improve the lotting size and pattern of the site.
- The M-NCPPC Planning Board Hearing for this application is scheduled for March 12, 2020.

PPS Application Details

The subject property is located in the southwest quadrant of the intersection of Hamilton Street and 41st Avenue, north of Gallatin Street, within the Gateway Arts District Traditional Residential Neighborhood (TRN) Character Area.

Total gross acreage of the Magruder Pointe property is 8.26 acres and contains an upper site and a lower site as divided by Gallatin Street. The upper site is 3.60 acres and zoned R-55 and until recently was the site of the former WSSC headquarters to the north along Hamilton Street. The applicant, through PPS 4-18001, proposes the subdivision of this site into 31 lots, to include 15 townhouse units and 16 single-family detached dwelling units, and two additional parcels (Parcels A1 & A2). With 31 proposed units over 3.60 acres, the calculated density of the site is 8.61 units/acre. The proposed density was approved by the District Council per CSP-18002 on 2019-09-19. See table below.

	Product type	# of units	Acres	Density
Proposed in PPS Application	-	31	3.6	8.611111
City Staff Recommended	-	29	3.6	8.055556
Approved by District Council	<i>SFH</i>	6.7	1	6.7
	<i>Townhouses</i>	9	1	9

The site plan also includes an alley within the interior of the site, to provide services and site access, along the rear of the proposed units.

The lower portion of the site is 4.66 acres and has been designated as Outparcel 1. The request to change the underlying zone of the lower site from Open Space (O-S) to R-55 (One-Family Detached Residential) was approved by the District Council on 2019-06-10. The lower lot is not included in this subdivision application.

Variance Request

The applicant is requesting the approval of a Variation from Section 24-122(a) to eliminate the requirement for a public utility easement (PUE) along the north side of Gallatin Street.

Section 24-122(a) of the Subdivision Regulations is related to the provision of public utility easements along public rights of way. Regulation language can be found below.

When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents: Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.

The applicant will be required to submit a request to PEPCO to confirm PUEs are not required along the north side of Gallatin Street.

Planning Committee Review

The applicant met with the Planning Committee on January 28, 2020 to present and discuss the subdivision application. Committee members were generally supportive of the project as presented.

Recommendations unanimously approved by the Planning Committee are as follows:

- The Planning Committee recommends the approval of PPS 4-18001, consisting of the subdivision of 15 townhouse lots and 16 single-family detached lots.
- The Planning Committee recommends the City Council approve parking on both sides of Hamilton adjacent to the Magruder Pointe Project.
- The Planning Committee recommends the City Council pay extra attention to the stormwater mitigation of the site and request additional details on the stormwater management plan from the applicant throughout the next stages of review.

Major topics of discussion at the meeting included the design of the internal alleyway to a public standard, walkway access for pedestrians, the impact of the topography on the development, the HOA structure, stormwater mitigation of the site, and the requested PUE variation.

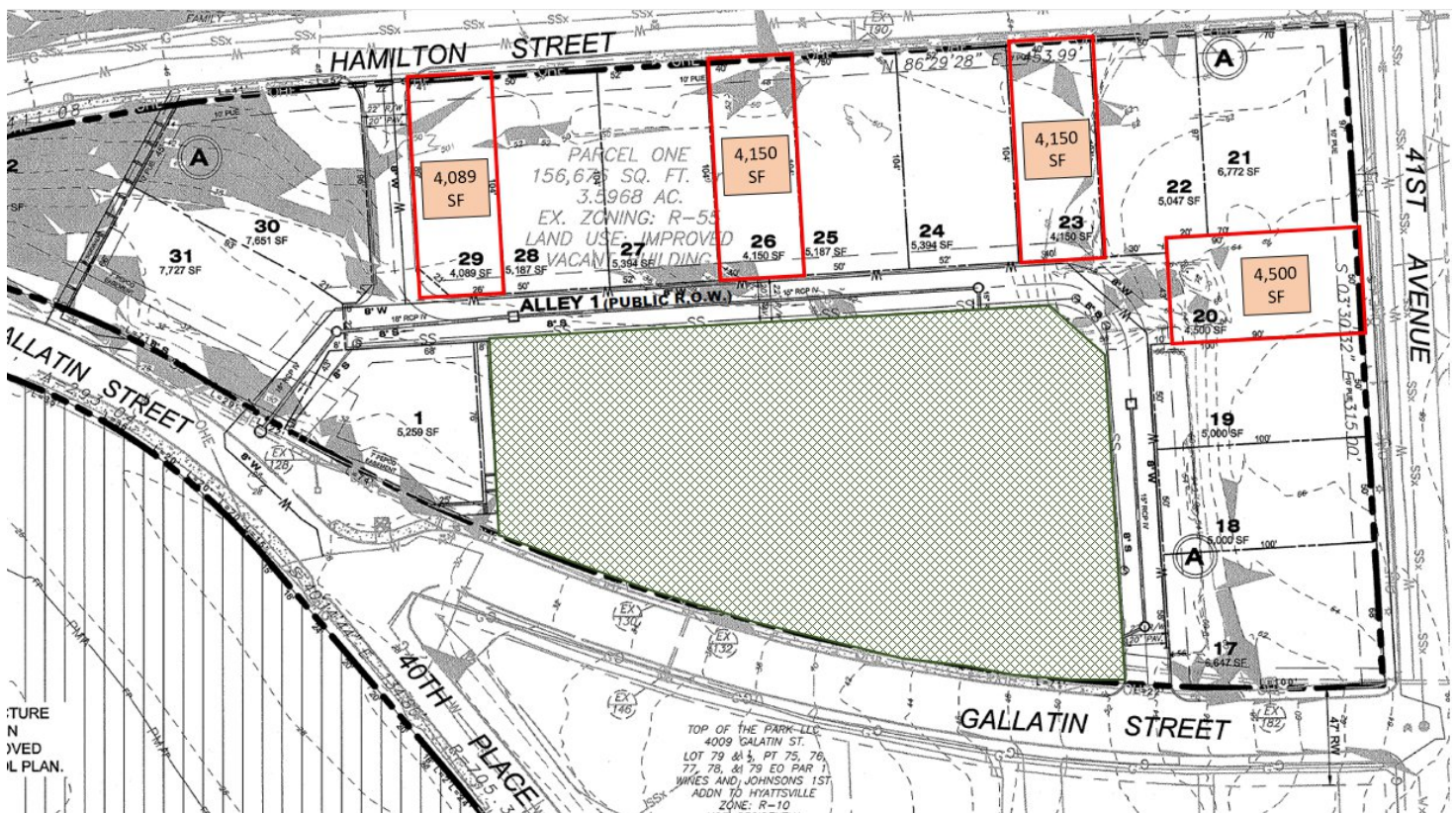
Staff Analysis and Recommendations

Single Family Homes

The applicant is proposing 16 lots be dedicated to single-family homes (SFH). Five of the SFH will front 41st Avenue (lots 17 through 21), nine will front Hamilton Street (lots 22 through 30), one will front the corner of Hamilton Street and Gallatin Street (lot 31), and one will front Gallatin Street (lot 1). SFH lot sizes range from 4,089 square feet to 7,727 square feet (SF).

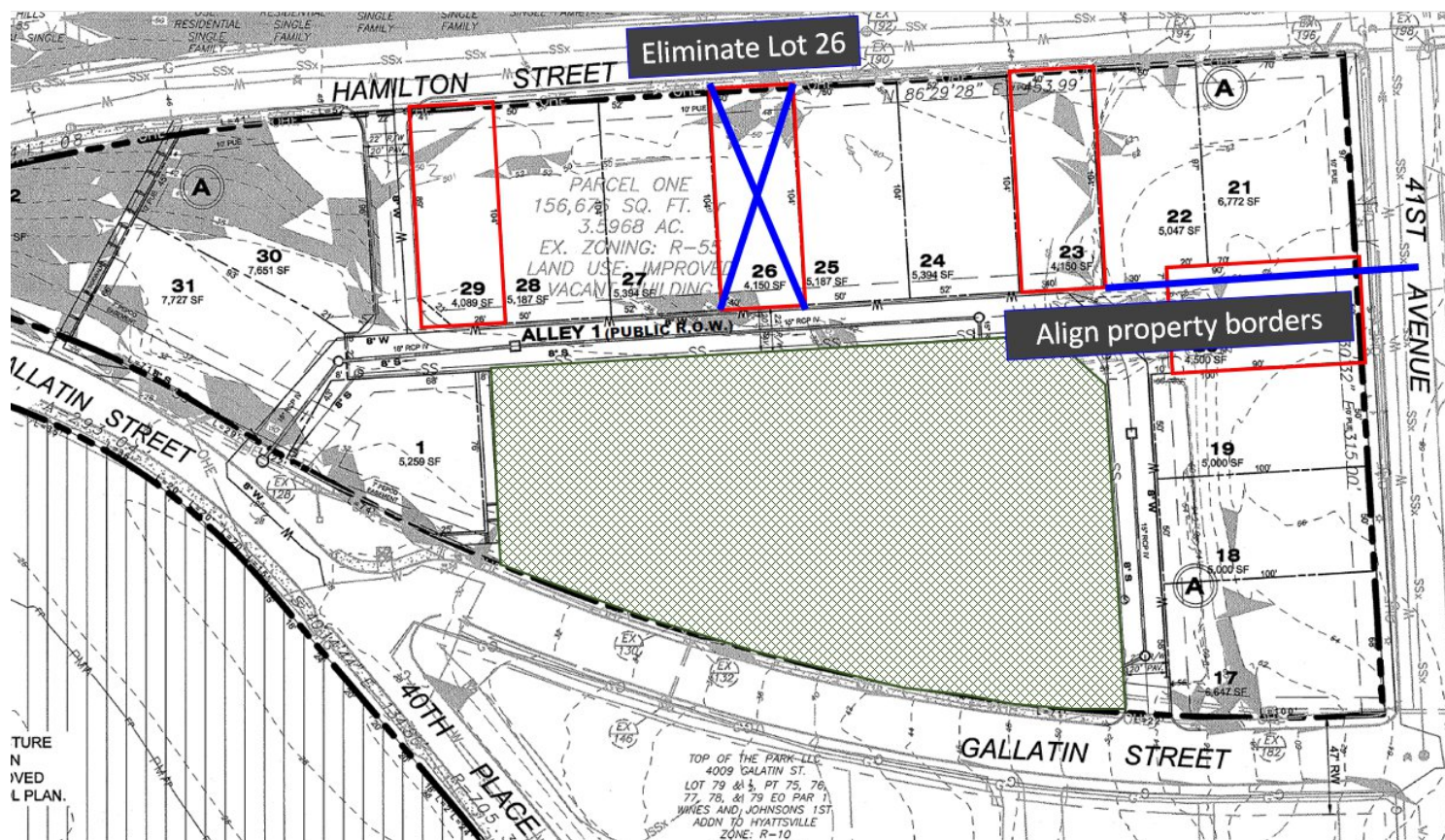
Four of the proposed SFH lots do not meet size requirements as stated in the design standards. These lots are highlights in red in Exhibit 1 below and are labeled with their proposed square footage below.

Exhibit 1



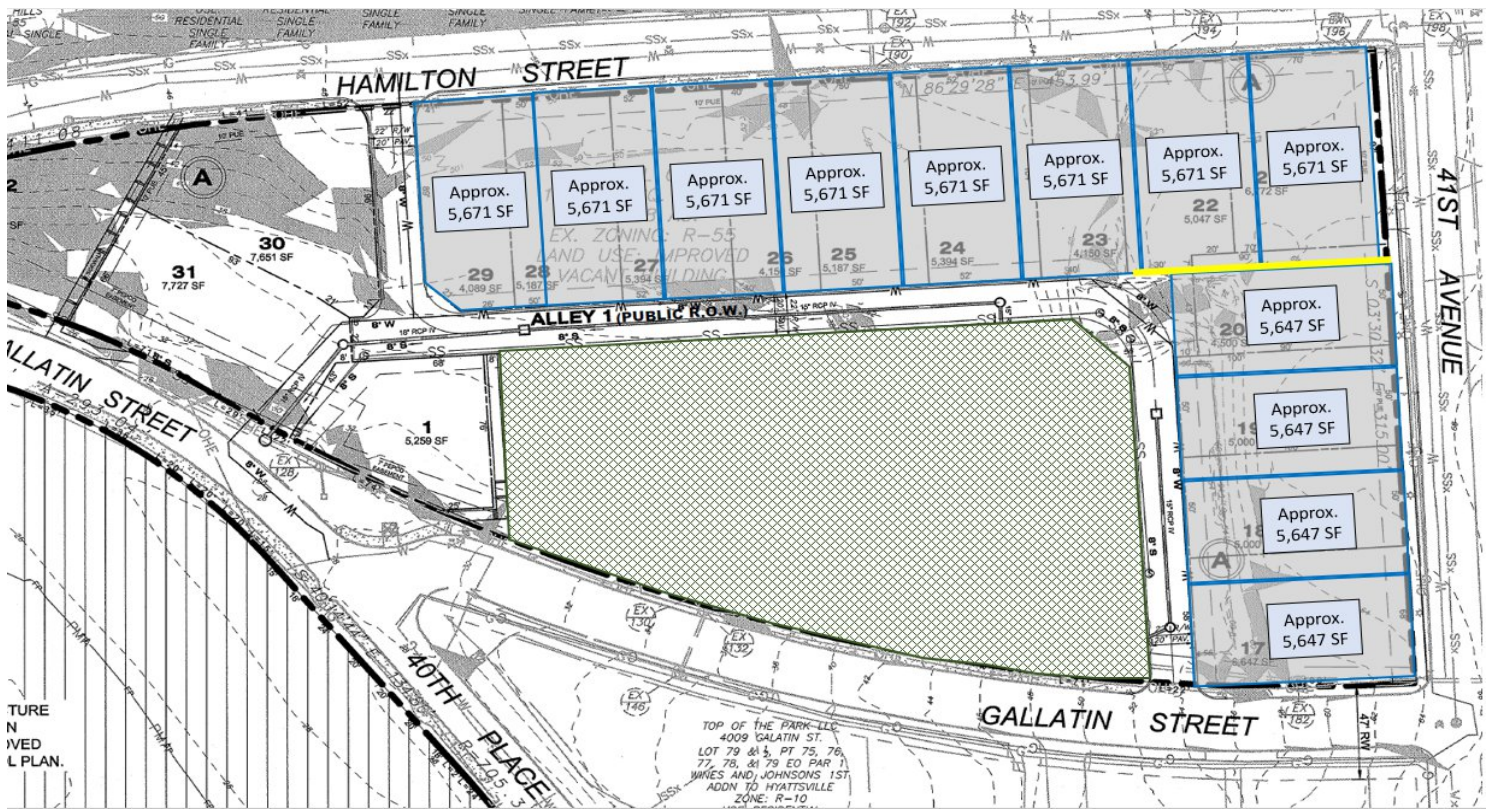
In order to meet the applicable development standards, City Staff is recommending the elimination of Lot 26. By eliminating Lot 26, the square footage originally dedicated to the lot can be dispersed among the remaining lots that do not meet the size standard. In addition, City Staff is recommending the alignment of the property borders of Lots 21 and 22 to allow for a more uniform lotting pattern as demonstrated in Exhibit 2.

Exhibit 2



By eliminating one of the non-conforming lots (lot 26) and reallocating that square footage to the surrounding lots, all SFH lots can conform to the lot size design standards. On the next page is an example of how the lot sizes can be altered and redistributed to meet design standards. This example also demonstrates the property border alignment of lots 21 and 22, which has been highlighted in yellow.

Exhibit 3



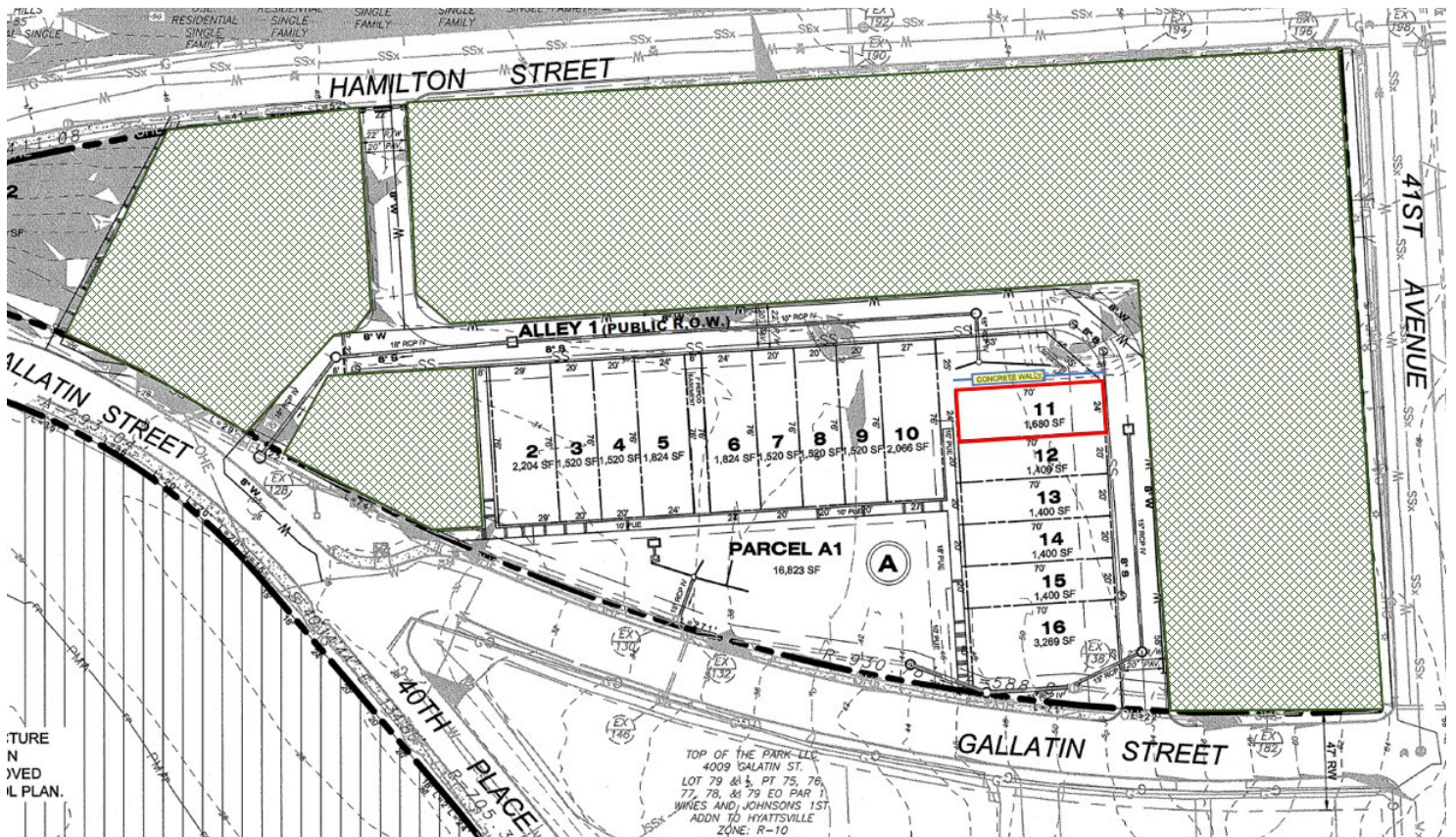
The above example demonstrates how the lotting would approximately look if all the lots along Hamilton Street and 41st Avenue, respectively, were equal in size. City Staff is not necessarily suggesting that all lot sizes be uniform in size. Rather, this example is meant to showcase how the site can accommodate fifteen lots (one less than proposed) which all meet the size requirement if the square footage is reallocated.

Townhouse Units

The applicant is proposing 15 lots be dedicated to single-family attached residential units (townhouses). Lot sizes range from 3,269 square feet to 1,400 square feet (SF).

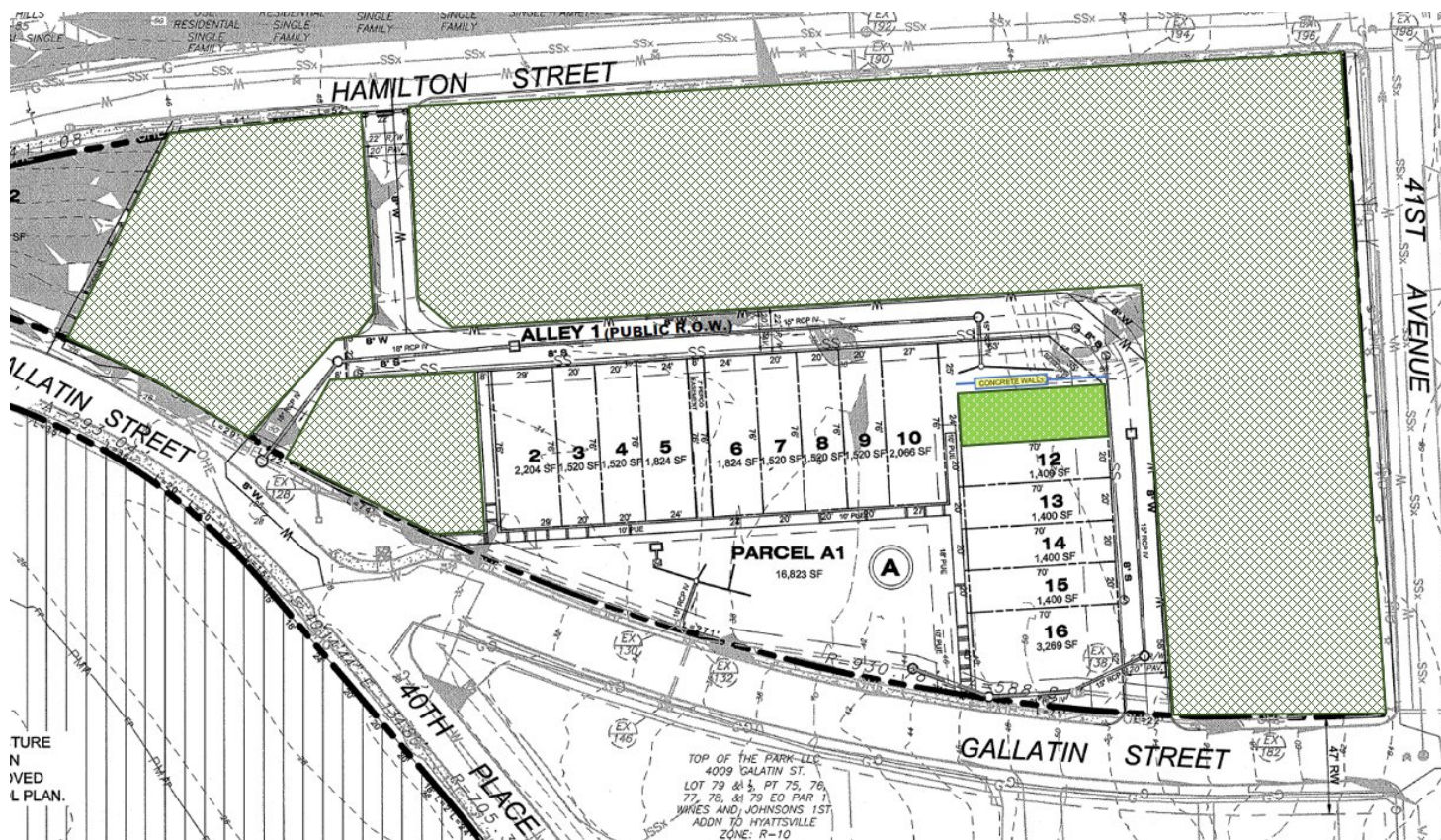
City Staff has concerns with townhouse lot 11. Lot 11 is spatially constrained; the front door faces the side of townhouse lot 10 to the west, and to the north of the lot is a concrete retaining wall. Lot 11 is in red below, and the concrete wall north of lot 11 has also been highlighted.

Exhibit 4



City Staff recommends Lot 11 be used for open green space and/or supplemental stormwater management. Lot 11 is too enclosed to be dedicated to a townhouse site and would potentially be at risk of flooding due to its proximity to the adjacent grade and retaining wall. It is City Staff's opinion that Lot 11 would be better used for green space and/or stormwater mitigation. This recommendation is depicted in Exhibit 5.

Exhibit 5



Internal Roadway

It is City Staff's opinion that the internal roadway be built to a public standard and dedicated to the City as a public right of way. This will ensure the roadway is operational to the City's standard and is regularly maintained.

The width of the alleyway must be clarified on the PPS application. In addition, the plans must state that the alleyway is being publicly dedicated to the City of Hyattsville specifically.

Lighting of the alleyway is also an issue that needs to be addressed. The Department of Public Works has indicated that overhead lighting is necessary along the alley way for safety purposes. They are recommending overhead lighting at the entrance/exit of the site at Hamilton Street, at the corner closest to lot 11, and at the entrance/exit of the site on Gallatin Street.

Utilities

City Staff is recommending support of the applicant's variation from Section 24-122(a) to eliminate the requirement for a public utility easement along the north side of Gallatin Street contingent on PEPCO confirmation. The applicant has submitted a request to PEPCO to confirm that PUEs are not required along the north side of Gallatin Street.

As dry utilities are already located along Gallatin Street's right-of-way, it is Staff's opinion that the proposed lots will be adequately served without the need for an additional designated PUE.

Stormwater

The submission of a stormwater management concept plan is required as part of the Preliminary Plan of Subdivision process. This PPS application focuses on the upper lot of the Magruder Pointe project; however, the assumption of the applicant is that both the upper and lower lots will be developed and stormwater from the upper lot will be mitigated by measures present on the lower lot (designated as Outparcel 1 in this application).

The applicant has informed Staff that there is an interim stormwater plan in place that does not involve the use of the lower lot. In order to ensure proper stormwater management occurs regardless of the development outcome of the lower lot, City Staff is recommending the stormwater management plan for the upper parcel be limited to the boundaries of the upper parcel and not reliant upon compensatory storage on the lower lot.

Bike and Pedestrian Measures

At the time of submission of a preliminary plan, a Bicycle and Pedestrian Impact Statement should be submitted by the applicant. City Staff recommends the applicant include the replacement of a currently Magruder Park bridge which is in disrepair as one of their off-site facility improvements. This bridge is approximately 60 feet long and is partially on M-NCPPC land. The replacement bridge should be 8 feet wide to accommodate bicyclists and pedestrians and ideally made of either fiberglass, aluminum, or core-ten steel.

City Council Action

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider PPS 4-18001 on Thursday, March 12, 2020. Any recommendations adopted by the City Council at the February 3, 2020 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

Staff is recommending the City Council adopt the following motion:

"I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Preliminary Plan of Subdivision 4-18001, subject to the following conditions:

1. The applicant shall eliminate Lot 26 from the application, reducing the number of proposed single-family homes from sixteen to fifteen. All lots shall meet the minimum lot size standard.
2. The applicant shall align the property borders of Lots 21 and 22 to allow for a more uniform lotting pattern.
3. The applicant shall use Lot 11 for open green space and/or supplemental stormwater management. Lot 11 shall not contain a townhouse, reducing the number of proposed townhouses from fifteen to fourteen.
4. The internal alleyway shall be built to a public standard and dedicated to the City as a public right-of-way. The width of the alleyway shall be clarified on the PPS application and the plans shall state that the alleyway is being publicly dedicated to the City of Hyattsville specifically.

5. For safety purposes, overhead lighting shall be included at the entrance/exit of the site at Hamilton Street, at the corner closest to lot 11, and at the entrance/exit of the site on Gallatin Street.
6. The City shall support the applicant's variation from Section 24-122(a) to eliminate the requirement for a public utility easement along the north side of Gallatin Street contingent on PEPCO confirmation.
7. The stormwater management plan for the upper parcel of the Magruder Pointe Project shall be limited to the boundaries of the upper parcel and not reliant upon compensatory storage on the lower parcel.
8. The applicant shall include the replacement of a current Magruder Park bridge as an off-site facility improvement within their Bicycle and Pedestrian Impact Statement."



Hyattsville City Council Agenda Item Report

Meeting Date: February 3, 2020
Submitted by: Laura Reams
Submitting Department: City Clerk
Item Type: Community Notices
Agenda Section:

SUBJECT

Main City Calendar: February 4 - 18, 2020

HCC-205-FY20

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Main City Calendar_Feb 4-Feb 18.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: February 4 – February 18, 2020

Weekly Program Offerings

Ageless Grace Senior Exercise Classes

Wednesdays and Fridays, 10:00 AM – 11:00 AM, City Municipal Building (1st Floor Multipurpose Room)

Teen Center

Center Hours: Monday-Thursday 3:30 PM - 7:00 PM, Fridays 3:30 PM – 10:00 PM (3911 Hamilton Street)

Community Yoga

Sundays, 5:00 PM - 6:00 PM, City Municipal Building (2nd Floor Prangley Room)

City Calendar: January 22 – February 3, 2020

Board of Supervisors of Elections Meetings

February 4, 2020, 4:00 PM, City Municipal Building (3rd Floor Mayor's Office)

Shade Tree Board Meeting

February 5, 2020, 6:30 PM, City Municipal Building (1st Floor Multipurpose Room)

Complete Count Census Committee Meeting

February 5, 2020, 7:30 PM, City Municipal Building (3rd Floor Council Chambers)

Informational Meeting – Health, Wellness, and Recreation Advisory Committee Commissioning Art Request for Proposal

February 5, 2020, 7:00 PM – 8:00 PM, City Municipal Building (2nd Floor Prangley Room)

The Health, Wellness, and Recreation Advisory Committee is looking to commission local artists to create original pieces of art for display throughout the City. For more information, please visit www.hyattsville.org/health-and-wellness.

Teen Night

February 10, 2020, 6:00 PM - 8:00 PM, 4203 Farragut Street

The Teen Night series continues featuring guest speakers who will lead discussions on important teen issues. For more information, please contact Ms. Tesha Bush at (202) 903-3183.

Race and Equity Task Force Meeting

February 10, 2020, 7:30 PM – 9:30 PM, City Municipal Building (1st Floor Multipurpose Room)

Hyattsville Environment Committee Meeting

February 11, 2020, 7:00 PM, City Municipal Building (2nd Floor Prangley Room)

Coffee with a Cop

February 12, 2020, 8:00 AM - 10:00 AM @ Starbucks (3601 East-West Highway)

Join Hyattsville's finest for a cup of coffee on Wednesday, February 12th at Starbucks! Stop by to say "hi", or voice questions or concerns.

Main City Calendar: February 4 – February 18, 2020

Hyattsville Corridor Community Meeting

February 12, 2020, 6:30 PM, Mount Rainier Police Station (3249 Rhode Island Avenue)

Councilmember Edouard Haba will be in attendance to discuss the Queens Chapel Road project as well as neighborhood and pedestrian safety.

Code Compliance Meeting

February 12, 2020, 7:00 PM, City Municipal Building (1st Floor Multipurpose Room)

Police and Public Safety Advisory Committee Meeting

February 12, 2020, 7:30 PM, City Municipal Building (2nd Floor Prangley Room)

Spring Field Permits Meeting

February 13, 2020, 7:30 PM, City Municipal Building (2nd Floor Prangley Room)

Organizations interested in applying for permits to use the fields at Magruder Park, Melrose Park, and 38th Avenue for Spring games and practices are required to attend. Please note that permits will not be issued at the time. For more information, contact Cheri Everhart at (301) 985-5021 or ceverhart@hyattsville.org.

Senior Valentine Social

February 14, 2020, 1:00 PM – 4:00 PM, City Municipal Building (1st Floor Multipurpose Room)

Invasive Plant Removals

February 15, 2020, 10:00 AM – 2:00 PM, Magruder Woods

To learn more, please contact Dawn Taft at (301) 852-8790.

OFFICES CLOSED: Presidents Day

February 17, 2020

City offices will be closed on Monday, February 17, in observance of Presidents Day. There will be no yard waste collection that week and compost will be collected on Tuesday. Regular trash and recycling routes will follow their regular schedules.

City Council Meeting

February 18, 2020, 8:00 PM - 10:00 PM, City Municipal Building (3rd Floor Council Chambers)

African Americans and the Vote: An Interactive Art Experience

February 26, 2020, 6:30 PM, City Municipal Building (Multipurpose Room)

Black History Month is a time for all to celebrate the history and achievements of African Americans and their role in shaping our nation's history. Join us to celebrate with an interactive community discussion and art experience event on African Americans and the right to vote.