

City of Hyattsville

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



Agenda Regular Meeting

https://us06web.zoom.us/webinar/register/WN_CMIH-huERcG4tRUs1QW7Ow

Monday, December 15, 2025

7:00 PM

Virtual

CITY COUNCIL

Robert S. Croslin, Mayor

Joseph Solomon, Council President, Ward 5

Kareem Redmond, Council Vice President, Ward 3

Joanne Waszczak, Ward 1

Greg Barnes, Ward 1

Danny Schaible, Ward 2

Emily Strab, Ward 2

Gopi Dhokai, Ward 3

Edouard Haba, Ward 4

Michelle Lee, Ward 4

Kelson Nisbett, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator

Laura Reams, Deputy City Administrator

Nate Groenendyk, City Clerk, 301-985-5001, cityclerk@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 to 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 DISABILITY 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.

PUBLIC INPUT: If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically via email to cityclerk@hyattsville.org no later than two (2) hours prior to the start of the meeting. Submitted electronic statements will be sent to Councilmembers prior to the meeting and will not be read aloud. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

WAYS TO WATCH THE MEETING 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 <https://hyattsvillemd.portal.civicclerk.com>.

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

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.

Meeting Notice:

The Hyattsville City Council will hold its meeting on Monday, December 15, 2025 remotely via video conference. The Council meeting will be conducted entirely remotely; there will be no in-person meeting attendance.

The meeting will be broadcast live on cable television channel 71 (Comcast), channel 12 (Verizon), and available via live stream at www.hyattsville.org/meetings.

LANGUAGE TRANSLATION AND CLOSED CAPTIONING: The City of Hyattsville offers translation and closed captioning in over 50 languages for City Council Meetings via the Wordly platform. Follow the directions below to access the service:

-Go to: <https://attend.wordly.ai/join/RAVY-6886>

-Ensure the Session ID RAVY-6886 is displayed.

-Select Your Choice of Language and click on the "Attend" button.

-You can now read the captions on your device and/or listen to the translation of the City Council meeting.

If you have any questions or concerns, please contact info@hyattsville.org.

PUBLIC PARTICIPATION:

If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically via email to cityclerk@hyattsville.org no later than two (2) hours prior to the start of the meeting. Submitted electronic statements will be sent to Councilmembers prior to the meeting and included in the official meeting record. Electronically submitted statements will not be read aloud. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

Members of the public who wish to comment during the virtual Council meeting must register in advance using the link below.

https://us06web.zoom.us/webinar/register/WN_CMIH-huERcG4tRU1s1QW7Ow

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance to the Flag**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - 4.a. 2026-129 Approval of Minutes**

I move that the Mayor and Council approve the minutes of the following Council meetings:

- November 3, 2025 Council Meeting

- November 8, 2025 Council Work Session
- November 17, 2025 Council Meeting

Sponsors: City Administrator

Department: City Clerk

Attachments: Minutes_Nov 17 2025, Minutes_Nov 8 2025, Minutes_Nov 3 2025

5. Public Comment (7:10 PM - 7:20 PM) Limit 2 minutes per speaker

6. City Administrator Update (7:20 PM - 7:40 PM)

7. Presentations (7:40 PM - 8:05 PM)

7.a. 2026-134 Partners for Economic Solutions (PES)—Financial Feasibility for Affordable Rental Housing Preservation.

For presentation.

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments: Memo PES Financial Analysis for Affordable Rental Housing 12 10 2025, Afford Hsg Preservation PES Slides 12-8-25

8. Proclamations

8.a. 2026-125 Proclamation for National Homeless Persons' Memorial Day

I move the Mayor and Council adopt the proclamation recognizing December 21, 2025 as National Homeless Persons' Memorial Day.

Sponsors: City Administrator

Department: Administration

Attachments: CM 1215 National Homeless Persons' Memorial Day Proclamation

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

Items listed on the Consent Agenda are considered routine in nature, and are approved in one motion. There will be no separate discussion of these items unless the Mayor/Council request specific items be removed from the Consent agenda for separate action.

9.a. 2026-126 MOU Renewal between the City of Hyattsville, Town of Brentwood and City of Mt. Rainier Concerning Hyattsville's Joint Crisis Response Program

I move the Mayor and Council authorize the City Administrator to enter into a Memorandum of Understanding between the City of Hyattsville, Town of Brentwood, and the City of Mt. Rainier for the Joint CIT Mobile Crisis Program.

Sponsors: City Administrator

Department: Police

Attachments: SIGNED MOU CIT COH Renewal

9.b. 2026-128 Disbursement of FY26 Thrive Grant Awards

I move that the Mayor and Council authorize the expenditure of \$6,500 to support the grant recommendations from the Health, Wellness, and Recreation Advisory Committee listed in the attached memo for the dissemination of the FY26 Thrive Grants and reallocate the remaining \$1,000 to the committee for additional programming through the Health, Wellness, and Recreation Advisory Committee speaker series.

Sponsors: City Administrator

Department: Community Services

Attachments: Letter for Council 2025-2026, 2026 THRIVE GRANT COUNCIL SPREADSHEET, FY26 Thrive Grants Program Application (Responses) - Form Responses 1_Redacted

9.c. 2026-132 Hyattsville Resolution 2025-07: Establishing Historic Preservation as a Priority

I move the Mayor and Council introduce and adopt Hyattsville Resolution 2025-07, a resolution establishing historic preservation as a priority for the City.

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments: Resolution 2025-07 Historic Preservation, Cover Sheet August 4, 2025

10. Action Items (8:10 p.m. - 9:30 p.m.)

10.a. Agreement with Lexis Nexis Risk Solutions

I move Mayor and Council authorize the City Administrator to enter into an agreement with Accurint/Lexis Nexis for access to their records database.

Sponsors: City Administrator

Department: Police

Attachments: Hyattsville Police Department - InrsAppAgreeGovtNonFCRA, HyContract,

Hyattsville Police Department - addAccurintCrimeConsortiumSub_final,
Hyattsville Police Department -
addAccurintCrimeConsortiumSub_v2wtermination (005) eic change
12.3.25 .1 (002)

10.b. 2026-127 Subscription Services Agreement with LeadsOnline

I move Mayor and Council to authorize the City Administrator to enter into a Subscription Services Agreement with LeadsOnline for a term of three (3) years not to exceed \$24,412.24 of grant funds from the Governor's Office of Crime Prevention and Policy Gun Reduction Grant.

Sponsors: City Administrator

Department: Police

Attachments: Service Agreement, 3 Year Quote Q-04663 for Hyattsville City MD PD, Leads Sole Source, NightHawk Sole Source

10.c. 2026-118 FY26 DPW Capital Budget Amendment and purchase of Snow and Street Maintenance Equipment

I move the Mayor and Council amend the FY26 DPW Capital Budget and authorize the Treasurer to adjust the FY26 CIP revenues and appropriations, not to exceed \$95,000, to cover the cost of purchasing snow and street maintenance equipment from Autrusa.

Sponsors: City Administrator

Department: Department of Public Works

Attachments: Autrusa Sole Source Letter 07-28-2025, Autrusa Quotes E220518-E220528 2025, image000000 (3)

10.d. 2026-133 DSP-20053-02 West Hyattsville Phase 2

I move that the Council authorize the Mayor to submit formal correspondence to the Maryland-National Capital Park and Planning Commission regarding the Detailed Site Plan titled *West Hyattsville Phase II* (DSP-20053-02). The correspondence shall convey the City's official position as outlined in the staff report dated December 9, 2025.

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments: Staff Report-DSP-20053-02, City of Hyattsville - 11.18 Presentation_DSP_20053_02, ARCP-DSP-20053-02_v1, A-SOJ-DSP-20053-02_v1, SWMP-DSP-20053-02_v1, CIVP-DSP-20053-02_v1, NRI-090-2020-01_v1, LSLP-PHOP-DSP-20053-02_v1, NOIS-DSP-20053-02_v1, TCP2-DSP-20053-02_v1 (1), Trip Generation Memo-DSP-20053-02_v1 (1)

11. Council Dialogue (9:30 p.m. - 9:40 p.m.)
12. Motion to Adjourn

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Minutes Regular Meeting

https://us06web.zoom.us/webinar/register/WN_SvuObT-cRNmOeKrVcJrD6g

Monday, November 17, 2025

7:00 PM

Virtual

CITY COUNCIL

Robert S. Croslin, Mayor

Joseph Solomon, Council President, Ward 5

Kareem Redmond, Council Vice President, Ward 3

Joanne Waszczak, Ward 1

Greg Barnes, Ward 1

Danny Schaible, Ward 2

Emily Strab, Ward 2

Gopi Dhokai, Ward 3

Edouard Haba, Ward 4

Michelle Lee, Ward 4

Kelson Nisbett, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator

Laura Reams, Deputy City Administrator
Nate Groenendyk, City Clerk, 301-985-5001, cityclerk@hyattsville.org

1. Call to Order and Roll Call

The meeting was called to order at 7:02 PM.

PRESENT:

Mayor Robert S. Croslin
Council President Joseph Solomon
Council Vice President Kareem Redmond
Councilmember Joanne Waszczak
Councilmember Greg Barnes
Councilmember Danny Schaible
Councilmember Emily Strab
Councilmember Edouard Haba
Councilmember Michelle Lee
Councilmember Kelson Nisbett
Councilmember Gopi Dhokai

ABSENT:

Also Present:

City Administrator Tracey Douglas
Deputy City Administrator Laura Reams
City Treasurer Ron Brooks
Chief of Police Jarod Towers
Director of the Department of Public Works Lesley Riddle
Deputy Director of the Department of Public Works Hal Metzler
Transportation Manager Taylor Robey
Director of Community, Business, and Economic Development Jeff Ulysse
Director of Community Services Sandra Shephard
Director of Human Resources Jay Joyner
City Clerk Nate Groenendyk
Deputy City Clerk Quianna Taylor
Emergency Operations Manager Reginald Bagley

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

The City Clerk requested adding the appointment of Colin Hendy (Ward 3) to the Educational Facilities Task Force to the agenda.

A motion was made by Councilmember Waszczak, seconded by Councilmember

Schaible, that the agenda be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

4. Approval of Minutes

4.a. 2026-105 Approval of the Minutes

I move the Mayor and Council approve the minutes of the following minutes:

- October 6, 2025
- October 20, 2025

Sponsors: City Administrator

Department: City Clerk

Attachments: Minutes_Oct 6, Minutes_Oct 20 2025

Motion made by Council President Solomon, seconded by Councilmember Strab, to approve the following minutes:

- October 6, 2025
- October 20, 2025

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

5. Public Comment (7:10 PM - 7:20 PM) Limit 2 minutes per speaker

- Melissa Schweisguth (Ward 5) thanked the staff for the gift basket awarded for

the pet costume contest. She also asked for increased bike and pedestrian safety when traffic calming plans are implemented.

- Dan Broder (Ward 2) asked that the Council continue to work to make the City affordable and accessible. Lastly, he spoke in favor of ranked choice voting and zero-waste legislation.

6. City Administrator Update (7:20 PM - 7:40 PM)

The City Administrator provided updates on City events, planning, and construction projects.

The Director of Community Business and Economic Development, Jeff Ulysse, gave an overview of an open rewards program, which is designed to support local businesses and encourage shopping within the City. Launched in partnership with Blue Dot. The program is offered at no cost to any of the participating businesses.

The Council and staff talked about Thanksgiving meal distribution, volunteer opportunities, and the open rewards program. Councilmembers also thanked the staff for their assistance with parents at the Greenwood School and the Gaines Alley project.

6.a. 2026-113 Community, Business, and Economic Development Department Update

Sponsors:

Department: Community, Business, and Economic Development

Attachments:

7. Presentations (7:40 PM - 8:15 PM)

7.a. 2026-102 Streets Projects Presentation

Presentation Only

Sponsors: City Administrator

Department: Department of Public Works

Attachments: Presentation - DPW - Streets Projects

Director of the Department of Public Works Lesley Riddle, Deputy Director of the Department of Public Works Hal Metzler, and Transportation Manager Taylor Robey, gave a presentation listing updates of street projects in the City of Hyattsville. The projects are listed below:

- Lancer Street & Longfellow Street
- Driskell Park Intersection Study

- Oliver Green Alley
- West Hyattsville Roads Projects
- Jamestown Road between Ager and 35th Street
- West Hyattsville Green Alley

The Council and staff discussed lower Ward 1 sidewalk installation and stormwater management projects, the Jamestown Rd conceptual design, needed sidewalk repairs, and community outreach. The Council also discussed the transfer of Hamilton Street between Queens Chapel Road and the Driskell Park intersection.

8. Proclamations

A motion was made by Council President Solomon, seconded by Councilmember Strab, that the City Council adopt the proclamations.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

8.a. 2026-112 Small Business Saturday

I move the Mayor and Council adopt the proclamation recognizing November 29th as Small Business Saturday.

Sponsors: City Administrator

Department: Administration

Attachments: CM1117 Small Business Saturday 2025

8.b. 2026-111 Proclamation for American Education Week

I move the Mayor and Council adopt the proclamation recognizing the week of November 17-25 as American Education Week.

Sponsors: City Administrator

Department: Administration

Attachments: CM 1117 American Education Week 2025

9. Appointments

A motion was made by Council President Solomon, seconded by Councilmember Strab, that the appointments be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

9.a. 2026-107 Appointment to the Racial Equity Task Force

I move the Mayor and Council approve the reappointment of Daniel Amador (Ward 5) to the Racial Equity Task Force for a term of two (2) years, ending on November 17, 2027.

Sponsors: Michelle Lee, Councilmember

Department: City Clerk

Attachments: Amador Renard Redac Re-Appointment Application Nov 2025

9.b. 2026-108 Appointment to the Hyattsville Environment Committee

I move the Mayor and Council approve the reappointment of Thaddeus Waterman (Ward 5) to the Hyattsville Environment Committee for a term of two (2) years, ending on November 17, 2027.

Sponsors: Edouard Haba, Councilmember

Department: City Clerk

Attachments: Waterman Redac Application

9.c. 2026-130 Appointment to the Educational Facilities Task Force

I move the Mayor and Council approve the appointment of Colin Hendry (Ward 3) to the Educational Facilities Task Force for a term of two (2) years, ending on November 17, 2027.

Sponsors: Joanne Waszczak, Councilmember

Department: City Clerk

Attachments: Colin Hendy_EFTF_Application_Redac

10. Consent Items (8:15 p.m. - 8:20 p.m.)

Items listed on the Consent Agenda are considered routine in nature, and are approved in one motion. There will be no separate discussion of these items unless the Mayor/Council request specific items be removed from the Consent agenda for separate action.

A motion was made by Council President Solomon, seconded by Councilmember Barnes, that the consent agenda be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

10.a. 2026-106 Race and Equity Task Force - Equity Vision Statement

I move the Mayor and Council adopt the equity vision statement.

Sponsors: City Administrator

Department: Administration

Attachments: Race_and_Equity_Task_Force_Committee_Equity_Vision_Statement

10.b. 2026-109 Disbursement of Ward 4 Discretionary Funds

I move the Mayor and Council authorize the disbursement of Ward 4 discretionary funds in the amount of \$461.67 to Councilmember Michelle Lee as reimbursement for the purchase of refreshments and supplies for the Ward 4 Fall Community Event on October 4, 2025.

Sponsors:

Department: City Clerk

Attachments: Reimbursement Receipts for CM Lee

11. Council Dialogue (8:20 p.m. - 8:30 p.m.)

12. Motion to Adjourn

A motion was made by Council President Solomon, seconded by Councilmember Barnes, that the meeting be adjourned at 8:25 PM

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

City of Hyattsville

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www.hyattsville.org



**Minutes Council Work Session
First Floor Multi Purpose Room
4310 Gallatin Street
Hyattsville, MD 20781**

**Saturday, November 8, 2025
11:30 AM**

CITY COUNCIL

**Robert S. Croslin, Mayor
Joseph Solomon, Council President, Ward 5
Kareem Redmond, Council Vice President, Ward 3
Joanne Waszczak, Ward 1
Greg Barnes, Ward 1
Danny Schaible, Ward 2
Emily Strab, Ward 2
Gopi Dhokai, Ward 3
Edouard Haba, Ward 4
Michelle Lee, Ward 4
Kelson Nisbett, Ward 5**

ADMINISTRATION

**Tracey E. Douglas, City Administrator
Laura Reams, Deputy City Administrator
Nate Groenendyk, City Clerk, 301-985-5001, cityclerk@hyattsville.org**

1. Call to Order and Roll Call

The meeting was called to order at 11:38 AM.

PRESENT:

Councilmember Joanne Waszczak
Mayor Robert S. Croslin
Council President Joseph Solomon
Councilmember Greg Barnes
Councilmember Danny Schaible
Councilmember Emily Strab (Left the meeting at 12:06 PM.)
Council Vice President Kareem Redmond
Councilmember Edouard Haba
Councilmember Michelle Lee
Councilmember Kelson Nisbett
Councilmember Gopi Dhokai

ABSENT:

Also Present:

Deputy City Administrator Laura Reams
Director of Community, Business, and Economic Development Jeff Ulysse
City Planner Chloe Kauffman
Community, Business, and Economic Development Intern Danny Mears
Strategic Planner Suzanne Ludlow
City Clerk Nate Groenendyk
Deputy City Clerk Quianna Taylor

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

A motion was made by Councilmember Lee, seconded by Council President Solomon, that the agenda be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai
NAY: None
ABSTAIN: None

ABSENT:

4. Public Comment (11:35 PM - 11:40 PM) Limit 2 minutes per speaker

5. Discussion Items (11:40 a.m. - 1:00 p.m.)

5.a. 2026-99 Council Rules of Procedure Discussion

For Discussion.

Sponsors: City Administrator

Department: Legislative

Attachments: Resolution 2025-05_draft

Council President Solomon gave an overview of the changes to the Council Rules and Procedures.

The Council discussed agenda submission timelines, the introduction of Council workgroups, Council discretionary funds, allotted time for Council to speak at the meetings, submission of budget items, and the inclusion of graphics during Council presentations.

5.b. 2026-101 2026 Council Meeting Calendar Discussion

For Discussion.

Sponsors: City Administrator

Department: Legislative

Attachments: 2026 Draft Calendar

Deputy City Administrator Laura Reams and City Clerk Nate Groenendyk presented the draft of the 2026 Council meeting calendar.

The Council discussed reducing regular Council meetings, increasing budget meetings, and the proposed meeting schedule for the upcoming fiscal year budget.

5.c. 2026-98 FY26 Legislative Priorities Discussion

For Discussion.

Sponsors: City Administrator

Department: Legislative

Attachments:

Council President Joseph Solomon gave an overview of the FY26 Legislative Priorities.

The Council discussed including greater clarity on priorities, such as housing affordability and mental health. Deputy Administrator Reams and Economic Development Director Ulysse discussed the creation of a small business incubator program on the second floor of the City Building.

6. Presentations (1:00 PM - 1:55 PM)

6.a. 2026-100 2026-2031 Draft Strategic Plan Presentation

For Presentation.

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments:

The draft of the 2026-2031 Strategic Plan was presented by Community and Business Economic Director Jeff Ulysse, City Planner Chloe Kauffman, Strategic Planner Suzanne Ludlow, and Economic Development Intern Danny Mears.

Meetings will be scheduled at a later date to speak with the Council to get feedback and input before adoption.

7. Council Dialogue (1:55 p.m. - 2:00 p.m.)

8. Motion to Adjourn

A motion was made by Councilmember Nisbett, seconded by Council Vice President Redmond, that the meeting be adjourned at 1:40 PM.

The motion by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Strab

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Minutes Regular Meeting

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Monday, November 3, 2025

7:00 PM

Virtual

CITY COUNCIL

Robert S. Croslin, Mayor

Joseph Solomon, Council President, Ward 5

Kareem Redmond, Council Vice President, Ward 3

Joanne Waszczak, Ward 1

Greg Barnes, Ward 1

Danny Schaible, Ward 2

Emily Strab, Ward 2

Gopi Dhokai, Ward 3

Edouard Haba, Ward 4

Michelle Lee, Ward 4

Kelson Nisbett, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator

Laura Reams, Deputy City Administrator
Nate Groenendyk, City Clerk, 301-985-5001, cityclerk@hyattsville.org

1. Call to Order and Roll Call

The meeting was called to order at 7:03 PM.

PRESENT:

Councilmember Joanne Waszczak
Mayor Robert S. Croslin
Council President Joseph Solomon
Councilmember Greg Barnes
Councilmember Danny Schaible
Councilmember Emily Strab
Council Vice President Kareem Redmond
Councilmember Edouard Haba
Councilmember Michelle Lee
Councilmember Kelson Nisbett
Councilmember Gopi Dhokai

ABSENT:

Also Present:

City Administrator Tracey Douglas
Deputy City Administrator Laura Reams
City Treasurer Ron Brooks
Chief of Police Jarod Towers
Director of the Department of Public Works Lesley Riddle
Deputy Director of the Department of Public Works Priyanka Joshi
Deputy Director of the Department of Public Works Hal Metzler
Director of Community, Business, and Economic Development Jeff Ulysse
Director of Community Services Sandra Shephard
Director of Human Resources Jay Joyner
City Clerk Nate Groenendyk
Deputy City Clerk Quianna Taylor
Emergency Operations Manager Reginald Bagley

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

City Clerk Groenendyk offered an amendment to agenda item 7.b. noting that Juan Pablo Madrid, new appointee to the Code Compliance Committee, resides in Ward 4.

A motion was made by Council President Solomon, seconded by Councilmember Lee,

that the agenda be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

4. Public Comment (7:10 PM - 7:20 PM) Limit 2 minutes per speaker

- Erin Hogeboom (Ward 2) expressed concerns about newly installed stanchions at the Greenwood School, advising that they have had a negative impact on parents and students.
- Melissa Schweisguth (Ward 5) stated support for the stop sign camera program but expressed concerns about approving a contract that was not shared with the community to review. She asked the Council not to vote to approve the contract for JENOPTIK.
- Tatjana Hrubik Vulcanovic (Ward 5) expressed concerns about financial transparency, stating that multiple financial reports have not been published on the City website. She added that the Quarter 1 financial report and the Capital Improvement Plan do not match.
- Daniel Hunt (Ward 4) advised that the federal government is looking for office space in Hyattsville. He is concerned that ICE may be trying to set up an office in the City, which would increase ICE raids.
- Daniel Broder (Ward 2) spoke in support of the new provisions to protect data in the Accurint contract and asked for the inclusion of a termination clause if data is shared with ICE. He also echoed statements made by Melissa Schweisguth about sharing the stop sign camera contract before the Council votes to approve it. Lastly, he spoke in support of ranked choice voting.

5. City Administrator Update (7:20 PM - 7:40 PM)

The City Administrator provided updates on City programming, events, and construction projects, including the new teen center, environmental depot, public safety building, and the Hyattsville Climate Action Plan. The Council asked for updates on the following at the next meeting:

- The Portland Loo at Heurich Park
- An overflowing clothing bin near Kaiser
- The traffic light installation at Nicholson Street and Ager Road
- The West Hyattsville Traffic Plan

- Opening up Nicholson Street near Riverfront

The Mayor and Council also discussed hours of operation at the environmental depot, the Business Improvement District in Ward 3, the need for a sidewalk survey on America Boulevard, a damaged sign at Heurich Park, and community outreach for upcoming projects in Ward 4.

6. Proclamations

A motion was made by Council Vice President Redmond, seconded by Council President Solomon, that the City Council adopt the proclamations.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

6.a. 2026-94 Proclamation for Native American Heritage Month

I move the Mayor and Council adopt the proclamation recognizing the month of November as Native American Heritage Month.

Sponsors: City Administrator

Department: Administration

Attachments: CM 1103 Native American Heritage Month 2025

6.b. 2026-95 Proclamation for Veterans Day

I move the Mayor and Council adopt the proclamation recognizing November 11, 2025 as Veterans Day.

Sponsors: City Administrator

Department: Administration

Attachments: CM 1103 Veterans Day Proclamation 2025

6.c. 2026-96 Proclamation for Municipal Government Works Month

I move the Mayor and Council adopt the proclamation recognizing November 2025 as Municipal Government Works Month.

Sponsors: City Administrator

Department: Administration

Attachments: CM 1103 Municipal Government Works Month 2025

7. Appointments

A motion was made by Council Vice President Redmond, seconded by Councilmember Lee, that the appointments be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

7.a. 2026-91 Appointment to the Planning Committee

I move that the Mayor and Council approve the appointment of Alexander Houck (Ward 3) and reappointments of Todd Dengel (Ward 2) and Maureen Foster (Ward 2) to the Planning Committee for a term of two years, ending on November 3, 2027.

Sponsors: Kareem Redmond, Council Vice President, Greg Barnes, Councilmember, Danny Schaible, Councilmember

Department: City Clerk

Attachments: Dengel Redac Application, Houck_Planning Redac, Foster Redac Application

7.b. 2026-97 Appointment to the Code Compliance Advisory Committee

I move the Mayor and Council approve the appointment of Juan Pablo Madrid (Ward 4) to the Code Compliance Committee for a term of two (2) years to end on November 3, 2027.

Sponsors: Gopi Dhokai, Councilmember

Department: City Clerk

Attachments: Madrid Redac Application

8. Consent Items (7:40 p.m. - 7:45 p.m.)

Items listed on the Consent Agenda are considered routine in nature, and are approved in one motion. There will be no separate discussion of these items unless the Mayor/Council request specific items be removed from the Consent agenda for separate action.

A motion was made by Council President Solomon, seconded by Councilmember Nisbett, that the consent agenda be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

8.a. 2026-92 Disbursement of Ward 3 Discretionary Funds

I move the Mayor and Council authorize the disbursement of Ward 3 discretionary funds in the amount of \$93.31 to Council Vice President Redmond as reimbursement for the purchase of refreshments for a meeting with the Hyattsville Branch Library's Teen Action Group.

Sponsors: Gopi Dhokai, Councilmember, Kareem Redmond, Council Vice President

Department: City Clerk

Attachments: thumbnail_image0

8.b. 2026-93 Acceptance of Audit Committee Recommendations

I move the Mayor and Council accept the recommendations from the Audit Committee's review of the FY23 Audit presented to Council on October 6, 2025, and direct the City Treasurer to present a corrective action plan to Council in January 2026.

Sponsors: Kareem Redmond, Council Vice President, Emily Strab, Councilmember, Danny Schaible, Councilmember

Department: City Clerk

Attachments: Audit Committee Report FY23 Audit

9. Action Items (7:45 p.m. - 8:30 p.m.)

9.a. 2026-131 Agreement with Lexis Nexis Risk Solutions

I move Mayor and Council authorize the City Administrator to enter into an agreement with Accurant/Lexis Nexis for access to their records database.

Sponsors:

Department: Police

Attachments: Lexis Nexis Attachment

Chief Towers and Haywood Talcove (Lexis Nexis) provided an overview of the Lexis Nexis Virtual Crime Center.

The Council and staff discussed data safety, potential errors in the data set, and the inclusion of a termination clause and material breach clause by the City Attorney.

A motion was made by CM Waszczak, seconded by Council President Solomon, to amend the motion to send the contract to the City Attorney to add a clause that covers breach of confidentiality and includes the right to terminate in the case of a material breach.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Council President Solomon, Councilmember Schaible, Council Vice President Redmond, Councilmember Haba, Councilmember Lee

NAY: Councilmember Barnes, Councilmember Strab, Councilmember Nisbett, Councilmember Dhokai

ABSTAIN: Mayor Robert S. Croslin

ABSENT:

9.b. 2026-90 Contract Award: Stop Sign Cameras

I move that Mayor and Council authorize the City Administrator to enter into a three-year contract with JENOPTIK Smart Mobility Solutions, LLC, for Hyattsville's Automated Stop Sign Enforcement Program, subject to review and approval by the City Attorney for legal sufficiency.

Sponsors: City Administrator

Department: Police

Attachments: RFP HPD2025-001 Automated Stop Sign Enforcement (1)

I move that Mayor and Council authorize the City Administrator to enter into a three-year contract with JENOPTIK Smart Mobility Solutions, LLC, for Hyattsville's Automated

Stop Sign Enforcement Program, subject to review and approval by the City Attorney for legal sufficiency. Motion made by Council President Solomon, seconded by Councilmember Strab.

Chief Towers gave an overview of the stop sign camera award. Other presenters included Katherine Nash of Jenoptik.

The Council discussed information access, a citation warning period, data breaches and storage, privacy protection, vendor restrictions, and audit & accountability measures.

The Council also discussed getting feedback from the Educational Advisory Committee and the Police and Public Safety committee, contract pricing, and the parameters implemented to issue citations.

A motion was made by Council President Solomon, seconded by Councilmember Strab to amend the motion to authorize the Mayor and Council authorize the City Administrator to negotiate a three (3) year contract with JENOPTIK Smart Mobility Solutions, LLC, for Hyattsville's automated stop sign enforcement program, subject to review and approval by the Mayor, City Council, and City Attorney (for legal sufficiency).

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

10. Council Dialogue (8:30 p.m. - 8:40 p.m.)

11. Motion to Adjourn

A motion was made by Council President Solomon, seconded by Councilmember Barnes, that the meeting be adjourned at 9:43 PM.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

City Council
December 15, 2025

Submitted by: Jeff Ulysse

Submitting Department: Community, Business, and Economic Development

Agenda Section: Presentations

Item Title:

Partners for Economic Solutions (PES)—Financial Feasibility for Affordable Rental Housing Preservation.

Suggested Action:

For presentation.

Legal Review Required?

N/A

Summary Background:

In October of 2024, the Metropolitan Washington Council of Governments (MWCOG) awarded a Housing Affordability Planning Program (HAPP) grant of \$59,000 to the City for this purpose. In April of 2025, after a competitive Request for Proposal (RFP) process, the City awarded Partners for Economic Solutions (PES) a contract to complete a financial feasibility analysis on 4 rental properties that could further its affordable housing goals and policies. PES has completed their research and is prepared to provide our council with a presentation of their final draft findings.

Next Steps:

N/A

Fiscal Impact:

N/A

City Administrator Comments:

For presentation.

Community Engagement:

Strategic Goals:

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



Memo

To: Tracey Douglas, City Administrator
Thru: Jeff Ulysse, CBED Director
From: David Cristeal, Housing Manager
Date: December 10, 2025
Re: Final Draft Findings - Partners for Economic Solutions (PES) - financial feasibility for affordable rental housing preservation.

Introduction:

The preservation and expansion of affordable rental apartments is a necessary strategy to help low wage renter families remain in Hyattsville. In October of 2024, the Metropolitan Washington Council of Governments (MWCOC) awarded a Housing Affordability Planning Program (HAPP) grant of \$59,000 to the City for this purpose. In April of 2025, after a competitive Request for Proposal (RFP) process, the City awarded Partners for Economic Solutions (PES) a contract for \$58,705 to complete a financial feasibility analysis on 4 rental properties that could further its affordable housing goals and policies.

Background:

The City's HAPP grant and contract with PES allow it to explore the financial feasibility, including funding options, of strengthening or expanding the affordability of four (4) transit and amenity-rich naturally occurring affordable housing (NOAH) communities¹. These 4 communities are adjacent to recent and continuing development of market rate townhomes and apartments and have also been identified as being at-risk of losing affordability in the Maryland National Capitol Park and Planning's (MNCPP's) West Hyattsville Queens Chapel Sector Plan. If redeveloped into new market rate housing types, such as townhouses, condominiums or apartments, over 1,000 households living in these 4 apartment communities would be permanently displaced.

Discussion:

PES commenced its information gathering this spring and completed the analysis of the findings, including financial modeling, during the summer and fall of this year. They surveyed each of the 4 properties, met with on-site staff and attempted to talk with property owners. They met with staff to

¹ The four rental communities are Kirkwood Apartments, North Pointe Apartments, Madison Park Apartments, and Landon Court Apartments.

review initial findings and analysis. Information from the City's Code Enforcement staff supplemented their on-site surveys and conversations with on-site management. PES used Kramer Consulting, a firm with expertise in providing renovation and new construction cost estimates needed to complete the affordable financial feasibility (i.e. determining how much various repairs or new construction would cost). The renovations PES considered are consistent with other affordable preservation projects where repairs are made to fix needed property deficiencies and provide energy efficient upgrades such as new windows, kitchens and bathrooms.

As staff anticipated, both the preservation of the existing 4 rental properties and the construction of new rental units that would include affordable units is expensive². PES' analysis identified financing gaps per affordable rental unit ranging from \$17,000/unit to \$33,000/unit for preservation (making needed repairs for all the existing units). These per unit financing gaps are based on utilizing local, State and federal financing sources. PES completed one scenario for the construction of new rental units, including a portion of affordable units, that could be completed on one of the 4 properties. PES' analysis found however, that the financing gap exceeded \$750,000/affordable unit. This gap makes such a project infeasible, meaning it would be unable to get financing from private lenders.

The preservation of the existing units is the most feasible of the 2 options considered. PES' analysis and financial feasibility included the wide range of potential funding sources needed for both repairs, upgrades, and preserving affordability. The funding sources used in PES' analysis needed for preservation of the units are summarized here:

Local sources: These include a \$2.5 million loan and PILOT from Prince George's County, a PILOT from Hyattsville. This amount, \$2.5 million, is typically the largest loan the County has made through its Housing Trust Fund, a competitive source of financing.

State sources: These include \$3.5 million in loan funds from the Department of Housing and Community Development (DHCD). The State also awards competitive grants that can supplement other public and private sources (grant awards typically range from \$250,000 to \$1 million).

Federal sources: Direct equity from the federal Low Income Housing Tax Credit (4%), program. This program is not competitive and is administered by the State's DHCD. There are ways to apply for project-based Housing Choice Vouchers (HCV). These vouchers are often limited but are worth considering, especially as they help households with very low incomes (i.e. below 30% of the AMI).

As mentioned above, when all the above sources are combined, there remains a financing gap that would need to be filled to preserve affordability at the 4 apartment communities.

Recommendations:

1. Continue to pursue grants from the MD DHCD that are awarded annually.
2. Continue to consider providing a City PILOT for affordable units and when the County also provides a PILOT.

² Affordability levels range from 40% to 60% of the Area Median Income (AMI) and approximate current rent levels at the 4 apartment communities (or approximately \$50,000 to \$90,000).

3. Continue to explore a City 'Trust Fund' that could also be used when the County and State provide similar funding from their respective Trust Funds.
4. Continue to explore partnerships between local faith communities and similarly situated property owner to utilize their properties for affordable rental homes (i.e. as in the City's partnership with the First United Methodist Church and Pennrose).



AFFORDABLE HOUSING PRESERVATION ANALYSIS

PRESENTED TO THE CITY OF HYATTSVILLE

December 15, 2025



PURPOSE

- Multiple apartment complexes (circa 1940s, 1960s)
- Naturally Occurring Affordable Housing “NOAH”
- Test potentials to secure long-term commitments for continued affordability
- Grant from the Metropolitan Washington Council of Government

FOUR DEVELOPMENTS



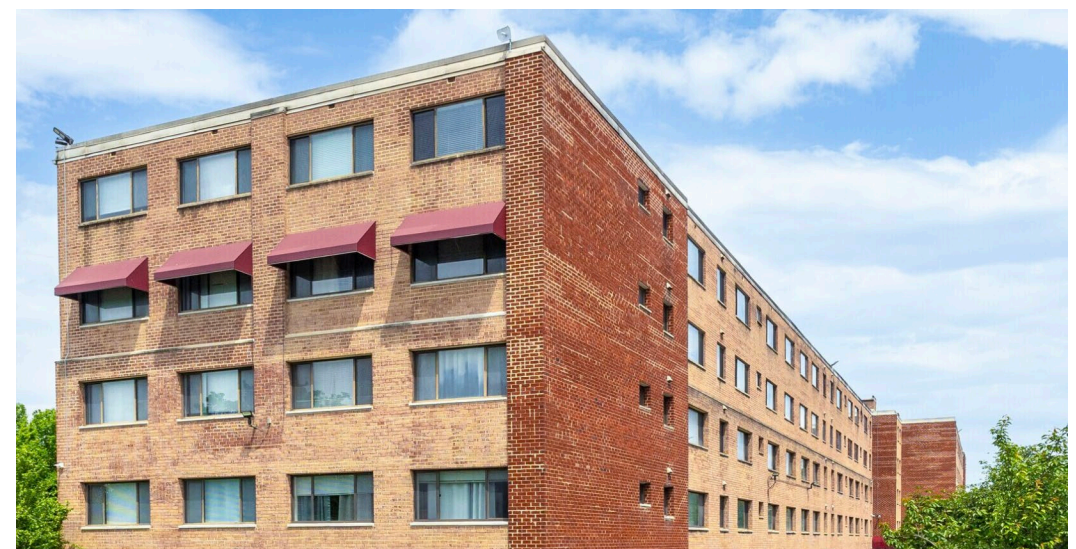
Kirkwood Apts.



Landon Court Apts.



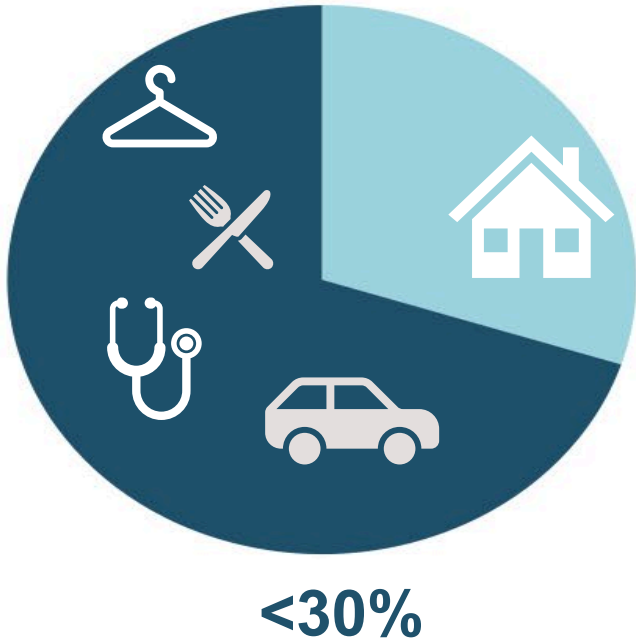
North Pointe Apts.



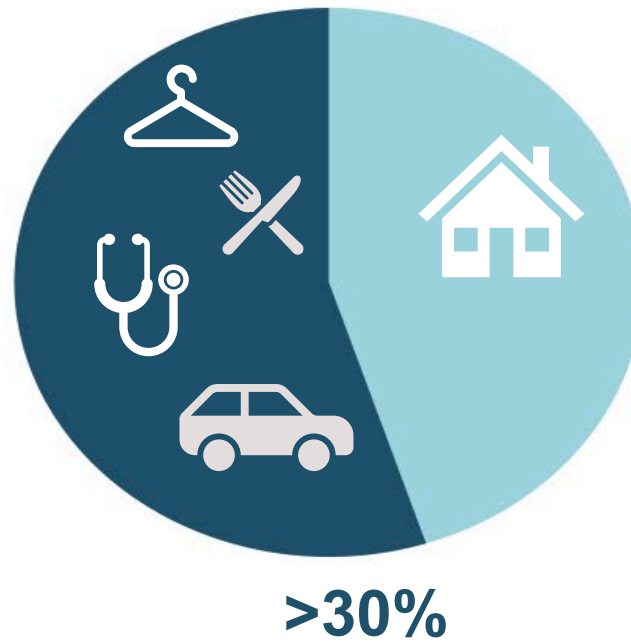
Madison Park Apts.

DEFINING ATTAINABLE

Affordable



Cost Burdened

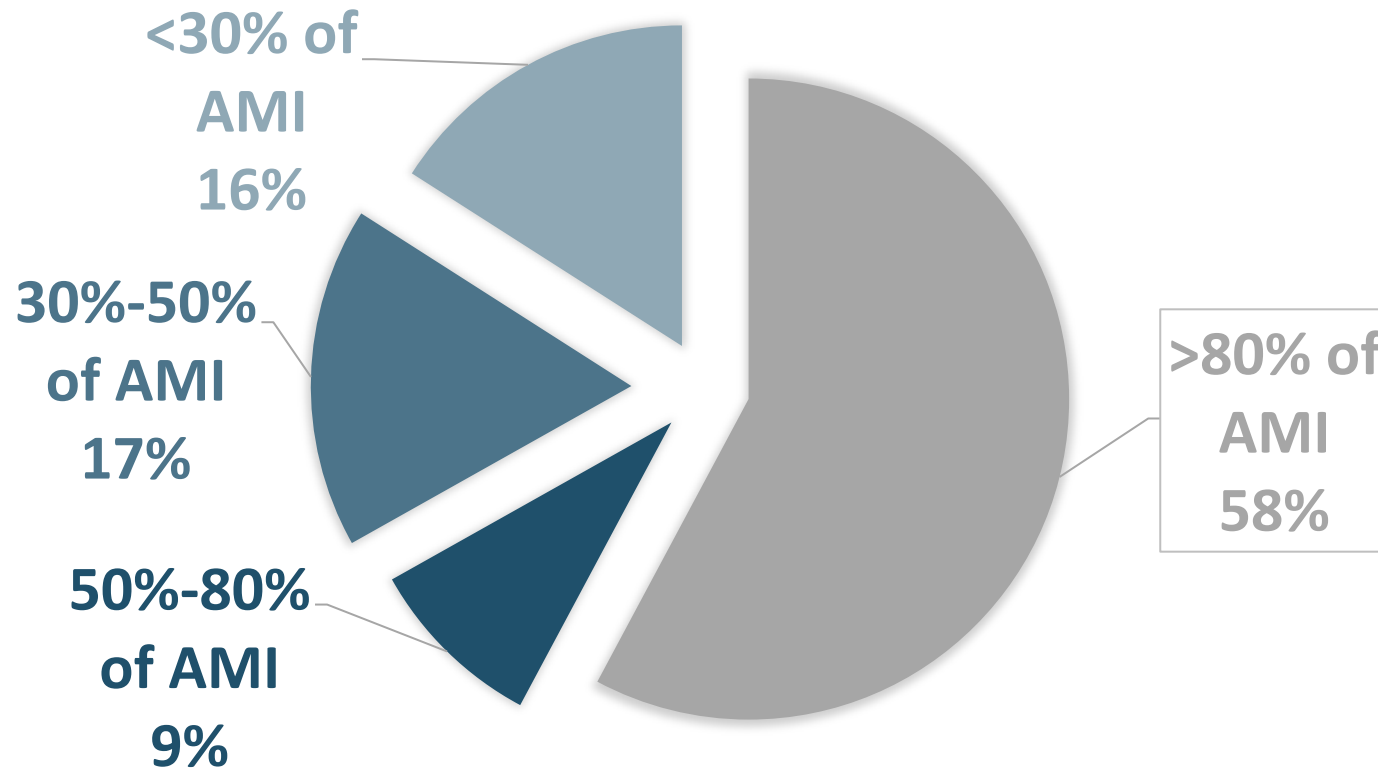


Severely Cost Burdened



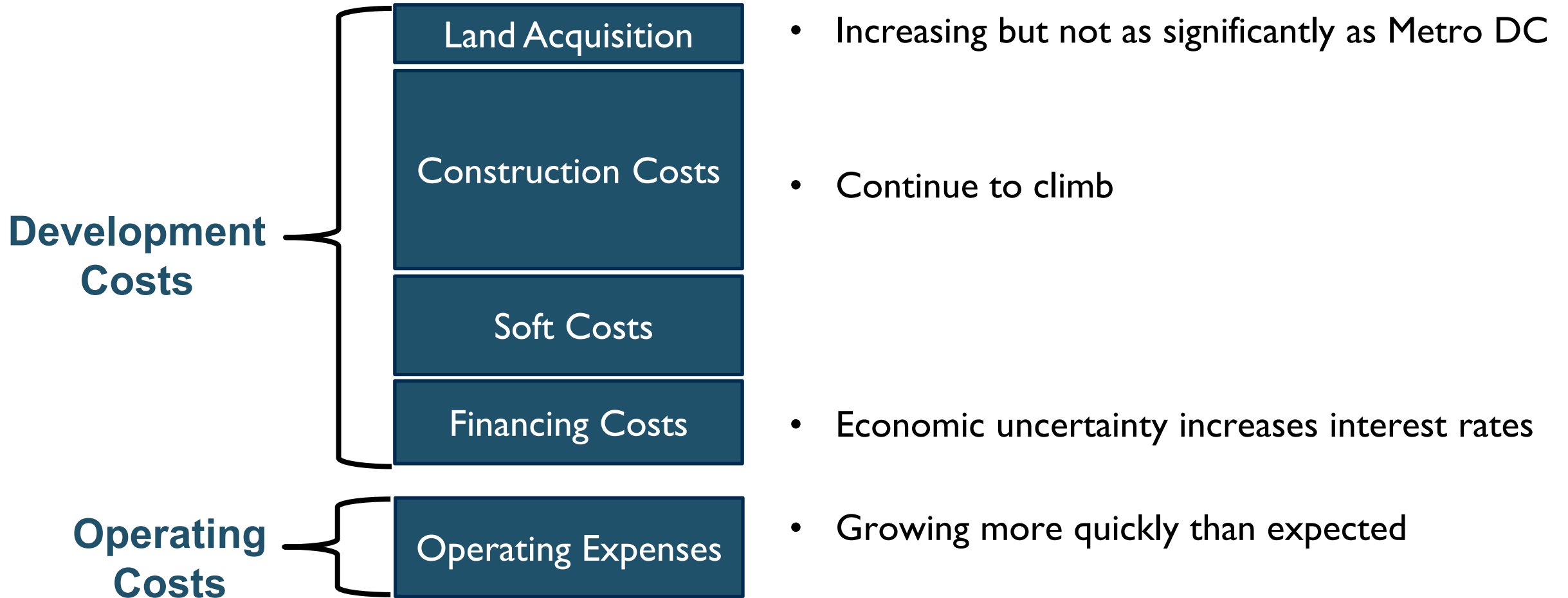
Spending NO more than 30 % of income on housing-related expenses

HYATTSVILLE HOUSEHOLDS



16% at 30% AMI 17% at 50% AMI 9% at 80% AMI
Share of Hyattsville Households in each AMI group

DEVELOPMENT FEASIBILITY



NET OPERATING INCOME



Affordable Rents



Vacancies



Operating
Expenses

Net Operating Income
(may adjust with renovation / improvements)

SOURCES OF FUNDING

- Permanent Mortgage
- Low-Income Housing Tax Credits
- Historic Tax Credits
- Maryland Rental Housing Works
- County Housing Investment Trust Fund
- PG County Payment in Lieu of Taxes
- City of HVL Payment in Lieu of Taxes

RENOVATION SCENARIOS TESTS

- Renovated kitchens and bathrooms
- New carpet and paint
- New appliances
- Replacement windows
- New site lighting, entry doors, roofs
- Parking lot repaving
- AC units at North Pointe

FINANCIAL GAP BY APARTMENT PROJECT

Development	Total Financial Gap	Gap per Affordable Unit
Kirkwood, Phase I	\$6,228,000	\$28,000
Landon Court	\$5,888,000	\$51,000
North Pointe	\$3,458,000	\$38,000
Madison Park	\$10,543,000	\$45,000

FINANCIAL GAP PER AFFORDABLE UNIT WITH COUNTY PILOT

Development	Base Case	Add County PILOT
Kirkwood, Phase I	\$28,000	\$22,000
Landon Court	\$51,000	\$41,000
North Pointe	\$38,000	\$25,000
Madison Park	\$45,000	\$33,000

FINANCIAL GAP PER AFFORDABLE UNIT WITH CITY PILOT

Development	Base Case	Add County PILOT	Add City PILOT
Kirkwood, Phase I	\$28,000	\$22,000	\$23,000
Landon Court	\$51,000	\$41,000	\$43,000
North Pointe	\$38,000	\$25,000	\$28,000
Madison Park	\$45,000	\$33,000	\$36,000

FINANCIAL GAP PER AFFORDABLE UNIT WITH CITY AND COUNTY PILOT

Development	Base Case	Add County PILOT	Add City PILOT	Add County and City PILOTs
Kirkwood, Phase I	\$28,000	\$22,000	\$23,000	\$17,000
Landon Court	\$51,000	\$41,000	\$43,000	\$33,000
North Pointe	\$38,000	\$25,000	\$28,000	\$15,000
Madison Park	\$45,000	\$33,000	\$36,000	\$24,000

NEW CONSTRUCTION

- Tested a 250-unit market-rate development
- 200 structured parking spaces
- 30% of units affordable at 60% of AMI
- \$523,000 cost per unit
- Gap of \$59 million or \$766,000 per affordable unit

KEY FINANCIAL CHALLENGES

- Substantial new debt without much increase in revenues
- Local market rents are lower
- High borrowing costs
- High renovation costs
- Gaps are much larger than current tools can offset

City Council
December 15, 2025

Submitted by: Shakira Louimarre

Submitting Department: Administration

Agenda Section: Proclamations

Item Title:

Proclamation for National Homeless Persons' Memorial Day

Suggested Action:

I move the Mayor and Council adopt the proclamation recognizing December 21, 2025 as National Homeless Persons' Memorial Day.

Legal Review Required?

N/A

Summary Background:

National Homeless Persons' Memorial Day takes place each year on the longest night of the year, December 21st. The first Annual Homeless Persons' Memorial Day was commemorated in 1990. It is a somber time to reflect and act regarding the pervasive problem of housing loss faced by more than 1 million American adults and children each year. On this day, groups nationwide hold vigils and memorial services to remember the many people who have lost their lives without housing.

Next Steps:

Adopt the proclamation.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend support.

Community Engagement:

N/A

Strategic Goals:

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

CITY OF HYATTSVILLE

PROCLAMATION

RECOGNIZING DECEMBER 21, 2025, AS NATIONAL HOMELESS PERSONS' MEMORIAL DAY IN THE CITY OF HYATTSVILLE

This proclamation declares December 21, 2025, to be National Homeless Persons' Memorial Day in the City of Hyattsville. This is a day to remember those people who died during the year without housing; those who too often, were not connected to family or support systems who could hold a funeral or properly honor them.

WHEREAS, December 21, 2025, marks the first day of winter and the longest night of the year. Since 1990 it has been designated National Homeless Persons' Memorial Day by the National Coalition for The Homeless and the National Health Care for The Homeless Council; and

WHEREAS housing is a basic human need and fundamental right, which protects people from preventable instances of illness, violence, and death; for some Hyattsville residents, homelessness continues to be a serious impediment to food, housing, clothing, safety, and health care access; and

WHEREAS the winter season poses extreme hardship for 608 unsheltered and inadequately housed low-income adults and children in Prince George's County; and

WHEREAS the spirit of the season provides an opportunity for a city-wide recommitment to initiatives supporting people experiencing homelessness and enacting policies to decrease the pervasiveness of such a condition; and

WHEREAS in remembering those unhoused community members who have died on the streets, the cause of ending homelessness and its adverse effects is kept urgent, as is the city's collective commitment to preventing such deaths in the future.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council declare December 21, 2025, as National Homeless Persons' Memorial Day to celebrate the memory of those who have died while unhoused and to encourage Hyattsville City Government and residents to come together to address the preventable systemic factors that lead to homelessness.

Robert Croslin

Mayor, City of Hyattsville

December 15th, 2025



City Council
December 15, 2025

Submitted by: Alison Weikel
Submitting Department: Police
Agenda Section: Consent Items

Item Title:

MOU Renewal between the City of Hyattsville, Town of Brentwood and City of Mt. Rainier
Concerning Hyattsville's Joint Crisis Response Program

Suggested Action:

I move the Mayor and Council authorize the City Administrator to enter into a Memorandum of Understanding between the City of Hyattsville, Town of Brentwood, and the City of Mt. Rainier for the Joint CIT Mobile Crisis Program.

Legal Review Required?

Completed

Summary Background:

The City of Hyattsville received grant funding from the Department of Justice, Office of Community Oriented Policing Services to implement and conduct the CIT Co-Responder Program as the lead agency, in partnership with the City of Mount Rainier and the Town of Brentwood. The City of Mount Rainier and the Town of Brentwood wish to participate in the program, to enable the sworn officers of their respective police departments to request the support of our CIT clinician in responding to certain types of incidents.

Next Steps:

Authorize MOU

Fiscal Impact:

N/A

City Administrator Comments:

- The City was finally able to hire a grant-funded clinician to launch our new co-responder model. This clinician will augment the HVL, Brentwood and Mt. Rainier police departments as needed and when responding to social service, behavioral, mental health, domestic violence, and substance abuse-related calls that typically require non-police interventions. Having a trained mental health officer on staff allows for specialized responses, referrals, more comprehensive de-escalation strategies, and ensures resident follow-up.

Community Engagement:

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations

MEMORANDUM OF UNDERSTANDING

Renewal

Between the City of Hyattsville, the Town of Brentwood, and the City of Mount Rainier Concerning the Hyattsville's Joint Crisis Response Program

This Memorandum of Understanding ("MOU") is made this ____ day of _____, 2025, by and between the City of Hyattsville, Maryland, the Town of Brentwood, and the City of Mount Rainier, all municipalities formed under the laws of the State of Maryland, hereinafter designated individually as "Party" and collectively designated the "Parties."

WHEREAS, under an existing police communications agreement ("the Communications Agreement"), between the City of Hyattsville and the City of Mount Rainier, the City of Hyattsville provides radio dispatching services to the City of Mount Rainier;

WHEREAS, in 2021, the City of Hyattsville, in partnership with the City of Mount Rainier and the Town of Brentwood, was awarded a two-year Department of Justice, Office of Community Oriented Policing Services grant totaling Two Hundred and Thirty Thousand Dollars (\$230,000.00) to launch a multi-jurisdictional Joint Mobile Crisis Response Program (the "Program"), with the intent of establishing a system in which licensed mental health practitioners and/or behavioral health subject-matter experts respond, in-person, to assist Crisis Intervention Team ("CIT") certified sworn officers of the City of Hyattsville Police Department, the City of Mount Rainier Police Department, and the Town of Brentwood Police Department, where expert behavioral health support is deemed necessary by officers;

WHEREAS, the City of Hyattsville received grant funding from the Department of Justice, Office of Community Oriented Policing Services to implement and conduct the Program as the lead agency, in partnership with the City of Mount Rainier and the Town of Brentwood;

WHEREAS, the City of Mount Rainier and the Town of Brentwood wish to participate in the Program, to enable the sworn officers of their respective police departments to request the support of a licensed mental health practitioner in responding to certain types of incidents;

WHEREAS, the Parties' respective governing bodies have authorized their Chief Administrative Officers to enter into this Agreement; and

WHEREAS, the Parties are entering into this Agreement pursuant to said authorization.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, receipt and sufficiency of which is acknowledged, the Parties agree as follows:

SECTION 1 - SCOPE OF SERVICES

1.1 With regard to the Program, the parties agree as follows:

1.2.1 When the Parties' sworn officers are dispatched to a call within their jurisdictions where there is a clear need for behavioral health support, every effort will be made to dispatch CIT-certified officers first.

1.2.2 Any calls involving such incidents will initially be dispatched through the relevant Party's standard communications section. For the City of Mount Rainier, such calls will be dispatched by the City of Hyattsville's communications section, pursuant to the Communications Agreement. For the Town of Brentwood, such calls will be dispatched by the Prince George's County Public Safety Communications.

1.2.3 The Parties will collaboratively establish a set of criteria (the "Criteria") to be used by the Parties' sworn officers who respond to calls, as contemplated in Section 1.2.1, to enable said CIT-certified officers to determine whether

a particular incident requires support from a licensed mental health practitioner.

- 1.2.4** In the event that a CIT-trained officer responding to an incident uses the Criteria and determines that an incident requires the involvement and assistance of a mental health practitioner, said officer will contact the City of Hyattsville's communications section or the Program's designated oversight agency to request additional support.
- 1.2.5** The Town of Brentwood's sworn officers will be permitted to contact the City of Hyattsville's communications section or the Program's designated oversight agency to request the additional support referenced in Subsection 1.2.4.
- 1.2.6** The City of Mount Rainier's sworn officers are permitted to request the support of a licensed mental health practitioner, pursuant to the Police Communications Agreement previously executed by the City of Hyattsville and the City of Mount Rainer.
- 1.2.7** When one of the Parties' sworn officers requests the support of a licensed mental health practitioner while responding to an incident requiring behavioral health support, the City of Hyattsville or the Program's designated oversight agency will oversee and coordinate the deployment of such a mental health practitioner, to the extent one is available at the time of such a request.
- 1.2.8** In responding to an incident in which additional behavioral health support is requested, the officers initially responding to an incident will ensure that

the scene of such incident is reasonably safe, prior to the arrival of a mental health practitioner or prior to allowing said mental health practitioner to make contact with any individuals involved in the incident.

1.2.9 The responding mental health practitioner will document all cases within twenty-four (24) hours of responding to an incident and will provide the report to the responding Party's designated point of contact.

SECTION 2 - TERM OF MOU

2.1 This MOU shall commence on the date first written above and continue until February 28, 2026.

2.2 The Parties, by mutual agreement, may extend the term of this MOU for five (5) additional one (1) year terms following the expiration of the initial term, as referenced in Section 2.1. However, the exercise of a renewal option is contingent on the availability and appropriation of funds for the continued operation of the Program. In the event that any of the Parties do not secure the appropriate funds required for the continued operation of the Program, this MOU shall terminate as to each such Party at the expiration of the funds awarded by the 2021 DOJ CIT grant.

SECTION 3- TERMINATION

3.1 Any Party may terminate their participation in this MOU prior to the expiration of the initial term of this MOU by giving no less than thirty (30) days written notice to the other Parties of their intentions to terminate this MOU on a date specified in the notice. Notification shall be made to the following:

For the City of Hyattsville:

Jarod Towers
Chief of Police
City of Hyattsville Police Department
4310 Gallatin Street
Hyattsville, MD 20781
Telephone: (301) 798-9702
E-Mail: jtowers@hyattsville.org

For the Town of Brentwood:

Anthony Ayers
Chief of Police
Brentwood Police Department
4300 39th Place
Brentwood, MD 20722
Telephone: (301) 864-1858
E-Mail: aayers@brentwood.md.gov

For the City of Mount Rainier:

Katherine Perez
Chief of Police
Mt. Rainier Police Department
3249 Rhode Island Ave.
Mt. Rainier, MD 20712
Telephone: (301) 985-6590
E-Mail: kperez@mountrainierpd.org

SECTION 4 - INDEMNIFICATION

4.1. To the extent permitted by law, the Parties agree to indemnify and hold one another, including their agents, employees, and elected officials, harmless from and against any claim for loss, personal injury, and/or damage that may be suffered as a result of each party's own negligence, willful misconduct or gross negligence in the performance of the services herein or for any failure to perform the obligations of this MOU, including, but not limited to, reasonable attorneys' fees and any other costs incurred by each Party, in defending any such claim. Each Party agrees to notify the other Parties in writing within ten (10) days of receipt of any claim or notice of claim made by third parties against the Party arising from or regarding the services provided hereunder. This provision shall survive termination of this MOU.

SECTION 5 - NOTICE

5.1 Any required notices or other communications under this MOU shall be in writing and personally delivered, mailed, delivered by a reputable overnight delivery service, or emailed. Notice via email may be considered official notice only if the receiving Party acknowledges receipt via return email or email read receipt. Notices shall be addressed as follows:

For the City of Hyattsville:

Jarod Towers
Chief of Police
City of Hyattsville Police Department
4310 Gallatin Street
Hyattsville, MD 20781
Telephone: (301) 798-9702
E-Mail: jtowers@hyattsville.org

For the Town of Brentwood:

Anthony Ayers
Chief of Police
Brentwood Police Department
4300 39th Place
Brentwood, MD 20722
Telephone: (301) 864-1858
E-Mail: aayers@brentwood.md.gov

For the City of Mount Rainier:

Katherine Perez
Chief of Police
Mt. Rainier Police Department
3249 Rhode Island Ave.
Mt. Rainier, MD 20712
Telephone: (301) 985-6590
E-Mail: kperez@mountrainierpd.org

5.2 The Parties may change the person or address for notices by written notice to the other Parties. Notices shall be deemed given when received or three business days after the notice is deposited, properly addressed and postage prepaid, in the United States mail or one business day after the notice is sent by a reputable overnight mail delivery service (such as, but not limited to, FedEx or UPS Next Day Delivery). For notices by email, the notice shall be deemed given on the day the recipient acknowledges receipt of the notice via return email or email read receipt.

Rejection or other refusal to accept or inability to deliver because of changed address, of which no notice has been given, shall constitute receipt of the Notice.

SECTION 6-INSURANCE

6.1 During the term of this MOU, the Parties agrees to procure and maintain in force general liability insurance in a minimum amount of One Million Dollars (\$1,000,000.00) per occurrence and Three Million Dollars (\$3,000,000.00) in the aggregate.

6.2 An insurance policy issued by the Local Government Insurance Trust satisfies the obligations set forth in Subsection 6.1.

SECTION 7 - MISCELLANEOUS

7.1 Neither the City of Hyattsville, the City of Mount Rainier, nor the Town of Brentwood shall unlawfully discriminate against any person on the basis of the person's race, color, religion, age, sex, sexual orientation, ancestry or national origin, immigration status, physical or mental disability, marital status genetic information, political affiliation, and gender identity or expression.

7.2 The Parties agree to comply with all applicable federal, state, county, and city laws, regulations, or ordinances.

7.3 This MOU shall not confer any rights or remedies upon any person other than the Parties and their respective successors and permitted assigns.

7.4 The waiver of any breach of this MOU shall not be held to be a waiver of any other or subsequent breach. Any waiver by a Party of a requirement of this MOU, including without limitation, any requirement that a notice be made in writing or that a notice or submission be made

within a certain time, shall not operate as a waiver of the same or any other requirement of this MOU, in any other circumstance or at any other time.

7.5 This MOU may be executed electronically and in counterparts. All such counterparts will constitute the same agreement and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by email and, upon receipt, will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter.

7.6 Except as otherwise specified herein, nothing in this MOU shall be construed to create any relationship between the Parties other than that of independent entities cooperating solely for the purposes of conducting and participating in the Program.

7.7 This MOU may only be amended or modified by a writing signed by the Parties.

7.8 This MOU and any rights or obligations under this MOU may not be assigned by any Party without first obtaining the prior written consent of the other Parties, and any attempted assignment or subcontracting without such prior written consent shall be void.

7.9 Each Party represents and warrants that its signatory whose signature appears below has been and is, on the date of this MOU, duly authorized to execute this MOU.

7.10 The laws of the State of Maryland, excluding conflicts of law rules, shall govern this MOU as if this MOU were made and performed entirely within the State of Maryland. Any suit to enforce the terms hereof or for damages or other relief as a consequence of the breach or alleged breach hereof shall be brought exclusively in the courts of the State of Maryland in Prince George's County, and the Parties expressly consent to the jurisdiction thereof and waive any right that they have or may have to bring such action elsewhere.

7.11 The recitals set forth above are incorporated into this MOU.

7.12 This MOU contains the entire MOU between the parties hereto and shall be binding upon each party, its successors and assigns.

[The remainder of this page is intentionally left blank—signature page follows]

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding of the day and date first above written.

The City of Hyattsville, Maryland:

Witness: *Nate Groeneudyk*
2025-11-06

Tracey Douglas
By: Tracey E. Douglas
City Administrator 2025-11-06

The Town of Brentwood, Maryland:

Witness:

Rocio Tremino-Lopez
By: Rocio Tremino-Lopez
Mayor 2025-11-13

The City of Mount Rainier, Maryland:

Witness:

Korosh Kamali
By: Korosh Kamali
City Manager 2025-11-12

4926-6600-2295, v. 1

CERTIFICATE *of* SIGNATURE

REF. NUMBER
NFLE5-GMDEK-RUVR2-2GSB3

DOCUMENT COMPLETED BY ALL PARTIES ON
13 NOV 2025 17:08:52
UTC

SIGNER

TRACEY DOUGLAS

EMAIL
TNICHOLSONDOUGLAS@HYATTSVILLE.ORG

TIMESTAMP

SENT
04 NOV 2025 23:20:57
VIEWED
05 NOV 2025 08:52:15
SIGNED
06 NOV 2025 23:24:50

SIGNATURE

Tracey Douglas

IP ADDRESS
162.247.193.65
LOCATION
GREENBELT, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
05 NOV 2025 08:52:15

NATE GROENENDYK

EMAIL
NGROENENDYK@HYATTSVILLE.ORG

SENT
04 NOV 2025 23:20:57
VIEWED
06 NOV 2025 23:57:24
SIGNED
06 NOV 2025 23:57:37

Nate Groenendyk

IP ADDRESS
108.56.240.222
LOCATION
HYATTSVILLE, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
06 NOV 2025 23:57:24



CERTIFICATE *of* SIGNATURE

REF. NUMBER
NFLE5-GMDEK-RUVR2-2GSB3

DOCUMENT COMPLETED BY ALL PARTIES ON
13 NOV 2025 17:08:52
UTC

SIGNER

EMAIL
CITYMANAGER@MOUNTRAINIERMD.ORG

TIMESTAMP

SENT
04 NOV 2025 23:20:57
VIEWED
12 NOV 2025 20:27:23
SIGNED
12 NOV 2025 21:42:55

SIGNATURE



IP ADDRESS
108.45.171.224

LOCATION
HYATTSVILLE, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
12 NOV 2025 20:27:23

ROCIO REMINIO-LOPEZ

EMAIL
ROCIO.TREMINIO-LOPEZ@BRENTWOODMD.GOV

SENT
04 NOV 2025 23:20:57
VIEWED
13 NOV 2025 17:07:33
SIGNED
13 NOV 2025 17:08:52



IP ADDRESS
71.163.97.202

LOCATION
BRENTWOOD, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
13 NOV 2025 17:07:33



City Council
December 15, 2025

Submitted by: Cheri Everhart

Submitting Department: Community Services

Agenda Section: Consent Items

Item Title:

Disbursement of FY26 Thrive Grant Awards

Suggested Action:

I move that the Mayor and Council authorize the expenditure of \$6,500 to support the grant recommendations from the Health, Wellness, and Recreation Advisory Committee listed in the attached memo for the dissemination of the FY26 Thrive Grants and reallocate the remaining \$1,000 to the committee for additional programming through the Health, Wellness, and Recreation Advisory Committee speaker series.

Legal Review Required?

N/A

Summary Background:

Please see attached memo.

Next Steps:

Disburse \$6,500 Fiscal Year 2026 Thrive Grant Program funds according to the recommendations from the City's Health, Wellness and Recreation Advisory Committee.

Fiscal Impact:

\$6,500

City Administrator Comments:

Recommend approval. The recommended projects are important to the health and welfare of our community members.

Community Engagement:

Outreach was conducted to inform grantees of this program. Award applicants will be notified.

Strategic Goals:

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

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

November 20, 2025

Dear Mayor Croslin and Hyattsville City Council,

At the October 23, 2025 meeting of the City of Hyattsville's Health, Wellness and Recreation Advisory Committee (HWRAC), we reviewed THRIVE Grant applications for the \$7,500 of funding that the City of Hyattsville allocates annually for groups or individuals within the Hyattsville community. After reviewing the applications and discussing the grant criteria, the HWRAC voted unanimously to make the following recommendations:

1. Approval of thirteen THRIVE Grant Applications
2. A total of \$6,500 be awarded to the thirteen grant applicants to match the amounts requested in their applications.
3. We recommend the remaining \$1,000 be allocated for other additional programming through the HWRAC speaker series.

Attached to this letter is a spreadsheet of the individual projects to which we recommend disbursement of the \$6,500.

Sincerely,

City of Hyattsville Health, Wellness and Recreation Advisory Committee.

Hyattsville Health, Wellness, and Recreation Advisory Committee

THRIVE Grants 2025-2026

Organization or Project Title	Requested	Recommended Award	Program
Prince George's Plaza Day Center	\$500	\$500	Day Center provides meals, showers, laundry, clothing/sleeping bags, and socialization to the unhoused and marginalized. Staff social worker provides counseling as needed to find social services.
Chelsea School Lunch Program	\$500	\$500	Providing free lunch to low income students of Chelsea School. Funding offsets these expenses for the school for 1-2 students
Community Threads: Tufting Threads in Hyattsville	\$500	\$500	Provide a rug tufting workshop to allow residents of all ages to engage in collaborative art making and creative expression
St. Mark's Food Pantry	\$500	\$500	Food pantry that is open every Tuesday offering food at no cost to anyone in need. Utilizes a grocery store concept where families can take what they need
Hyattsville Free Pop Up Clinic - Remote Area Medical UMD Chapter	\$500	\$500	Free pop-up health and wellness clinic to provide basic health screenings and education to promote healthy lifestyle and preventative care to lower income or uninsured residents
Community Music Projects - Maryland Meadworks	\$500	\$500	Community music program at Maryland Meadworks that brings joy and community to residents. Provides a supportive environment for amateur musicians to make music with each other.
Healthy food for Hyattsville Older Adults - Hyattsville Aging in Place	\$500	\$500	Delivering fresh produce and hot meals to 50-60 residents to provide access to fresh food while reducing isolation and building relationships among Hyattsville's older adult population.
Hy-Swap	\$500	\$500	Community swap of gently used children's clothing and gear to

Hyattsville Health, Wellness, and Recreation Advisory Committee

THRIVE Grants 2025-2026

			divert land waste and reduce economic burden of Hyattsville families while building community. Spring event includes a "New Parent" reception
St. Jerome's Cafe	\$500	\$500	Free hot lunch and brown bag meal offered on Thursdays to food insecure individuals. Served out of St. Jerome's Gold Room
File of Life for Hyattsville's Older Adult Population - CERT	\$500	\$500	Offering 1.5 hour Fire and Life Safety presentation with PGFD for older adults. Topics will include fall prevention, fire extinguisher use/safety, fire exit strategies, and file of life program. CERT team members will assist participants complete file of life forms.
Cookin' with Fred	\$500	\$500	Monthly, youth-centered culinary workshops for kids ages 4-16. Focused on fresh, locally sourced ingredients to promote health eating habits, agriculture literacy, and the preservation of cultural food traditions. Partnered with Edna Lewis Foundation
Dream Within	\$500	\$500	Community wellness experience to support mental/emotional health of residents through guided breathwork, sound meditation, and water color painting. Goal of promoting wellbeing, emotional regulation, stress management.
Detailed Basketball Training	\$500	\$500	After school program at Hyattsville Middle School Monday and Wednesday night throughout the school year to promote healthy lifestyles, dedication, academic success, work ethic and building confidence.
Total:	\$6,500	\$6,500	

Applicant First Name	Applicant Last Name	Applicant Position	Applicant Organization (if applying as an individual, Adult co-sponsor for minors)	Supporting Organization Name	Authorized Official Name	Applicant Position	Organization Email address	Organization phone numbers	What topic areas does the project address? (Please select all that apply)	What population are you focusing on? (Select all that apply)	What City/Wards are affected? (Select all that apply)	Amount Requested	Check should be made payable to (Name & Address)	Please attach completed application document as
Ellen	Ellen	Board member	Prince George's						Nutrition, Mental Health - Stress Management, Isolation	African-American / Black, Asian, At Risk / Vulnerable	All Wards	\$500.00	Congregations United for Compassion and Empowerment	https://drive.google.com/open?id=1b7ZP2Cm0U4g
Kevin	Blackberry	CEO	Individual						Physical Activity, Mental Health - Stress Management, Isolation	Adolescents, African-American / Black, Asian, At Risk / Vulnerable	All Wards	500	Kevin Blackberry	https://drive.google.com/open?id=1Qh9P21Dmg
Frank	Mills	Executive Director	Chelsea School						Nutrition	Adolescents, African-American / Black, Asian, At Risk / Vulnerable	Ward 3	500	Chelsea School C/O Jeff Green, 2070 Belcrest Court	https://drive.google.com/open?id=1W4W2U1Z4M
Dominyace	Gregory	Owner	Tuff'n Up Studio & Social						Mental Health - Stress Management, Isolation	Adolescents, African-American / Black, Asian, At Risk / Vulnerable	All Wards	500	Tuff'n Up DC LLC 17164 Hardisty Way Bowie, MD 20715	https://drive.google.com/open?id=1W4W2U1Z4M
Doug	Jones	Food Pantry Coordinator	St. Mark's Food Pantry						Nutrition	At Risk / Vulnerable Populations, Unhoused Populations	All Wards	\$500.00	St. Mark's Food Pantry 7501 Adelphi Road Hyattsville, MD 20781	https://drive.google.com/open?id=1W4W2U1Z4M
JONELLE	ANAMELECHI	CEO	CHILDREN'S CHOICE PEDIATRIC DENTISTRY AND I	CHILDREN'S CHOICE PEDIATRIC DENTISTRY AND I	DR. JONELLE GRANT ANAMELECHI	CEO			Nutrition, ORAL HEALTH	At Risk / Vulnerable Populations, Children & Families	All Wards	\$500	CHILDREN'S CHOICE PEDIATRIC DENTISTRY AND I	https://drive.google.com/open?id=1W4W2U1Z4M
Rithvik	Kolla	Fundraising Director - RJ	Remote Area Medical (RAM) UMD Chapter (501)(c)(3)	Remote Area Medical (RAM)	Malini Raghu	President			Nutrition, Physical Activity, Cardiovascular Health, Isolation	Adolescents, At Risk / Vulnerable Populations, Children & Families	All Wards	\$500	Remote Area Medical (RAM) c/o RAM UMD Chapter University of Maryland - Stamps Student Union #202 39172 Campus Drive College Park, MD 20742	https://drive.google.com/open?id=1W4W2U1Z4M
Kenneth	Carter	Owner	Maryland Madworks	not required	Maryland Madworks	Kun Carter	Owner		Mental Health - Stress Management, Isolation	Local Amateur Musicians & others seeking community	All Wards	\$500	Maryland Madworks	https://drive.google.com/open?id=1W4W2U1Z4M
Lisa	Walker	Hyattsville Aging in Place	Hyattsville Aging in Place						Nutrition, Mental Health - Stress Management, Isolation	Elderly, Low-income Communities, Poor / Economically Disadvantaged	Ward 1, Ward 2, Ward 3, Ward 4, Ward 5, All Wards	\$500.00	Hyattsville Aging in Place, PO Box 113, Hyattsville, MD 20781	https://drive.google.com/open?id=1W4W2U1Z4M
Kate	Burgfield	Board Secretary	Hy-Swap	Hy-Swap	Kate Burgfield	Board Secretary			Mental Health - Stress Management, Isolation, Elderly	African-American / Black, Asian, Children & Families	All Wards	\$500	Hy-Swap 4014 Nicholson St Hyattsville MD 20781	https://drive.google.com/open?id=1W4W2U1Z4M
Sandy	Russell	Fundraising Chair	Yakun St. Jerome's Cafe						Nutrition	At Risk / Vulnerable Populations, Elderly, Hispanic / Latino	All Wards	\$500	St. Jerome's Cafe, 6205 42nd Ave, Hyattsville, MD 20781	https://drive.google.com/open?id=1W4W2U1Z4M
Jim	Bathurst	Hyattsville CERT leader	City of Hyattsville CERT (Community Emergency Response Team)						Medical safety and emergency preparedness	At Risk / Vulnerable Populations, Disabled People / Disabilities	All Wards	\$500	City of Hyattsville (CERT), 4310 Gallatin St, Hyattsville, MD 20781	https://drive.google.com/open?id=1W4W2U1Z4M
Frederick	Kenner	Healthy Food Leader/Mentor	Gardening and Beets	Station 3510 and Edna Lewis Fountain					Nutrition	Adolescents, African-American / Black, Asian, At Risk / Vulnerable	All Wards	\$500.00	Gardening and Beets, LLC 8129 Landover Road Hyattsville, Maryland 20785	https://drive.google.com/open?id=1W4W2U1Z4M
Chelsea	Scott	Fundraising Manager	Hour Generation Foundation						Nutrition, Physical Activity, Obesity, Diabetes, Cardiovascular	Adolescents, African-American / Black, Asian, At Risk / Vulnerable	All Wards	\$500	Mary Johnson Campbell - 9591 Baltimore Ave #107 Hyattsville, MD 20781	https://drive.google.com/open?id=1W4W2U1Z4M
Kassanova	Carter-Howard	CEO	Dream Within						Mental Health - Stress Management, Isolation	Adolescents, African-American / Black, Asian, At Risk / Vulnerable	Ward 1, Ward 2, Ward 5, All Wards	\$500	Dream Within 4414 Longfellow Street Hyattsville, MD 20781	https://drive.google.com/open?id=1W4W2U1Z4M
Rebecca	Lockhart	Treasurer/co-founder	Detailed Basketball Training, Inc.						Nutrition, Physical Activity, Obesity, Cardiovascular	Adolescents, African-American / Black, Asian, At Risk / Vulnerable	All Wards, targeted to the students at Hyattsville Middle School	\$500	Detailed Basketball Training, 2200 Beechwood Road Hyattsville, MD 20781	https://drive.google.com/open?id=1W4W2U1Z4M

City Council
December 15, 2025

Submitted by: Jeff Ulysse

Submitting Department: Community, Business, and Economic Development

Agenda Section: Consent Items

Item Title:

Hyattsville Resolution 2025-07: Establishing Historic Preservation as a Priority

Suggested Action:

I move the Mayor and Council introduce and adopt Hyattsville Resolution 2025-07, a resolution establishing historic preservation as a priority for the City.

Legal Review Required?

N/A

Summary Background:

The Prince George's County Historic Preservation Commission's Non-Capital Grant Program provides grants to support projects that identify, preserve, promote, and protect the historic, cultural, and archeological resources of Prince George's County for the benefit of the public and to encourage the revitalization of communities. The Grant Program can be used to pay for the costs of professional services such as preservation and planning consultants, planning studies, design work, and educational, outreach, and conservation projects involving architectural, archeological or cultural resources. The City of Hyattsville authorized the City Administrator at the August 4th Council meeting to apply for this fund to support the improvements proposed for the properties located at 5219-5309 Baltimore Ave. The property owners, Hamilton Square Partners, are seeking \$8,700 to support the planning and design phase of their development project.

After submission of the application, the review committee provided the following feedback: "We still need the City to demonstrate, as a general matter and not specific to this project, that historic preservation is municipal priority." This resolution will satisfy the committee's need for the City to demonstrate its commitment to historic preservation.

Next Steps:

Adopt the Resolution

Fiscal Impact:

N/A

City Administrator Comments:

Recommend approval. Adoption of this resolution will demonstrate our commitment to historic preservation and allow the city to seek future grants to revitalize historic properties.

Community Engagement:

N/A

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

CITY OF HYATTSVILLE, MARYLAND.
RESOLUTION No. 2025-07

A Resolution of the City Council of Hyattsville, Maryland, establishing historic preservation as a priority for the City, supporting the protection and enhancement of historic resources, and directing the City Administrator to advance policies and partnerships that promote preservation.

WHEREAS, the City of Hyattsville contains historic neighborhoods, structures, commercial corridors, and cultural assets that contribute to the City's character and identity; and

WHEREAS, the preservation of historic resources supports community pride, local economic development, neighborhood stability, and sustainable land-use practices; and

WHEREAS, Hyattsville has previously invested in efforts to document historic resources, including architectural surveys, historic district designations, and planning initiatives that recognize the City's heritage; and

WHEREAS, ongoing development pressures, reinvestment, and infrastructure improvements create both opportunities and risks for historic properties within the City; and

WHEREAS, the Mayor and City Council seek to strengthen the City's ability to identify, protect, and promote historic resources through coordinated policy, planning, and community engagement; and

WHEREAS, the Mayor and City Council recognize the value of collaborating with the Maryland Historical Trust, Prince George's County agencies, local preservation organizations, and community stakeholders to support preservation activities and leverage available funding.

NOW THEREFORE, be it resolved that the Mayor and City Council of the City of Hyattsville hereby declare historic preservation a City priority and direct the City Administrator to:

1. Develop recommendations for enhancing the City's historic preservation policies, programs, and procedures.
2. Pursue funding opportunities, including state and federal grants, to support preservation planning, historical resource surveys, and rehabilitation projects.
3. Strengthen coordination with community partners, including local historical associations, preservation nonprofits, and County and State agencies.
4. Promote public education about the City's historic resources through accessible materials, events, and community engagement.

INTRODUCED by the Mayor and City Council of Hyattsville, Maryland, at a Regular

Meeting on December 15, 2025, at which meeting copies were available to the public for inspection, and at which time a public hearing took place

ADOPTED by the Mayor and City Council of the City of Hyattsville, Maryland, at a Regular Meeting on December 15, 2025, at which meeting copies were available to the public for inspection.

Read and passed this _____ day of _____, 2025.

Attest/ Witness:

Date:

City of Hyattsville, Maryland

By: _____

Nate Gronendyk

City Clerk, City of Hyattsville

Attest/ Witness:

Date:

City of Hyattsville, Maryland

By: _____

Robert Croslin

Mayor, City of Hyattsville

City Council
August 4, 2025

Submitted by: Jeff Ulysse

Submitting Department: Community, Business, and Economic Development

Agenda Section: Consent Items

Item Title:

Grant Application to the Prince George's County Historic Preservation Non-Capital Grant Program

Suggested Action:

I move the Mayor and City Council authorize the City Administrator to prepare an application to the County for grant funds to support the Hamilton Square Partners and provide any needed documentation required.

Legal Review Required?

N/A

Summary Background:

The Prince George's County Historic Preservation Commission's Non-Capital Grant Program provides grants to support projects that identify, preserve, promote, and protect the historic, cultural, and archeological resources of Prince George's County for the benefit of the public and to encourage the revitalization of communities. These grants are intended to help produce and disseminate information, stimulate public discussion about preservation, make technical expertise accessible, and encourage community partnerships. The Grant Program can be used to pay for the costs of professional services such as preservation and planning consultants, planning studies, design work, and educational, outreach, and conservation projects involving architectural, archeological or cultural resources. The City of Hyattsville proposes to apply for this Fund to support the improvements proposed for the properties located at 5219-5309 Baltimore Ave. The property owners, Hamilton Square Partners, are seeking \$8,700 from this fund, to support the planning and design phase of their development project.

Next Steps:

If awarded grant funds from the County, the City would then enter into a grant agreement with the Hamilton Square Partners. The agreement would describe the terms and conditions of the City passing through the County grant fund monies to the Hamilton Square Partners design entity. If the County awards grant funds monies to the City, staff would disperse awarded funds in early 2026.

Fiscal Impact:

Up to \$8,700 dollars in grant funding which will be passed through to Hamilton Square Partners.

City Administrator Comments:

Recommend Support.

Community Engagement:

N/A

Strategic Goals:

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

City Council
December 15, 2025

Submitted by: Alison Weikel
Submitting Department: Police
Agenda Section: Action Items

Item Title:
Agreement with Lexis Nexis Risk Solutions

Suggested Action:
I move Mayor and Council authorize the City Administrator to enter into an agreement with Accurant/Lexis Nexis for access to their records database.

Legal Review Required?
Completed

Summary Background:
The Prince George's County Police Department was awarded a GOCCP grant to fund a consortium agreement that will permit law enforcement agencies within Prince George's County to participate in the LexisNexis Accurant Virtual Crime Center (AVCC). This agreement will allow HPD to access the Lexis Nexis investigative tools by providing law enforcement the ability to link cross-jurisdictional data quickly and efficiently in urgent situations to help solve crime. This investigative tools combines identity data and nationwide law enforcement data in a powerful search that builds a comprehensive profile of an individual, a location, and an incident to reveal connections. This software links billions of public records to agency-provided data around the country to make connections between people, businesses, vehicles, and phones to reduce crime and help close cases, ultimately ensuring justice for victims.

At the August 4, 2025 Council Meeting, this item was tabled.

At the September 15, 2025, Council Meeting, Council requested staff take the following actions prior to bringing the contract back for consideration:

Ensure a more robust contract/agreement
Clarify that HPD data would not be provided to third parties.
Clarify that HPD data would not be accessible to Immigration & Customs Enforcement (ICE)
Verify what information would be shared
Between September 15th, and November 3rd, staff worked with LexisNexis and modified the agreement to ensure that all council requests were satisfied. During the month of October, an updated draft of the agreement was emailed to the Mayor and Council for their review, prior to the November 3rd, Council meeting. One council member requested an additional modification to the agreement that would provide the City with prompt notification in the event of a subpoena or court order that required HPD data be turned over to the Department of Homeland Security Immigration and Customs Enforcement. That additional change was made.

At the November 3, 2025 Council Meeting, Council sent the contract back to the City attorney to

add a clause covering the breach of confidentiality and the City's right to terminate the contract in the case of a material breach.

The City Attorney modified the agreement in accordance with the council's directive, and the agreement is coming back to the council for final consideration.

Next Steps:

Upon Council approval, execute agreement

Fiscal Impact:

N/A

City Administrator Comments:

Access to this program is grant funded and will ensure HPD can access necessary data to aid in investigations.

Community Engagement:

N/A

Strategic Goals:

Goal 1 – Ensure Transparent and Accessible Governance

LexisNexis Risk Solutions Government Application & Agreement

The information submitted on this Application will be used to determine the applicant's eligibility for accessing the services and products of LexisNexis Risk Solutions FL Inc. and its affiliates (hereinafter "LN"). To avoid delay, please provide all information requested. By submitting this Application, the applicant hereby authorizes LN to independently verify the information submitted and perform research about the individuals identified. Acceptance of this Application does not automatically create a business relationship between LN and the applicant. LN reserves the right to reject this Application with or without cause and to request additional information. Applicant acknowledges and understands that LN will only allow applicant access to the LN Services if applicant's credentials can be verified in accordance with LN's internal credentialing procedures.

Section I – Agency Information – please do not use abbreviations

Full legal name of agency:		Main phone number for address*: *If this is a cell, additional documents may be required
If this application is for an additional account, Parent account number:		Fax number:
Physical Address where LN services will be accessed – P.O. Box/Mail Drops cannot be accepted (street, city, state, zip):	Previous address if at the current address less than 6 mos:	
Website address:	External Agency IP Address (https://www.whatismyip.com):	
External Agency IP Range – From:	External Agency IP Range – To:	
Agency information:		
☐ Federal Government	☐ Federal Law Enforcement	☐ Local/Municipal Government
☐ State Government	☐ State Law Enforcement	☐ Local/Municipal Law Enforcement
☐ Other (please explain):		

Section II – Administrator and Main Contact Information (for additional administrators, please provide additional sheets)

Product Administrator or Main Contact (first & last name):	Title:
E-Mail Address:	Admin IP Address:
Required for local and municipal agencies:	
Administrator Home Address (street, city, state, zip):	Administrator Date of Birth:

Section III – Billing Information

Billing Contact (first & last name): check here if same as Administrator ☐	Title:
Billing Address (street, city, state, zip):	Telephone:
E-Mail Address:	Sales Tax Exempt: ☐ No ☐ Yes – please provide proof of exemption
Do you require a PO number on invoice: ☐ No ☐ Yes If Yes, provide PO Number:	

Section IV – Business-to-Business Vendor Reference

Required for local and municipal agencies:	
Company Name:	Contact:
Business Address (street, city, state, zip):	Contact Phone Number:
E-mail Address:	Account Number (if applicable):

Section V – Site Visits

Site visits may be required to assure Applicant eligibility for LN products or services. By submitting this Application, Applicant agrees to authorize a site visit by LN or its approved third-party, and agrees to cooperate in its completion. If the contact for coordinating the site visit is not identified above as the Administrator, please provide the site visit contact's information below:

Contact Name:

Contact Phone:

Contact Email Address:

Section VI – Terms and Conditions

Terms and conditions governing the use of the LN Services are available online at <http://www.lexisnexis.com/risk/masterterms/government> and are incorporated into this Application & Agreement by reference as if stated in full herein. By signing below Applicant expressly certifies it has read the additional terms and conditions and agrees to be bound by them.

Signature

I HEREBY CERTIFY that I am authorized to execute this Application & Agreement on behalf of the Agency listed above and that I have direct knowledge of the facts stated above.

Applicant Signature:

Date Signed:

Applicant Name:

Title:

NON-FCRA PERMISSIBLE USE CERTIFICATION – GOVERNMENT

Customer (Agency) Name: _____
DBA: _____
Address: _____
City, State, Zip: _____
REQUIRED Please describe your purpose of use:

Definitions. Gramm-Leach-Bliley Act, (15 U.S.C. § 6801, et seq.) and related state laws (collectively, the "GLBA")
Drivers Privacy Protection Act, (18 U.S.C. § 2721 et seq.) and related state laws (collectively, the "DPPA")

Law Enforcement Agencies Only: Review and, if appropriate, certify to the following: Customer represents and warrants that it will use the LN Services solely for law enforcement purposes, which comply with applicable privacy laws including, but not limited to the GLBA and the DPPA. To certify, check here: ☐ Proceed to SECTION 3. QUALIFIED ACCESS

SECTION 1. GLBA EXCEPTION/PERMISSIBLE PURPOSE - NOT APPLICABLE TO LAW ENFORCEMENT

Some LN Services use and/or display nonpublic personal information that is governed by the privacy provisions of the GLBA. Customer certifies it has the permissible purposes under the GLBA to use and/or obtain such information, as marked below, and Customer further certifies it will use such information obtained from LN Services only for such purpose(s) selected below or, if applicable, for the purpose(s) indicated by Customer electronically while using the LN Services, which purpose(s) will apply to searches performed during such electronic session:

☐ No applicable GLBA exception/permissible use. Proceed to SECTION 2. DPPA PERMISSIBLE USES

(At least one (1) must be checked to be permitted access to GLBA data)

☐	As necessary to effect, administer, or enforce a transaction requested or authorized by the consumer.
☐	As necessary to effect, administer, or enforce a transaction requested or authorized by the consumer by verifying the identification information contained in applications.
☐	To protect against or prevent actual or potential fraud, unauthorized transactions, claims or other liability.
☐	In required institutional risk control programs.
☐	In resolving consumer disputes or inquiries.
☐	Use by persons, or their representatives, holding a legal or beneficial interest relating to the consumer.
☐	Use by persons acting in a fiduciary or representative capacity on behalf of the consumer.
☐	In complying with federal, state, or local laws, rules, and other applicable legal requirements.
☐	To the extent specifically permitted or required under other provisions of law and in accordance with the Right to Financial Privacy Act of 1978, to law enforcement agencies (including a Federal functional regulator, the Secretary of Treasury, a State insurance authority, or the Federal Trade Commission), self-regulatory organizations, or for an investigation on a matter related to public safety.

SECTION 2. DPPA PERMISSIBLE USES - NOT APPLICABLE TO LAW ENFORCEMENT

Some LN Services use and/or display personal information, the use of which is governed by the DPPA. Customer certifies it has a permissible use under the DPPA to use and/or obtain such information and Customer further certifies it will use such information obtained from LN Services only for one (1) or more of the purposes selected below or for the purpose(s) indicated by Customer electronically while using the LN Services, which purpose(s) will apply to searches performed during such electronic session:

☐ No permissible use. Proceed to SECTION 3. QUALIFIED ACCESS

(At least one (1) must be checked to be permitted access to DPPA data)

☐	For use in connection with any civil, criminal, administrative, or arbitral proceeding in any federal, state, or local court or agency or before any self-regulatory body, including the service of process, investigation in anticipation of litigation, and the execution or enforcement of judgments and orders, or pursuant to an order of a federal, state, or local court.
☐	For use in the normal course of business by a legitimate business or its agents, employees, or contractors, but only— (A) to verify the accuracy of personal information submitted by the individual to the business or its agents, employees, or contractors; and (B) if such information as so submitted is not correct or is no longer correct, to obtain the correct information, but only for the purposes of preventing fraud by, pursuing legal remedies against, or recovering on a debt or security interest against, the individual.
☐	Use by a government agency, but only in carrying out its functions.
☐	Use by any person acting on behalf of a government agency, but only in carrying out the agency's functions.
☐	Use by an insurer (or its agent) in connection with claims investigation activities or antifraud activities.
☐	In connection with motor vehicle safety or theft, or driver safety (except by or for a motor vehicle manufacturer).
☐	Use by an employer or its agents or insurer to obtain or verify information relating to a holder of a commercial driver's license that is required under Chapter 313 of Title 49 of the United States Code.

☐	For use in providing notice to the owners of towed or impounded vehicles.
☐	For use in connection with the operation of private toll transportation facilities.

With regard to the information that is subject to the DPPA, some state laws' permissible uses may vary from the permissible uses identified above. In such cases, some state information may not be available under each permissible use listed above and/or Customer may be asked to certify to a permissible use permitted by applicable state law to obtain information from a specific state.

Customer agrees and certifies it will use the information described above only in accordance with the permissible uses selected above or those selected subsequently in connection with a specific information request.

SECTION 3. QUALIFIED ACCESS

Certain users ("Authorized Users") may be able to obtain full social security numbers (nine (9) digits) and driver's license numbers (collectively, "QA Data"), when appropriate, through some LN Services. Only those users that are within the Authorized User List below, and that use QA Data for an Authorized Use identified below, may qualify. To potentially qualify as an Authorized User, Customer must certify that its business is within the Authorized User List below and its use of QA Data is within the Authorized Use List below.

☐ Customer is **NOT** requesting access to QA Data. Proceed to SECTION 4. DEATH MASTER FILE

☐ Customer is requesting access to QA Data. Complete the sections below.

What department will be using QA Data? _____

SOCIAL SECURITY NUMBERS

☐ Not an authorized user. Proceed to DRIVER'S LICENSE NUMBERS

1. AUTHORIZED USER (At least one (1) must be checked to receive Social Security Numbers)

☐	Federal, state or local government agency with law enforcement responsibilities.
☐	Special investigative unit, subrogation department and claims department of a private or public insurance company for the purposes of detecting, investigating or preventing fraud.
☐	Financial institution for the purposes of (a) detecting, investigating or preventing fraud, (b) compliance with federal or state laws or regulations, (c) collecting debt on their own behalf, and (d) such other uses as shall be appropriate and lawful.
☐	Collection department of a creditor.
☐	Collection company acting on behalf of a creditor or on its own behalf.
☐	Other public or private entity for the purpose of detecting, investigating or preventing fraud. Describe your business:

2. AUTHORIZED USE (At least one (1) must be checked to receive Social Security Numbers)

☐	Location of suspects or criminals.
☐	Location of non-custodial parents allegedly owing child support and ex-spouses allegedly owing spousal support.
☐	Location of individuals alleged to have failed to pay taxes or other lawful debts.
☐	Identity verification.
☐	Other uses similar to those described above. Describe your use:

By selecting above, the Customer certifies that it is an Authorized User, and that it will use Social Security Numbers only for the purpose(s) it designated on the Authorized Use List and for no other purpose(s).

DRIVER'S LICENSE NUMBERS

☐ Not an authorized user. Proceed to SECTION 4. DEATH MASTER FILE

1. AUTHORIZED USER (At least one (1) must be checked to receive Driver's License Numbers)

☐	Federal, state or local government agency with law enforcement responsibilities.
☐	Special investigative unit, subrogation department and claims department of a private or public insurance company for the purposes of detecting, investigating or preventing fraud.
☐	Financial institution for the purposes of (a) detecting, investigating or preventing fraud, (b) compliance with federal or state laws or regulations, (c) collecting debt on their own behalf, and (d) such other uses as shall be appropriate and lawful.
☐	Collection department of a creditor.
☐	Collection company acting on behalf of a creditor or on its own behalf.
☐	Other public or private entity for the purpose of detecting, investigating or preventing fraud. Describe your business:

2. AUTHORIZED USE (At least one (1) must be checked to receive Driver's License Numbers)

☐	Location of suspects or criminals.
☐	Location of non-custodial parents allegedly owing child support and ex-spouses allegedly owing spousal support.
☐	Location of individuals alleged to have failed to pay taxes or other lawful debts.
☐	Identity verification.
☐	Other uses similar to those described above. Describe your use:

By selecting above, the Customer certifies that it is an Authorized User, and that it will use Driver's License Numbers only for the purpose(s) it designated on the Authorized Use List and for no other purpose(s).

SECTION 4. DEATH MASTER FILE

For access to Limited Access DMF Data only.

☐ No permissible purpose. Proceed to AUTHORIZATION AND ACCEPTANCE OF TERMS

I. **Definitions.** For purposes of this Certification, these terms are defined as follows:

- a. **DMF Agreement:** The Limited Access Death Master File Non-federal Licensee Agreement for Use and Resale executed by LexisNexis Risk Data Retrieval Services LLC, on behalf of itself, its affiliates and subsidiaries, and its and their successors, with the federal government (NTIS, as below defined). The DMF Agreement form is found at www.lexisnexis.com/risk/DMFDocuments.
- b. **Certification Form:** The Limited Access Death Master File Subscriber Certification Form executed by LexisNexis Risk Data Retrieval Services LLC, on behalf of itself, its affiliates and subsidiaries, and its and their successors, with the federal government (NTIS, as below defined). The Certification Form is found at www.lexisnexis.com/risk/DMFDocuments.
- c. **DMF:** The federal Death Master File.
- d. **NTIS:** National Technical Information Service, U.S. Department of Commerce
- e. **Open Access DMF:** The DMF product made available through LN, which obtains the data from NTIS, and which does not include DMF with respect to any deceased individual at any time during the three-calendar-year period beginning on the date of the individual's death. Open Access DMF data should not be accessed pursuant to this Certification but should be accessed pursuant to a customer contract for such DMF data that is not Limited Access DMF.
- f. **Limited Access DMF:** Limited Access DMF includes DMF data with respect to any deceased individual at any time during the three-calendar-year period beginning on the date of the individual's death. Limited Access DMF is made available through LN as a Certified Person, by NTIS. This Certification governs Customer's access to Limited Access DMF from LN (or the applicable LN affiliate), whether full or partial Limited Access DMF records or indicators of deceased status, and via any format, including online, XML feed, or in-house file processing through LN.

II. Certification.

Customer's access to the Limited Access DMF requires certification of purpose, as required by 15 CFR Part 1110 and section 1001 of Title 18, United States Code. Customer hereby certifies that it has the indicated permissible purpose(s) under part (a) of this Section II ("Certification") and that it meets the requirements of part (b) of this Section II:

- (a) Such Customer has a legitimate fraud prevention interest, or has a legitimate business purpose pursuant to a law, governmental rule, regulation, or fiduciary duty, will use the Limited Access DMF only for such purpose(s), and specifies the basis for so certifying as (choose any applicable purposes that apply to Customer's use):

☐ **Legitimate Fraud Prevention Interest:** Customer has a legitimate fraud prevention interest to detect and prevent fraud and/or to confirm identities across its commercial business and/or government activities.

☐ **Legitimate Business Purpose Pursuant to a Law, Governmental Rule, Regulation, or Fiduciary Duty:** Customer has one or more of the purposes permitted under 42 USC 1306c including fraud prevention and ID verification purposes. Customer's specific purpose(s) for obtaining Limited Access DMF data under this Certification is:

- ☐ Fraud Prevention and identity verification purposes
- ☐ For uses permitted or required by law
- ☐ For uses permitted or required by governmental rules
- ☐ For uses permitted or required by regulation
- ☐ For uses necessary to fulfill or avoid violating fiduciary duties

and

- (b) Customer has systems, facilities, and procedures in place to safeguard Limited Access DMF, and experience in maintaining the confidentiality, security, and appropriate use of such information, pursuant to requirements similar to the requirements of section 6103(p)(4) of the Internal Revenue Code of 1986, and
- (c) Customer agrees to satisfy the requirements of such section 6103(p)(4) as if such section applied to Customer.

III. Flow-down Agreement Terms and Conditions

The Parties agree that the following terms and conditions are applicable to Recipient and ordering, access to, and use of Limited Access DMF:

- 1. **Compliance with Terms of Agreement and CFR.** Recipient of Limited Access DMF must comply with the terms of the Agreement and the requirements of 15 CFR Part 1110, as though set forth as a Subscriber therein, and Recipients may not further distribute the Limited Access DMF.
- 2. **Change in Status.** Should Recipient's status change such that it would no longer have a permissible purpose to access Limited Access DMF under this Addendum, Recipient agrees to immediately notify LN in writing in the manner and format required for notices under the

Contract. Should Recipient cease to have access rights to Limited Access DMF, Recipient shall destroy all Limited Access DMF, and will certify to LN in writing that it has destroyed all such DMF.

3. **Security and Audit.** Recipient will at all times have security provisions in place to protect the Limited Access DMF from being visible, searchable, harvestable or in any way discoverable on the World Wide Web. Recipient understands that any successful attempt by any person to gain unauthorized access to or use of the Limited Access DMF provided by LN may result in immediate termination of Recipient's access and this Addendum. In addition, any successful attempt by any person to gain unauthorized access may under certain circumstances result in penalties as prescribed in 15 CFR § 1110.200 levied on Recipient and the person attempting such access. Recipient will take appropriate action to ensure that all persons accessing the Limited Access DMF it obtains from LN are aware of their potential liability for misuse or attempting to gain unauthorized access. Any such access or attempted access is a breach, or attempted breach, of security and Recipient must immediately report the same to NTIS at dmfcert@ntis.gov; and to LN by written notification to the LN Information Assurance and Data Protection Organization at 1000 Alderman Drive, Alpharetta, Georgia 30005 and by email (security.investigations@lexisnexis.com) and by phone (1-888-872-5375). Recipient agrees to be subject to audit by LN and/or NTIS to determine Recipient's compliance with the requirements of this Addendum, the Agreement, and 15 CFR Part 1110. Recipient agrees to retain a list of all employees, contractors, and subcontractors to which it provides Limited Access DMF and to make that list available to NTIS and/or LN as part of any audits conducted hereunder. Recipient will not resell or otherwise redistribute the Limited Access DMF.
4. **Penalties.** Recipient acknowledges that failure to comply with the provisions of paragraph (3) of the Certification Form may subject Recipient to penalties under 15 CFR § 1110.200 of \$1,000 for each disclosure or use, up to a maximum of \$250,000 in penalties per calendar year, or potentially uncapped for willful disclosure.
5. **Law, Dispute Resolution, and Forum.** Recipient acknowledges that this Addendum is governed by the terms of federal law. Recipient acknowledges that the terms of Section 14 of the Agreement govern disagreement handling, and, without limitation to the foregoing, that jurisdiction is federal court.
6. **Liability.** The U.S. Government/NTIS and LN (a) make no warranty, express or implied, with respect to information provided under the Agreement, including but not limited to, implied warranties of merchantability and fitness for any particular use; (b) assume no liability for any direct, indirect or consequential damages flowing from any use of any part of the Limited Access DMF, including infringement of third party intellectual property rights; and (c) assume no liability for any errors or omissions in Limited Access DMF. The Limited Access DMF does have inaccuracies and NTIS and the Social Security Administration (SSA), which provides the DMF to NTIS, and LN, do not guarantee the accuracy of the Limited Access DMF. SSA does not have a death record for all deceased persons. Therefore, the absence of a particular person in the Limited Access DMF is not proof that the individual is alive. Further, in rare instances, it is possible for the records of a person who is not deceased to be included erroneously in the Limited Access DMF. Recipient specifically acknowledges the terms of Attachment B to the Agreement, which terms apply to Recipient.
7. **Indemnification.** To the extent not prohibited by law, Recipient shall indemnify and hold harmless LN and NTIS and the Department of Commerce from all claims, liabilities, demands, damages, expenses, and losses arising from or in connection with Recipient's, Recipient's employees', contractors', or subcontractors' use of the Limited Access DMF. This provision will include any and all claims or liability arising from intellectual property rights.
8. **Survival.** Provisions hereof related to indemnification, use and protection of Limited Access DMF, audit, disclaimer of warranties, and governing law shall survive termination of this Addendum.
9. **Conflict of Terms.** Recipient acknowledges that the terms of this Addendum, in the event of conflict with the terms of the Contract, apply in addition to, and not in lieu of, such Contract terms, with respect to the Limited Access DMF only.

AUTHORIZATION AND ACCEPTANCE OF TERMS

I HEREBY CERTIFY that I have direct knowledge of the facts stated above and that I am authorized to execute this Certification on behalf of the Customer listed above.

CUSTOMER

Signature

Print Name

Title

Dated

(mm/dd/yy)

**Accurant Virtual Crime Center/Accurant Crime Analysis/
LexisNexis Community Crime Map/
AVCC XML Addendum**

Consortium Sub-Agency

This Accurant Virtual Crime Center/Accurant Crime Analysis/LexisNexis Community Crime Map/AVCC XML Addendum ("Addendum") sets forth additional or amended terms and conditions for the use of Accurant Virtual Crime Center; Accurant Crime Analysis; LexisNexis Community Crime Map; and/or AVCC XML (the "LN Services" provided herein), which are in addition to, and without limitation of, the terms and conditions set forth in the services agreement between the Consortium Lead Agency _____ and LexisNexis Risk Solutions FL Inc. or its affiliated entity ("LN") for the LN Services (such services agreement, the "Agreement"). As the Consortium SubAgency signing below ("Customer"), your use of the LN Services is subject to the Agreement signed by the Consortium Lead Agency identified above, and this Addendum. A substantially similar version of the Agreement may be found at <http://www.lexisnexis.com/risk/masterterms/government/>. The LN Services subscribed to herein will be _____. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement.

I. Public Safety Data Exchange Database

1. LN, as a vendor that processes information for its government customers, maintains the LexisNexis Public Safety Data Exchange Database ("PSDEX"), which contains information related to public safety and law enforcement investigations. PSDEX is compiled from information submitted by PSDEX customers and enhanced by LN data and technology such as LexID or data updates to allow LN's PSDEX customers to easily search and access information beyond their jurisdiction for analysis, investigations and reporting or other applications to accomplish their mission.
2. In exchange for good and valuable consideration, including access to PSDEX, Customer hereby agrees to contribute public safety information (the "Customer Data Contribution") that it and other PSDEX customers may use for analysis, investigations and reporting or other applications to accomplish their mission.
3. LN's obligations.
 - a. LN agrees to provide PSDEX information to Customer.
 - b. LN agrees to provide Customer with instructions for submitting information to the PSDEX database and for using the PSDEX service.
 - c. LN agrees to provide all LN employees, with physical or logical access to Customer Data Contributions, level four security awareness training as defined and listed in the Criminal Justice Information Services (CJIS) Security Policy.
 - d. LN agrees to access, store, and process Customer's Customer Data Contributions in accordance with the CJIS Security Policy, to the extent applicable to LN's accessing, storage, and processing of such data.
4. Customer obligations.
 - a. Customer agrees to submit to LN, with reasonable promptness and consistency, Customer Data Contributions. The Hyattsville PD data available in AVCC and used in Prince George's County will include incidents from both their Record Management System and their Computer Aided Dispatch System.
 - b. Customer acknowledges and agrees that it is solely responsible for the content of the Customer Data Contributions submitted to LN and that it shall use reasonable care to ensure the information submitted is a reasonable reflection of the actual report. Each submission to LN with respect to an incident or subject constitutes a Customer Data Contribution.
 - c. Customer's disclosure of information to LN is and will be in compliance with all applicable laws, regulations and rulings.
 - d. Customer agrees to access, store, and process other customer's Customer Data Contributions in accordance with the CJIS Security Policy, to the extent applicable to Customer's accessing, storage, and processing of such data.
 - e. Customer agrees to notify LN promptly of any change in status, factual background, circumstances or errors concerning any Customer Data Contribution previously provided to LN. Customer further agrees to submit corrected information in a timely manner. Customer agrees that it will fully and promptly cooperate with LN should any inquiry about the Customer Data Contributions arise.

- f. The following named individual/department shall serve as the contact person(s) for submissions made to LN. The contact person shall respond to requests from LN for clarification or updates on incident reports submitted by Customer during normal business hours, and Customer will not

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unreasonably withhold from LN information on any such submission. LN shall not reveal the identity of the Customer's contact person(s) to any other PSDEX customer without Customer's consent.

Name: _____
Title: _____
Address: _____

Phone: _____
Fax: _____
Email: _____

- g. Customer agrees that it will access information contributed to PSDEX by other customers only through LN and any Customer employee permitted access to PSDEX by Customer shall be a CJI Authorized User/Personnel that has undergone appropriate Security Awareness Training as those terms are used in the CJIS Security Policy.
- h. Customer agrees that, to the extent permitted under applicable law, LN and all other PSDEX customers shall not be liable to Customer, and Customer hereby releases LN and all other PSDEX customers from liability to Customer, for any claims, damages, liabilities, losses and injuries arising out of, or caused in whole or in part by LN or each such other PSDEX customer's acts and omissions in reporting or updating Customer Data Contributions for inclusion in PSDEX. Other PSDEX customers are intended to be third party beneficiaries of this paragraph.

II. General Terms

1. **LICENSE GRANT.** Customer, at no charge, hereby grants to LN a paid up, irrevocable, worldwide, nonexclusive license to use, adapt, compile, aggregate, create derivative works, transfer, transmit, publish and distribute the Customer Data Contributions (1) to PSDEX customers; and (2) by agreement by initialing below, a de-identified subset (e.g., crime type, date/time of the incident, and the area that the incident has occurred) to third-parties assisting the public with a view of de-identified crime data. For purposes of clarification, Customer is the owner of its Customer Data Contributions and is hereby licensing to LN a copy of its Customer Data Contributions.

2. **Hyattsville PD Data Non-Disclosure Provision**

For purposes of clarification, Customer is the owner of its Customer Data Contributions and is hereby licensing to LN a copy of its Customer Data Contributions. Notwithstanding any other provision of this Addendum or Agreement, data contributed by Hyattsville Police Department ("Hyattsville PD Data") shall not be provided, disclosed, or otherwise made accessible to any third parties without the express prior written consent of Hyattsville PD. For further clarity, Hyattsville PD Data shall not be accessible to, shared with, or disclosed to the Department of Homeland Security Immigration and Customs Enforcement ("DHS ICE") under any circumstances, unless required by applicable law or pursuant to a valid court order, and Hyattsville PD will be notified promptly of any such legal requirement.

Customer will not provide a de-identified subset of its data to third parties (initials _____).

1. **FBI CJIS SECURITY ADDENDUM.** This Addendum incorporates by reference the requirements of the FBI CJIS Security Policy and the FBI CJIS Security Addendum (FBI CJIS Security Policy Appendix H attached hereto as Exhibit A), as in force as of the date of this Addendum and as may, from time to time hereafter, be amended. The parties warrant that they have the technological capability to handle Criminal Justice Information (CJI), as that term is defined by the FBI CJIS Security Policy, in the manner required by the CJIS Security Policy. The parties expressly acknowledge that the CJIS Security Policy places restrictions and

limitations on the access to, use of, and dissemination of CJI and hereby warrant that their respective systems abide by those restrictions and limitations.

2. **GOOGLE GEOCODER.** LN uses Google Geocoder to geocode address locations that do not already contain "X" and "Y" coordinates. Any "X" and "Y" coordinate information provided by the Customer is assumed by LN to be accurate and will not be geocoded by Google Geocoder. Crime dot locations geocoded by Google Geocoder as displayed in PSDEX are approximate due to automated location methods and address inconsistencies.
3. **DATA DISCLAIMER.** LN is not responsible for the loss of any data or the accuracy of the data, or for any errors or omissions in the LN Services or the use of the LN Services or data therein by any third party, including the public or any law enforcement or governmental agencies. Due to the nature of the origin of public safety information, the data contained in PSDEX may contain errors. Source data is sometimes reported or entered inaccurately, processed poorly or incorrectly, and is generally not free from defect. The LN Services aggregate and report data as provided by PSDEX customers and is not the source of the data, nor is it a comprehensive compilation of all law enforcement data. Before Customer relies on any data, it should be independently verified.
4. **LINKS TO THIRD PARTY SITES.** PSDEX may contain links or produce search results that reference links to third party websites ("Linked Sites"). LN has no control over these Linked Sites or the content within them. LN cannot and does not guarantee, represent, or warrant that the content contained in the Linked Sites,

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including, without limitation other links, is accurate, legal, and/or inoffensive. LN does not endorse the content of any Linked Site, nor does it warrant that a Linked Site will not contain computer viruses or other harmful code. By using PSDEX to search for or link to Linked Sites, Customer agrees and understands that such use is entirely at its own risk, and that Customer may not make any claim against LN for any damages or losses whatsoever resulting from such use.

5. **OWNERSHIP OF SUBMITTED CONTENT.** All information provided by a PSDEX customer is offered and owned by that customer. Unless otherwise indicated by written request from Customer, all data will be retained by LN and remain accessible by others in accordance with the provisions of this Addendum.

AUTHORIZATION AND ACCEPTANCE

I HEREBY CERTIFY that I am authorized to execute this Addendum on behalf of Customer.

Required: Customer ORI number (Originating Agency Identifier): _____ **CUSTOMER:**

Signature: _____

Print: _____

Title: _____

Date: _____

Exhibit A

**FEDERAL BUREAU OF INVESTIGATION
CRIMINAL JUSTICE INFORMATION SERVICES
SECURITY ADDENDUM**

The goal of this document is to augment the CJIS Security Policy to ensure adequate security is provided for criminal justice systems while (1) under the control or management of a private entity or (2) connectivity to FBI CJIS Systems has been provided to a private entity (contractor). Adequate security is defined in Office of Management and Budget Circular A-130 as "security commensurate with the risk and magnitude of harm resulting from the loss, misuse, or unauthorized access to or modification of information."

The intent of this Security Addendum is to require that the Contractor maintain a security program consistent with federal and state laws, regulations, and standards (including the CJIS Security Policy in effect when the contract is executed), as well as with policies and standards established by the Criminal Justice Information Services (CJIS) Advisory Policy Board (APB).

This Security Addendum identifies the duties and responsibilities with respect to the installation and maintenance of adequate internal controls within the contractual relationship so that the security and integrity of the FBI's information resources are not compromised. The security program shall include consideration of personnel security, site security, system security, and data security, and technical security.

The provisions of this Security Addendum apply to all personnel, systems, networks and support facilities supporting and/or acting on behalf of the government agency.

1.00 Definitions

1.01 Contracting Government Agency (CGA) - the government agency, whether a Criminal Justice Agency or a Noncriminal Justice Agency, which enters into an agreement with a private contractor subject to this Security Addendum.

1.02 Contractor - a private business, organization or individual which has entered into an agreement for the administration of criminal justice with a Criminal Justice Agency or a Noncriminal Justice Agency.

2.00 Responsibilities of the Contracting Government Agency.

2.01 The CGA will ensure that each Contractor employee receives a copy of the Security Addendum and the CJIS Security Policy and executes an acknowledgment of such receipt and the contents of the Security Addendum. The signed acknowledgments shall remain in the possession of the CGA and available for audit purposes. The acknowledgement may be signed by hand or via digital signature (see glossary for definition of digital signature).

3.00 Responsibilities of the Contractor.

3.01 The Contractor will maintain a security program consistent with federal and state laws, regulations, and standards (including the CJIS Security Policy in effect when the contract is executed and all subsequent versions), as well as with policies and standards established by the Criminal Justice Information Services (CJIS) Advisory Policy Board (APB).

4.00 Security Violations.

4.01 The CGA must report security violations to the CJIS Systems Officer (CSO) and the Director, FBI, along with indications of actions taken by the CGA and Contractor.

4.02 Security violations can justify termination of the appended agreement.

4.03 Upon notification, the FBI reserves the right to:

- a. Investigate or decline to investigate any report of unauthorized use;
- b. Suspend or terminate access and services, including telecommunications links. The FBI will provide the CSO with timely written notice of the suspension. Access and services will be reinstated only after satisfactory assurances have been provided to the FBI by the CGA and Contractor. Upon termination, the Contractor's records containing CHRI must be deleted or returned to the CGA.

5.00 Audit

5.01 The FBI is authorized to perform a final audit of the Contractor's systems after termination of the Security Addendum.

6.00 Scope and Authority

6.01 This Security Addendum does not confer, grant, or authorize any rights, privileges, or obligations on any persons other than the Contractor, CGA, CJA (where applicable), CSA, and FBI.

6.02 The following documents are incorporated by reference and made part of this agreement: (1) the Security Addendum; (2) the NCIC 2000 Operating Manual; (3) the CJIS Security Policy; and (4) Title 28, Code of Federal Regulations, Part 20. The parties are also subject to applicable federal and state laws and regulations.

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6.03 The terms set forth in this document do not constitute the sole understanding by and between the parties hereto; rather they augment the provisions of the CJIS Security Policy to provide a minimum basis for the security of the system and contained information and it is understood that there may be terms and conditions of the appended Agreement which impose more stringent requirements upon the Contractor.

6.04 This Security Addendum may only be modified by the FBI, and may not be modified by the parties to the appended Agreement without the consent of the FBI.

6.05 All notices and correspondence shall be forwarded by First Class mail to:

Information Security Officer
Criminal Justice Information Services Division, FBI
1000 Custer Hollow Road
Clarksburg, West Virginia 26306

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**Accurant Virtual Crime Center/Accurant Crime Analysis/
LexisNexis Community Crime Map/
AVCC XML Addendum**

Consortium Sub-Agency

This Accurant Virtual Crime Center/Accurant Crime Analysis/LexisNexis Community Crime Map/AVCC XML Addendum ("Addendum") sets forth additional or amended terms and conditions for the use of Accurant Virtual Crime Center; Accurant Crime Analysis; LexisNexis Community Crime Map; and/or AVCC XML (the "LN Services" provided herein), which are in addition to, and without limitation of, the terms and conditions set forth in the services agreement between the Consortium Lead Agency _____ and LexisNexis Risk Solutions FL Inc. or its affiliated entity ("LN") for the LN Services (such services agreement, the "Agreement"). As the Consortium SubAgency signing below ("Customer"), your use of the LN Services is subject to the Agreement signed by the Consortium Lead Agency identified above, and this Addendum. A substantially similar version of the Agreement may be found at <http://www.lexisnexis.com/risk/masterterms/government/>. The LN Services subscribed to herein will be _____. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement.

I. Public Safety Data Exchange Database

1. LN, as a vendor that processes information for its government customers, maintains the LexisNexis Public Safety Data Exchange Database ("PSDEX"), which contains information related to public safety and law enforcement investigations. PSDEX is compiled from information submitted by PSDEX customers and enhanced by LN data and technology such as LexID or data updates to allow LN's PSDEX customers to easily search and access information beyond their jurisdiction for analysis, investigations and reporting or other applications to accomplish their mission.
2. In exchange for good and valuable consideration, including access to PSDEX, Customer hereby agrees to contribute public safety information (the "Customer Data Contribution") that it and other PSDEX customers may use for analysis, investigations and reporting or other applications to accomplish their mission.
3. LN's obligations.
 - a. LN agrees to provide PSDEX information to Customer.
 - b. LN agrees to provide Customer with instructions for submitting information to the PSDEX database and for using the PSDEX service.
 - c. LN agrees to provide all LN employees, with physical or logical access to Customer Data Contributions, level four security awareness training as defined and listed in the Criminal Justice Information Services (CJIS) Security Policy.
 - d. LN agrees to access, store, and process Customer's Customer Data Contributions in accordance with the CJIS Security Policy, to the extent applicable to LN's accessing, storage, and processing of such data.
4. Customer obligations.
 - a. Customer agrees to submit to LN, with reasonable promptness and consistency, Customer Data Contributions. The Hyattsville PD data available in AVCC and used in Prince George's County will include incidents from both their Record Management System and their Computer Aided Dispatch System.
 - b. Customer acknowledges and agrees that it is solely responsible for the content of the Customer Data Contributions submitted to LN and that it shall use reasonable care to ensure the information submitted is a reasonable reflection of the actual report. Each submission to LN with respect to an incident or subject constitutes a Customer Data Contribution.
 - c. Customer's disclosure of information to LN is and will be in compliance with all applicable laws, regulations and rulings.
 - d. Customer agrees to access, store, and process other customer's Customer Data Contributions in accordance with the CJIS Security Policy, to the extent applicable to Customer's accessing, storage, and processing of such data.
 - e. Customer agrees to notify LN promptly of any change in status, factual background, circumstances or errors concerning any Customer Data Contribution previously provided to LN. Customer further agrees to submit corrected information in a timely manner. Customer agrees that it will fully and promptly cooperate with LN should any inquiry about the Customer Data Contributions arise.

- f. The following named individual/department shall serve as the contact person(s) for submissions made to LN. The contact person shall respond to requests from LN for clarification or updates on incident reports submitted by Customer during normal business hours, and Customer will not

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unreasonably withhold from LN information on any such submission. LN shall not reveal the identity of the Customer's contact person(s) to any other PSDEX customer without Customer's consent.

Name: _____
Title: _____
Address: _____

Phone: _____
Fax: _____
Email: _____

- g. Customer agrees that it will access information contributed to PSDEX by other customers only through LN and any Customer employee permitted access to PSDEX by Customer shall be a CJI Authorized User/Personnel that has undergone appropriate Security Awareness Training as those terms are used in the CJIS Security Policy.
- h. Customer agrees that, to the extent permitted under applicable law, LN and all other PSDEX customers shall not be liable to Customer, and Customer hereby releases LN and all other PSDEX customers from liability to Customer, for any claims, damages, liabilities, losses and injuries arising out of, or caused in whole or in part by LN or each such other PSDEX customer's acts and omissions in reporting or updating Customer Data Contributions for inclusion in PSDEX. Other PSDEX customers are intended to be third party beneficiaries of this paragraph.

II. General Terms

1. **LICENSE GRANT.** Customer, at no charge, hereby grants to LN a paid up, irrevocable, worldwide, nonexclusive license to use, adapt, compile, aggregate, create derivative works, transfer, transmit, publish and distribute the Customer Data Contributions (1) to PSDEX customers; and (2) by agreement by initialing below, a de-identified subset (e.g., crime type, date/time of the incident, and the area that the incident has occurred) to third-parties assisting the public with a view of de-identified crime data. For purposes of clarification, Customer is the owner of its Customer Data Contributions and is hereby licensing to LN a copy of its Customer Data Contributions.

2. Hyattsville PD Data Non-Disclosure Provision

For purposes of clarification, Customer is the owner of its Customer Data Contributions and is hereby licensing to LN a copy of its Customer Data Contributions. Notwithstanding any other provision of this Addendum or Agreement, data contributed by Hyattsville Police Department ("Hyattsville PD Data") shall not be provided, disclosed, or otherwise made accessible to any third parties without the express prior written consent of Hyattsville PD. For further clarity, Hyattsville PD Data shall not be accessible to, shared with, or disclosed to the Department of Homeland Security Immigration and Customs Enforcement ("DHS ICE") under any circumstances, unless required by applicable law or pursuant to a court order or subpoena, and Hyattsville PD will be notified promptly upon receipt of a request for such information. LN will provide such notice unless prohibited from doing so by the terms of the subpoena, court order, or applicable law.

Customer will not provide a de-identified subset of its data to third parties (initials _____).

1. **FBI CJIS SECURITY ADDENDUM.** This Addendum incorporates by reference the requirements of the FBI CJIS Security Policy and the FBI CJIS Security Addendum (FBI CJIS Security Policy Appendix H attached hereto as Exhibit A), as in force as of the date of this Addendum and as may, from time to time hereafter, be amended. The parties warrant that they have the technological capability to handle Criminal Justice Information (CJI), as that term is defined by the FBI CJIS Security Policy, in the manner required by the CJIS

Security Policy. The parties expressly acknowledge that the CJIS Security Policy places restrictions and limitations on the access to, use of, and dissemination of CJI and hereby warrant that their respective systems abide by those restrictions and limitations.

2. **GOOGLE GEOCODER.** LN uses Google Geocoder to geocode address locations that do not already contain "X" and "Y" coordinates. Any "X" and "Y" coordinate information provided by the Customer is assumed by LN to be accurate and will not be geocoded by Google Geocoder. Crime dot locations geocoded by Google Geocoder as displayed in PSDEX are approximate due to automated location methods and address inconsistencies.
3. **DATA DISCLAIMER.** LN is not responsible for the loss of any data or the accuracy of the data, or for any errors or omissions in the LN Services or the use of the LN Services or data therein by any third party, including the public or any law enforcement or governmental agencies. Due to the nature of the origin of public safety information, the data contained in PSDEX may contain errors. Source data is sometimes reported or entered inaccurately, processed poorly or incorrectly, and is generally not free from defect. The LN Services aggregate and report data as provided by PSDEX customers and is not the source of the data, nor is it a comprehensive compilation of all law enforcement data. Before Customer relies on any data, it should be independently verified.
4. **LINKS TO THIRD PARTY SITES.** PSDEX may contain links or produce search results that reference links to third party websites ("Linked Sites"). LN has no control over these Linked Sites or the content within them. LN cannot and does not guarantee, represent, or warrant that the content contained in the Linked Sites,

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including, without limitation other links, is accurate, legal, and/or inoffensive. LN does not endorse the content of any Linked Site, nor does it warrant that a Linked Site will not contain computer viruses or other harmful code. By using PSDEX to search for or link to Linked Sites, Customer agrees and understands that such use is entirely at its own risk, and that Customer may not make any claim against LN for any damages or losses whatsoever resulting from such use.

5. **OWNERSHIP OF SUBMITTED CONTENT.** All information provided by a PSDEX customer is offered and owned by that customer. Unless otherwise indicated by written request from Customer, all data will be retained by LN and remain accessible by others in accordance with the provisions of this Addendum.

AUTHORIZATION AND ACCEPTANCE

I HEREBY CERTIFY that I am authorized to execute this Addendum on behalf of Customer.

Required: Customer ORI number (Originating Agency Identifier): _____ **CUSTOMER:**

Signature: _____

Print: _____

Title: _____

Date: _____

Exhibit A

**FEDERAL BUREAU OF INVESTIGATION
CRIMINAL JUSTICE INFORMATION SERVICES
SECURITY ADDENDUM**

The goal of this document is to augment the CJIS Security Policy to ensure adequate security is provided for criminal justice systems while (1) under the control or management of a private entity or (2) connectivity to FBI CJIS Systems has been provided to a private entity (contractor). Adequate security is defined in Office of Management and Budget Circular A-130 as "security commensurate with the risk and magnitude of harm resulting from the loss, misuse, or unauthorized access to or modification of information."

The intent of this Security Addendum is to require that the Contractor maintain a security program consistent with federal and state laws, regulations, and standards (including the CJIS Security Policy in effect when the contract is executed), as well as with policies and standards established by the Criminal Justice Information Services (CJIS) Advisory Policy Board (APB).

This Security Addendum identifies the duties and responsibilities with respect to the installation and maintenance of adequate internal controls within the contractual relationship so that the security and integrity of the FBI's information resources are not compromised. The security program shall include consideration of personnel security, site security, system security, and data security, and technical security.

The provisions of this Security Addendum apply to all personnel, systems, networks and support facilities supporting and/or acting on behalf of the government agency.

1.00 Definitions

1.01 Contracting Government Agency (CGA) - the government agency, whether a Criminal Justice Agency or a Noncriminal Justice Agency, which enters into an agreement with a private contractor subject to this Security Addendum.

1.02 Contractor - a private business, organization or individual which has entered into an agreement for the administration of criminal justice with a Criminal Justice Agency or a Noncriminal Justice Agency.

2.00 Responsibilities of the Contracting Government Agency.

2.01 The CGA will ensure that each Contractor employee receives a copy of the Security Addendum and the CJIS Security Policy and executes an acknowledgment of such receipt and the contents of the Security Addendum. The signed acknowledgments shall remain in the possession of the CGA and available for audit purposes. The acknowledgement may be signed by hand or via digital signature (see glossary for definition of digital signature).

3.00 Responsibilities of the Contractor.

3.01 The Contractor will maintain a security program consistent with federal and state laws, regulations, and standards (including the CJIS Security Policy in effect when the contract is executed and all subsequent versions), as well as with policies and standards established by the Criminal Justice Information Services (CJIS) Advisory Policy Board (APB).

4.00 Security Violations.

4.01 The CGA must report security violations to the CJIS Systems Officer (CSO) and the Director, FBI, along with indications of actions taken by the CGA and Contractor.

4.02 Security violations can justify termination of the appended agreement.

4.03 Upon notification, the FBI reserves the right to:

- a. Investigate or decline to investigate any report of unauthorized use;
- b. Suspend or terminate access and services, including telecommunications links. The FBI will provide the CSO with timely written notice of the suspension. Access and services will be reinstated only after satisfactory assurances have been provided to the FBI by the CGA and Contractor. Upon termination, the Contractor's records containing CHRI must be deleted or returned to the CGA.

5.00 Audit

5.01 The FBI is authorized to perform a final audit of the Contractor's systems after termination of the Security Addendum.

6.00 Scope and Authority

6.01 This Security Addendum does not confer, grant, or authorize any rights, privileges, or obligations on any persons other than the Contractor, CGA, CJA (where applicable), CSA, and FBI.

6.02 The following documents are incorporated by reference and made part of this agreement: (1) the Security Addendum; (2) the NCIC 2000 Operating Manual; (3) the CJIS Security Policy; and (4) Title 28, Code of Federal Regulations, Part 20. The parties are also subject to applicable federal and state laws and regulations.

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6.03 The terms set forth in this document do not constitute the sole understanding by and between the parties hereto; rather they augment the provisions of the CJIS Security Policy to provide a minimum basis for the security of the system and contained information and it is understood that there may be terms and conditions of the appended Agreement which impose more stringent requirements upon the Contractor.

6.04 This Security Addendum may only be modified by the FBI, and may not be modified by the parties to the appended Agreement without the consent of the FBI.

6.05 All notices and correspondence shall be forwarded by First Class mail to:

Information Security Officer
Criminal Justice Information Services Division, FBI
1000 Custer Hollow Road
Clarksburg, West Virginia 26306

(Q3.21.v1)

**Accurant Virtual Crime Center/Accurant Crime Analysis/
LexisNexis Community Crime Map/
AVCC XML Addendum**

Consortium Sub-Agency

This Accurant Virtual Crime Center/Accurant Crime Analysis/LexisNexis Community Crime Map/AVCC XML Addendum ("Addendum") sets forth additional or amended terms and conditions for the use of Accurant Virtual Crime Center; Accurant Crime Analysis; LexisNexis Community Crime Map; and/or AVCC XML (the "LN Services" provided herein), which are in addition to, and without limitation of, the terms and conditions set forth in the services agreement between the Consortium Lead Agency _____ and LexisNexis Risk Solutions FL Inc. or its affiliated entity ("LN") for the LN Services (such services agreement, the "Agreement"). As the Consortium SubAgency signing below ("Customer"), your use of the LN Services is subject to the Agreement signed by the Consortium Lead Agency identified above, and this Addendum. A substantially similar version of the Agreement may be found at <http://www.lexisnexis.com/risk/masterterms/government/>. The LN Services subscribed to herein will be _____. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement.

I. Public Safety Data Exchange Database

1. LN, as a vendor that processes information for its government customers, maintains the LexisNexis Public Safety Data Exchange Database ("PSDEX"), which contains information related to public safety and law enforcement investigations. PSDEX is compiled from information submitted by PSDEX customers and enhanced by LN data and technology such as LexID or data updates to allow LN's PSDEX customers to easily search and access information beyond their jurisdiction for analysis, investigations and reporting or other applications to accomplish their mission.
2. In exchange for good and valuable consideration, including access to PSDEX, Customer hereby agrees to contribute public safety information (the "Customer Data Contribution") that it and other PSDEX customers may use for analysis, investigations and reporting or other applications to accomplish their mission.
3. LN's obligations.
 - a. LN agrees to provide PSDEX information to Customer.
 - b. LN agrees to provide Customer with instructions for submitting information to the PSDEX database and for using the PSDEX service.
 - c. LN agrees to provide all LN employees, with physical or logical access to Customer Data Contributions, level four security awareness training as defined and listed in the Criminal Justice Information Services (CJIS) Security Policy.
 - d. LN agrees to access, store, and process Customer's Customer Data Contributions in accordance with the CJIS Security Policy, to the extent applicable to LN's accessing, storage, and processing of such data.
4. Customer obligations.
 - a. Customer agrees to submit to LN, with reasonable promptness and consistency, Customer Data Contributions. The Hyattsville PD data available in AVCC and used in Prince George's County will include incidents from both their Record Management System and their Computer Aided Dispatch System.
 - b. Customer acknowledges and agrees that it is solely responsible for the content of the Customer Data Contributions submitted to LN and that it shall use reasonable care to ensure the information submitted is a reasonable reflection of the actual report. Each submission to LN with respect to an incident or subject constitutes a Customer Data Contribution.
 - c. Customer's disclosure of information to LN is and will be in compliance with all applicable laws, regulations and rulings.
 - d. Customer agrees to access, store, and process other customer's Customer Data Contributions in accordance with the CJIS Security Policy, to the extent applicable to Customer's accessing, storage, and processing of such data.
 - e. Customer agrees to notify LN promptly of any change in status, factual background, circumstances or errors concerning any Customer Data Contribution previously provided to LN. Customer further agrees to submit corrected information in a timely manner. Customer agrees that it will fully and promptly cooperate with LN should any inquiry about the Customer Data Contributions arise.

- f. The following named individual/department shall serve as the contact person(s) for submissions made to LN. The contact person shall respond to requests from LN for clarification or updates on incident reports submitted by Customer during normal business hours, and Customer will not

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unreasonably withhold from LN information on any such submission. LN shall not reveal the identity of the Customer's contact person(s) to any other PSDEX customer without Customer's consent.

Name: _____
Title: _____
Address: _____

Phone: _____
Fax: _____
Email: _____

- g. Customer agrees that it will access information contributed to PSDEX by other customers only through LN and any Customer employee permitted access to PSDEX by Customer shall be a CJI Authorized User/Personnel that has undergone appropriate Security Awareness Training as those terms are used in the CJIS Security Policy.
- h. Customer agrees that, to the extent permitted under applicable law, LN and all other PSDEX customers shall not be liable to Customer, and Customer hereby releases LN and all other PSDEX customers from liability to Customer, for any claims, damages, liabilities, losses and injuries arising out of, or caused in whole or in part by LN or each such other PSDEX customer's acts and omissions in reporting or updating Customer Data Contributions for inclusion in PSDEX. Other PSDEX customers are intended to be third party beneficiaries of this paragraph.

II. General Terms

1. **LICENSE GRANT.** Customer, at no charge, hereby grants to LN a paid up, irrevocable, worldwide, nonexclusive license to use, adapt, compile, aggregate, create derivative works, transfer, transmit, publish and distribute the Customer Data Contributions (1) to PSDEX customers; and (2) by agreement by initialing below, a de-identified subset (e.g., crime type, date/time of the incident, and the area that the incident has occurred) to third-parties assisting the public with a view of de-identified crime data. For purposes of clarification, Customer is the owner of its Customer Data Contributions and is hereby licensing to LN a copy of its Customer Data Contributions.
2. **Termination.** Either party may terminate this Agreement immediately upon written notice if the other party materially breaches any provision of these Master Terms and fails to cure such breach within a reasonable period after receiving written notice specifying the breach. In the absence of any breach, either party may terminate this Agreement for any reason by providing the other party with at least thirty (30) days' prior written notice of termination.
3. **Hyattsville PD Data Non-Disclosure Provision**
For purposes of clarification, Customer is the owner of its Customer Data Contributions and is hereby licensing to LN a copy of its Customer Data Contributions. Notwithstanding any other provision of this Addendum or Agreement, data contributed by Hyattsville Police Department ("Hyattsville PD Data") shall not be provided, disclosed, or otherwise made accessible to any third parties without the express prior written consent of Hyattsville PD. For further clarity, Hyattsville PD Data shall not be accessible to, shared with, or disclosed to the Department of Homeland Security Immigration and Customs Enforcement ("DHS ICE") under any circumstances, unless required by applicable law or pursuant to a court order or subpoena, and Hyattsville PD will be notified promptly upon receipt of a request for such information. LN will provide such notice unless prohibited from doing so by the terms of the subpoena, court order, or applicable law. **A breach of this provision shall be considered a material breach.**

Customer will not provide a de-identified subset of its data to third parties (initials _____).

1. **FBI CJIS SECURITY ADDENDUM.** This Addendum incorporates by reference the requirements of the FBI CJIS Security Policy and the FBI CJIS Security Addendum (FBI CJIS Security Policy Appendix H attached hereto as Exhibit A), as in force as of the date of this Addendum and as may, from time to time hereafter, be amended. The parties warrant that they have the technological capability to handle Criminal Justice Information (CJI), as that term is defined by the FBI CJIS Security Policy, in the manner required by the CJIS Security Policy. The parties expressly acknowledge that the CJIS Security Policy places restrictions and limitations on the access to, use of, and dissemination of CJI and hereby warrant that their respective systems abide by those restrictions and limitations.
2. **GOOGLE GEOCODER.** LN uses Google Geocoder to geocode address locations that do not already contain "X" and "Y" coordinates. Any "X" and "Y" coordinate information provided by the Customer is assumed by LN to be accurate and will not be geocoded by Google Geocoder. Crime dot locations geocoded by Google Geocoder as displayed in PSDEX are approximate due to automated location methods and address inconsistencies.
3. **DATA DISCLAIMER.** LN is not responsible for the loss of any data or the accuracy of the data, or for any errors or omissions in the LN Services or the use of the LN Services or data therein by any third party, including the public or any law enforcement or governmental agencies. Due to the nature of the origin of public safety information, the data contained in PSDEX may contain errors. Source data is sometimes reported or entered inaccurately, processed poorly or incorrectly, and is generally not free from defect. The LN Services aggregate and report data as provided by PSDEX customers and is not the source of the data, nor is it a comprehensive compilation of all law enforcement data. Before Customer relies on any data, it should be independently verified.
4. **LINKS TO THIRD PARTY SITES.** PSDEX may contain links or produce search results that reference links to third party websites ("Linked Sites"). LN has no control over these Linked Sites or the content within them. LN cannot and does not guarantee, represent, or warrant that the content contained in the Linked Sites,

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including, without limitation other links, is accurate, legal, and/or inoffensive. LN does not endorse the content of any Linked Site, nor does it warrant that a Linked Site will not contain computer viruses or other harmful code. By using PSDEX to search for or link to Linked Sites, Customer agrees and understands that such use is entirely at its own risk, and that Customer may not make any claim against LN for any damages or losses whatsoever resulting from such use.

5. **OWNERSHIP OF SUBMITTED CONTENT.** All information provided by a PSDEX customer is offered and owned by that customer. Unless otherwise indicated by written request from Customer, all data will be retained by LN and remain accessible by others in accordance with the provisions of this Addendum.

AUTHORIZATION AND ACCEPTANCE

I HEREBY CERTIFY that I am authorized to execute this Addendum on behalf of Customer.

Required: Customer ORI number (Originating Agency Identifier): _____ **CUSTOMER:**

Signature: _____

Print: _____

Title: _____

Date: _____

Exhibit A

**FEDERAL BUREAU OF INVESTIGATION
CRIMINAL JUSTICE INFORMATION SERVICES
SECURITY ADDENDUM**

The goal of this document is to augment the CJIS Security Policy to ensure adequate security is provided for criminal justice systems while (1) under the control or management of a private entity or (2) connectivity to FBI CJIS Systems has been provided to a private entity (contractor). Adequate security is defined in Office of Management and Budget Circular A-130 as "security commensurate with the risk and magnitude of harm resulting from the loss, misuse, or unauthorized access to or modification of information."

The intent of this Security Addendum is to require that the Contractor maintain a security program consistent with federal and state laws, regulations, and standards (including the CJIS Security Policy in effect when the contract is executed), as well as with policies and standards established by the Criminal Justice Information Services (CJIS) Advisory Policy Board (APB).

This Security Addendum identifies the duties and responsibilities with respect to the installation and maintenance of adequate internal controls within the contractual relationship so that the security and integrity of the FBI's information resources are not compromised. The security program shall include consideration of personnel security, site security, system security, and data security, and technical security.

The provisions of this Security Addendum apply to all personnel, systems, networks and support facilities supporting and/or acting on behalf of the government agency.

1.00 Definitions

1.01 Contracting Government Agency (CGA) - the government agency, whether a Criminal Justice Agency or a Noncriminal Justice Agency, which enters into an agreement with a private contractor subject to this Security Addendum.

1.02 Contractor - a private business, organization or individual which has entered into an agreement for the administration of criminal justice with a Criminal Justice Agency or a Noncriminal Justice Agency.

2.00 Responsibilities of the Contracting Government Agency.

2.01 The CGA will ensure that each Contractor employee receives a copy of the Security Addendum and the CJIS Security Policy and executes an acknowledgment of such receipt and the contents of the Security Addendum. The signed acknowledgments shall remain in the possession of the CGA and available for audit purposes. The acknowledgement may be signed by hand or via digital signature (see glossary for definition of digital signature).

3.00 Responsibilities of the Contractor.

3.01 The Contractor will maintain a security program consistent with federal and state laws, regulations, and standards (including the CJIS Security Policy in effect when the contract is executed and all subsequent versions), as well as with policies and standards established by the Criminal Justice Information Services (CJIS) Advisory Policy Board (APB).

4.00 Security Violations.

4.01 The CGA must report security violations to the CJIS Systems Officer (CSO) and the Director, FBI, along with indications of actions taken by the CGA and Contractor.

4.02 Security violations can justify termination of the appended agreement.

4.03 Upon notification, the FBI reserves the right to:

- a. Investigate or decline to investigate any report of unauthorized use;
- b. Suspend or terminate access and services, including telecommunications links. The FBI will provide the CSO with timely written notice of the suspension. Access and services will be reinstated only after satisfactory assurances have been provided to the FBI by the CGA and Contractor. Upon termination, the Contractor's records containing CHRI must be deleted or returned to the CGA.

5.00 Audit

5.01 The FBI is authorized to perform a final audit of the Contractor's systems after termination of the Security Addendum.

6.00 Scope and Authority

6.01 This Security Addendum does not confer, grant, or authorize any rights, privileges, or obligations on any persons other than the Contractor, CGA, CJA (where applicable), CSA, and FBI.

6.02 The following documents are incorporated by reference and made part of this agreement: (1) the Security Addendum; (2) the NCIC 2000 Operating Manual; (3) the CJIS Security Policy; and (4) Title 28, Code of Federal Regulations, Part 20. The parties are also subject to applicable federal and state laws and regulations.

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6.03 The terms set forth in this document do not constitute the sole understanding by and between the parties hereto; rather they augment the provisions of the CJIS Security Policy to provide a minimum basis for the security of the system and contained information and it is understood that there may be terms and conditions of the appended Agreement which impose more stringent requirements upon the Contractor.

6.04 This Security Addendum may only be modified by the FBI, and may not be modified by the parties to the appended Agreement without the consent of the FBI.

6.05 All notices and correspondence shall be forwarded by First Class mail to:

Information Security Officer
Criminal Justice Information Services Division, FBI
1000 Custer Hollow Road
Clarksburg, West Virginia 26306

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4931-0201-1774, v. 1

City Council

December 15, 2025

Submitted by: Alison Weikel
Submitting Department: Police
Agenda Section: Action Items

Item Title:
Subscription Services Agreement with LeadsOnline

Suggested Action:

I move Mayor and Council to authorize the City Administrator to enter into a Subscription Services Agreement with LeadsOnline for a term of three (3) years not to exceed \$24,412.24 of grant funds from the Governor's Office of Crime Prevention and Policy Gun Reduction Grant.

Legal Review Required?

Completed

Summary Background:

On November 12, 2024, the City was awarded a FY2024 Grant Award from the Governor's Office of Crime Prevention and Control (GOCCP) in the amount of \$25,000 in order to procure gun reduction technology software. The grant was accepted by the City Council at the September 15, 2025 meeting. The City has chosen LeadsOnline, an online investigation software system and support services with a term of three years not to exceed \$24,412.24.

LeadsOnline is a nationally utilized investigative platform that enables law enforcement agencies to efficiently query pawn and secondhand transaction records. This significantly enhances our ability to identify stolen property, develop investigative leads, and support successful case outcomes. In addition to its core functions, LeadsOnline incorporates two advanced analytical tools, CellHawk and Nighthawk, which will greatly expand our analytical and intelligence capabilities. These tools allow us to import and analyze legally obtained data sets, including call detail records, forensic phone extraction data, and other digital evidence. Once uploaded, the system automatically maps, visualizes, and correlates key information. This includes geographic plotting of device locations, comparison of contact lists, identification of shared numbers or communication patterns across cases, and cross-referencing potential suspects with other active investigations or watchlists. This functionality is particularly valuable when investigating cases involving multiple suspects, coordinated groups, or a series of related offenses. It provides investigators with a comprehensive and data-driven understanding of how individuals, locations, and events may be connected, thereby improving both the accuracy and efficiency of our investigations. Importantly, all data imported into the system remains fully restricted to our department. No other agency has access to our data sets, ensuring confidentiality and preserving investigative integrity at all times.

Next Steps:

Authorize agreement

Fiscal Impact:

Grant funds of \$24,412.24

City Administrator Comments:

This is another tool to support investigation efforts. The site allows officers/detectives to determine if property is stolen, moved, and the possible location. All data imported into the system remains fully restricted to our department. No other agency has access to our data sets. This ensures confidentiality and preserves investigative integrity at all times.

Community Engagement:

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community

SUBSCRIPTION SERVICES AGREEMENT

This Subscription Services Agreement (**Agreement**) is between LeadsOnline, LLC, a Delaware limited liability company (**LeadsOnline**), City of Hyattsville, Maryland (**Customer**), and is effective as of the date of the last signature below. This Agreement contemplates one or more Order Forms for Services, which are governed by the terms of this Agreement.

1. SERVICE

- a. This Agreement and the applicable Order Form provide Customer access to and usage of solution services involving hardware devices provided by LeadsOnline with accompanying software needed to operate such hardware and/or an Internet-based software service, including, without limitation, its features, functions, and user interface, and underlying software, which may be limited to a set number of Eligible Users, as defined and specified on an Order Form (**Service**).

2. USE OF SERVICE

- a. **Customer Owned Data.** All data, information, images, and files uploaded or otherwise entered by Customer into the Service remains the property of Customer, as between LeadsOnline and Customer (**Customer Property**), unless otherwise specified in the applicable Order Form regarding licensing terms for the Service offered under said Order Form.
- b. **Responsibilities for Customer Property.** Customer represents and warrants to LeadsOnline that Customer has provided all required notices and has obtained all required licenses, permissions, and consents regarding Customer Property for use within the Service under this Agreement. Customer grants LeadsOnline the right to use the Customer Property solely for Purposes of performing under this Agreement (which includes, without limitation, the right for LeadsOnline to enhance its technology and offerings). LeadsOnline will purge any or all Customer Property upon Customer's written request. Customer may export its Customer Property as allowed by functionality within the Service.
- c. **General Responsibilities.** Customer must (i) ensure that access to Service and information produced by or derived from it is limited to the Purpose defined in the Order Form, (ii) maintain any data accessed, received or otherwise derived from Service according to all applicable statutes, laws and regulations for use and disclosure of non-public personal information, (iii) connect to Service only using devices and browsers with proper encryption, (iv) promptly notify LeadsOnline (within the Service or by email to support@leadsonline.com) when an Eligible User is no longer employed by Customer or is no longer authorized to access Service, (v) ensure that each Eligible User is acting within the bounds of their authority from Customer and within their legal rights to search, possess, enter, analyze and use, all information and data submitted to and received from the Service, (vi) refrain from any use, misuse or actions related to Service or Data that infringe, misappropriate, or otherwise violate any right of anyone, or that violate any applicable law, and ensure that any instructions or directives Customer gives to or regarding anyone do not conflict with applicable laws, (vii) use any hardware provided by LeadsOnline solely for the Purpose defined in the Order Form and in accordance with all applicable instructions, policies, and documentation provided by LeadsOnline, (viii) ensure that the hardware is used only by Eligible Users authorized under this Agreement and is not transferred, loaned, or sublicensed to any unauthorized person or entity, (ix) keep all hardware provided as part of the Service in good working condition, refrain from any unauthorized repairs, modifications, or tampering, and promptly notify LeadsOnline of any malfunction, damage, or loss, and (x) verify the accuracy, timeliness, context and relevance of information or communication from Service or personnel prior to taking action. Customer acknowledges that LeadsOnline does not enforce laws, does not provide legal advice, and does not claim to have authority or expertise in legal or law enforcement matters.
- d. **Governmental Agency Public Records Clause.** If Customer is a government agency and is required by law to permit the inspection and copying of public records, Customer acknowledges the Service contains information protected by exemptions to public disclosure laws in many states, and if Customer searches the Service in response to a request for Public Records, Customer is acting on its own accord. LeadsOnline does not grant Customer access to the Service for the Purpose of searching for or creating records to respond to a public records request when Customer did not have the record in its possession at the time of the request.
- e. **Customer Responsibilities.** Customer: (i) must keep its passwords secure and confidential and use industry-standard password management practices, and ensure that any credentials related to the hardware under the Service are protected from unauthorized access; (ii) is responsible for its access control policies and administration of access rights to its account within the Service, the acts and omissions of its users, and the legality and accuracy of any data submitted to the Service, may not share any access credentials and must also prevent unauthorized access, tampering, or misuse of any hardware provided under the Service; (iii) must use commercially reasonable efforts to prevent unauthorized access to its account, and notify LeadsOnline promptly of any such unauthorized access; (iv) may use the Service and any associated hardware only in accordance with the Service's technical

documentation (including without limitation, video tutorials) and applicable law; and (v) must follow all provided guidelines for hardware setup, maintenance, and operation to ensure compliance and functionality under the Service.

- f. **LeadsOnline Support.** Unless otherwise specified in the applicable Order Form, LeadsOnline must provide Customer support for the Service under the terms of LeadsOnline's Customer Support Policy (**Support**), which is located at leadsonline.com/customer-support.

3. WARRANTY DISCLAIMER

- a. **THE SERVICE IS PROVIDED 'AS IS' WITHOUT WARRANTY. LEADSONLINE DISCLAIMS ALL WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE. WHILE LEADSONLINE TAKES REASONABLE PHYSICAL, TECHNICAL, AND ADMINISTRATIVE MEASURES TO SECURE THE SERVICE, CUSTOMER UNDERSTANDS THAT THE SERVICE MAY NOT BE ERROR FREE, AND USE MAY BE INTERRUPTED.**
- b. While Customer acknowledges that the Service may not be error-free and may not fully meet Customer's expectations, LeadsOnline does warrant that the Service is free from defects that will substantially affect performance, and that it has used commercially available tools designed to discern that no viruses or other security defects are present. LeadsOnline further warrants that the Service will function substantially in accordance with the Order Form. LeadsOnline will not intentionally introduce any virus, Trojan horse, spyware, malware, or other malicious code designed to erase, damage, or unlawfully interfere with Customer's equipment, data, or other programs. Notwithstanding the foregoing, Customer acknowledges and agrees that the Service may contain functionality that allows LeadsOnline to remotely disable or limit the hardware's operation in accordance with this Agreement, including but not limited to instances of non-payment or material breach by Customer.
- c. LeadsOnline cannot control the decisions and actions of Customer. LeadsOnline expressly disclaims and does not undertake or assume any duty, obligation or responsibility for any decisions, actions, reactions, responses, inaction by Customer or any other party as a result of or reliance on, in whole or in part, any use of the Service or information derived from it, or for any consequences or outcomes including death, injury, loss or damage to any property arising from or caused by any such actions decisions, reactions, responses, or inaction.

4. PAYMENT

- a. **Fees and Payment.** Customer must pay all fees as specified on the Order Form, but if not specified, then within 30 days of receipt of an invoice. The fees are exclusive of sales, use, withholding, VAT, and other similar taxes, and if required by law Customer is responsible for payment of such taxes.
- b. **Nonpayment.** LeadsOnline will provide electronic notice (within the Service) and notice to the email registered with LeadsOnline (Customer is responsible for maintaining an updated email address with LeadsOnline) of the non-payment of an open invoice. If the payment is not made within 7 days of the first notice, then LeadsOnline may suspend Service and Support until the amount is paid in full or terminate the Service upon 30 days' notice under Section 9(c).

5. MUTUAL CONFIDENTIALITY

- a. **Definition of Confidential Information.** Confidential Information means all non-public information disclosed by a party (**Discloser**) to the other party (**Recipient**), whether orally, visually, or in writing, that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure (**Confidential Information**). LeadsOnline's Confidential Information includes, without limitation, the Service. Customer's Confidential Information includes, without limitation, the Customer Property.
- b. **Protection of Confidential Information.** Recipient must use the same degree of care that it uses to protect the confidentiality of its own confidential information of like kind (but not less than reasonable care) to: (i) not use any Confidential Information of Discloser for any Purpose outside the scope of this Agreement; and (ii) limit access to Confidential Information of Discloser to those of its and its Affiliates' employees and contractors who need that access for Purposes consistent with this Agreement, and who have a legal obligation under law or policy regarding confidentiality or have signed confidentiality Agreements with Recipient containing protections not materially less protective of the Confidential Information than those in this Agreement.
- c. **Exclusions.** Confidential Information *excludes* information that: (i) is or becomes generally known to the public without breach of any obligation owed to Discloser; (ii) was known to the Recipient before its disclosure by the Discloser without breach of any obligation owed to the Discloser; (iii) is received from a third party without breach of any obligation owed to Discloser; or (iv) is independently

developed by the Recipient without use of or access to the Confidential Information. The Recipient may disclose Confidential Information to the extent required by law or court order but will provide Discloser with advance notice to seek a protective order unless otherwise directed by the court.

6. INFORMATION SECURITY

- a. Data Security Measures.** To protect Customer Property from unauthorized disclosure, alteration, or misuse, LeadsOnline shall:
- i. Agree to the terms of the Federal Bureau of Investigation Criminal Justice Information Services (FBI CJIS) Security Addendum.
 - ii. Ensure that LeadsOnline personnel with unescorted access to unencrypted Customer Property and/or physically secure locations have:
 - Completed CJIS Security Awareness Training and have passed the Level Four CJIS Security Test designed for Information technology personnel (system administrators, security administrators, network administrator).
 - Submitted to and successfully passed state of residency and national fingerprint-based record checks.
 - iii. Apply appropriate controls according to the AICPA Trust Services Criteria for Security so as to maintain a secure environment for all Customer Property.
 - iv. Maintain proper encryption of data in transit using 256-Bit Transport Layer Security (TLS) and at rest using FIPS 140-2 standards.
 - v. Maintain advanced firewall and intrusion protection, database partitioning, patch management, account management, identification and authentication, configuration management and third-party application and network penetration tests.
 - vi. Log events relative to access and use of the Services; maintain and protect logs from disclosure, alteration, or misuse.
 - vii. Respond to security incidents; In the event of a data breach (as defined by applicable law), of Customer Property, LeadsOnline will act to eliminate the breach, preserve forensic evidence, and notify Customer without undue delay. LeadsOnline shall have no obligation to notify consumers or regulatory authorities of a breach of Customer data that was not the result of a data security incident experienced by LeadsOnline.
 - viii. Purge any Customer Property upon Customer's written request.

7. INSURANCE

- a. Insurance Policies.** LeadsOnline shall maintain insurance policies for property, general liability, auto, workers compensation, errors and omissions/cyber liability insurance.
- b. Additional Insured.** For the purposes of this Agreement, Customer, its officers, officials, employees, and volunteers shall be deemed additional insureds on the general liability policy with respect to liability arising out of work or operations performed by or on behalf of LeadsOnline. Additional insured coverage shall be evidenced in the form of Blanket Certificate of Endorsement upon Customer's request.

8. PROPERTY

- a. Reservation of Rights.** LeadsOnline and its licensors are the sole owners of the Service, including all associated intellectual property rights, and they remain only with LeadsOnline. Title to any hardware provided under this Agreement passes to Customer upon full payment as specified in the Order Form; however, LeadsOnline retains all intellectual property rights related to any software, firmware, or proprietary technology embedded in or used to operate the hardware. Customer may not remove or modify any proprietary marking or restrictive legends in the Service. LeadsOnline reserves all rights that are not expressly granted in this Agreement.
- b. Restrictions.** Customer *may not*: (i) share, provide, sell, resell, rent, or lease the Service or use it in a service-provider capacity or allow access to the Service, its output, or any associated hardware, software, firmware, or proprietary technology by a third party, except as expressly permitted in this Agreement; (ii) use the Service or any hardware provided as part of the Service, to store or transmit unsolicited marketing emails, libelous, or otherwise objectionable, unlawful, or tortious material, or to store or transmit infringing material in violation of third party rights; (iii) interfere with or disrupt the integrity or performance of the Service, including but not limited to tampering with, modifying, or attempting to bypass any security, tracking, or management features within any software or hardware provided as part of the Service; (iv) attempt to gain unauthorized access to the Service or its related systems or networks or use any automated means to monitor, access or copy any data from the Service; (v) reverse engineer, decompile, disassemble, or

otherwise attempt to discover the underlying technology, software, or firmware of the Service or hardware, or modify, alter, or remove any proprietary markings or security features; (vi) resell, transfer, or dispose of the hardware in a manner inconsistent with this Agreement, including attempting to sublicense or lease it to a third party without LeadsOnline's prior written consent; the Service; or (vii) access the Service to build a competitive service or product, or copy any feature, function, or graphic. LeadsOnline may suspend Service to Customer if LeadsOnline believes in good faith that Customer's use of the Service poses threat to the security, availability, or legality of the Service; in such event, LeadsOnline will work with Customer to address the issue and restore Service as quickly as possible.

- c. **Audit Information.** LeadsOnline logs events related to user registration, contacts, access, and use of the Services for legal, audit, security, and support Purposes (**Audit Information**). Audit Information is not Customer Property.

9. TERM & TERMINATION

- a. **Term.** This Agreement continues until the 30th day after all Order Forms have expired or earlier terminated as provided below.
- b. **Term of Order Forms.** The term of each Order Form is specified in the Order Form.
- c. **Mutual Termination for Material Breach.** If either party is in material breach of this Agreement, the other party may terminate this Agreement at the end of a written 30-day (30) notice/cure period if the breach has not been cured.
- d. **Termination by Mutual Consent.** This Agreement and/or any Order Form may be terminated by the mutual consent of both parties.
- e. **Termination of an Order Form Due to Non-Appropriation of Funds.** Government Customers may terminate services in an Order Form by providing sixty (60) days' written notice to LeadsOnline prior to the next contract year if funding to make the next scheduled payment is not duly appropriated and authorized.
- f. **Return of Customer Property:**
 - Within sixty (60) days after termination, upon written or electronic request LeadsOnline will make the Service available for Customer to export Customer Property as provided in **Section 2(a)**.
 - After such a sixty-day (60) period, LeadsOnline has no obligation to maintain the Customer Property and may destroy it.

10. LIABILITY LIMIT

- a. **Indemnification for Third-Party Claims.** LeadsOnline will defend or settle any third-party claim against Customer to the extent that such claim alleges that the LeadsOnline technology used to provide the Service violates a copyright, patent, or trademark (**IP Indemnity Claim**), if Customer: promptly notifies LeadsOnline of the claim in writing; cooperates with LeadsOnline in the defense; and allows LeadsOnline to solely control the defense or settlement of the claim. Costs. LeadsOnline will pay infringement claim defense costs it incurs in defending Customer, and LeadsOnline-negotiated settlement amounts, and court awarded damages. Process. If such a claim appears likely, then LeadsOnline may modify the Service, procure the necessary rights, or replace it with the functional equivalent. If LeadsOnline determines that none of these are reasonably available, then LeadsOnline may terminate the Service and refund any prepaid and unused fees. Exclusions. LeadsOnline has no obligation for any claim arising from: Customer's misuse of the Services, LeadsOnline's compliance with Customer's designs, specification, instructions, or technical information; a combination of the Service with other technology or aspects where the infringement would not occur but for the combination; Customer's directives, access or use of, or laws or policies applicable to Customer regarding the information and sources thereof accessible via the Services including Customer Property; or technology or aspects not provided by LeadsOnline. **THIS SECTION CONTAINS CUSTOMER'S EXCLUSIVE REMEDIES AND LEADSONLINE'S SOLE LIABILITY FOR INTELLECTUAL PROPERTY INFRINGEMENT CLAIMS.**
- b. **EXCLUSION OF INDIRECT DAMAGES.** TO THE MAXIMUM EXTENT ALLOWED BY LAW, LEADSONLINE IS NOT LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, COSTS OF DELAY; LOSS OF OR UNAUTHORIZED ACCESS TO DATA OR INFORMATION; AND LOST PROFITS, REVENUE, OR ANTICIPATED COST SAVINGS), EVEN IF IT KNOWS OF THE POSSIBILITY OR FORESEEABILITY OF SUCH DAMAGE OR LOSS.
- c. **TOTAL LIMIT ON LIABILITY.** TO THE MAXIMUM EXTENT ALLOWED BY LAW, EXCEPT FOR LEADSONLINE'S INDEMNITY OBLIGATIONS RELATING TO IP INDEMNITY CLAIMS, LEADSONLINE'S TOTAL LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT (WHETHER IN CONTRACT, TORT, OR OTHERWISE) DOES NOT EXCEED THE AMOUNT PAID BY CUSTOMER WITHIN THE 12-MONTH PERIOD PRIOR TO THE EVENT THAT GAVE RISE TO THE LIABILITY, EXCEPT THAT THE ABOVE LIMITATION DOES NOT APPLY TO CUSTOMER'S PAYMENT OBLIGATIONS FOR THE SERVICE.

11. GOVERNING LAW & FORUM

- a. Government Customers.** This Agreement is governed by the laws of the State where Customer is located (without regard to conflicts of law principles) for any dispute between the parties or relating in any way to the subject matter of this Agreement. Any suit or legal proceeding must be exclusively brought in the federal or state courts for the County where Customer is located, and each party submits to this personal jurisdiction and venue. Nothing in this Agreement prevents either party from seeking injunctive relief in a court of competent jurisdiction.
- b. All other Customers.** For all other Customers, this agreement is governed by the laws of the State of Texas (without regard to conflicts of law principles) for any dispute between the parties or relating in any way to the subject matter of this agreement. Any suit or legal proceeding must be exclusively brought in the federal or state courts for Collin County, Texas and Customer submits to this personal jurisdiction and venue. Nothing in this agreement prevents either party from seeking injunctive relief in a court of competent jurisdiction. The prevailing party in any litigation is entitled to recover its attorneys' fees and costs from the other party.

12. OTHER TERMS

- a. Entire Agreement and Changes.** This Agreement and the Order Form constitute the entire Agreement between the parties and supersede any prior or contemporaneous negotiations or Agreements, whether oral or written, related to this subject matter. Customer is not relying on any representation concerning this subject matter, oral or written, not included in this Agreement. No representation, promise, or inducement not included in this Agreement is binding. No modification or waiver of any term of this Agreement is effective unless both parties sign an amendment to this Agreement.
- b. No Assignment.** Neither party may assign or transfer this Agreement to a third party, except that the Agreement and all Order Forms may be assigned without the consent of the other party as part of a merger or sale of all or substantially all a party's businesses, assets, not involving a competitor of the other party, or at any time to an Affiliate.
- c. Export Compliance.** The Service and Confidential Information may be subject to export laws and regulations of the United States and other jurisdictions. Each party represents that it is not named on any U.S. government denied-party list. Neither party will permit its personnel or representatives to access any Service in a U.S.-embargoed country or in violation of any applicable export law or regulation.
- d. Independent Contractors.** The parties are independent contractors with respect to each other, and neither party is an employee, or partner of the other party or the other party's Affiliates.
- e. Enforceability and Force Majeure.** If any term of this Agreement is invalid or unenforceable, the other terms remain in effect. Neither party is liable for its non-performance due to events beyond its reasonable control, including but not limited to natural weather events and disasters, labor disruptions, and disruptions in the supply of utilities.
- f. Money Damages Insufficient.** Any breach by a party of this Agreement or violation of the other party's intellectual property rights could cause irreparable injury or harm to the other party. The other party may seek a court order to stop any breach or avoid any future breach of this Agreement.
- g. No Additional Terms.** LeadsOnline rejects additional or conflicting terms of any Customer form-purchasing document.
- h. Order of Precedence.** If there is an inconsistency between this Agreement and an Order Form, the Order Form prevails.
- i. Survival of Terms.** All provisions of this Agreement regarding payment, confidentiality, indemnification, limitations of liability, proprietary rights, and such other provisions that by fair implication require performance beyond the term of this Agreement shall survive expiration or termination of this Agreement until fully performed or otherwise are inapplicable.
- j. Feedback.** If Customer provides feedback or suggestions about the Service, then LeadsOnline (and those it allows to use its technology) may use such information without obligation to Customer.

< < < SIGNATURE PAGE TO FOLLOW > > >

13. SIGNATURES

- a. Each representative identified below represents and warrants that it has the full power, right and authority to enter into this Agreement on behalf of its respective party.

LEADSONLINE, LLC (LEADSONLINE)
Signature:
Printed Name: Alexander Finley
Title: CEO
Date:
Address: 6900 Dallas Parkway, Suite 825, Plano, TX 75024, United States

CITY OF HYATTSVILLE, MARYLAND (CUSTOMER)
Signature:
Printed Name: Tracey Douglas
Title: City Admin
Date:
Address: 4310 Gallatin Street, Hyattsville, Maryland 20781, United States

LEADSONLINE POWERPLUS INVESTIGATIONS SYSTEM SUBSCRIPTION

ORDER FORM NO. Q-04663 | AGENCY ID: 11563

CUSTOMER:

CITY OF HYATTSVILLE, MARYLAND

UNIT:

POLICE DEPARTMENT

1. SERVICE

Service. LeadsOnline PowerPlus Investigations System Subscription for Law Enforcement Agency users (**Service**).

Authority. Customer represents that it is a law enforcement agency or governing body of a law enforcement agency, an entity duly authorized by municipal, state county or federal government to enforce laws or investigate crimes, and the Eligible Users are employed by Customer in the Unit listed at the top of this Order Form.

2. PURPOSE

Law Enforcement Use. Exclusively for the official law enforcement agency duties of Customer's Unit; information retrieved from the Service is for the exclusive use of Eligible Users with the exception of disclosure necessary to investigate and prosecute crimes within the jurisdiction of and investigated by Customer's Unit.

3. DEFINITIONS

Audit Records means records audit records retained for administrative, legal, audit, or other operational purposes. Audit Records are protected from modification, deletion and unauthorized access and are retained for a minimum of one (1) year.

Deconfliction Data means the subset of data provided to be made aware of activity by another Law Enforcement Official or Law Enforcement Customer regarding a matching person, person of interest, phone number, device identifier, item of property, location, vehicle or other data element to facilitate the benefits of coordinated investigative efforts by Law Enforcement Officials.

Law Enforcement Official means a person employed by and authorized by a Law Enforcement Customer to, in their official duties, access or submit data according to the terms of this agreement.

Reporting Business means any entity that records Transaction Data regarding the receipt or other disposition of merchandise or materials and reports such Transaction Data for access by Law Enforcement Officials according to official request, statutory requirement or otherwise.

Repository Data means data and any other information LeadsOnline has received from entities other than the Customer.

Transaction Data means information provided by Reporting Businesses and Law Enforcement Agencies about transactions, including, but not limited to, the transaction number, make, model, property description, serial number, name, address, identification number, telephone number, date of birth and any images recorded during the course of a transaction according to official request, statutory requirement or otherwise.

Analysis Files means records electronically submitted by a Customer to the Service for automated analysis. Analysis Files include but are not limited to unstructured images, video, audio or text submitted, and data related to communications or movements of devices, vehicles and other entities, which reference data for identifying locations including cell site lists, landmarks, and locations related to crimes. Analysis Files are Customer Property.

4. SERVICE RECIPIENT AND ELIGIBLE USERS

Service Recipient. An unlimited number of authorized personnel of Customer in its Police Department, each with a unique login (**Eligible Users**).

- Eligible User logins may not be shared and individuals who are not Eligible Users may not access the Service.
- During initial onboarding, Customer may provide LeadsOnline with the names and email addresses of Eligible Users.

5. TERM, SERVICE PERIODS AND SUBSCRIPTION FEES

Order Term. This Order Form will become effective as of the Effective Date and remain in effect through the Service Periods listed below (**Initial Term**) and any renewal Service Periods or until termination by LeadsOnline or Customer as described below. The Effective Date shall be defined as the date of the last signature below.

Payment Terms. Payment shall be made on or before each anniversary during the Initial Term and any renewal term thereafter.

START DATE	END DATE	RATE	QTY	SUBTOTAL	DISC.%	TOTAL DUE
July 1, 2025	June 30, 2026	\$4,620.00	1	\$4,620.00	5%	\$4,389.00
July 1, 2026	June 30, 2027	\$4,758.60	1	\$4,758.60	5%	\$4,520.67
July 1, 2027	June 30, 2028	\$4,901.36	1	\$4,901.36	5%	\$4,656.29

Renewals. Neither party is obligated to renew this Order Form. Prior to the expiration of the Initial Term or any renewal term, the parties may renew this Order Form for additional one-year terms by LeadsOnline's submission of a valid invoice to Customer for the renewal Service Period at then-current pricing and Customer's payment of such invoice within thirty (30) days of renewal.

Applicable Taxes. Fees are exclusive of sales, use, withholding, TPT, VAT, and other similar taxes, and if required by law Customer is responsible for payment of such taxes. Any taxes referenced and/or quoted are estimates only, and not all services may be subject to taxation. Final tax amounts will be determined based on applicable laws at the time of invoicing. Customer may provide a Tax Exemption Certificate if applicable.

6. BUNDLE DISCOUNTS

Bundle Discounts. Should bundle discounts (**Discounts**) be granted to Customer, said Discounts are contingent on Customer's annual renewal of each Service qualifying Customer for each Discount.

Revocation Disclaimer. Should the associated Agreement and/or this, or any other associated Order Form, terminate due to cancellation, expiration, mutual termination or breach, all Discounts granted under this, or any other associated Order Form, will be immediately revoked. Customer will no longer qualify for Discounts.

7. FEATURES

CAPABILITY	POWERPLUS KEY FEATURES AND CHARACTERISTICS
PowerPlus Nationwide Search	Nationwide search access through pawn shop, secondhand and scrap metal recycler transactions. Unlimited accounts/searches for your personnel working your cases. Continuous saved searches alert investigators to persons or property after. Results include images of property, sellers, vehicles, thumbprints, etc. as reported. Robust identity resolution to spot suspect activity when identifiers are incorrect or out of date. Possible associates report to identify other leads in cases. Advanced property identification to overcome incomplete descriptions and missing information. Daily Stats (hits and statistics for each user).
Nationwide Inter-Agency Deconfliction System	Benefit from coordinated investigative efforts through pointers to the records of other Law Enforcement Agencies when users match on persons, property, devices, vehicles, and other entities.
Phone Forensic Extraction Search	Upload files from device extraction tools (i.e., Cellebrite, XRY, Oxygen) to find identify and link activity of suspects.
NCIC Stolen Property Notification	Automated alerts on property including guns, articles and vehicles from your cases found within and outside of your jurisdiction.
Person / Property Notification	Automatic alerts on suspects, wanted persons and stolen property from your agency's lists.
Compliance Management	Free online reporting system for all pawn/secondhand stores. Easy reporting for businesses. Compatible with point-of-sale systems.

	Property hold management system. Message Inbox for alerts and communication to and from businesses in your jurisdiction. Unlimited technical support for reporting businesses.
OfferUp & eBay Marketplace Access	Identify persons in your cases when evidence is found in online listings.
Unlimited Support	Updates, training and support for Customer personnel and businesses.
CompStat Mapping System	Visualize suspect activity within and outside your jurisdiction.
LeadsOnline Toolbox	Automated search warrant generation, automated phone lookups, repository of training materials, video tutorials, templates, resources, software, process guides, carrier and network specifications, contacts, subject matter assistance and other content relevant to criminal investigations.
Citizen Property Inventory System	Community engagement for improved reporting in property crimes.

8. ONBOARDING, TRAINING AND TECHNICAL SUPPORT

Registration. Eligible Users register for a user account at www.leadsonline.com; Customer may provide lists of Eligible Users for expedited processing.

Training. LeadsOnline Support will activate Eligible Users and provide training via in-app instructions, videos, and live support.

Support. Technical support services for non-critical issues, training and general assistance are provided to end-users in the form of unlimited email and/or telephone support, Monday through Friday 7:00 AM – 5:30 PM CST via toll-free at (800) 311-2656 or support@leadsonline.com.

9. MISCELLANEOUS

This Order Form is attached to and incorporated into the Subscription Services Agreement between **Customer** and **LeadsOnline** dated (Agreement). This Order Form is governed by the terms of the Agreement between the parties. All terms not defined in this Order Form have the meanings ascribed to such terms in the Agreement. This Order Form and the Agreement constitute the entire agreement between the parties, and supersede all prior or contemporaneous negotiations, agreements, and representations, whether oral or written, related to this subject matter. No modification or waiver of any term of this Order Form is effective unless both parties sign an amendment to this Order Form. LeadsOnline may include a purchase order number on Customer's invoice solely for Customer's internal payment and record keeping processes, but any terms within any purchase order in response to a quote, order form or invoice will not modify or enlarge the obligations or liabilities of either party even if the parties sign it.

10. SIGNATURES

Each representative identified below represents and warrants that it has the full power, right and authority to enter into this Agreement on behalf of its respective party.

LEADSONLINE, LLC (LEADSONLINE)
Signature:
Printed Name: Alexander Finley
Title: CEO
Date:
Address: 6900 Dallas Parkway, Suite 825, Plano, Texas 75024-4200

CITY OF HYATTSVILLE, MARYLAND (CUSTOMER)
Signature:
Printed Name: Tracey Douglas
Title: City Admin
Date:
Address: 4310 Gallatin Street, Hyattsville, Maryland 20781, United States

LEADSONLINE NIGHTHAWK SUBSCRIPTION

ORDER FORM NO. Q-04663 | AGENCY ID: 11563

CUSTOMER:

CITY OF HYATTSVILLE, MARYLAND

UNIT:

POLICE DEPARTMENT

1. SERVICE

Service. LeadsOnline NightHawk for Law Enforcement Agency users (**Service**).

Authority. Customer represents that it is a law enforcement agency or governing body of a law enforcement agency, an entity duly authorized by municipal, state county or federal government to enforce laws or investigate crimes, and the Eligible Users are employed by Customer in the Unit listed at the top of this Order Form.

2. PURPOSE

Law Enforcement Use. Exclusively for the official law enforcement agency duties of Customer's Unit; information retrieved from the Service is for the exclusive use of Eligible Users with the exception of disclosure necessary to investigate and prosecute crimes within the jurisdiction of and investigated by Customer's Unit.

3. DEFINITIONS

Analysis Files are records electronically submitted by a Customer to the Service for automated analysis including but not limited to unstructured images, video, audio or text submitted, and data related to communications or movements of devices, vehicles and other entities, which reference data for identifying locations including cell site lists, landmarks, and locations related to crimes. Analysis Files are typically generated by telecommunications network providers and systems, app providers, computers, extraction systems and are provided to Customer via a legal process or voluntarily by persons with the right to provide them. Analysis Files are Customer Property.

4. SERVICE RECIPIENT AND ELIGIBLE USERS

Capacity and Eligible Users. No more than the Quantity per Service Period listed below of named individual employees of Customer in its Police Department, each with a unique login (**Eligible Users**).

- Eligible User logins may not be shared and individuals in a division who are not Eligible Users may not access the Service.
- During initial onboarding, Customer must provide LeadsOnline with the names and email addresses of Eligible Users (Customer may revise its Eligible Users Form a reasonable number of times each year).

Access to Analysis Files is limited to Eligible Users for Services on this Order Form, but may be shared with eligible users of other order forms if directed by Customer.

5. TERM, SERVICE PERIODS AND SUBSCRIPTION FEES

Order Term. This Order Form will become effective as of the Effective Date and remain in effect through the Service Periods listed below (**Initial Term**) and any renewal Service Periods or until termination by LeadsOnline or Customer as described below. The Effective Date shall be defined as the date of the last signature below.

Payment Terms. Payment shall be made on or before each anniversary during the Initial Term and any renewal term thereafter.

START DATE	END DATE	RATE	QTY	SUBTOTAL	DISC.%	TOTAL DUE
July 1, 2025	June 30, 2026	\$3,899.00	1	\$3,899.00	10%	\$3,509.10
July 1, 2026	June 30, 2027	\$4,015.97	1	\$4,015.97	10%	\$3,614.37
July 1, 2027	June 30, 2028	\$4,136.45	1	\$4,136.45	10%	\$3,722.81

Renewals. Neither party is obligated to renew this Order Form. Prior to the expiration of the Initial Term or any renewal term, the parties may renew this Order Form for additional one-year terms by LeadsOnline's submission of a valid invoice to Customer for the renewal Service Period at then-current pricing and Customer's payment of such invoice within thirty (30) days of renewal.

Applicable Taxes. Fees are exclusive of sales, use, withholding, TPT, VAT, and other similar taxes, and if required by law Customer is responsible for payment of such taxes. Any taxes referenced and/or quoted are estimates only, and not all services may be subject to taxation. Final tax amounts will be determined based on applicable laws at the time of invoicing. Customer may provide a Tax Exemption Certificate if applicable.

6. BUNDLE DISCOUNTS

Bundle Discounts. Should bundle discounts (**Discounts**) be granted to Customer, said Discounts are contingent on Customer's annual renewal of each Service qualifying Customer for each Discount. Should the associated Agreement and/or this, or any other associated Order Form, terminate for any reason, all Discounts granted under this, or any other the associated Order Form, will be immediately revoked and Customer will no longer qualify for Discounts.

7. FEATURES

SERVICE	NIGHTHAWK KEY FEATURES AND CHARACTERISTICS
LeadsOnline NightHawk System	Upload and analyze multiple file types, including text and social media, to translate data into actionable leads and seamlessly share across your agency.
LeadsOnline S.I.F.T. System	Utilize the Subject Interaction Filtering Tool to analyze calls and messages, events, GPS trackers, gunfire acoustic identifiers, LPR hits, and other data points overlaid in real time to build your case.
LeadsOnline Link Chart System	Upload mugshots and case photos to better visualize people, places, and things associated to your case for communicating, managing, and navigating large-scale investigations.
LeadsOnline Collaboration System	Case-level access control allows you to restrict or grant access to other users inside and outside of your agency providing cross-collaboration into crime patterns outside of your jurisdiction.
LeadsOnline Toolbox	Use LeadsOnline's automated search warrant generation, automated phone lookups, repository of training materials, video tutorials, templates, resources, software, process guides, carrier and network specifications, contacts, subject matter assistance and other content relevant to criminal investigations.

8. TRAINING AND REMOTE TECHNICAL SUPPORT

Registration. Eligible User accounts include unlimited access to NightHawk, Help Documents, Affidavit/Preservation Templates, and NightHawk University.

Training. Online new user NightHawk basic training included.

- Additional courses available via LeadsOnline Training Portal.
- Other on-demand training webinars on digital evidence analysis are available in the LeadsOnline Toolbox.

Support. Technical Support program is described at leadsonline.com/support.

9. MISCELLANEOUS

This Order Form is attached to and incorporated into the Subscription Services Agreement between **Customer** and **LeadsOnline** dated **(Agreement)**. This Order Form is governed by the terms of the Agreement between the parties. All terms not defined in this Order Form have the meanings ascribed to such terms in the Agreement. This Order Form and the Agreement constitute the entire agreement between the parties, and supersede all prior or contemporaneous negotiations, agreements, and representations, whether oral or written, related to this subject matter. No modification or waiver of any term of this Order Form is effective unless both parties sign an amendment to this Order Form. LeadsOnline may include a purchase order number on Customer's invoice solely for Customer's internal payment and record keeping processes, but any terms within any purchase order in response to a quote, order form or invoice will not modify or enlarge the obligations or liabilities of either party even if the parties sign it.

10. SIGNATURES

Each representative identified below represents and warrants that it has the full power, right and authority to enter into this Agreement on behalf of its respective party.

LEADSONLINE, LLC (LEADSONLINE)
Signature:
Printed Name: Alexander Finley
Title: CEO
Date:
Address: 6900 Dallas Parkway, Suite 825, Plano, TX 75024, United States

CITY OF HYATTSVILLE, MARYLAND (CUSTOMER)
Signature:
Printed Name: Tracey Douglas
Title: City Admin
Date:
Address: 4310 Gallatin Street, Hyattsville, Maryland 20781, United States

Customer:

City of Hyattsville, Maryland
4310 Gallatin Street
Hyattsville, Maryland 20781

Quote#: Q-04663

Quote Date: 07/24/25

Agency ID: 11563
Terms: Quote Only

Unit:

Police Department

Start Date	End Date	Scope of Services	Rate	Qty	Amount
07/01/25	06/30/26	PowerPlus Investigations System	\$4,620.00	1	\$4,389.00
07/01/25	06/30/26	NightHawk User License	\$3,899.00	1	\$3,509.10
07/01/26	06/30/27	PowerPlus Investigations System	\$4,758.60	1	\$4,520.67
07/01/26	06/30/27	NightHawk User License	\$4,015.97	1	\$3,614.37
07/01/27	06/30/28	PowerPlus Investigations System	\$4,901.36	1	\$4,656.29
07/01/27	06/30/28	NightHawk User License	\$4,136.45	1	\$3,722.81
Total Due:					\$24,412.24

TERMS & CONDITIONS OF USE

Agreement: Customer's proposal, quote, duly executed Subscription Services Agreement and Order Form shall form the Agreement. The Agreement constitutes the entire agreement between the parties and supersede any prior or contemporaneous negotiations or agreements, whether oral or written, related to this subject matter. No modification or waiver of any term of this Agreement is effective unless both parties agree in writing to special conditions applicable to this Agreement.

Payment & Applicable Taxes: Unless otherwise specified on the Order Form(s), Customer must pay all fees within 30 days of each anniversary during the Initial Term and any subsequent Renewal Term thereafter. **FEES ARE EXCLUSIVE OF SALES, USE, WITHHOLDING, VAT, AND OTHER SIMILAR TAXES, AND IF REQUIRED BY LAW CUSTOMER IS RESPONSIBLE FOR PAYMENT OF SUCH TAXES. ANY TAXES QUOTED ABOVE, IF ANY, ARE ESTIMATES ONLY, AND NOT ALL SERVICES AND/OR EQUIPMENT MAY BE SUBJECT TO TAXATION. FINAL TAX AMOUNTS WILL BE DETERMINED BASED ON APPLICABLE LAWS AT THE TIME OF INVOICING. CUSTOMER SHOULD PROVIDE A TAX EXEMPTION CERTIFICATE.**

Purchase Orders: LeadsOnline may include a purchase order number on Customer's invoice solely for Customer's internal payment and record keeping processes. Any terms within any purchase order provided to LeadsOnline in response to a quote, order form, invoice or otherwise will not modify or enlarge the obligations or liabilities of either party. Click [here](#) to download our W-9.

Expiration: Pricing presented will expire Dec 31 2025.

Thank you for your interest in LeadsOnline!

Please contact **Jennifer Werner** at jwerner@leadsonline.com or call **(214) 389-4361** to move forward with this quote.

Download our W-9: www.leadsonline.com/w9

Federal Unique Entity ID: [DF6SC8ZMKCG3](#)

August 19, 2025

SUBJECT ► SOLE SOURCE DOCUMENTATION FOR LEADSONLINE SERVICES

To Whom It May Concern:

Thank you for your interest in LeadsOnline. We applaud and support your efforts to provide your community an efficient and secure method of collecting and analyzing pawn, secondhand, scrap metal recycler, OfferUp and eBay transaction data for use in criminal investigations.

This letter serves as a sole source document for the suite of services provided by LeadsOnline.

The LeadsOnline system functionality designed specifically for criminal investigations using transaction data from pawnshops, scrap yards, eBay, OfferUp, gold buyers and other secondhand stores is the exclusive proprietary property of LeadsOnline and is protected under the United States Copyright Act (17 U.S.C.), as well as by all applicable state and international copyright laws, and by the Lanham Act (15 U.S.C. §§1051-1141n). No other supplier has access to this technology which has been developed over 25 years.

LeadsOnline is also the sole source for over 2 BILLION transaction records from more than 21,000 businesses in all 50 states, including Maryland. We provide law enforcement with investigative access *across jurisdictional boundaries* – borders previously used to the advantage of criminals to escape detection by local authorities.

LeadsOnline connects your agency to a network of over 6,000 law enforcement agencies throughout Maryland and rest of the United States. There is no similar service operating in your jurisdiction or in the surrounding area, and LeadsOnline is the sole source for information of this kind for investigations.

We look forward to serving your community and are available to answer any additional questions you may have.

Sincerely,

Jennifer Werner
LeadsOnline, LLC
E jwerner@leadsonline.com
P +1 (214) 389-4361
leadsonline.com

August 19, 2025

SUBJECT ► SOLE SOURCE FOR NIGHTHAWK SERVICES & TRAINING COURSES

To Whom It May Concern:

Thank you for your interest in LeadsOnline's NightHawk suite of services and training courses. We applaud and support your efforts to provide your agency with a powerful and comprehensive digital data fusion and analytics platform for investigations.

This letter serves as a sole source document for services provided by LeadsOnline, including NightHawk, NightHawk University, and NightHawk ASCEND.

UNIQUE TECHNICAL FUNCTIONS OF NIGHTHAWK INCLUDE:

- Ingests and fuses disparate digital data on a level unmatched by any other single offering in the product space.
- Visualizes the disparate digital data using a proprietary process not available with any other offering in the product space.
 - Of significant importance is the proprietary feature SIFT (currently in the patent process) which uniquely visualizes communication and peripheral technologies' data combined.
- Allows for the ingestion of data from supportive technologies already within law enforcement use, maximizing return on investment (ROI) on those technologies.
- Uniquely designed using proprietary processes (currently in the patent process) to minimize storage needs, thus reducing peripheral storage costs.
- Accessible via personal or department owned desktops and laptops, and browser enabled MDT/MDC's (with use of proper credentials from agency verified employees).
- Designed for collaboration on an intra and interagency level as authorized by the agency. Includes the ability to restrict or expand access on an individual level.
- Designed for *Real-Time Collaboration* allowing multiple users to work together remotely.
- Provides deconfliction across users, user groups, and agencies to facilitate communication between investigators about shared case entities.
- Provides automated reporting of all investigative findings in a quick exportable format.
- Provides a full export of all case data and items in a sharable format compliant with discovery.
- Cloud based - All data uploaded and/or created by a user is stored in Amazon GovCloud, a secure cloud provider that complies with FedRAMP High baseline.
 - Data is encrypted in transit and at rest with AES256 encryption, is available 24/7/365 and can be downloaded as desired by the agency.
- Compliant with DOJ's Criminal Justice Information System (CJIS) Security Policy, with the use of individual accounts and multi-factor authentication (MFA) required.
 - Complies with FIPS 140-2 and runs in a private subnet within a secure Virtual Private Cloud (VPC).
- Does not touch agency network(s), requires no IT resources and does not require the agency to purchase any additional equipment, hardware or software.
- Updates are immediate, available to all users and do not require IT resources or support.

- Provides detailed user metrics on a case level, to include access and change metrics, while also providing agency wide usage metrics.
 - Typically used for auditing purposes, usage considerations and accountability.

NIGHTHAWK ASCEND TRAINING COURSES INCLUDES:

- Advanced NightHawk Tradecraft
- Digital Data Subject Matter Expert Training
- Introduction to digital Data Exploitation (DDEx)
- NightHawk Onboard Training

NIGHTHAWK IS ONLY AVAILABLE FROM LEADSONLINE:

- The NightHawk service and training courses are available only from LeadsOnline, who has developed the product and functionality exclusively for use in investigations.
- The NightHawk is the exclusive proprietary property of LeadsOnline and is protected under the United States Copyright Act (17 U.S.C.), as well as by all applicable state and international copyright laws, and by the Lanham Act (15 U.S.C. §§1051-1141n).
- No other supplier has access to this technology which has been developed specifically for use in investigations.
- NightHawk and ASCEND training courses are only available through LeadsOnline and LeadsOnline remains the sole provider of these services and courses.

We look forward to serving your agency, investigators, and community and are available to answer any additional questions you may have.

Sincerely,

Jennifer Werner

LeadsOnline, LLC

E jwerner@leadsonline.com

P +1 (214) 389-4361

leadsonline.com

City Council
December 15, 2025

Submitted by: Dealon Lacroix

Submitting Department: Department of Public Works

Agenda Section: Action Items

Item Title:

FY26 DPW Capital Budget Amendment and purchase of Snow and Street Maintenance Equipment

Suggested Action:

I move the Mayor and Council amend the FY26 DPW Capital Budget and authorize the Treasurer to adjust the FY26 CIP revenues and appropriations, not to exceed \$95,000, to cover the cost of purchasing snow and street maintenance equipment from Autrusa.

Legal Review Required?

N/A

Summary Background:

As of 2025, the City has assumed responsibility for additional sidewalk and street snow removal through acquisition of right-of-way property in new developments and a 3-acre park. With this additional work it is critical that we have the equipment to support our Parks and Streets operations. The proposed equipment — an Antonio Carraro municipal tractor with snow plow, salt spreader, rotary broom, and hydraulic angle adjustment kit — will allow staff to perform snow removal and salting more effectively, using tools specifically designed for these tasks.

This purchase supports the City's commitment to year-round public space maintenance and ensures operational readiness for winter weather events. In addition to improving service delivery, the new equipment will reduce physical strain on employees and help mitigate the risk of workplace injuries by replacing manual tools with appropriate mechanized tools.

The Treasurer confirmed current cash reserves as the funding source for this purchase.

Autrusa is the sole source for this equipment in our region.

Next Steps:

Issue Purchase Order not to exceed \$95,000.

Fiscal Impact:

NTE \$95,000

City Administrator Comments:

As the City continues to grow, we become responsible for ensuring public spaces, parks, sidewalks and/or trails in some of current and future developments are cleared. Examples include Gateway West park and playground, and the Spot. This additional piece of equipment is essential to the DPW staff during inclement weather and snow emergencies.

Community Engagement:

N/A

Strategic Goals:

Goal 4 – Foster Excellence in all City Operations



1140 Crusher Road
Perkiomenville Pa 18074

Ph. (610) 754-1110

sales@autrusa.com

July 28,2025

City of Hyattsville
310 Gallatin Street
Hyattsville, MD 20781

To Whom It May Concern:

This letter is to inform you that our company is the sole source supplier for Antonio Carraro tractors for the MidAtlantic and Northeastern USA. As such we are pleased to provide the City of Hyattsville with another SP-4800 municipal tractor. Our company has been in operation for over 33 years and has been continuously selling, supporting, and servicing the Antonio Carraro tractors since 2000. Antonio Carraro S.p.A. itself has been in existence since 1910, and is solidly recognized around the world as one of the top manufacturers of quality, specialized tractors for the municipal sector. If you have any other questions or concerns, please do not hesitate to contact me at the phone number or email listed above.

Sincerely,

George E. Leidig

George E. Leidig
President – Autrusa, Inc.



1140 Crusher Road
Perkiomenville, PA 18074

www.autrusa.com

Pn: (610) 754-1110

sales@autrusa.com

Find us on Facebook

Estimate # E220518

Date 5/15/2025

Name / Address
City Of Hyattsville Attn: Accts. Payable 4633 Arundel Place Hyattsville, MD 20781

Ship To:
City Of Hyattsville Attn: Shipping and Receiving 4633 Arundel Place Hyattsville, MD 20781 Pn: (240) 832-6968

Other	FOB	P.O. No.	Terms	Rep	Project
	Warehouse PA		Purchase order	GEL	
Item #	Description		Qty	Rate	Total
032A852001	Antonio Carraro model SP 4800 Municipal tractor with 38 Yanmar diesel, 4WD, Comfort Cab, Joystick hydraulics, etc.		1	70,287.50	70,287.50
A60002	USA EPA Version / Tier 4 diesel complanace		1	750.00	750.00
A50001	Short, bended 3-point lifting arms		1	162.50	162.50
	Total Price with Options:				71,200.00
	Transportation costs, Factory IT to Hyattsville, MD (approximate)		1	1,350.00	1,350.00

Please note that shipping charges are estimates and are subject to change. Actual shipping charges will be calculated and added when your order is processed, as actual weight and dimensions will be present. If there is a significant increase in shipping charges, your order will be held and you will be contacted. Please keep in mind that a shipping quote is approximate and is not set shipping charges - price may vary slightly when actually shipped. We strive to find the least expensive rate at the time of actual shipping. Any additional charges we occure on invoice will be passed on to you. IE: Residential delivery charges, appointment charges, etc.

QUOTE IS VALID FOR 30 DAYS FROM ABOVE DATE.	Subtotal	USD 72,550.00
	Sales Tax (0.0%)	USD 0.00
	Total	USD 72,550.00

Estimate # E220528

Date 6/6/2025

Name / Address
City Of Hyattsville Attn: Accts. Payable 4633 Arundel Place Hyattsville, MD 20781

Ship To:
City Of Hyattsville Attn: Shipping and Receiving 4633 Arundel Place Hyattsville, MD 20781 Pn: (240) 832-6968

Other	FOB	P.O. No.	Terms	Rep	Project
	Warehouse PA	Anthony	NET 30	NJR	
Item #	Description	Qty	Rate	Total	
LSN 1250	Bonatti model LSN 1250 4 ft angle Snow plow with steel and synthetic scraper blades	1	3,500.00	3,500.00	
32200	SnowX V Pro UTV Rated 11 32200 Cu Ft Salt/Cinder Spreader includes cover tarp Comp to RVB 10	1	6,026.00	6,026.00	
RMB-325P	Worksaver 5-ft. Rotary Broom with Poly Bristles, including PTO	1	7,672.00	7,672.00	
610703	Hydraulic Angle Adjustment Kit for above Broom.	1	637.00	637.00	

Please note that shipping charges are estimates and are subject to change. Actual shipping charges will be calculated and added when your order is processed, as actual weight and dimensions will be present. If there is a significant increase in shipping charges, your order will be held and you will be contacted. Please keep in mind that a shipping quote is approximate and is not set shipping charges - price may vary slightly when actually shipped. We strive to find the least expensive rate at the time of actual shipping. Any additional charges we occur on invoice will be passed on to you. IE: Residential delivery charges, appointment charges, etc.

	Subtotal	USD 17,835.00
	Sales Tax (0.0%)	USD 0.00
	Total	USD 17,835.00



City Council
December 15, 2025

Submitted by: Chloe Kauffman

Submitting Department: Community, Business, and Economic Development

Agenda Section: Action Items

Item Title:

DSP-20053-02 West Hyattsville Phase 2

Suggested Action:

I move that the Council authorize the Mayor to submit formal correspondence to the Maryland-National Capital Park and Planning Commission regarding the Detailed Site Plan titled *West Hyattsville Phase II* (DSP-20053-02). The correspondence shall convey the City's official position as outlined in the staff report dated December 9, 2025.

Legal Review Required?

N/A

Summary Background:

The applicant, Gilbane Development Company, is proposing the construction of a multifamily development containing 342 multifamily dwelling units, an integrated parking structure for vehicles and bicycles, and a compensatory storage facility. If approved, this development will be part of the greater Riverfront at West Hyattsville development project, which presently includes 183 fully occupied townhouses constructed by Stanley Martin, a medical office building for Kaiser Permanente, and the multifamily, mixed-use development, Sovern, with 293 dwelling units and 3,213 sf of retail space.

The City proposes sending correspondence as outlined below, which can also be found in the attached staff report dated December 9, 2025.

Modifications

- Staff does not support the requested modification to the standard requiring multifamily dwellings with ground-floor retail uses. Staff recommends adherence to the permitted residential use of “multifamily dwellings with ground-floor retail uses” listed under the Preferred Land Use Plan Categories in the Table of Uses. The addition of retail on the north-west side of the building abutting the promenade along the WSSC easement would promote prosperity and economic vitality near the West Hyattsville Metro Station.
- Staff concurs with the Police Department and supports the modification to the Shared Parking standard to allow a secure, single-use parking garage for the residents.
- The WSSC easement to the north and fire lane to the south constrain the buildable space of the principal structure of the multifamily development and extend the block size beyond what is permitted, presenting unique challenges to meeting Building Street Façade,

Maximum Block Length, and Block Size. Staff supports the requested modifications to these standards to the degree outlined in the SOJ.

- Staff supports the modification of the Irrigation standard, provided that native and drought-tolerant plant species are used. Pursuant to the District Council approved amendment to remove the requirement for an automatic irrigation system,
- Staff supports the implementation of LED lighting for public street lighting and light fixtures. Staff agrees that lighting technology has changed significantly since the adoption of the TDDP in 2006 and supports the implementation of energy-efficient lighting.
- Staff supports the modification of the Location of Mechanical Equipment standard to adhere to PEPCO standards, given that they are screened from public view.
- Staff supports EV charging stations within the structured parking garage with capacity for conversion of additional charging stations should demand increase.

Staff Recommendations

- Staff recommends extending the West Hyattsville Connector Trail towards the south end of Outparcel 1, at the rear of the proposed building, to connect with the Northwest Branch Trail. This extension would increase connectivity to the Metro while enabling path users to view the proposed art installation on the parking structure.
- Staff recommends the installation of planters to the northwest of the building to create a cohesive and visually appealing promenade for residents, visitors, and retail customers.
- Staff supports modification to Signage standards to permit internally illuminated signage for some blade signs to improve visibility.
- Staff recommends the installation of wayfinding signage consistent with City of Hyattsville design standards, directing residents, bike users, and visitors to the Metro, Northwest Branch Trail, retail, Kirkwood Neighborhood Park, etc.
- Staff encourages the applicant to pursue financing through programs, such as Amazon's Housing Equity Fund, to support the City's Affordable Housing Strategy.
- Staff recommends the installation of bicycle racks on the northwest side of the building, along the promenade, and in front of the main entrance to the building to promote transit-oriented development.

Staff recommends that an updated traffic impact analysis be considered to ensure that current and future conditions are adequately assessed and are aligned with the evolving needs of this growing community.

Next Steps:

City staff to draft and send correspondence.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend approval.

Community Engagement:

Strategic Goals:

Goal 3 – Promote a Safe and Vibrant Community



Memo

To: Mayor and City Council

From: Chloe Kauffman, City Planner; Jeff Ulysse, Director, Community & Economic Development

Date: December 9th, 2025

Re: Final Phase--Riverfront at West Hyattsville-- Detailed Site Plan

Attachments: Applicant's Presentation	NRI-090-2020-01_v1
ARCP-DSP-20053-02_v1	LSLP-PHOP-DSP-20053-02_v1
A-SOJ-DSP-20053-02_v1	NOIS-DSP-20053-02_v1
SWMP-DSP-20053-02_v1	TCP2-DSP-20053-02_v1(1)
CIVP-DSP-20053-02_v1	Trip Generation Memo-DSP-20053-02_v1

The purpose of this memorandum is to provide the City Council with a summary of the detailed site plan (DSP-20053-02) for the multifamily building on Outparcel 1 associated with the Riverfront at West Hyattsville Development, in advance of the Council's discussion on December 15th, 2025.

Project Summary

- The applicant, Gilbane Development Company, is proposing the construction of a multifamily development containing 342 multifamily dwelling units, an integrated parking structure for vehicles and bicycles, and a compensatory storage facility.
- If approved, this development will be part of the greater Riverfront at West Hyattsville development project, which presently includes 183 fully occupied townhouses constructed by Stanley Martin, a medical office building for Kaiser Permanente, and the multifamily, mixed-use development, Sovern, with 293 dwelling units and 3,213 sf of retail space.

Project Location Details

The proposed development will be located within the Riverfront at West Hyattsville development project, located at 5615 Little Branch Run, Hyattsville, Maryland. It will be situated on Outparcel 1, which contains 4.9853 acres, and is outlined in blue in Figure 1. The West Hyattsville Metro Station is directly east of the Subject Property, with Little Branch Run to the west and the Sovern multifamily development to the north. Dividing Parcel 1 and Outparcel 1 is an existing WSSC

easement, which became a natural division between the parcels. Infrastructure improvements delineated in DSP-20053 included the construction of a promenade between these parcels for increased pedestrian connectivity.

The subject property is currently zoned as Local Transit-Oriented-Core (LTO-C); however, it is being developed in accordance with the prior zoning ordinance as Mixed Use-Transportation Oriented/ (M-X-T/T-D-O) Zone. Further, it is located within the boundaries of the West Hyattsville Transit District Overlay Zone (TDOZ) that superimposes the underlying zoning and modifies requirements set forth in those zones. This overlay is subject to the 2006 Approved Transit District Development Plan (TDDP). It provides a clear and predictable path for transit-oriented and pedestrian-friendly development within the overlay as denoted in the Preferred Land Use Plan, Detailed Use Table, and TDDP Standards.

Similar to the other parcels within the Riverfront at West Hyattsville project, Outparcel 1 is entirely impacted by the 100-year floodplain and requires grading as well as the construction of a compensatory storage facility in preparation for development (Figure 2).

Summary of Development Proposal

The applicant, Gilbane Development Company, is proposing the construction of a multifamily development containing 342 dwelling units, with an associated parking garage with a secure bicycle storage room, and a compensatory storage facility on Outparcel 1.



Figure 1

Despite the requirement listed in the TDDP's Detailed Use Table that residential multifamily buildings shall have ground-floor retail uses, no retail space is proposed. Thus, the applicant is requesting an amendment to the Preferred Land Use Categories and Detailed Use Table of the TDDP to permit the construction of a multifamily development without commercial or retail space on the ground floor. Pursuant to Section 27-548.09.01, the District Council, but not the Planning Board, may approve amendments to the list



Figure 2

of allowed uses; thus, the applicant proposes that the District Council find the development conforms with the suggested amendments.

Building Details:

- Multifamily dwelling units:

Unit Type	# Units	Average SF
Junior one-bedroom	42	563
One-bedroom	131	699
One-bedroom + den	37	865
Two-bedroom	127	1056
Three-bedroom	5	1420
Total/Average	342	843

- Vehicular parking spaces: 379
- Bicycle parking spaces: 20

A layout of the proposed multifamily building can be seen in Figure 3. The structured parking garage is highlighted in yellow; the interior courtyards are highlighted in red, and the residential space is highlighted in blue.

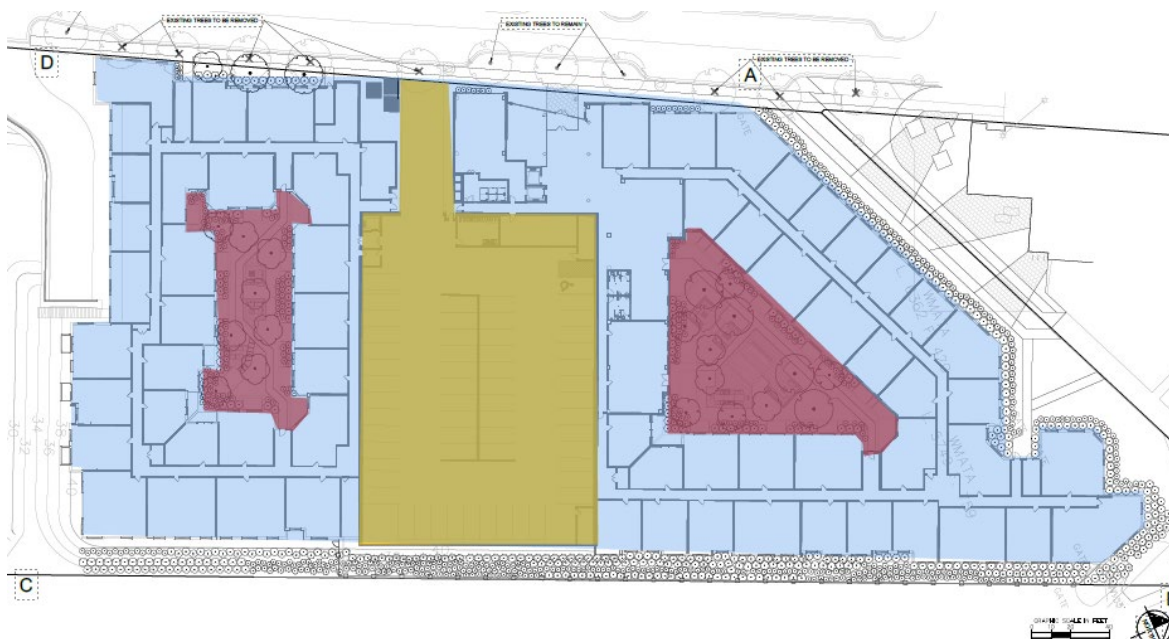


Figure 3

Modifications to the 2006 West Hyattsville Transit District Development Standards

Modification	Required	Proposed Change	Applicant Reasoning
1(a) Ground Floor Retail p. 67-68	"Buildings shall provide retail on all ground floor elevations."	No retail uses are proposed in the proposed building. Retail space was provided in the	The subject property has insufficient vehicular traffic to support added retail/commercial space due to its location within the Riverfront Community. Previous application DSP-

	“Buildings shall provide retail on all ground floor elevations to provide an active and interesting pedestrian street life.” “Commercial and mixed-use blocks shall contain a minimum of 80% commercial uses on the ground floor.”	southernmost portion of the building on Parcel 1 along the pedestrian trail on the southeast side of the building.	20053 required a small portion of retail on the ground floor of the first multi-family building on Parcel 1, situated just north of the subject property. This is supported by bicycle and pedestrian traffic in the area, specifically with the construction of the trailhead at the end of Little Branch Run and the West Hyattsville Metro Station. Bicycle and pedestrian traffic would theoretically support more retail on the southern edge of the property; however, the applicant’s experience in attempting to lease the existing retail space on Parcel 1 has caused them to conclude that additional retail wouldn’t be supported.
1(b) Shared Parking p.68	“Building parking areas (off-street) shall be...shared by multiple owners/uses.”	Single-use parking garage.	As with the building constructed on Parcel 1, the proposed multifamily building will be served by a parking garage. The parking garage is intended to be a secure facility only accessible by the residents and staff of the residential building. Providing public accessibility to the garage has a major impact on the design and the security of the garage. For these reasons, the Applicant is requesting a modification to the standard, which requires parking garages to be shared by multiple uses.
2(a) Building Street Façade p. 75	Single plane street façade with building jogs of less than 24 inches	Building jogs greater than 24 inches	For the proposed building, façade jogs are proposed that are more than 24 inches. These façade jogs are intentional design elements to break up the massing of the façade and provide architectural interest along the street.
2(b) Maximum Block Length p. 75	“The façades of all buildings shall be constructed at the build-to line (or sidewalk edge) for at least 75 percent of the street frontage...” “The street façade shall be a single plane, limited to façade jogs of less than 24 inches, interrupted only by porches, stoops, bay windows, shop fronts, and balconies.” “Block lengths shall be	The block length of the Subject Property is 463.33 feet.	The Applicant obtained a waiver to eliminate the PUE along Little Branch Run to allow the building to be constructed at the build-to line. The Property has 463.33 feet of frontage on Little Branch Run. The building is constructed at the build-to line for 343.32 feet along its frontage, or 74.09%, .91% below the required 75% occupation. As noted above, the Subject Property is impacted by an existing WSSC easement at its northern property line, and construction is constrained due to the compensatory floodplain storage along its southern boundary. Further constraining an extension of the building is the existence of fire access to the rear of the property. From the northern property line to the terminus of Little Branch Run, the block

	a maximum of 400 feet in length; refer to the TDDP block registration plan (Map 13)."		is 463.33 feet. However, the building can only occupy 343.32 feet of this frontage because of the WSSC easement to the north and the need to provide a fire lane to the south. Thus, the effective block length is less than the 400-foot length envisioned by the TDDP.
3(a) Landscaping of Building Fronts p. 82	"Building fronts (public), along the streetscape, shall provide planters and window boxes with flowering plants within two feet of the building face."	No planters or window boxes with flowering plants.	Landscaping is provided along the building base along the entire streetscape. Planters and window boxes with flowering plants are not proposed as the Applicant states the building design is not conducive to the former, and they prefer in-ground planting.
3(b) Location of Mechanical Equipment p. 82	Transformers shall be a minimum of 25 feet away from any build-to line.	Transformers are proposed within 25 feet of the build-to line, immediately adjacent to the driveway entering the garage.	The location of transformers is strictly controlled by PEPCO standards. The location of transformers less than 25 feet from the build-to line is a result of these standards. The transformers will be attractively screened to ensure that they are not prominently visible from the streetscape.
4 Permitted Materials p. 83	"Brick, precast pavers, Belgium block, or granite pavers are permitted materials."	Stamped concrete	The sidewalks will be constructed to the City of Hyattsville Standards. However, the lead walks from the sidewalk to the building entrances (both residential and commercial) will be constructed with stamped concrete. This satisfies the intent of the TDDP to ensure that primary walkways are constructed using decorative paving materials.
5(a) Public Street Lighting: Lighting Fixtures p. 90	"Lighting fixtures shall be incandescent, metal halide, or halogen only."	LED lighting is proposed	As the cost of LED lighting lowered, it became the common replacement for old-fashioned incandescent lighting, as they last much longer and use far less electricity than standard lighting.
6(a) Block Size p. 91	"No block face shall exceed 400 feet in length without a street, common access easement, alley, or pedestrian pathway that provides through access to another street, alley, or pedestrian pathway."	A block length of 463.33 feet is proposed.	The block length was determined with the approval of DSP-20053 and results from the location of a major WSSC easement. The distance between this easement and the terminus of Little Branch Run is just over 400 ft; however, such that the Property substantially conforms to the standard. In addition, the Applicant has established a pedestrian pathway over the WSSC easement to provide a pedestrian connection to the Metro Station.
6(b) Alleys and Dedicated Right-Of-Way for Alleys p. 91	"Alleys shall provide access to the rear of all building lots and off-street parking facilities." "Where an alley does not exist and is not constructed at the time of	No alley is proposed to be constructed or dedicated.	There is no adjacent development that could access or benefit from providing an alley. Further, the Applicant reconstructed the WMATA pedestrian walkway along the rear of the building on Parcel 1 to access the metro station through the existing pedestrian tunnel. This pedestrian walkway will accomplish

	redevelopment of any property, the developer shall dedicate the alley right-of-way within the rear setback to the [C]ounty.”		the same purpose as an alley in that it will connect the property to the metro station.
7 Irrigation p.93	“All sod and groundcover areas shall provide an automated irrigation system to maintain the health and vigor of the sod and groundcover.”	No automatic irrigation system proposed.	In DSP-06029, the District Council approved an amendment to remove the requirement for an automatic irrigation system with the support of the City of Hyattsville, provided that native plant species are used. A modification was also approved with DSP-20053. Consistent with the prior approvals, the Applicant is proposing that drought-tolerant species be planted so that less irrigation is required.
8(a) Windows and Doors/Entrances p. 106	“Windows shall be no closer than 30 inches to building corners.”	Some windows are located less than 30 inches from the exterior building corners, as depicted on the architectural plans.	Windows have been placed on the facade based on functional furniture layout and to let in maximum daylight for healthy living. As such, some windows are closer than 30 inches to the exterior building corners.
8(b) Ground Floor Windows p. 106	Windows shall allow a minimum of 60% of surface view into the building for a depth of at least 20 feet (ground floor only).	The windows do not allow a minimum 60% surface view into the residential units to a depth of 20 feet.	This standard presumes that the entire ground floor of the building will be retail or lobby. However, the majority of the first floor of the building will be occupied by residential dwelling units, where a 60% surface view is not appropriate.
9 Signage p. 107	Building signage shall be illuminated with external lighting only.	Internally illuminated signage is proposed for some blade and retail signs.	The signage package for the proposed building is intended to enhance the visual appeal of the project and promote pedestrian accessibility and safety without contributing to visual clutter. Some of the signage features low-level internally illuminated graphics.
10 Parking Standards; Off-Street Parking p. 112	Prohibited materials: stucco, split-faced block, concrete (except for parking deck surfaces), concrete masonry units, faux wood grain “Parking structure façades that are visible to the public realm shall consist of high-quality material such as brick, brick with concrete banding, brick with glass block banding, or other material as specified in	The parking garage is constructed of precast concrete with a foundation of gray masonry block.	The parking garage will be constructed of precast concrete, to be painted with public art to provide an attractive and playful façade facing the Metro tracks. The base of the garage is constructed of gray masonry blocks, which will also be painted to match. This is the same treatment that was incorporated into the garage on Parcel 1 and has been enthusiastically received by the community.

	the permitted materials list...”		
11 Parking Standards; Off-Street Parking p. 112	Parking structure openings shall provide a minimum of 75% transparency to provide visibility for pedestrian safety. (p. 113) Parking structure entry portals may be set back up to 24 inches behind the surrounding façade. (p. 114) Glass facades will be provided for parking structure stairwells for high visibility and openness to enhance pedestrian safety. Steps shall provide open risers to increase visibility (p. 114) Parking structure elevators shall be constructed of glass walls to provide an open view, to provide pedestrian safety, and enhanced visibility (p. 114) Parking structure lighting shall be 250W metal halide. (p. 115) Parking structures shall have 10-foot 6-inch ceilings. (p. 115)	The parking structure will not be visible from the street. It will be a secure garage only accessible by the residents. The garage door will be a roll-up door with no transparency. The garage entry portal will also be set back 82 feet from the surrounding façade. No glass façade is provided. The parking structure lights will be LED. The ceiling height meets the requirement, but the clear height will be 9’0” on the first floor and 8’ on all other floors of the parking structure.	The parking garage standards are designed to ensure that public garages along the public street are attractive and compatible with the architecture of the building they serve. In this instance, the garage is integral to the building and will be fully screened from the street, except for the entry doors. Further, as discussed elsewhere, the building entry and the entry to the garage are set back from the street frontage to provide a break in the building. The residential units and the garage share a common elevator. As such, it will not be a glass elevator, and with the security provided within the building, this is not required from a security standpoint. The steps within the garage in the stairwells will be precast concrete and will not have open risers. Again, with the security provided, additional visibility is not needed for pedestrian safety. The TDDP reflects technology as of 2006. The current technology is to use LED lighting, which is more energy efficient. The parking structure is a precast structure with ceiling heights that meet the minimum requirement of 10’6” in height. The spandrels provide structural support and provide a clear height for vehicles of 9’ on the first floor and 8’ on all other floors. The purpose of this design standard is not stated, as it relates to lighting.

Amendment to the Preferred Land Use Category and Table of Uses

Currently, only one applicable residential use is permitted for Outparcel 1, “multi-family dwellings with ground-floor retail uses”. The applicant is requesting a modification from the Table of Uses-Preferred Land Use Plan Categories to permit multi-family development without ground-floor retail uses.

Pursuant to Section 27-548.09.01, the District Council, but not the Planning Board, may approve amendments to the list of allowed uses; thus, the applicant proposes that the District Council find the development conforms with the suggested amendments.

Traffic Impact Analysis

The existing Traffic Study, dated February 23, 2021, prepared by Lenhart Traffic Consulting, Inc. for West Hyattsville Property Company LLC, provided an impact analysis for the proposed development at Parcels 2, 3, and 114 of the West Hyattsville Metro site. The study evaluated 7 intersections near the site using:

- Critical Lane Volume (CLV) method for signalized intersections
- Highway Capacity Software (HCS) method for unsignalized intersections

The analysis also considered existing, background, and total projected traffic conditions. Traffic counts were conducted on November 19, 2020, including adjustments made for

- Construction impacts at MD 500 & Ager Road
- COVID-19 traffic reductions

The Traffic Impact Analysis determined the proposed project meets Prince George's County's Adequate Public Facilities Ordinance (APFO) requirements and does not require additional mitigation measures. In conclusion, the consultant recommended approval of the project.

Concerns/Recommendations

While staff appreciate the thoroughness of the February 2021 Traffic Impact Analysis, Staff is concerned that the study may now be outdated and does not fully account for the impacts of completed construction phases and the resulting increase in residential occupancy. Since the time of the analysis, significant portions of the development have been completed and are now actively contributing to local traffic volumes, which may exceed the projections originally modeled

Staff acknowledges the planned installation of a traffic signal at the intersection of Ager Rd and Nicholson St, which will play a critical role in managing vehicular flow and improving safety at this key intersection. Additionally, the proposed road opening between the Riverfront townhome community and Kirkwood Apts, is expected to enhance circulation and provide alternative routes for residents and visitors, further supporting the transportation network.

Given these changes, staff recommends that a refreshed traffic analysis be considered to ensure that current and future conditions are adequately assessed and are aligned with the evolving needs of this growing community.

Comments

City of Hyattsville Planning Committee

The Planning Committee made several comments on DSP-20053-02 in their November 18th, 2025, meeting. They include the following:

- Expressed that this is a great project, which will add needed density around the West Hyattsville Metro Station and will bring this 10-year-long development project to a close.
- As a result of the added density, traffic will need to be monitored and addressed by the City once it has control over the streets.
- Encouraged the City to maintain a good relationship with the HOA in the Riverfront community.
- Recommended that the City continue to explore connecting the roads between Kirkwood and Riverfront to alleviate traffic.

City of Hyattsville Police Department

The Police Department responded to DSP-20053-02 with the following comments:

- The increased density in proximity to the West Hyattsville Metro station may increase the number of calls received for service and crime, putting strain on the Police Department's efficiency and effectiveness at its current personnel capacity.
- Reinforced the importance of providing a secure parking garage, one that optimally has shutters to mitigate threats of theft and crime from non-residents.
- Recommended that the applicant install a surveillance system that is shared with the Police Department to enhance security and aid in the investigation of criminal activity.
- Advises that the property owners provide a means of access to the building to allow police officers to enter and render aid or service to residents without unnecessary delay.

Staff Analysis & Recommendations

Based on Planning Committee recommendations, interdepartmental comments, and review of applicant materials and proposed modifications, Staff supports and recommends the following:

Modifications

- Staff does not support the requested modification to the standard requiring multifamily dwellings with ground-floor retail uses. Staff recommends adherence to the permitted residential use of "multifamily dwellings with ground-floor retail uses" listed under the Preferred Land Use Plan Categories in the Table of Uses. The addition of retail on the north-west side of the building abutting the promenade along the WSSC easement would promote prosperity and economic vitality near the West Hyattsville Metro Station.
- Staff concurs with the Police Department and supports the modification to the Shared Parking standard to allow a secure, single-use parking garage for the residents.
- The WSSC easement to the north and fire lane to the south constrain the buildable space of the principal structure of the multifamily development and extend the block size beyond what is permitted, presenting unique challenges to meeting Building Street Façade,

Maximum Block Length, and Block Size. Staff supports the requested modifications to these standards to the degree outlined in the SOJ.

- Staff supports the modification of the Irrigation standard, provided that native and drought-tolerant plant species are used. Pursuant to the District Council approved amendment to remove the requirement for an automatic irrigation system,
- Staff supports the implementation of LED lighting for public street lighting and light fixtures. Staff agrees that lighting technology has changed significantly since the adoption of the TDDP in 2006 and supports the implementation of energy-efficient lighting.
- Staff supports the modification of the Location of Mechanical Equipment standard to adhere to PEPCO standards, given that they are screened from public view.
- Staff supports EV charging stations within the structured parking garage with capacity for conversion of additional charging stations should demand increase.

Staff Recommendations

- Staff recommends extending the West Hyattsville Connector Trail towards the south end of Outparcel 1, at the rear of the proposed building, to connect with the Northwest Branch Trail. This extension would increase connectivity to the Metro while enabling path users to view the proposed art installation on the parking structure.
- Staff recommends the installation of planters to the northwest of the building to create a cohesive and visually appealing promenade for residents, visitors, and retail customers.
- Staff supports modification to Signage standards to permit internally illuminated signage for some blade signs to improve visibility.
- Staff recommends the installation of wayfinding signage consistent with City of Hyattsville design standards, directing residents, bike users, and visitors to the Metro, Northwest Branch Trail, retail, Kirkwood Neighborhood Park, etc.
- Staff encourages the applicant to pursue financing through programs, such as Amazon's Housing Equity Fund, to support the City's Affordable Housing Strategy.
- Staff recommends the installation of bicycle racks on the northwest side of the building, along the promenade, and in front of the main entrance to the building to promote transit-oriented development.
- Staff recommends that an updated traffic impact analysis be considered to ensure that current and future conditions are adequately assessed and are aligned with the evolving needs of this growing community.

Timeline

The applicant presented to the Planning Committee on November 18th, 2025, and to City Council on December 1st, 2025. This item will return for discussion and action at the Council's December 15th meeting.

The Prince George's County Planning Board hearing for this case has been scheduled for January 22nd, 2026.

Riverfront at West Hyattsville Metro

Hyattsville Planning Committee

November 18, 2025



Agenda

- Development Team
 - Bobby Gilbane, Gilbane Development Company
 - Matthew Michetti, Gilbane Development Company
 - Tom Haller, Gibbs and Haller
 - Civil Engineer, Soltesz, LLC
 - Architect, Davis Carter Scott
- Project Location
- Riverfront At West Hyattsville
- Phase 2 Multifamily
- Connectivity/Access/Trails
- Stormwater Management
- Building Design

Project Location



Riverfront at West Hyattsville



Phase Two Multifamily



Phase Two Multifamily

Program

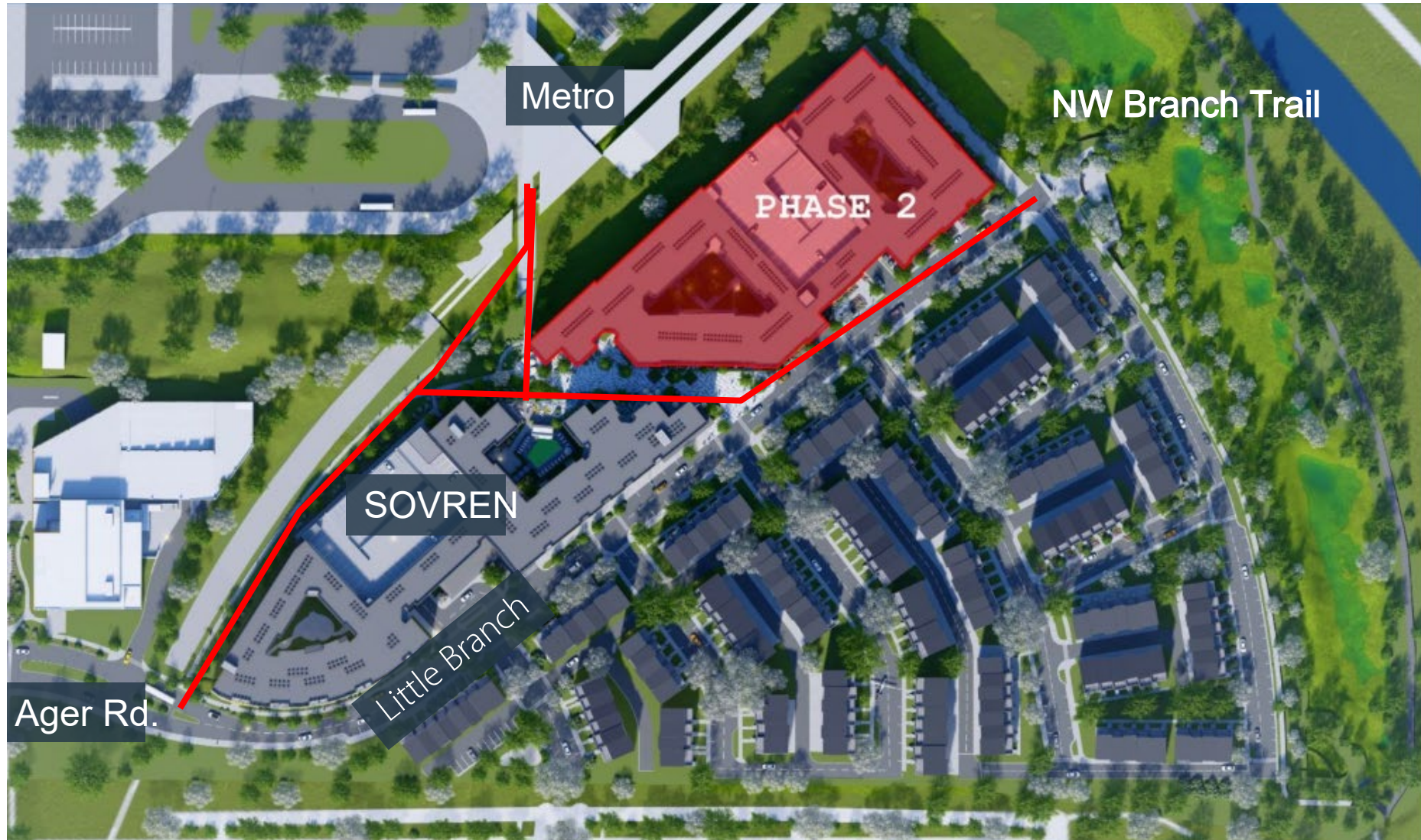
Unit Mix		
Unit Type	# Units	Average SF
Jr 1 Bed	42	563
1 Bed	131	699
1 Bed + Den	37	865
2 Bed	127	1056
3 Bed	5	1420
Total/Average	342	843

Schedule

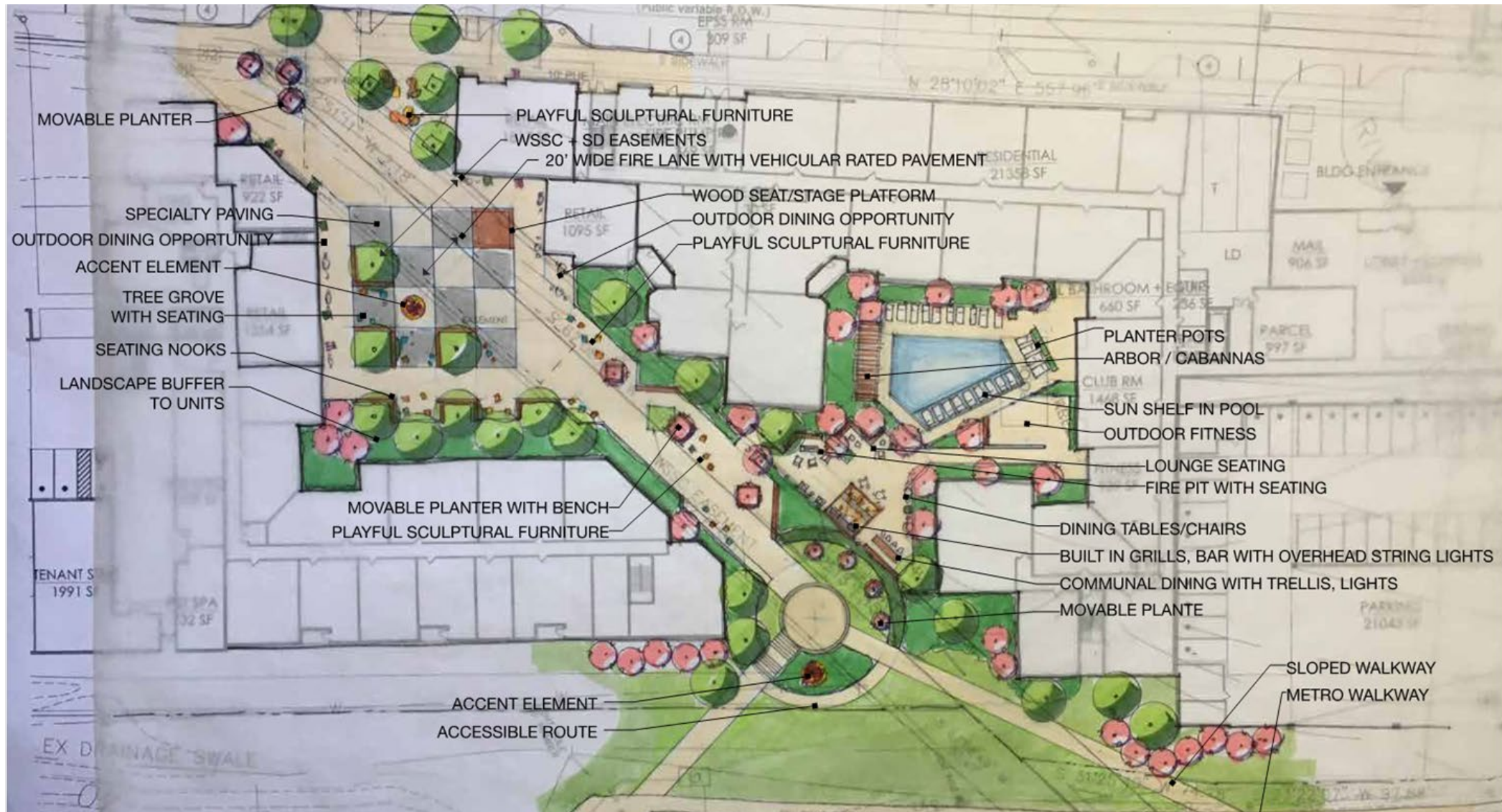
Task	Date
Detail Site Plan Board Approval	Feb-26
Building Permit	Nov-26
Construction Start	Dec-26
First Residential Occupancy	Oct-28
Stabilized Occupancy	Dec-28



Connectivity

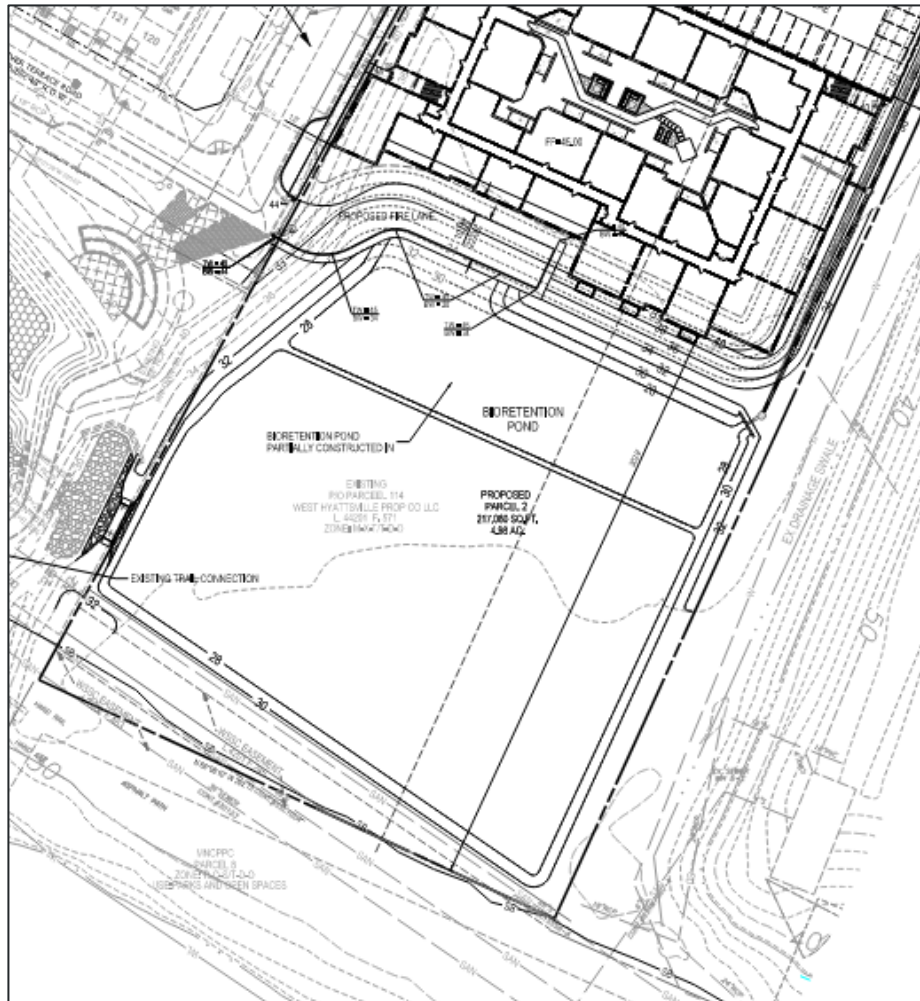


Connectivity



Stormwater Management

Phase 2 Gravel Wetlands



Building Design



Building Design



Building Design



Building Design



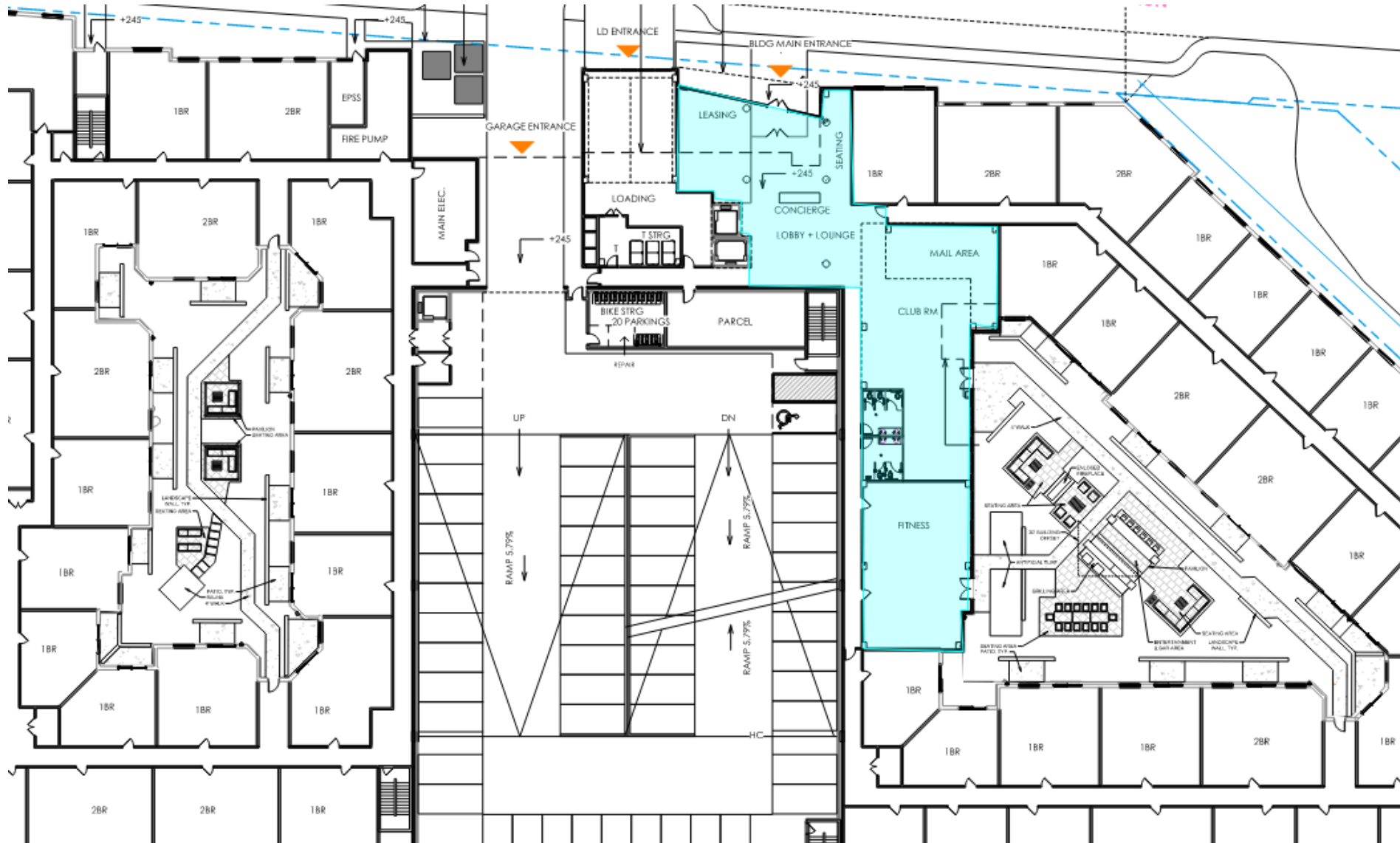
Building Design



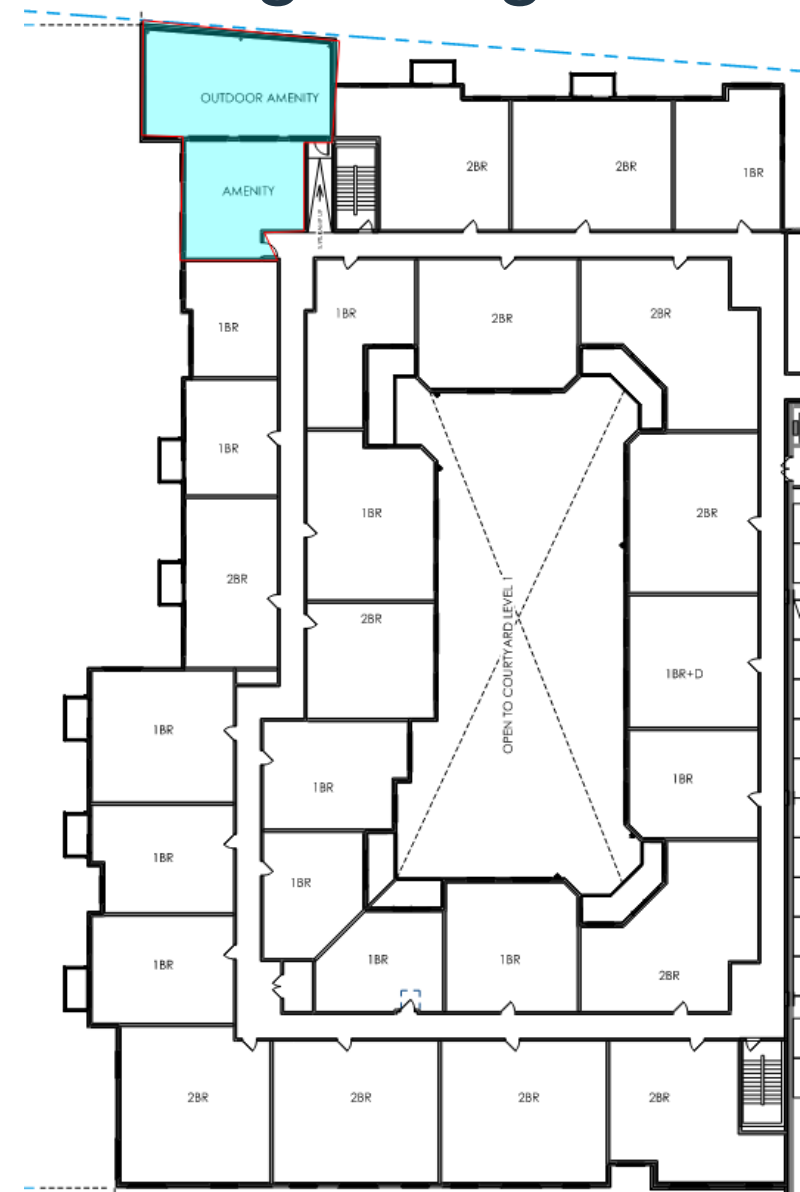
Building Design



Building Design– 1st Floor Amenities & Courtyards

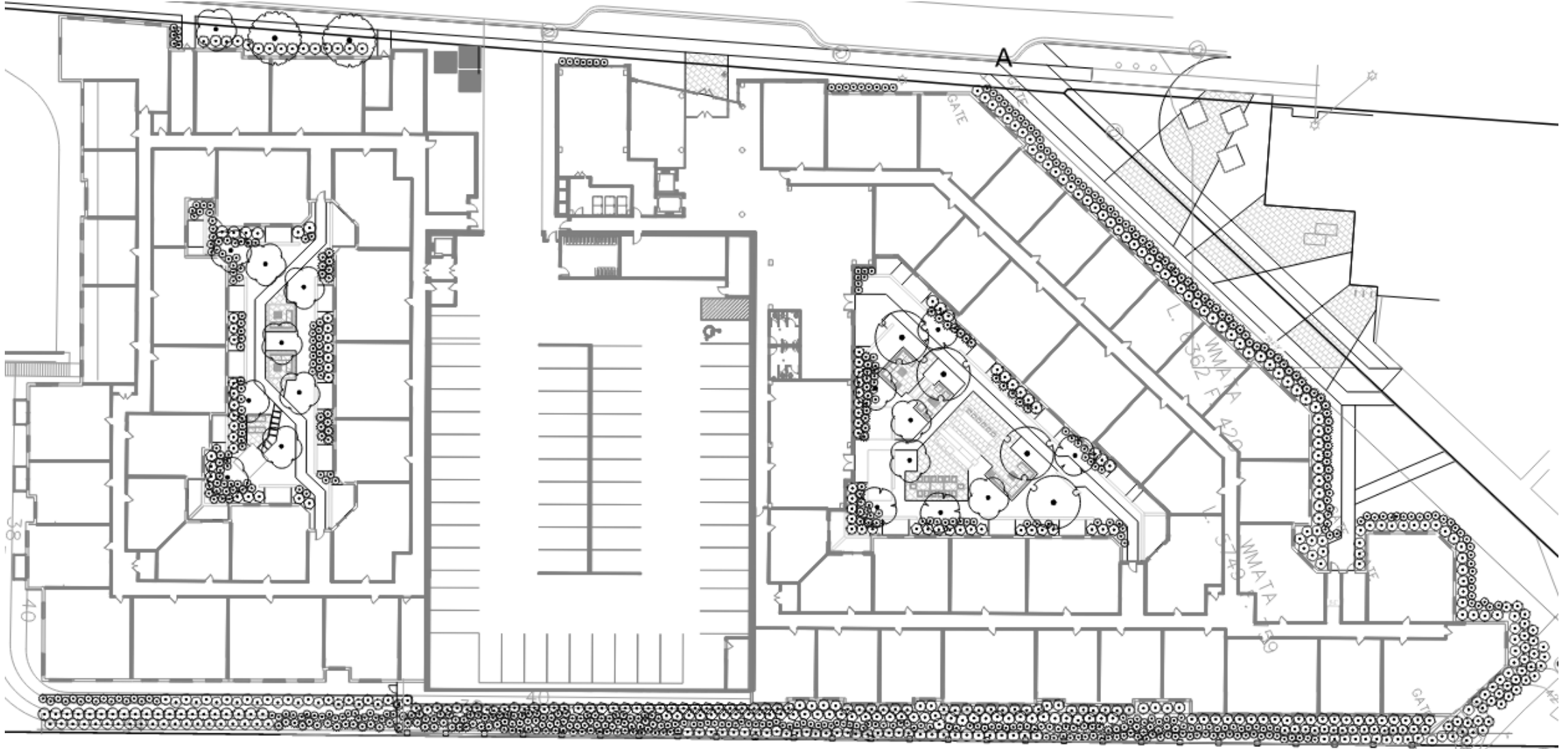


Building Design– 5th Floor Amenities



Amenity
Indoor
Fitness Center
Club Room
Lobby
5th Floor Amenity
5th Floor Terrace
Pet Spa
Bike Storage
Outdoor
Grill Stations
Trellis Structure
Bar/Entertainment area
Benches and Seating areas
Suana
Turf area
Gravel Wetlands Overlook
Fire pit (courtyard)
Fire Pit (5th Floor Terrace)
Exterior Lighting
Courtyard Lighting
Audio/Visual

Landscape Design Site Plan





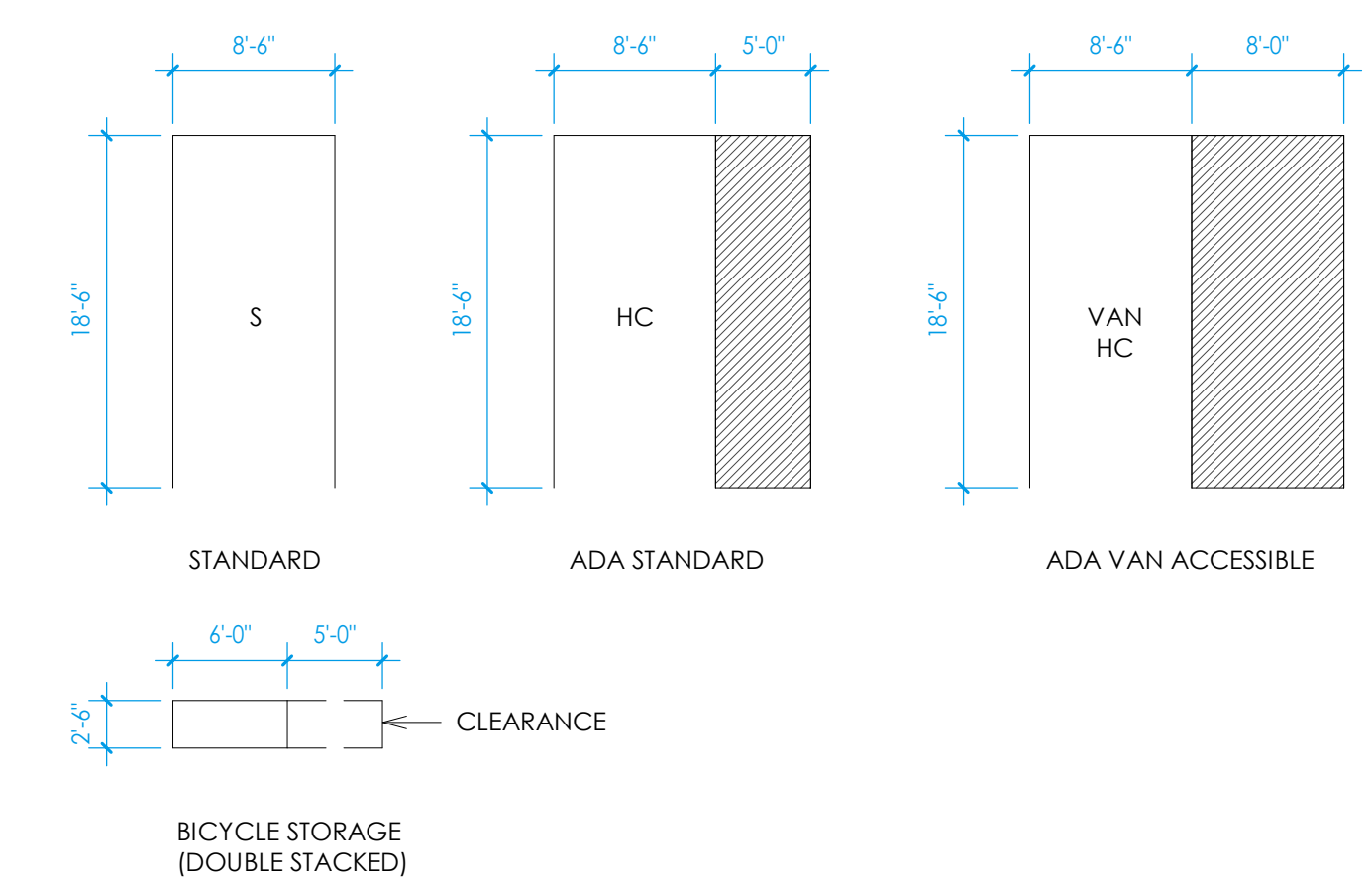
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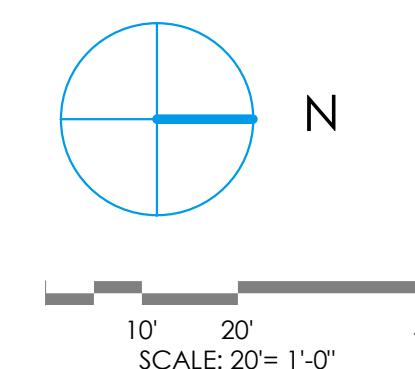


OFF STREET PARKING SCHEDULE (PROVIDED) - TOTAL			
TYPE	NUMBER	TYPE MARK	PARKING DIMENSIONS
01 Standard - 8'-6"	370	S	8'-6" x 18'-6"
03 ADA (UD)	8	HC	8'-6" x 18'-6" w/ 5'-0" AISLE
04 ADA Van (UD)	1	HCV	8'-6" x 18'-6" w/ 8'-0" AISLE
	379		
TOTAL SPACES	379		

* BIKE PARKING CALCULATION:
BIKE PARKING REQUIRED: 1 PER 20 PARKING SPACES → 379 UNITS ÷ 20 = 18 SPACES
PROVIDED: 20 PARKINGS ON LEVEL 1



P1 LEVEL PLAN SCALE: 1" = 20'-0"



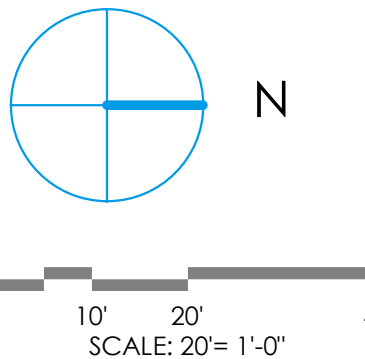


UNIT MATRIX		
UNIT TYPE	NUMBER	UNIT MIX / LEVEL
LEVEL 1		
1BR	41	67%
2BR	19	31%
3BR	1	2%
61	61	
LEVEL 2		
1BR	43	61%
2BR	26	37%
3BR	1	1%
70	70	
LEVEL 3		
1BR	43	61%
2BR	27	38%
3BR	1	1%
71	71	

UNIT MATRIX		
UNIT TYPE	NUMBER	UNIT MIX / LEVEL
LEVEL 4		
1BR	43	61%
2BR	27	38%
3BR	1	1%
71	71	
LEVEL 5		
1BR	42	61%
2BR	26	38%
3BR	1	1%
69	69	

UNIT MATRIX - TOTAL		
UNIT TYPE	NUMBER	UNIT MIX
1BR	212	62%
2BR	125	37%
3BR	5	1%
342	342	

LEVEL 1 PLAN SCALE: 1" = 20'-0"



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ISSUE DATE

DSP SUBMISSION 06/11/2025

REVISION DATE

PROJECT TITLE

WEST HYATTSVILLE

HYATTSVILLE, MD 20782

PROJECT NO. 323222

DRAWING TITLE

LEVEL 2 PLAN

DRAWN BY TN

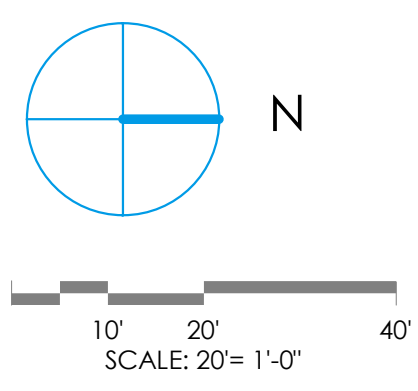
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CA REVIEWED BY JH

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A103

LEVEL 2 SCALE: 1" = 20'-0"



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PROJECT TITLE
WEST HYATTSVILLE

PROJECT NO. 323222

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CA REVIEWED BY	JH

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PROJECT TITLE

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PROJECT NO. 323222

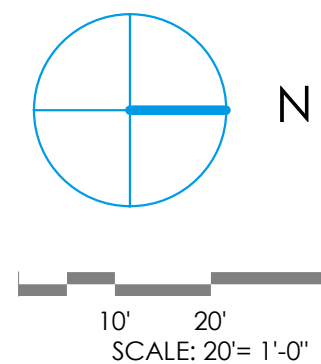
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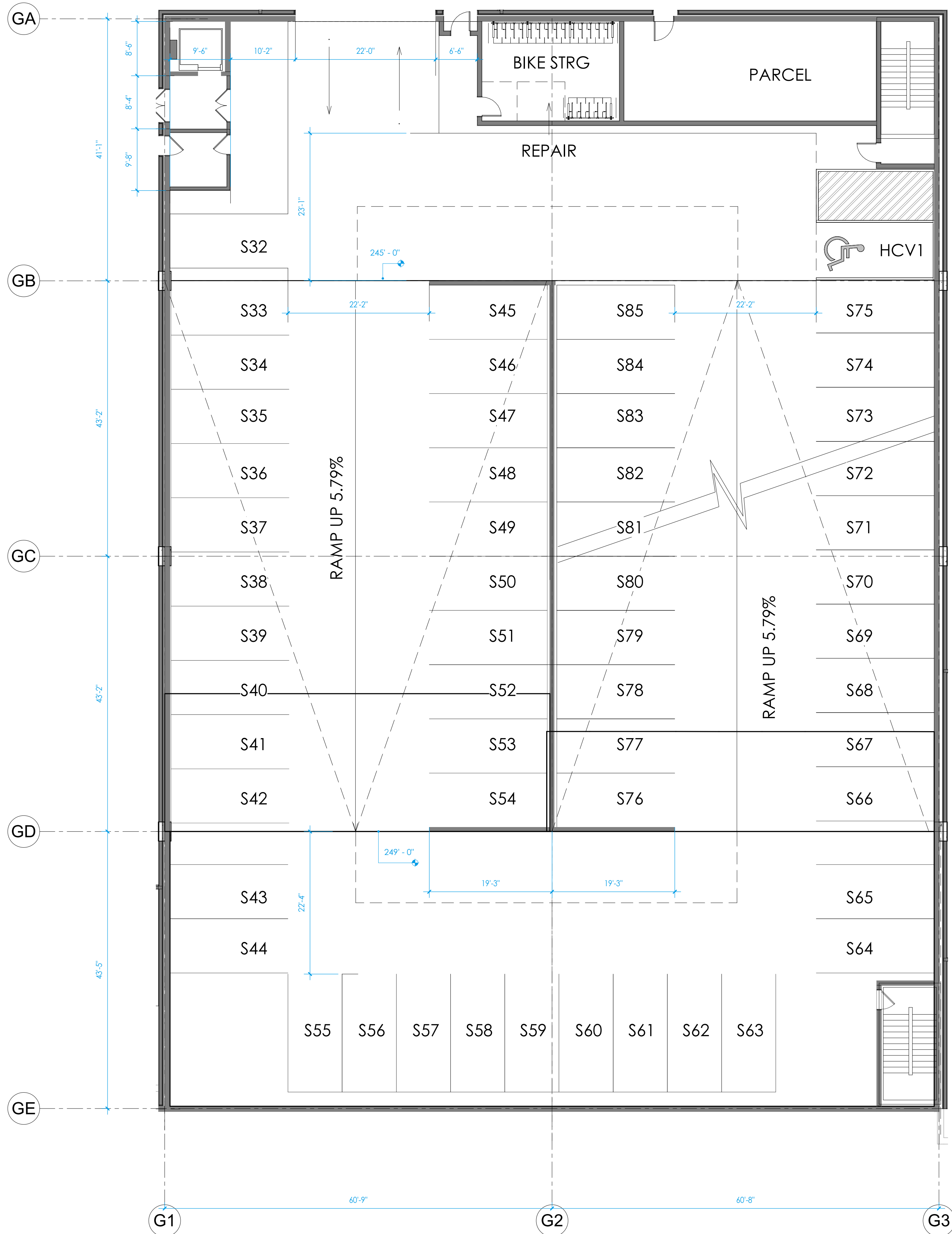
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P1 GARAGE PLAN SCALE: 1" = 10'-0"

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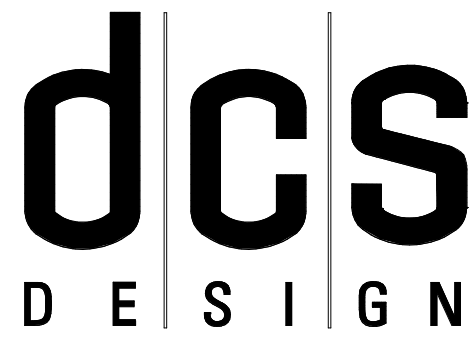
GARAGE LEVEL 1 SCALE: 1" = 10'-0"



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REVISION DATE

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HYATTSVILLE, MD 20782

PROJECT NO. 323222

DRAWING TITLE

LEVEL 1
GARAGE PLAN

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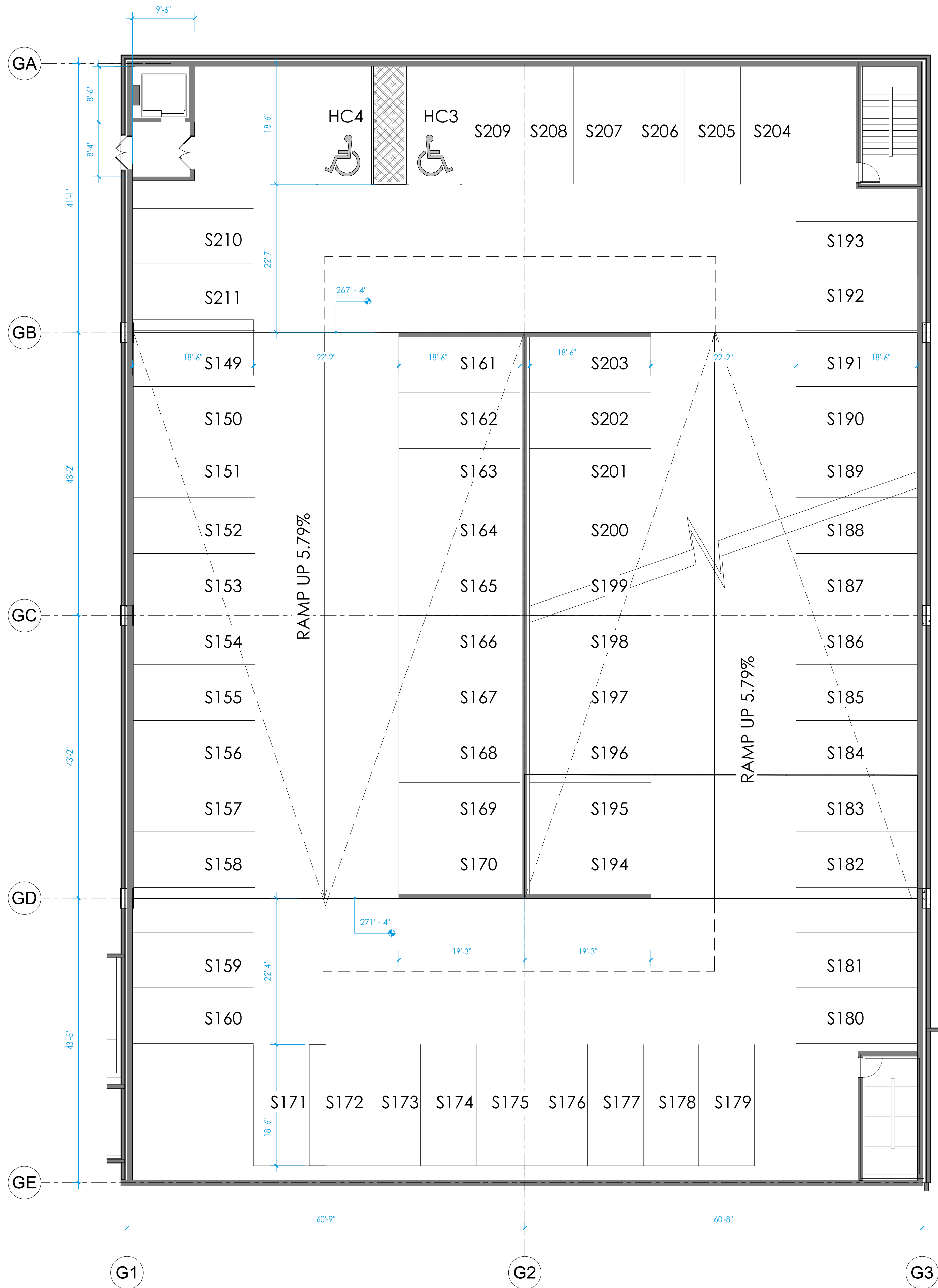
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LEVEL 3 GARAGE PLAN SCALE: 1" = 10'-0"



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REVISION DATE

PROJECT TITLE

WEST HYATTSVILLE

HYATTSVILLE, MD 20782

PROJECT NO. 323222

DRAWING TITLE

LEVEL 3
GARAGE PLAN

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PROJECT TITLE

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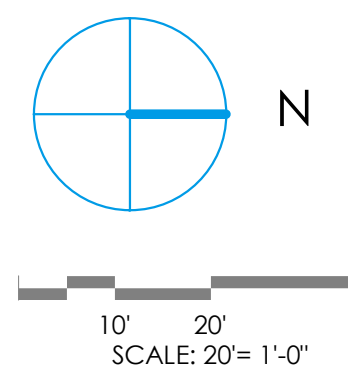
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LEVEL 4
GARAGE PLAN

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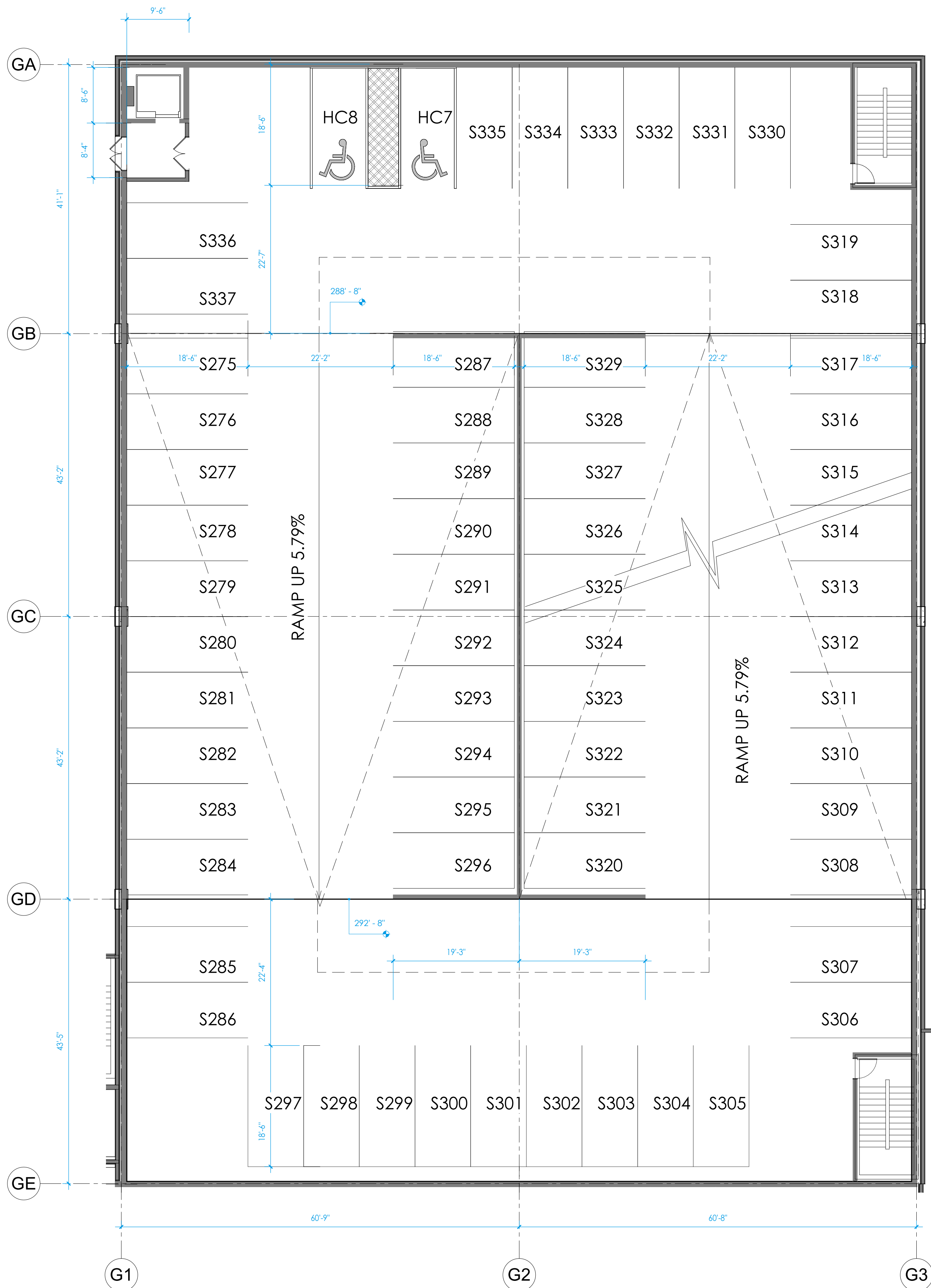
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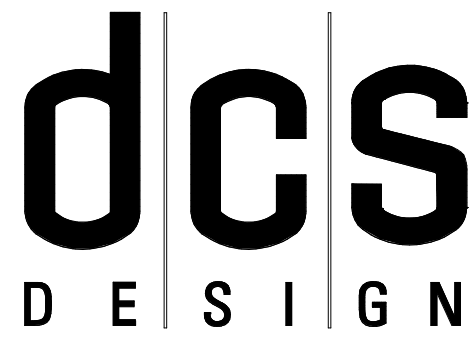
LEVEL 5 GARAGE PLAN SCALE: 1" = 10'-0"



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PROJECT TITLE

WEST HYATTSVILLE

HYATTSVILLE, MD 20782

PROJECT NO. 323222

DRAWING TITLE

LEVEL 5
GARAGE PLAN

DRAWN BY TN

QC CHECKED BY WF

CA REVIEWED BY JH

DRAWING NUMBER

A111

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HYATTSVILLE, MD 20782

PROJECT NO.	323222
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DRAWING TITLE

ROOF LEVEL
GARAGE PLAN

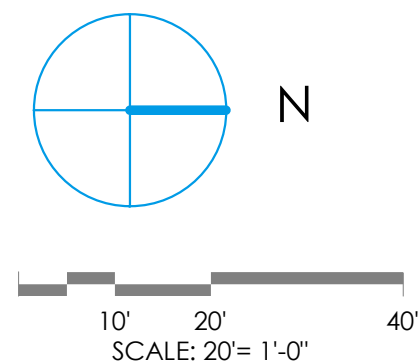
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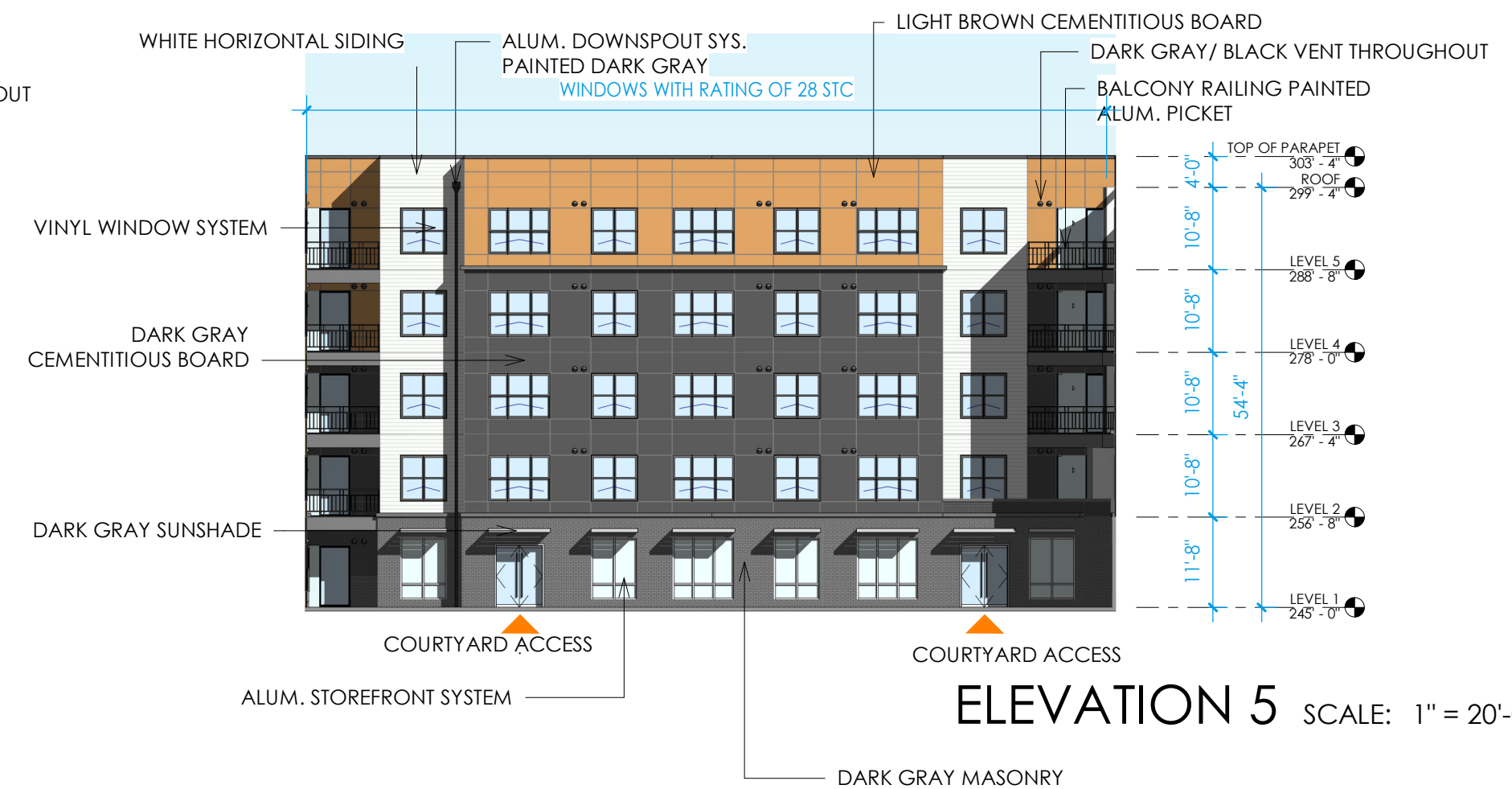
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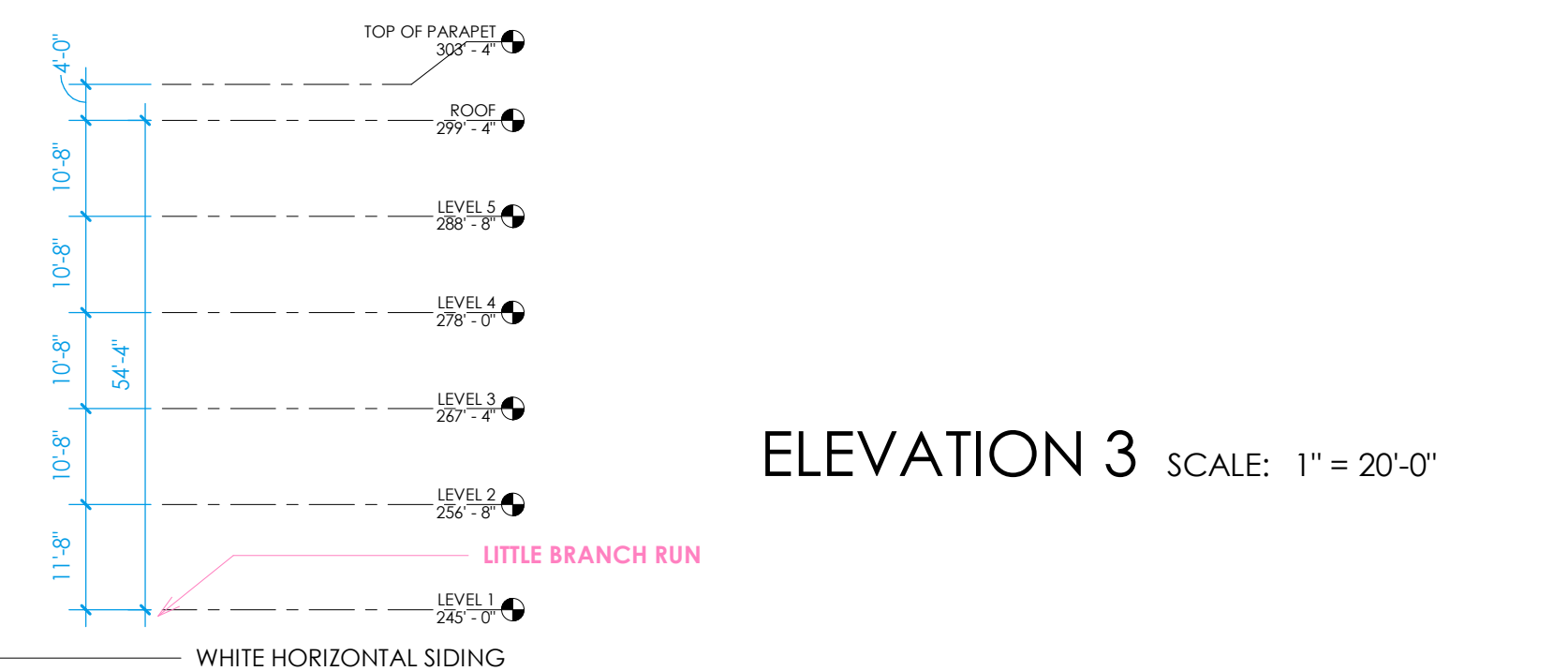
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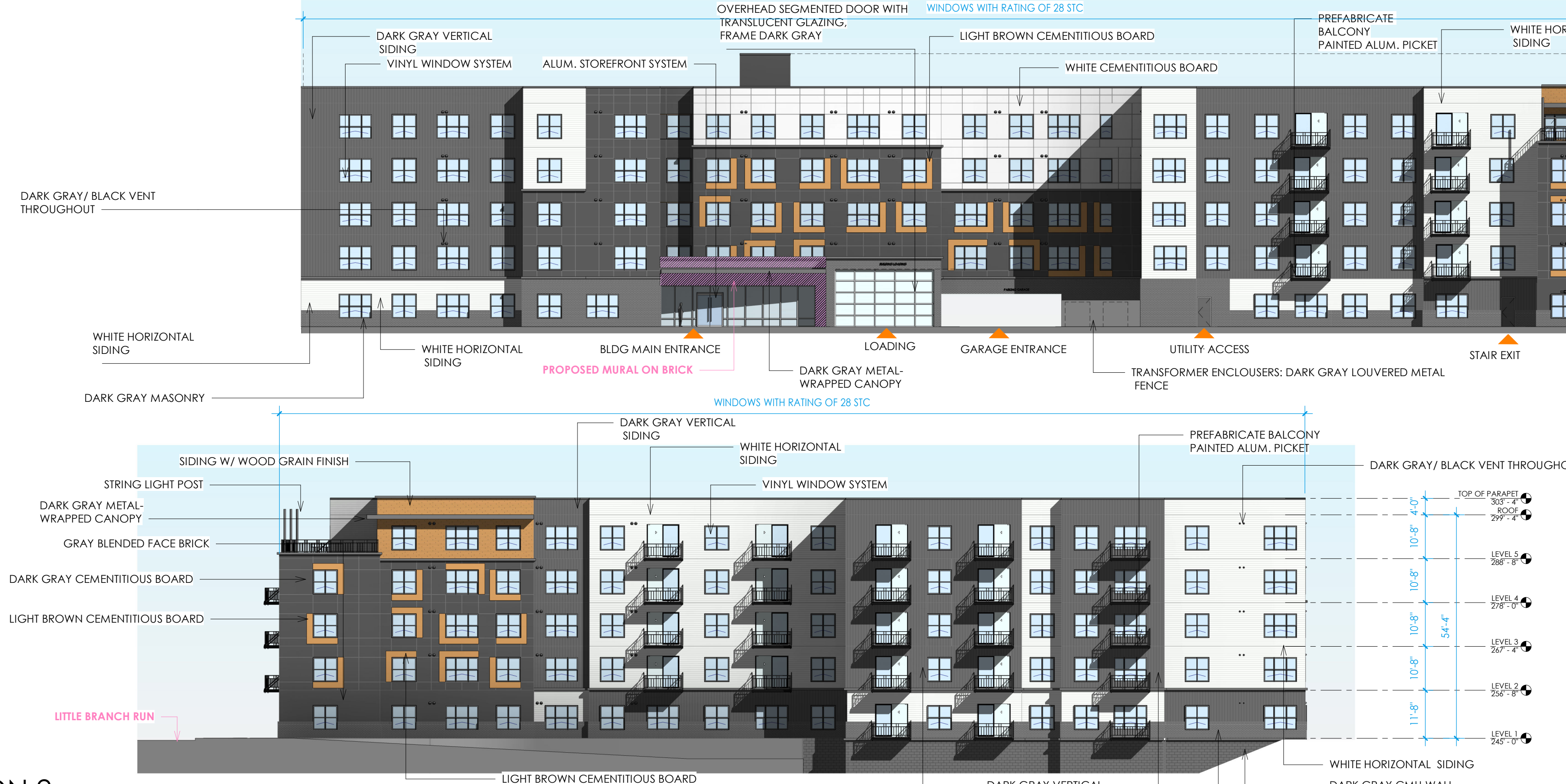
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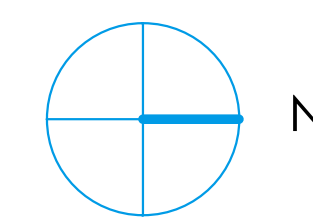
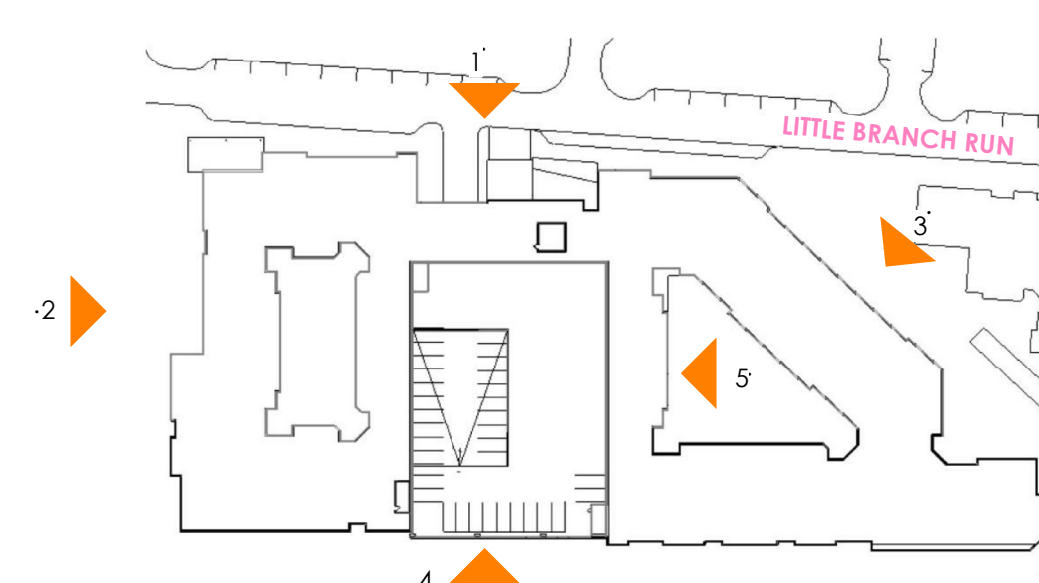
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ELEVATION 2 SCALE: 1" = 20'-0"



ELEVATION 4 SCALE: 1" = 20'-0"



10' 20' 40'
SCALE: 20' = 1'-0"

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PROJECT TITLE

WEST HYATTSVILLE

HYATTSVILLE, MD 20782

PROJECT NO. 323222

DRAWING TITLE

BUILDING
ELEVATIONS

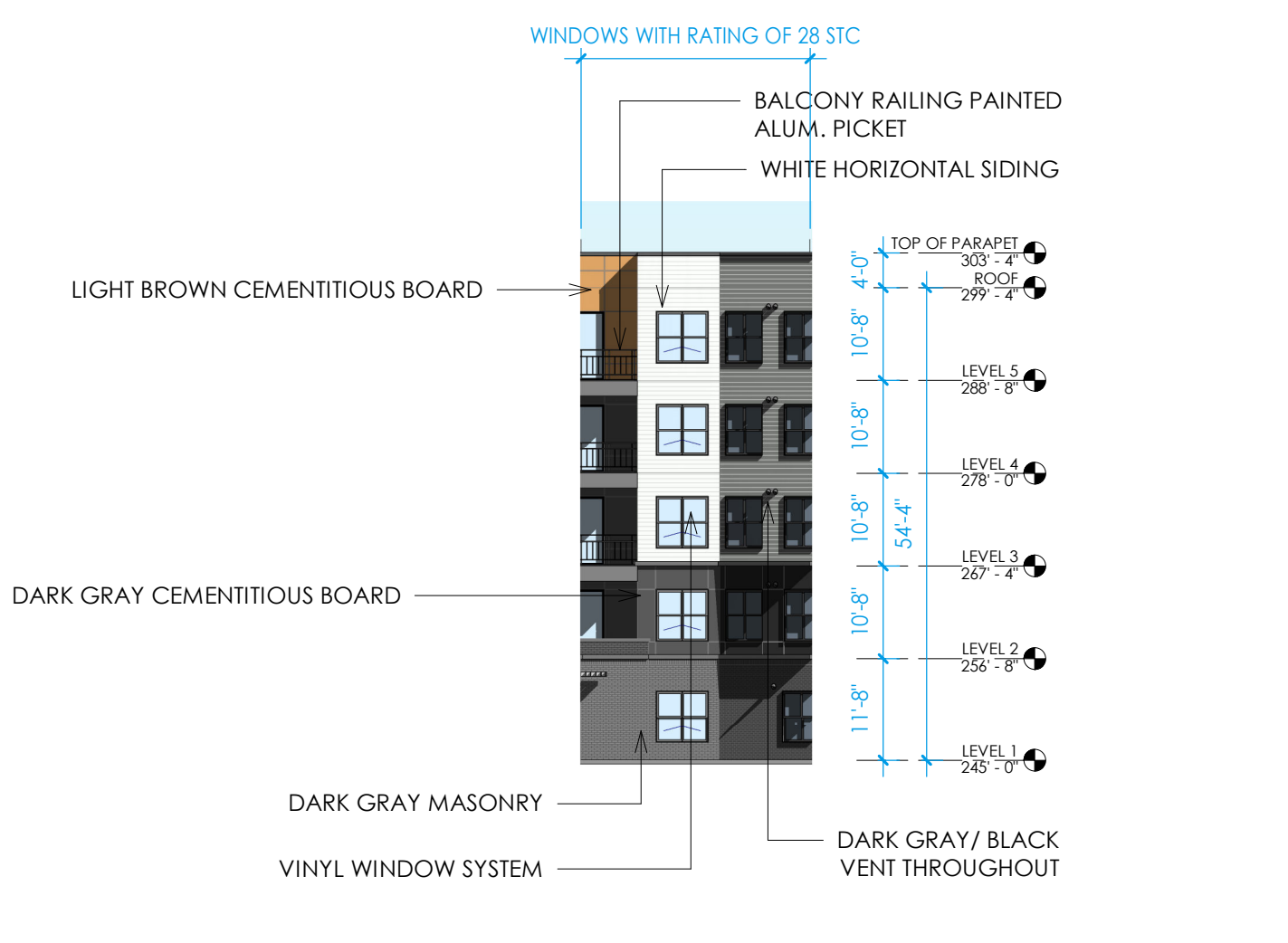
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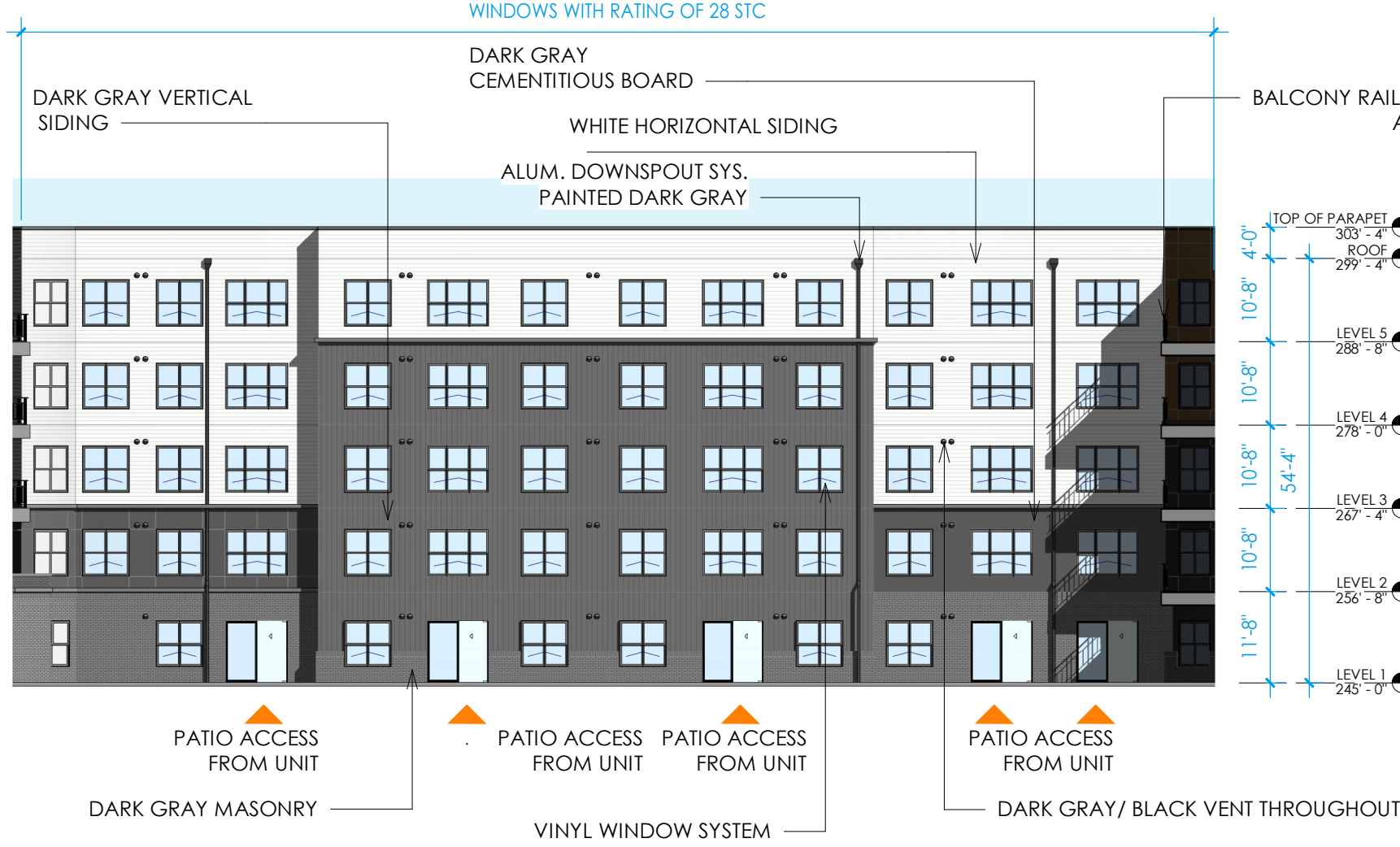
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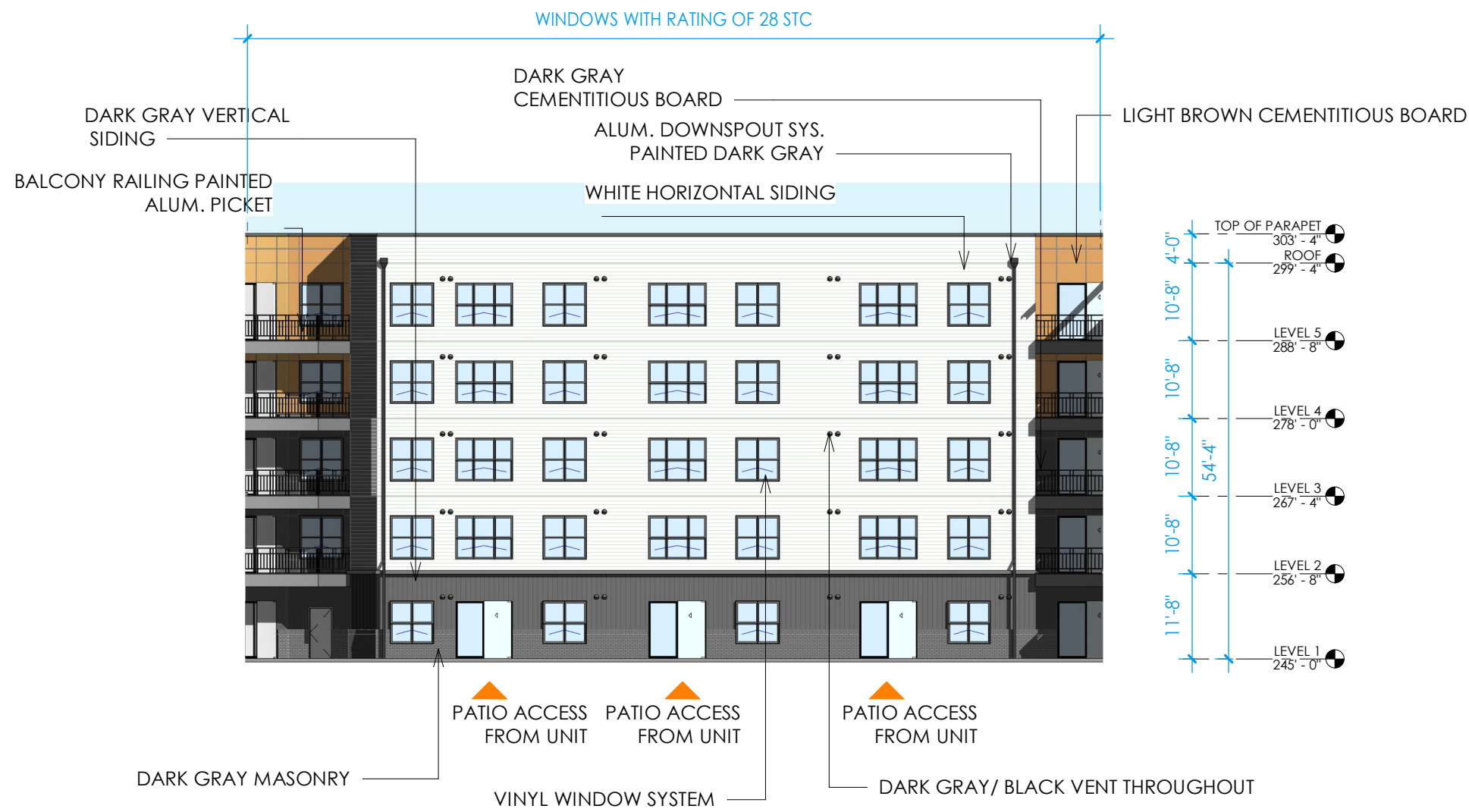
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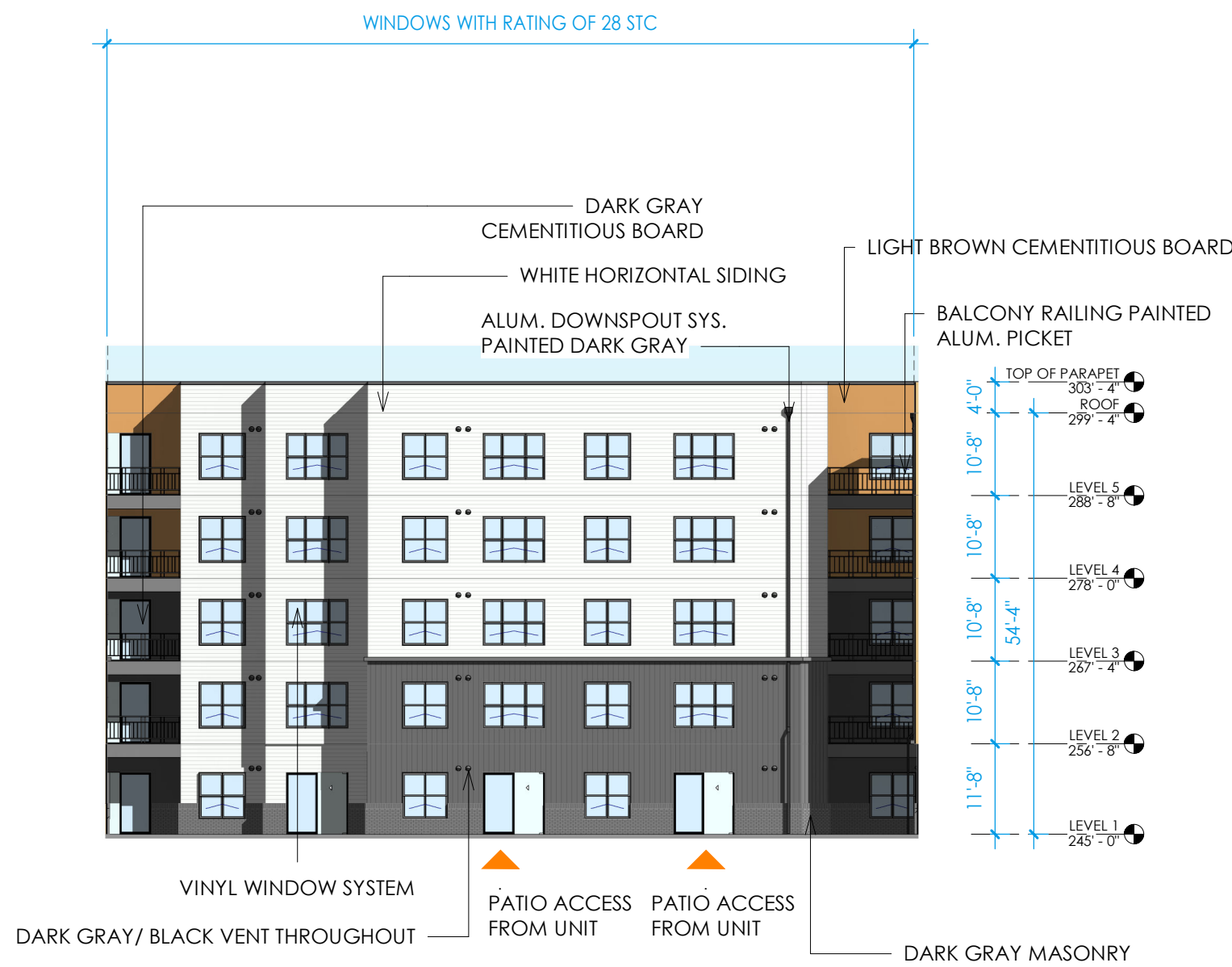
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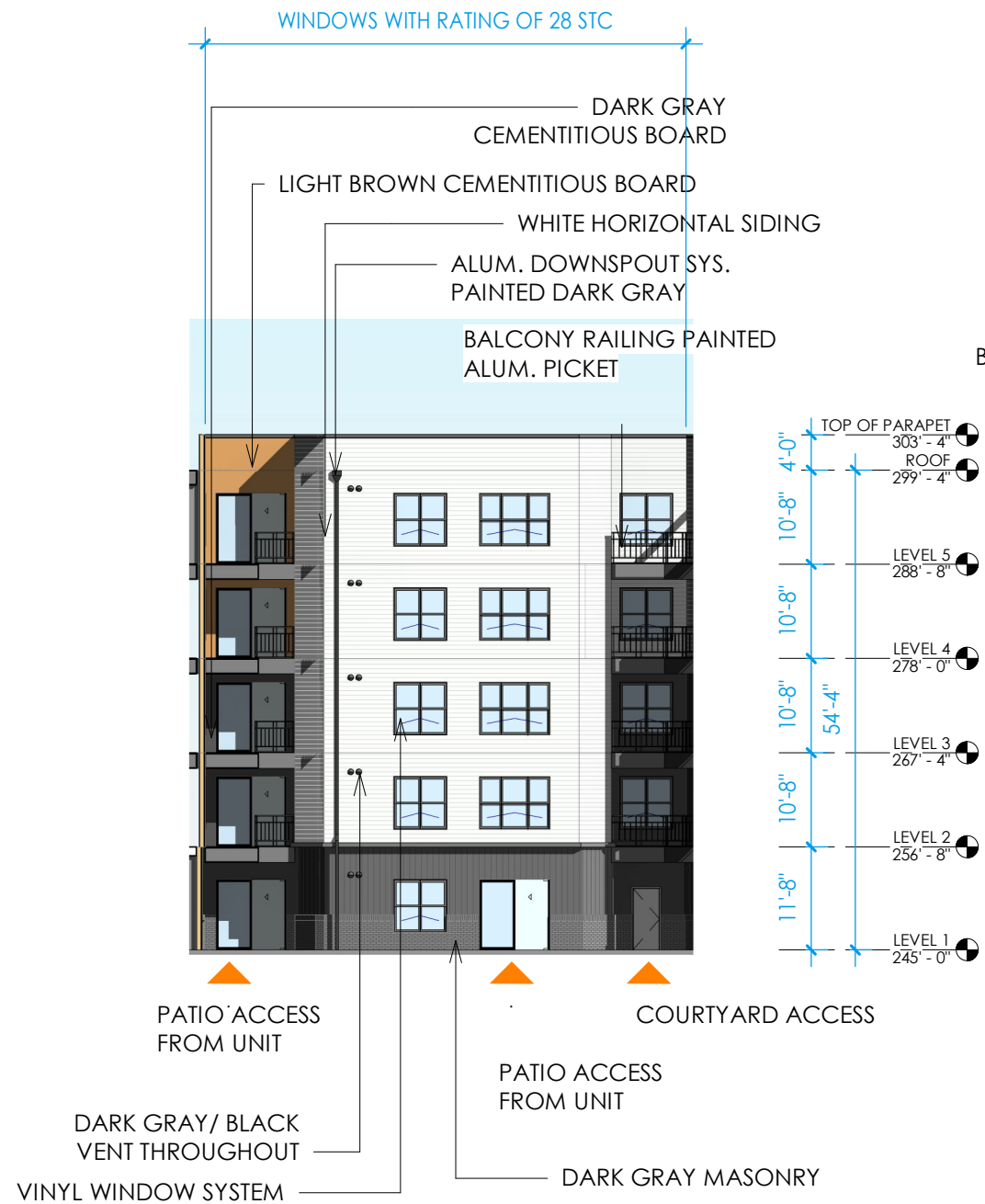
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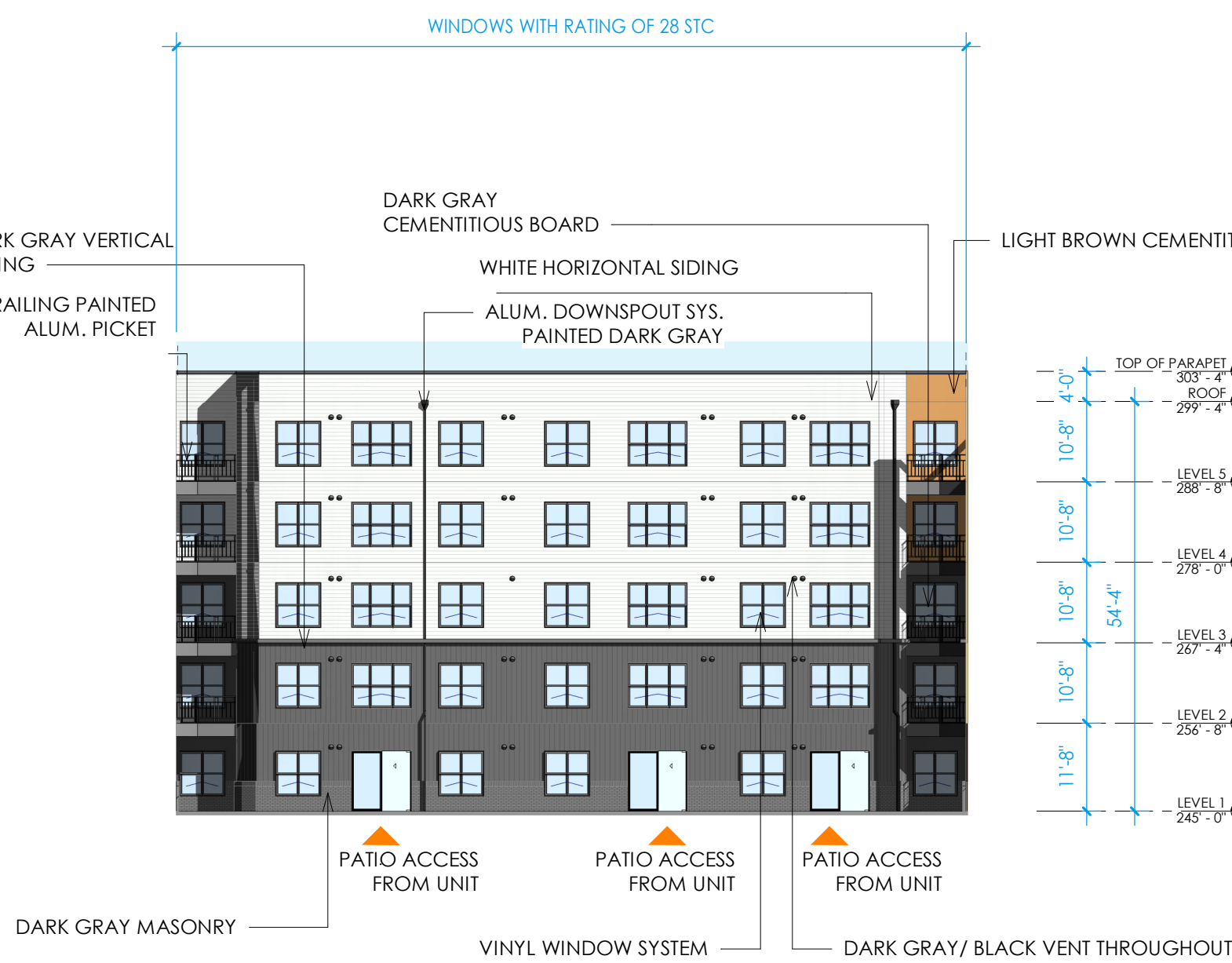
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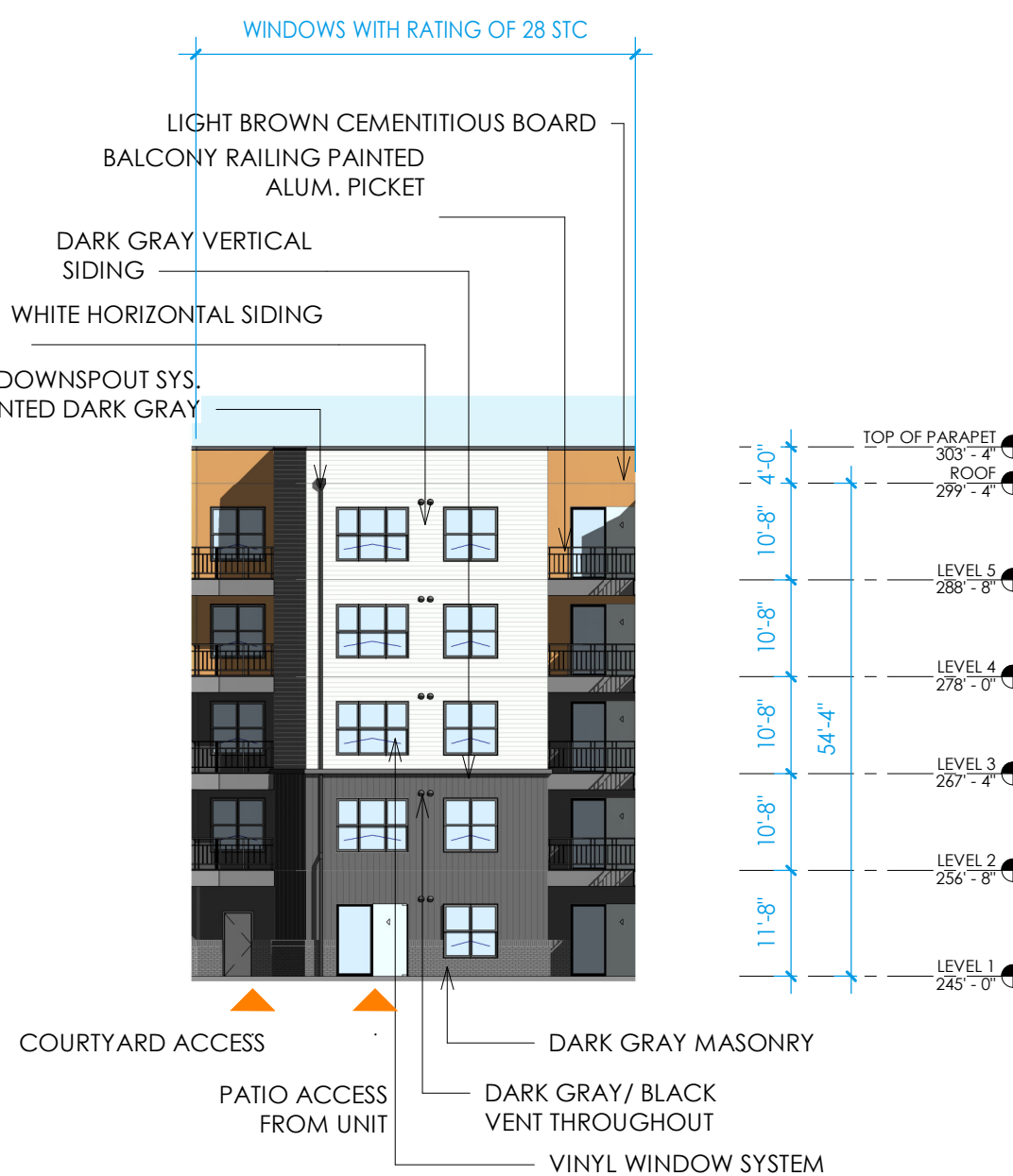
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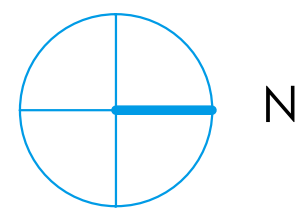
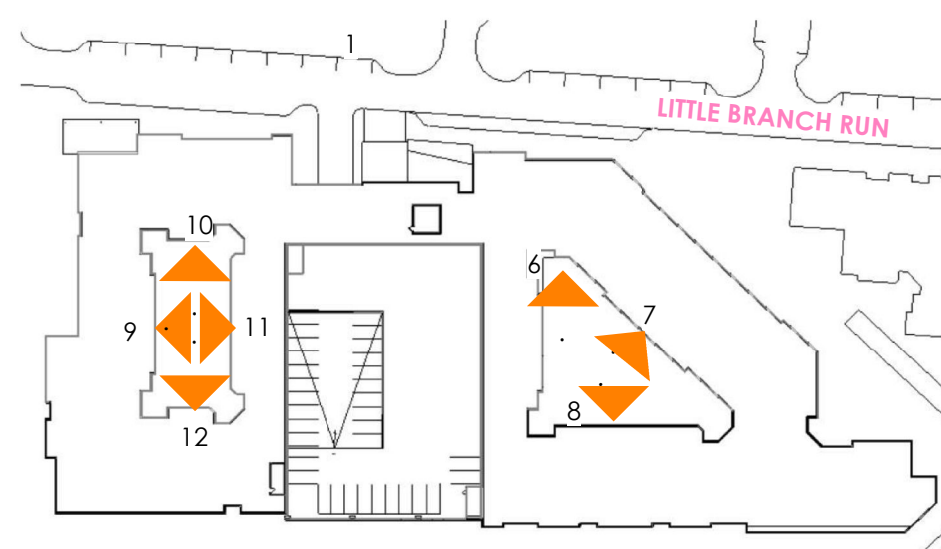
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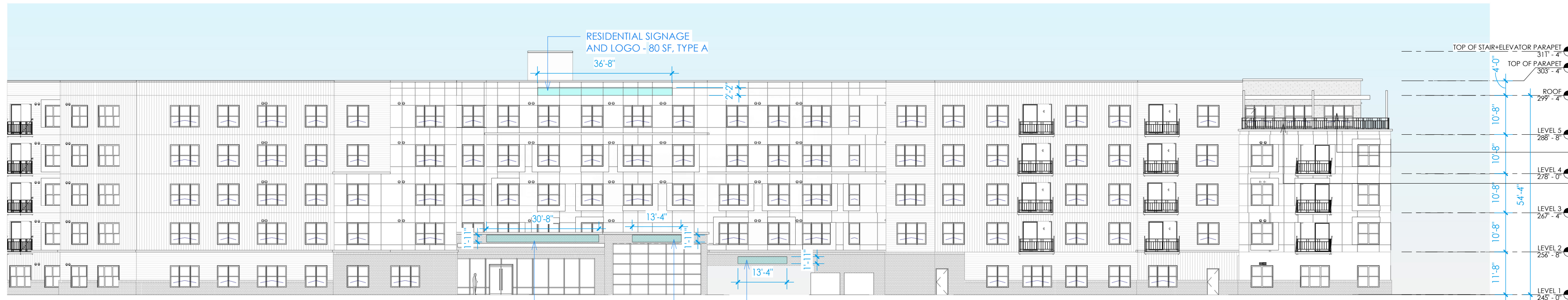


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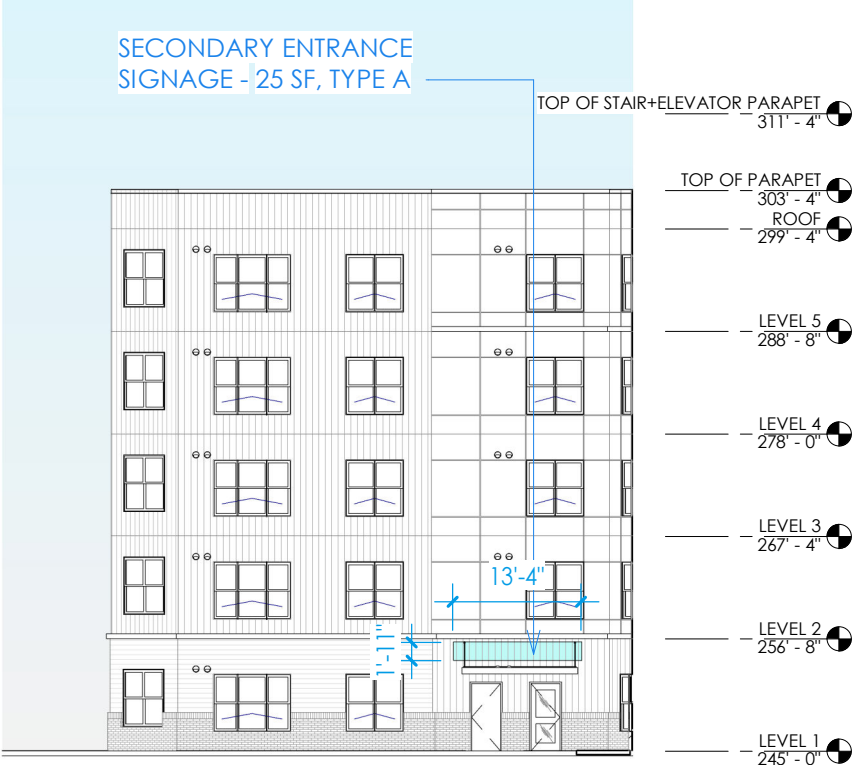
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ELEVATION 1 SCALE: 1" = 20'-0"



ELEVATION 5 SCALE: 1" = 20'-0"



ELEVATION 2 SCALE: 1" = 20'-0"

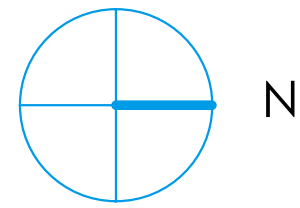
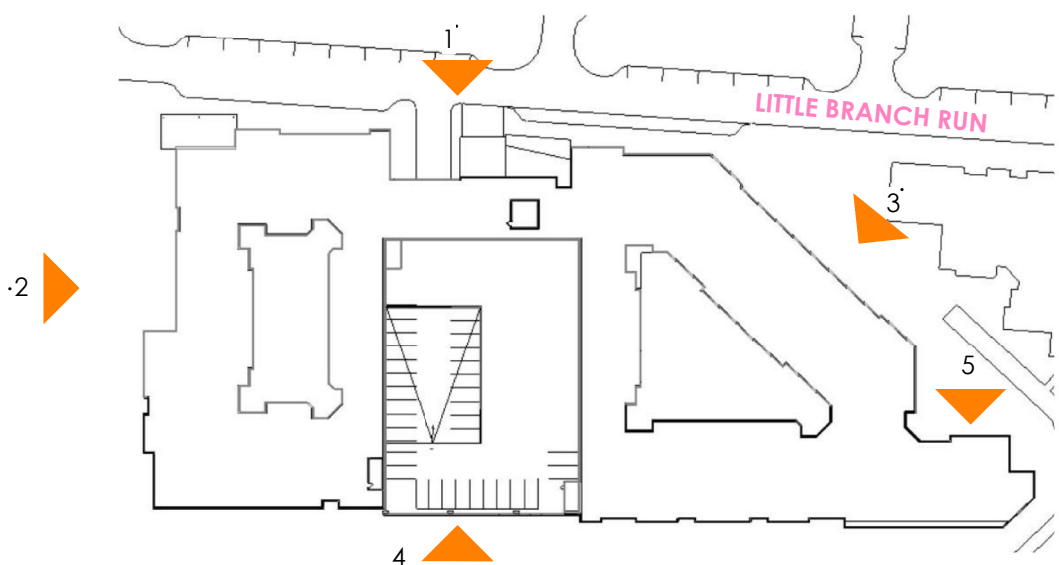


ELEVATION 3 SCALE: 1" = 20'-0"



ELEVATION 4 SCALE: 1" = 20'-0"

SIGNAGE SCHEDULE			
SIGNAGE TYPE	DESCRIPTION	COUNT	AREA
A	LIGHTED, TRIMLESS SIGN WITH CHANNEL LETTERS	6	345 SF
B	PAINTED ALUMINUM PANELS 1" DEEP - STUD-MOUNTED ON WALL SURFACE DIMENSIONAL LETTERS WITH PAINTED FINISHES	2	50 SF
TOTAL		8	395 SF



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PROJECT TITLE
WEST HYATTSVILLE

HYATTSVILLE, MD 20782

PROJECT NO. 323222

DRAWING TITLE
SIGNAGE
ELEVATIONS

DRAWN BY TN
QC CHECKED BY WF
CA REVIEWED BY JH

DRAWING NUMBER
A303

RIVERFRONT AT WEST HYATTSVILLE
DETAILED SITE PLAN DSP-20053-02
ARCHITECTURE FOR MULTIFAMILY DEVELOPMENT
EXPEDITED TRANSIT-ORIENTED DEVELOPMENT
AT WEST HYATTSVILLE METRO STATION
STATEMENT OF JUSTIFICATION
MAY 25, 2025
REVISED JULY 8, 2025



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I. INTRODUCTION

WHPC BLOCK 4, LLC (the “Applicant”) presents this Detailed Site Plan application for construction of a multifamily development containing 342 dwelling units. The proposed development will be constructed within the Riverfront at West Hyattsville project and is the final phase of the Riverfront at West Hyattsville project and will be constructed on property located at 5615 Little Branch Run, Hyattsville, Maryland 20782. The property is currently zoned LTO-C but is being developed in accordance with the provisions of the prior M-X-T/D-D-O Zones.

The proposed Detailed Site Plan represents a revision to DSP-20053, which was approved on December 16, 2021. The property included in DSP-20053 consisted of two proposed parcels. Those parcels are now described as Parcel 1 and Outparcel 1, as depicted on a plat of subdivision entitled “West Hyattsville”, which plat is recorded among the Land Records of Prince George’s County at Plat Book ME 252 Plat 21. These parcels are outlined in red on the image below taken from the recorded plat:



Detailed Site Plan DSP-20053 approved the construction of 293 multifamily units and up to 3,213 square feet of ground floor retail on Parcel 1, which contains 3.05 acres, and infrastructure

improvements on Outparcel 1. This Detailed Site Plan revision now proposes the development of a multifamily building on Outparcel 1, which contains 4.9853 acres.

II. PROPERTY HISTORY

The Riverfront at West Hyattsville develop began in 2015 with the acquisition of the former Ginn Paper warehouse, which occupied 18.45 acres of land on the west side of Ager Road. The warehouse, located adjacent to the West Hyattsville Metro Station was vacant and in disrepair, as is evident on the 2014 arial below:



The Riverfront at West Hyattsville development has completed several stages of the Prince George's County approval process. Development of the project was impeded by fact that much of the property, even though developed and utilized, was impacted by 100-year floodplain. Thus, preparation of the property for development required the approval of a floodplain waiver and the construction of a compensatory storage facility. The initial application filed was Preliminary Plan of Subdivision 4-15020, which included the entire 18.45 acre parcel. The

subdivision was approved in 2017. Following the approval of the Preliminary Plan of Subdivision, a Detailed Site Plan for Infrastructure Only (DSP-16029) was filed and approved. The 18.45 acres included in the initial preliminary plan and detailed site plan for infrastructure are shaded in blue on the image below. The area shaded in green is where compensatory floodplain storage is located. This property had been previously dedicated to the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) by the prior owner of the Ginn Paper Warehouse property.



Both the initial preliminary plan infrastructure detailed site plan included a portion of the land included in DSP-20053 (Parcel 1), which is being revised by this application. These approvals established the lotting and parcel pattern, the circulation plan, stormwater quantity and quality management techniques and locations, landscaping and utility locations for the overall development. The primary purpose of the infrastructure detailed site plan was to allow for the grading of the development, since much of the land was impacted by 100-year floodplain. The compensatory storage facility was reviewed pursuant to Mandatory Referral Application MR-

1700F. The construction of this facility included the reconstruction and lighting of a trail leading to the Metro Station. The compensatory story area also includes an amphitheater.

Following the approval of the initial applications, Detailed Site Plan application DSP-17044 was approved for the architecture of 183 townhouses, which were constructed by Stanley Martin and are fully occupied. Detailed Site Plan DSP-20004 was approved for the construction of a medical office building for Kaiser Permanente, which is also completed and occupied. At the time these approvals were obtained, there was a 5-acre parcel of land located adjacent to the Metro tracks owned by WMATA which was landlocked, but for the infrastructure being constructed as part of the Riverfront at West Hyattsville Project. In October 2020, the Applicant acquired this 5-acre parcel to be incorporated into the overall development, and increased the total area of the development to 23.49 acres. That 5-acre parcel has now been platted as Outparcel 1 and is outlined on the current aerial photo below:



To incorporate the WMATA property into the development, Preliminary Plan of Subdivision 4-20040 was filed and approved on October 28, 2021 pursuant to Prince George's County Planning Board Resolution PGCPB No. 2021-122. This application included 8.1 acres and proposed two parcels, Parcel 1 and Outparcel 1. A total of up to 750 dwelling units and 15,000 square feet of commercial space were approved with this application. The dividing line between Parcel 1 and Outparcel 1 is also the location of an existing storm drain easement and a WSSC easement, which became the natural division between the parcels. Detailed Site Plan DSP-20053 included the infrastructure improvements for all the land included in the Preliminary Plan and the architecture for Parcel 1. The building approved for Parcel 1 consisted of 293 dwelling units and 3,213 square feet of ground floor commercial space (the GLA of the commercial space actually constructed is 2,572 square feet). That building, now known as Sovren, is constructed and is currently being leased. DSP-20053-01 was approved to allow the addition of solar panels on the roof of the parking garage.

This application, DSP-20053-02, proposes the construction of a multifamily building with 342 dwelling units on Outparcel 1. Following the approval of this Detailed Site Plan, the property will be re-platted to remove the Outparcel designation.

III. PRIOR APPROVALS

A. Conceptual Site Plan CSP-05006

Conceptual Site Plan CSP-05006 was approved on the Property in 2008. Preliminary Plan 4-15020 was approved in 2017. This application constitutes a new application under the Expedited Transit Oriented Development ("ETOD") regulations contained in Section 27-290.01 of the Zoning Ordinance. Pursuant to Section 27-290.01(a)(1), ETOD projects located in a mixed use zone are exempt from the requirement to obtain approval of a Conceptual Site Plan. As such, the development of the Subject Property will proceed without a CSP and the prior CSP conditions will not be applicable to the proposed development and analysis of compliance with prior conditions of approval is not required.

B. Preliminary Plan 4-15020

Preliminary Plan 4-15020 was approved with 24 conditions contained in PGCPB 17-42, adopted on March 23, 2017. However, Preliminary Plan 4-20040 was approved to incorporate the land acquired from WMATA into the development and superseded the prior subdivision. Conformance with the condition of approval for Preliminary Plan 4-20040 will be addressed in greater detail below.

C. Detailed Site Plan DSP-16029

Detailed Site Plan DSP-16029 was approved by the Planning Board on March 23, 2017 for infrastructure only. Planning Board resolution PGCPB 17-43 contained no conditions applicable to this Detailed Site Plan.

D. Detailed Site Plan DSP-17044

Detailed Site Plan DSP-17044 was approved by the Planning Board on March 23, 2017 for the townhouse architecture. Planning Board resolution PGCPB 17-43 contained no conditions applicable to this Detailed Site Plan. DSP-17044-01 was approved by the Planning Director to reflect the Stanley Martin architecture which was used in the construction of the townhouses.

E. Detailed Site Plan DSP-20004

Detailed Site Plan DSP-20004 was approved by the Planning Board on May 28, 2020 for a medical office building containing 44,362 square feet. Planning Board Resolution PGCPB 2020-88 contained no conditions applicable to this Detailed Site Plan.

F. Preliminary Plan 4-20040

Preliminary Plan of Subdivision 4-20040 was approved by the Planning Board on October 28, 2021, subject to 23 conditions. Since this preliminary plan is the basis for the pending detailed site plan application, it is applicable to this project. Conformance with the conditions is addressed in greater detail below.

G. Detailed Site Plan DSP-20053

Detailed Site Plan DSP-20053 was approved by the Planning Board on December 16, 2021, subject to 1 condition, which required revisions to the architecture of the building on Parcel 1. None of the required revisions are applicable to the Subject Property, Outparcel 1.

IV. PROPOSED DEVELOPMENT

The Applicant proposes to construct a multifamily building on Outparcel 1 consisting of 342 multifamily dwelling units. As noted above, this is the final piece of the Riverfront at West Hyattsville project. The boundaries of the Subject Property were set by prior development and approvals. The Subject Property is bounded by the Metro rail line to the east, the Northwest Branch Stream Valley Park owned by M-NCPPC to the south, Little Branch Run to the west and Parcel 1 (now improved with the Sovren apartments) to the north. On the north, the Subject Property comes to a point as Little Branch Run crosses over the Metro rail line and then curves to the south. The southern boundary of the Subject Property abuts land owned by the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) as part of the Northwest Branch Stream Valley Park.

The Subject Property was previously impacted by 100-year floodplain. A waiver was granted to fill the floodplain and the property has now been substantially graded in accordance with those prior approvals. Upon completion of the final development, the portion of the Subject Property proposed for the multifamily building will no longer be impacted by 100-year floodplain. The compensatory storage for the floodplain fill will be satisfied in the western portion of Outparcel 1 in accordance with the approved floodplain waiver and an approved Site Development Concept Plan.

The development proposed on Outparcel 1 allows for medium to high density development immediately abutting the West Hyattsville Metro Station in accordance with the recommendations of the TDDP. One of the important elements of the proposed DSP is connectivity to the Metro Station. At the time that Preliminary Plan 4-15020 and DSP-16029 were previously approved, the Planning Board noted that an existing pedestrian sidewalk exists on WMATA property which provides access to a underpass which leads to the Metro Station. The Planning Board emphasized the importance of connecting the Riverfront at West Hyattsville development to the Metro Station. Condition 2 of DSP-16029 required as follows:

A permanent and direct sidewalk connection from the end of either Kirkwood Place, Crimson Fox Drive, or Emerald Branch Drive to the existing tunnel to the West Hyattsville Metro shall be provided at the time of approval of a full-scale detailed site plan for the multifamily parcel(s).

In addition, a temporary pedestrian connection was shown in the same location on the certified DSP. With the approval of DSP-20053, the Applicant formalized this direct sidewalk connection by proposing the construction of a pedestrian promenade. The pedestrian promenade was to be integrated with the building layout to provide a safe, well lit and attractive passage for pedestrians and bicyclists, not only those that live in the development but also those accessing the Metro from the Northwest Branch trail. This pedestrian promenade is located between the southern end of the building on Parcel 1 and the norther end of the proposed building on Outparcel 1. The promenade was predominantly constructed with the Sovren and is currently in use by residents of the development to provide access to the Metro Station, as can be seen on the aerial below:



This pedestrian promenade ties into the existing WMATA sidewalk which extends along the east side of the Sovren. The Applicant worked extensively with WMATA to widen and upgrade this existing pedestrian connection so that it could better accommodate the level of use and the bicyclists who currently use it. The sidewalk originally constructed by WMATA was substandard in poorly lit. It has since been widened and new lighting has been installed.

The Applicant has filed a separate request for Alternative Compliance to locate the building closer to the property line to achieve this goal. As currently written, the Landscape Manual treats at grade rail lines as a high intensity use and the building would need to be set back 50 feet with a 40' landscape buffer yard. A separate statement of justification is filed to support the request for alternative compliance, but it is important to note that the 2018 Landscape Manual drafted in conjunction with the new Zoning Ordinance, eliminates such a buffer requirement within the core of a transit district. As such, since the Subject Property is located in the core of the West Hyattsville Metro transit district, an alternate to this buffer is proposed.

V. RELATIONSHIP TO THE GENERAL PLAN

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

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

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

The Property is identified on the Growth Policy Map as the West Hyattsville Local Center. Local Centers are recommended **"as focal points for development and civic activity based on their access to transit or major highways."** Plan 2035 includes **"recommendations for directing medium- to medium-high residential development, along with limited commercial use, to these locations, rather than scattering them throughout the established**

communities.” The centers, it continues, **“are envisioned as supporting walkability, especially in their cores and where transit service is available.”** (p. 19)

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

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

(p. 108)

As currently approved and developed, the Riverfront at West Hyattsville project is a mixed-use development consisting of for-sale townhouses, a medical office building and multifamily rental apartments with ground floor retail in the first multifamily building constructed. All of the development, with the exception of the building proposed in this application, are constructed.

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

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

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

Consistent with the recommendations of the General Plan, the Countywide Sectional Map Amendment changed the zoning of the Subject Property to the LTO-c (Local Transit Oriented Center-Core) zone, which permits a density range of 20-150 dwelling units per acre. Since all of

the prior approvals were obtained under the provisions of the M-X-T Zone, this Detailed Site Plan is also processed under the provisions of the M-X-T Zone. However, it will be consistent with the goals and policies of the General Plan.

The prior detailed site plans approved for this Riverfront at West Hyattsville (DSP-16029 for Infrastructure, DSP-17044 for townhouse architecture, DSP-20004 for the medical office building and DSP-20053 for the Sovren) advanced this Vision and Land Use Goal by providing just the type of walkable, transit accessible community promoted throughout Plan 2035. This Detailed Site Plan for a multifamily development with structured parking is the final step in achieving the General Plan goal of a transit-oriented, mixed-use center in West Hyattsville, that expands the commercial tax base and capitalizes on existing and planned infrastructure.

VI. MASTER PLAN AND ZONING

The Subject Property is subject to the 2006 *Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone* (“TDDP”) which sets forth development regulations addressed later in this statement of justification. Three distinct neighborhoods are examined in the TDDP: North Park, Hamilton Square, and Queenstown. Riverfront at West Hyattsville straddles the North Park and Hamilton Square neighborhoods; the Subject Property sits north of the tracks in North Park. The Vision for North Park is:

North Park: Located just north of the Metro tracks, this will be a primarily residential neighborhood with a diverse mix of housing types. Its residents will enjoy a direct connection to the Metro station and convenient access to the Northwest Branch stream valley park. It will contain several LID streets designed to contain and minimize stormwater runoff into the adjacent Northwest Branch. North Park will also contain a number of neighborhood and smaller “pocket” parks—one acre or less in size—that will be designed for active use by younger children and their parents. Small, neighborhood focused retail will be at the intersection of the primary internal streets, within two blocks of the Metro station. Three taller residential buildings at the edge of North Park will offer outstanding views and surveillance of the stream valley park, increasing the safety of the park. (p. 10)

The proposed new development, supplementing the project components already approved, implements this vision. The development which has been constructed to date includes the construction of a neighborhood park which also functions as the floodplain compensatory storage facility and provides stormwater management. The entire project is designed with low impact

design stormwater management techniques. A pedestrian connection to the stream valley park has been created to further connect pedestrians and bicyclists to the Metro Station, and BPIS improvements implemented pursuant to Preliminary Plan 4-15020 saw the existing stream valley trail widened, repaved and lighted from the development to the Metro Station. All if these improvements contain and minimize stormwater runoff into Northwest Branch, provide facilities for active use by younger children and their parents and increase the safety and utility of the park. The upgrading of the WMATA pedestrian connection and the construction of the pedestrian plaza as depicted on DSP-20053 further connect the community to the Metro Station and enhance the pedestrian experience.

The TDDP also encourages the use of Low Impact Development (LID) techniques in the construction of buildings and infrastructure to trap and filter stormwater runoff in the same way that natural environments do. Since the adoption of the TDDP, the State of Maryland implemented new regulations to mandate the use of LID techniques in all stormwater treatment. The entire Riverfront at West Hyattsville development has been designed in accordance with these new regulations. The development of the Riverfront at West Hyattsville project has resulted in a vast improvement in terms of trapping and filtering stormwater runoff. First, the former warehouse and associated parking and loading areas was razed as part of the development, eliminating a use that was constructed with no stormwater management. The construction of the compensatory storage facility, in conjunction with submerged gravel wetlands and on site bioretention area have and will continue to improve water quality treatment and mitigate the potential for future flooding. The TDDP also encourages the use of green roofs on the buildings as another method to contribute to the reduction in stormwater runoff. However, the use of green roofs is not a mandatory Development Standard, and the Applicant is not proposing to incorporate green roofs in the design of the proposed multifamily building.

As noted above, the Subject Property is located within the Approved Transit District Development Plan (“TDDP”) and Transit District Overlay Zone Map Amendment for the West Hyattsville Transit District Overlay Zone (“TDOZ”). The TDOZ placed the Property in the M-X-T zone. However, as required for all TDOZ’s, the TDDP includes a Detailed Use List which determines the uses permitted on each property. Further, the West Hyattsville TDDP contains a

Block Registration Plan (Map 13) and a Preferred Land Use Plan (Map 14), which are used to determine which uses are permitted within a particular land area.

As it relates to the Riverfront at West Hyattsville project, the Applicant has processed prior applications which addressed the Preferred Land Use requirements of the TDDP. Specifically, DSP-16029 was approved for infrastructure improvements required for the development of the Riverfront at West Hyattsville Development. As can be seen below, the Block Registration Plan divides the Transit District into very small blocks which do not conform to property lines and which created confusion as to compliance with the Preferred Land Use Map:



The image above shows an overlay of the property included in DSP-16029 over the Preferred Land Use Map. The Applicant was proposing the construction of townhouses and multifamily

residential with ground floor retail. As can be seen from the overlay, since several of the blocks included within the boundaries of the property only showed one preferred land use, there were blocks where the use proposed by the Applicant were not permitted (even though the proposed development generally conformed to the uses recommended for the land area included in the project). As a result, the Applicant requested that the Preferred Land Use Plan be amended to clearly permit the proposed uses. The image below shows the Preferred Land Use Map as amended by DSP-16029:



Since the Subject Property was not included in DSP-16029, the amendment approved in that application did not affect the Subject Property. The Subject Property contains all of two blocks shown on the Block Registration Plan (Blocks DD and EE and a portion of a third Block (Block CC), as can be seen below:



As can be seen from the Preferred Land Use Plan reproduced above, Blocks DD and EE are clearly labeled on the Preferred Land Use Plan as “condominium 4-6 stories.” Block CC contains three separate use designations—structured parking, townhouse:2-4 stores and tower residential: 10-12 stories.

The Applicant is proposing to construct a multifamily residential building and an integrated parking garage on the Subject Property. During the processing of Preliminary Plan 4-20040, the Community Planning Division requested that the Applicant submit an analysis of conformance with the Preferred Land Use Plan. The Applicant submitted that information and argued that the proposed development conforms to the Preferred Land Use Map set forth in the TDDP. In its Resolution approving the Preliminary Plan, the Planning Board made the following finding regarding Overlay Zone Conformance:

Overlay Zone Conformance.

The applicant proposes multifamily buildings with limited ground floor retail and integrated parking uses on proposed Parcels 1 and 2. Parcel 1 was included in DSP-16029, which amended the Preferred Land Use Map to “Condominiums: 4-6 Stories” (Notice of Final Decision of the District Council dated April 25, 2017). The

Detailed Use Table in the TDDP permits multifamily dwellings with ground floor retail. The portion of tax Parcel 114 included within the PPS (proposed Parcel 2) was not included in DSP-16029. Proposed Parcel 2 consists of Blocks DD, EE, and a portion of CC. On the Preferred Land Use Plan, Blocks DD and EE on the Block Registration Plan (Map 13 of the TDDP) are designated as “Condominiums: 4-6 Stories”, while Block CC (which is split by the boundary of proposed Parcel 2) is a mix of “structured parking” and “Townhouses: 2-4 stories”. The proposed development of multifamily with structured parking and ground floor retail immediately abutting the Metro station is in conformance with the Preferred Land Use Plan. However, the finding of conformance is not a determination concerning permitted uses which will be addressed at the time of DSP. (PGCPB No. 2021-122, p. 9-10)

In summary, when DSP-16029 was processed, there were some discrepancies between the Preferred Land Use Map and the proposed development. Each of the Preferred Land Use categories has a corresponding list of permitted uses. To ensure that the uses proposed conformed to the Preferred Land Use Map, the Applicant sought an amendment. As noted above, only Parcel 1 created by 4-20040 was included in DSP-16029. Thus, the modification of the Preferred Land Use Map approved by the District Council did not apply to the Subject Property, Outparcel 1. While staff found that for the purpose of addressing Section 24-121(a)(5) of the subdivision regulations the Preliminary Plan conformed to the purpose and intent of the TDDP, it deferred a determination as to whether the proposed use on Outparcel 1 conforms to the Preferred Land Use Map.

While the Applicant believes that the proposed development could be found to be in conformance with the Preferred Land Use Map without seeking amendment, the Applicant notes that the proposed development includes only multifamily dwellings with no ground floor retail. The land use category approved for Parcel 1 by DSP-16029—and the predominant land use category applicable to the Subject Property is “Multifamily (Tower and condo)”. In the Detailed Use Table set forth in the TDDP, the only multifamily use which is permitted in any of the preferred land use categories is “Multifamily dwellings with ground-floor retail”. Thus, it is the Applicant’s understanding that unless ground-floor retail is proposed, an amendment to the list of permitted uses is required. Assuming this is a correct interpretation, Section 27-548.09.01(b)(1) provides that “A property owner may ask the District Council, but not the Planning Board, to

change the boundaries of the T-D-O Zone, a property's underlying zone, the list of allowed uses, building height restrictions, or parking standards in the Transit District Development Plan.” The Applicant has included a request for an amendment to the list of permitted uses in this application.

The TDDP created a number of standards for the transit district. Many of the requirements, which relate to streetscape and other infrastructure matters, were addressed when the Infrastructure Detailed Site Plan was approved and have been implemented through the construction of the infrastructure. Such instances are noted in the matrix below. Those standards applying to the proposed multifamily building and structured parking are addressed below.

VII. TRANSIT DISTRICT STANDARDS

The TDDP includes design standards for Building Envelopes and Blocks, Streetscapes, Architecture, and Parking. Below are the standards applicable to Architecture and structured parking. Development Standards are listed in *italics* in the column on the left below, with the Applicant’s response in the right column.

Building Envelope and Block Standards- General Design Principles and Intent (Page 67)	
<i>I. Intent</i> The TDDP identifies the building envelope standards for all building sites within the West Hyattsville Transit District. The intent of the building envelope standards is to create a vital public realm through well designed street space. Deviations from the building envelope standards can be reviewed through the appropriate process as outlined in the Transit District Development Plan (Applicability of Site Plan Requirements). The building envelope standards set the specifications for building sites along street, siting, elements and use.	
<i>1. Buildings shall be aligned and close to the street</i>	The building is set as close to the street as possible, with setbacks of 1.1 to 6 feet to allow for pedestrian and landscape zones. The main entrance is

	set back 5.5 to 11 feet along a 39-foot section (see Drawing A102). A variation to eliminate the PUE along Little Branch Run was approved with Preliminary Plan 4-20040 to support the TDDP goal of placing buildings closer to the street.
<i>2. Buildings shall be consistent forms on both sides of the street and shall provide public space between buildings fronting the street.</i>	The building features a consistent architectural language on all façades, supporting a unified streetscape. Public space is provided along the north edge of the building, adjacent to the Metro station access, creating a direct connection between the building and the street.
<i>3. Buildings shall front the street and square and provide ground level retail uses to provide an active, vital, and safe pedestrian public space.</i>	The building is designed to front both the street and plaza, consistent with the intent of the standard to create an active and engaging public realm. Ground level retail is not proposed on the Subject Property due to limited pedestrian traffic at this location. A Modification is requested. Justification is provided in Modification 1(a), Section X of this document.
<i>4. Buildings shall define the property lines. Public and private space shall be clearly defined as public with open views and surveillance, or private and protected.</i>	The building envelope is shaped by site constraints, including the road right-of-way, Metro tracks, and a storm drain line, with the structure positioned near these boundaries. The design separates public and private spaces: public areas offer open views for safety, while private spaces are screened for privacy.

<i>5. Buildings shall be designed to orient views towards the street and public realm.</i>	The building is designed to orient views towards the public realm, with the front along Little Branch Run featuring balconies (see Drawing A301) that offer views of the street and surrounding public spaces. This approach enhances the connection between the building and its environment, fostering a stronger relationship with the community.
<i>6. Buildings shall provide retail on all ground floor elevations to provide an active and interesting pedestrian street life. Community-serving financial (e.g., commercial bank or savings and loan branch) or professional (medical, tax preparation, insurance) service establishments may be allowed in ground-floor space provided that such uses have a primary entrance on the street.</i>	Retail is not proposed on ground floor elevations in the proposed second multifamily building. A Modification is requested. Justification is provided in Modification 1(a), Section X of this document.
<i>7. Building vehicle storage and service areas for garbage and mechanical equipment shall be located away from the street.</i>	The building's vehicle storage and service areas, including those for garbage and mechanical equipment, are located internally within the building and away from the street. These facilities must be accessed from Little Branch Run, as it is the only available access to the building.
<i>8. Building parking areas (off-street) shall be located away from the street and shared by multiple owners/uses.</i>	Off-street parking is provided in a parking garage accessed from Little Branch Run. The parking garage is exclusively for the residential tenants and will not be shared. A Modification is requested. Justification is provided in Modification 1(b), Section X of this document.

9. <i>Commercial and mixed-use blocks shall contain a minimum of 80 percent commercial uses on the ground floor.</i>	As noted above, the Applicant is not proposing any retail use on the ground floor. A Modification is requested. Justification is provided in Modification 1(a), Section X of this document.
<i>General Design Principles and Intent-Building Street Types (Page 68)</i>	
<i>Intent</i> <i>The TDDP identifies the building street type for all streets within the West Hyattsville Transit District. The building street types are provided to regulate building height requirements, parking structure height, ground story height, upper story height, and transitions in height for the specific street types of Boulevard (Ager, Chillum, and Queens Chapel Roads), Main Street (Hamilton Street), Park Drive, Residential Street, LID Street, Local Access Street, and Alley. Deviations from the building street type requirements shall be reviewed through the appropriate process as outlined in the transit district development Plan (Applicability of Site Plan Requirements).</i>	
COMMENT: The hierarchy of roadways was determined at the time of the Detailed Site Plan for Infrastructure (DSP-16029) for the Riverfront at West Hyattsville project. No new street infrastructure is required to access Parcel 114. The Property fronts on Little Branch Run, a Residential Street. Below are the design principles for Residential Streets only. Requirements for all other types of street in Riverfront at West Hyattsville are not included.	
<i>Residential Street</i>	The Property has frontage on Little Branch Run, a Residential Street, the main entrance into the Riverfront at West Hyattsville development, connecting Ager Road with River Terrace Road.

Height Specifications 1. Building Height: <i>Principal building height is measured in stories. All buildings shall be a minimum of four stories and a maximum of six stories in height, except where otherwise noted in the TDDP. No accessory building shall be more than 18 feet to its eaves.</i>	The building stands five stories tall, in accordance with the height specification. The entrance lobby and loading area are only one story high, designed to highlight the building's entrance. It is understood that this small component does not necessitate an amendment to the building height.
2. Parking Structure Height and Block Coverage: <i>No parking structure within the block shall exceed the eave height within 40 feet of the parking structure. Any parking area fronting the build-to line shall provide a three-foot high solid masonry wall to screen vehicles. No block shall have more than 25 percent of its street frontage occupied by screened parking. Unscreened parking shall be prohibited.</i>	The parking structure does not exceed the eave height at elevation +245 within 54 feet of the structure and is not visible from Little Branch Run.
Siting Specifications 1. Building Street Façade: <i>The facades of all buildings shall be constructed at the build-to line (or sidewalk edge) for at least 75 percent of the street frontage of each block with the following exception: Block corners are exempt from the build-to line requirement if a special pedestrian-oriented building corner treatment is provided. The street facade shall be a single plane, limited to façade jogs of less than 24 inches, interrupted only by porches, stoops, bay windows, shop fronts, and balconies.</i>	The Subject Property includes approximately 463.33 feet of frontage along Little Branch Run. The building is constructed at the build-to line for 343.32 feet—equating to 74% of the street frontage—thereby falling less than 1% short of the 75% minimum requirement. A Modification is requested. Justification is provided in Modification 2(a), Section X of this document. While the façade includes jogs greater than 24 inches, these are intentional design elements that break up the massing and provide architectural interest along the street. Additionally, the main entrance is set back between 5.5 and 11 feet from the right-of-way over 39 linear feet to create a more welcoming and defined

	entry experience. Despite the variation, the design maintains strong engagement with the street and supports a pedestrian-oriented public realm. A modification is requested. Justification is provided in Modification 2, Section VIII.
2. Maximum Block Length: <i>Block lengths shall be a maximum of 400 feet in length; refer to the TDDP block registration plan (Map 13).</i>	The Subject Property has a Block Length of approximately 463.33 feet. A Modification was previously approved in for Parcel 1. Justification is provided in Modification 2(b), Section X of this document.
3. Buildable Area: <i>Building shall only occupy the lot area delineated in the siting specifications and shall be in accordance with the West Hyattsville TDDP. All single-family residential buildings are required to be located two feet back from the build-to line to provide additional room for a front porch as stated below in the element specifications. The sidewalk location and width shall be in accordance with the applicable streetscape sections and roadway segments of the TDDP and shall be delineated on the detailed site plan.</i>	The proposed building is fully contained within the lot area delineated in the siting specifications and complies with the West Hyattsville TDDP. Sidewalk locations and widths were previously approved in DSP 16029 and align with the applicable streetscape sections and roadway segments of the TDDP.
4. Side Yard Line: <i>The minimum side setback is five feet.</i>	The building is set back more than five feet from the adjacent side property line.
5. Rear Yard Line: <i>On sites with no alley access, there shall be a 12-foot setback from the rear yard line.</i>	At its nearest point, the building is set back 13 feet from the rear property line
STREETSCAPE STANDARDS (Page 81)	

GENERAL DESIGN PRINCIPLES AND INTENT NOTE: Little Branch Run was approved pursuant to the Detailed Site Plan of Infrastructure DSP-16029 and is not included in this DSP. The only modification proposed which impact that prior approval is the request submitted with Preliminary Plan of Subdivision 4-20040 to remove the PUE to allow the proposed building to be constructed closer to the street, as envisioned in the Design Standards.	
Intent The West Hyattsville Transit District Development Plan is designed as “blocks” with respect to land use. Blocks contain buildings, which are located along the street edge to form a street wall. The streetscape standards ensure the design conformance of development along those streets. The standards define the parameters for development. The standards aid the applicant, owner, and building manager in understanding the design relationship between the street and their building lot. These standards promote pedestrian activity at the street level by requiring buildings to have a front entrance orientation along the primary street(s). More specifically, the streetscape standards are intended: ☐ To create a consistent building street wall and inviting streetscape along commercial and mixed-use streets and a strong visual appearance along neighborhood residential streets. ☐ To enhance the greenway identity within neighborhoods and extend this identity to commercial and mixed-use areas. ☐ To provide safe pedestrian and bikeway access along all streets. ☐ To develop walkable neighborhoods with contiguous linkages that support residential sociability, commercial activity, and the use of alternative modes of transportation.	
1. Street trees : <i>Street trees shall be provided along all streets to enhance and soften building facades, create street character, and provide shade for pedestrian street level activity. Street trees shall be planted at the time of development and spaced 30 feet apart on center. Where necessary, spacing allowances may be made to accommodate fire hydrants, utility vaults, and other infrastructure elements.</i>	Street trees were approved under the infrastructure DSP # 16029.

2. Street lights: <i>Street lights shall be installed on both sides of the street along the street tree alignment line and, unless otherwise designated in the West Hyattsville TDDP, at no more than 60-foot intervals measured parallel to the street. At the time of the development, the developer is responsible only for the installation of the street lights on the side of the street that is being developed.</i>	Street lights were approved under the infrastructure DSP # 16029.
3. Sidewalks: <i>At the time of development, the developer is required to install sidewalks. All sidewalks and primary walkways shall be constructed using special decorative paving materials such as brick, concrete precast pavers, Belgium block, or granite pavers. Samples of the proposed paving materials shall be submitted with the detailed site plan for review and approval by M-NCPPC staff. Concrete paving shall be prohibited.</i>	Sidewalks were approved under the infrastructure DSP # 16029.
4. Building Orientation: <i>The Street and building façade shall be the primary focus of the development. All buildings shall front the Primary street (s) and dual frontage shall be maintained along all corner lots</i>	The design of the building meets the criteria outlined in the TDDP
5. Consistency of Design Elements: <i>Streetscape elements, such as paving, street furniture, and street trees, shall be consistent within a development project and shall be consistent along the street wall.</i>	The proposed site plan satisfies this requirement.
6. Public Art: <i>Public art shall be provided to enhance the pedestrian street life activity and to provide interest along the streetscape.</i>	A mural is incorporated at the building entrance, enhancing pedestrian activity and adding a public art element to the façade facing the public plaza. This feature contributes to the streetscape by creating visual interest. Similar treatments are proposed for the rear

	façade of the parking garage, visible from Metro trains, further enriching the public art component.
7. Landscaping of Building Fronts: <i>Building fronts (Public), along the streetscape, shall provide planters and window boxes with flowering plants within two feet of the building face.</i>	The applicant is not proposing planters and window boxes within two feet of the building. A Modification is requested. Justification is provided in Modification 3(a), Section X of this document.
8. Screening of service/Loading Areas From Public View: <i>Building rears (private) along the lot alley shall provide for commercial operator working environments unseen by the public to allow residents to enjoy private open space areas.</i>	There is no alley along the rear of the building.
9. Location of Mechanical Equipment: <i>the following mechanical equipment shall be a minimum of 25 feet away from any build-to line and shall not be stored or located within any street: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, or any other similar mechanical equipment.</i>	As noted on the detailed site plan, the transformers are located within 25 feet of the build to line to conform to PEPCO standards. A Modification is requested. Justification is provided in Modification 3(b), Section X of this document.
10. Roof-Mounted Mechanical Equipment: <i>Roof mounted mechanical equipment shall be located away from the building façade edge adjacent the build-to line and shall be screened from pedestrian and vehicular views of the street.</i>	The proposed site plan satisfies this requirement.
GENERAL STREETSCAPE STANDARDS (Page 83) NOTE: Little Branch Run was approved pursuant to the Detailed Site Plan of Infrastructure DSP-16029 and is not included in this DSP. The only modification proposed which impact that prior approval is the request submitted with Preliminary Plan of Subdivision 4-20040 to remove the PUE to allow the proposed building to be constructed closer to the street, as envisioned in the Design Standards.	

Streetscape 1. Streetscape Paving: All primary walkways shall be constructed using decorative paving materials. Crosswalks may be constructed with tinted and stamped asphalt. Sidewalk and crosswalk paving materials may include concrete.	Sheet 6 of the Detailed Site Plan for Infrastructure (DSP-16029) included detailed specifications for all sidewalks and ramps, curbs and gutters, and crosswalk painting. The proposed DSP is consistent with the approved streetscape paving and no modifications are proposed.
2. Permitted Materials: Brick, precast pavers, Belgium block, or granite pavers are permitted materials. Samples of proposed paving materials shall be submitted with the detailed site plan for review and approval by M-NCPPC staff and county/municipal public space maintenance agencies.	Lead walks are provided from the building entrance to the sidewalks. The Applicant desires to utilized stamped concrete in lieu of brick or precast pavers. A Modification is requested. Justification is provided in Modification 4, Section X of this document.
3. Streetscape Construction: All streetscape improvements shall be completed prior to the issuance of use and occupancy permits for the first building. Construction of streetscape improvements shall not be phased.	The streetscape improvements are substantially complete at this time and will be completed prior to use and occupancy permits for the proposed building.
4. Streetscape Elements: Streetscape elements of street trees, street furniture, landscaping and planters, decorative paving, sculpture/artwork, and bus shelters shall be provided on the streetscape plan. All streetscape elements shall include information of location, spacing, quantity, construction details, and method of illumination and shall be required for all streets in accordance with the West Hyattsville TDDP conceptual site plan streetscape sections and public realm elements. Advertisements and signage shall be prohibited on all streetscape elements with the exceptions of bus shelter	All streetscape elements for Little Branch Run were shown on DSP-16029. The proposed DSP is consistent with the prior approval, although there are minor modifications to the spaces and landscaping to accommodate site access.

5. Street Trees (Urban Streets): <i>Street trees shall be planted along all urban streets in the TDDP according to the streetscape sections. Street trees shall be a minimum four-inch caliper in size, located 30 feet on center, planted in tree grates (minimum four feet by six feet), limbed up to six feet above finished grade, provide a minimum five cubic feet of continuous tree bed underneath the sidewalk paving system, provide a positive drainage system, and provide an automated irrigation system to promote the health and vigor of the root system. Street trees species shall be large, broad spreading, open-canopy trees at maturity and shall be planted as follows:</i> ☐ <i>Boulevards – Green Vase Zelkova (zelkova serrata “Green Vase”) or Northern red Oak (quercus rubra)</i> ☐ <i>Main Street – Shademaster Honey Locust (gleditsia triacanthos ‘Shademaster’)</i> <i>Park Drive – Red Maple ‘October Glory’ (acer rubrum ‘October Glory’) or Willow Oak (quercus phellos)</i>	Little Branch Run is a Residential Street and is not subject to this Design Standard.
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6. Street Trees (Residential Streets): Street trees shall be planted along all residential streets in the TDDP according to the streetscape sections. Street trees shall be a minimum four-inch caliper in size, located 30 feet on center, planted in a connected six foot-wide minimum landscape strip or five square feet dimension per isolated tree, limbed up to six feet above finished grade, provide a minimum 500 cubic feet of soil, and provide an automated irrigation system to promote the health and vigor of the root system. Street trees species shall be large, broad spreading, open-canopy trees at maturity and shall be planted as follows: ☐ Residential Streets – Marshall’s Seedless Ash (<i>pennsylvanica fraxinus</i> ‘Marshall’s Seedless’) ☐ LID Streets – Black Tupelo (<i>nyssa sylvatica</i>), Willow Oak (<i>quercus phellos</i>), Red Maple ‘October Glory’ (<i>acer rubrum</i> ‘October Glory’), London Plane Tree (<i>platanus acerifolia</i> ‘Bloodgood’) ☐ Local Access Streets – Sweetbay Magnolia (<i>magnolia virginiana</i>), Chinese Scholar Tree (<i>sophora japonica</i>), Golden Rain Tree (<i>koelreuteria paniculata</i>)	The Residential Street Trees were addressed in DSP-16029. Modifications to allow wider spacing and alternate street tree varieties was approved.

7. TDDP Street Tree Placement: <i>Wherever the TDDP does not show street tree placement, street trees shall be planted along the street tree alignment within the streetscape and spaced at 30 feet on center.</i>	A modification to the street tree placement was approved with DSP-16029.
8. Curb Extension for DSP Submittal: <i>Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for providing curb extensions along streets according to the TDDP and streetscape sections. Curb extensions shall be included on the streetscape plan and shall be submitted as part of any application for detailed site plan and building/grading permits. No building or grading permits shall be issued without a detailed site plan that conforms to all curb extension standards in the TDDP.</i>	To the extent applicable, curb extensions were shown on DSP-16029 and will be provided as necessary.
9. Curb Extension Locations: <i>Curb extensions shall be located at all intersections and shall be in accordance with all curb extension standards and dimensions of the TDDP. Curb extensions shall narrow the roadway corridor as specified in the TDDP to calm vehicular traffic and provide pedestrian safety.</i>	This requirement was addressed at the time of DSP-16029 and will be provided as necessary.
10. Curb Radii: <i>Curb return radii on all intersections shall be 15 feet.</i>	This requirement was addressed at the time of DSP-16029.

11. Crosswalks for DSP Submittal: <i>Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for crosswalk improvements along the entire length of the property frontage where street intersections occur. Crosswalks shall be included on the streetscape plan and shall be submitted as part of any application for detailed site plan and building/grading permits and shall be in accordance with all crosswalk standards and dimensions of the TDDP. No building or grading permits shall be issued without a detailed site plan that conforms to crosswalk standards in the TDDP.</i>	This requirement was addressed at the time of DSP-16029 and crosswalks are provided.
12. Crosswalk Locations/Dimensions: <i>Crosswalks shall be provided at all street intersections and shall be located within two feet of the intersecting streets to promote pedestrian visibility. The crosswalk dimensions shall be a minimum width of 14 feet with red brick crosswalk with a two-foot width concrete banding constructed along each outer edge of the crosswalk to promote high visibility, pedestrian safety, and contrast from the roadway pavement. In addition, a two-foot-wide vehicle stop bar shall be provided a minimum distance of ten feet from the crosswalk area and shall be painted with a white reflective paint for high visibility to prevent vehicles from entering the crosswalk area upon stopping at traffic lights.</i>	Crosswalks are shown in these locations on DSP-16029 and are retained as part of this Detailed Site Plan.

13. Crosswalk with Median Refuge for DSP Submittal: <i>Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for pedestrian cross-walks with median refuge improvements along applicable streets bordering all property frontages as specified in the TDDP. Crosswalks shall be dimensioned as specified in this section for crosswalk locations/dimensions. Crosswalks with median refuge areas shall be included on the streetscape plan and shall be submitted as part of any application for detailed site plan and building/grading permits.</i>	No median is specified in the TDDP for a residential street such as Little Branch Run
14. Medians. <i>A continuous wide median shall be provided along streets as specified on the streetscape sections of the TDDP to offer pedestrian refuge and protection from vehicle turning movements. All medians shall be landscaped with trees, shrubs, and groundcover. Large expanses of concrete, lawn area, and mulch are prohibited.</i>	No median is specified in the TDDP for a residential street such as Little Branch Run
Public Street Lighting (Page 89) NOTE: Little Branch Run was approved pursuant to the Detailed Site Plan of Infrastructure DSP-16029 and is not included in this DSP. Preliminary Plan of Subdivision 4-20040 approved the elimination of the PUE to allow the proposed buildings on Parcels 1 and 2 to be constructed closer to the street, as envisioned in the Design Standards. Intent To provide the optimum level of lighting for public safety while minimizing adverse environmental impacts such as glare and light pollution and to ensure a safe and attractive nighttime pedestrian environment. Lighting shall be incorporated into the design of a project so that it reinforces the pedestrian environment, provides continuity to an area, and enhances architectural	

Configurations and Techniques <i>1. At the time of the first detailed site plan submission within the TDDP, the M-NCPPC Urban Design staff shall select and specify the lighting fixture(s) to be used for all subsequent development phases within the transit district. A coordinated lighting plan shall be submitted with each detailed site plan. Lighting fixtures are encouraged to be equal or similar to the lighting details shown in the TDDP.</i>	This proposal includes full cutoff, decorative street lighting as shown on the Landscaping and Lighting Detail Sheet of the Detailed Site Plan.
<i>2. Lighting levels shall be:</i> <i>a. Minimum public/private space light levels shall be:</i> <i>(1) 1.25 foot-candles for building facades.</i> <i>(2) 5.0 foot-candles for building entries.</i> <i>(3) 2.0 foot candles for walkways.</i> <i>(4) 0.5 foot –candles for trails.</i> <i>(5) 1.25 foot candles for all other outdoor areas.</i> <i>b. Maximum public/private space lighting levels shall not exceed:</i> <i>(1) 2.0 foot-candles for building facades.</i> <i>(2) 5.0 foot-candles for building entries.</i> <i>(3) 2.0 foot-candles for walkways.</i> <i>(4) 1.25 foot-candles for trails.</i> <i>(5) 1.5 foot-candles for all other outdoor areas.</i>	The proposed lighting conforms to these lighting levels
4. Building Façade Lighting: <i>Exterior lighting of the front building façade shall be mounted between 6 and 14 feet above adjacent grade.</i>	Building façade lighting is directed down and the mounting heights fall within this range above grade in this submission.

6. Lighting Fixtures: <i>Lighting fixtures shall be incandescent, metal halide, or halogen only. No high pressure sodium, mercury vapor, fluorescent lights, or floodlighting (i.e., no up-lighting) may be used on the exterior of buildings.</i>	LED lighting is proposed for all fixtures. A modification is requested. Justification is provided in Modification 5(a), Section X of this document.
7. Light Glare and Sky Glow: <i>Full cut-off light fixtures shall be used to shield the disbursement of light to prevent light glare and sky glow. A note referencing compliance with full cut-off light fixtures shall be provided in the general notes of the detailed site plan and building permit.</i>	All fixtures are full cutoff. See fixture cut sheets for compliance.
8. Lighting for Walkways: <i>Pedestrian walkway lighting shall include step lights; well lights and lighted bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.</i>	The detailed site plan conforms to this requirement.
9. Security CPTED Lighting: <i>Security lighting shall be provided to illuminate landscaping, parks, and special features and shall be in accordance with Crime Prevention Through Environmental Design (CPTED) standards.</i>	A photometric plan is provided for light levels on horizontal surfaces and the site will be adequately lit to ensure a secure environment in conformance with this requirement.
10. Parking Structure Lighting: <i>Lighting for parking structures shall satisfy Crime Prevention Through Environmental Design (CPTED) Standards.</i>	The detailed site plan conforms to this requirement.
Blocks and Alleys (Page 91)	

Intent To create a consistent building street wall and inviting streetscape along commercial and mixed-use streets and a strong visual appearance along neighborhood residential streets. Enhance the greenway identity within neighborhoods and extend this identity to commercial and mixed-use areas. Provide safe pedestrian and bikeway access along all streets. Developer walkable neighborhoods with contiguous linkages that support residential sociability, commercial activity, and the use of alternative modes of transportation.	
1. Building Siting: <i>Each applicant or the applicant's heirs, successors, and/or assignees shall be responsible for siting buildings according to the West Hyattsville TDDP and shall be included as part of any application for detailed site plan and building/grading permits. No building or grading permits shall be issued without a detailed site plan that conforms to all building standards in the TDDP.</i>	This building has been sited according to the West Hyattsville TDDP. Any modifications to the building siting have been addressed in the modification section below.
2. Lot Frontages: <i>All lots shall share a frontage line with a street.</i>	The lot shares a frontage line with a street.
3. Block Size: <i>Block perimeters and lengths shall be in accordance with the West Hyattsville TDDP block registration plan. No block face shall exceed 400 feet in length without a street, common access easement, alley, or pedestrian pathway that provides through access to another street, alley, or pedestrian pathway.</i>	Proposed Parcel 2 will create a block length of 458 feet, greater than 400 feet length recommended. A modification to this standard is requested. Justification is provided in Modification 6(a), Section X of this document.
4. Alleys: <i>Alleys shall provide access to the rear of all building lots and off-street parking facilities. Alley construction shall be required as part of any redevelopment project within the rear setback unless an alley already exists.</i>	No alleys are proposed with this detailed site plan. A modification is requested. Justification is provided in Modification 6(a), Section X of this document.

5. Dedicated Right-Of-Way For Alleys: <i>Where an alley does not exist and is not constructed at the time of redevelopment of any property, the developer shall dedicate the alley right-of-way within the rear set-back to the county. Pending construction of the alley, the developer or owner shall maintain the dedicated right-of-way by, at a minimum:</i> <i>a: Sodding and providing routine landscape maintenance to the area.</i> <i>b: Keeping the area clear of debris, litter, stored materials, and vehicles.</i>	No Alley is proposed or required. A modification is requested. Justification is provided in Modification 6(b), Section X of this document.
6. Shade Trees: <i>At least one canopy shade tree per 200 square feet of the required open (unpaved) area shall be planted in the rear lot area and no closer than five feet to any common lot line. Trees shall be a minimum of four-inch caliper and ten feet in height. Tree species shall be as specified in the TDDP street tree list.</i>	There is no required open area on the Property.
7. Existing Trees: <i>Buildings shall be sited to preserve existing healthy trees, minimum two-inch caliper, when such siting does not conflict with the approved West Hyattsville TDDP for urban street grid, building footprint, streetscape requirements, or parking. All trees to be preserved shall be delineated on the detailed site plan and building permit(s).</i>	No such trees exist on the Property.
8. Curb Cuts: <i>Curb cuts shall be prohibited on Boulevard and Main Street development sites.</i>	The Property does not fronton a Boulevard or Main Street.
Sidewalks (Page 92)	
1. TDDP Designated Sidewalks: <i>All sidewalks designated in the TDDP shall be constructed according to the streetscape requirements listed in this section and shall be specified to meet the sidewalk width delineated in the streetscape</i>	This requirement was addressed at the time of DSP-16029.

<i>sections in the TDDP. Streetscape sections shall specify the width and placement of the required sidewalk for all TDDP building street types: Boulevards, Main Street, Park Drive, Residential Street, LID Street, and Local Access Streets.</i>	
2. TDDP Nondesignated Sidewalks: <i>Sidewalks not designated in the TDDP shall be specified as a minimum of five feet wide and shall meet county specifications.</i>	There are no nondesignated sidewalks.
3. Paving Materials for Primary Sidewalks: <i>All primary sidewalks shall be constructed using special decorative paving materials. Concrete and asphalt paving shall be prohibited.</i>	There are no primary sidewalks.
4. Americans with Disabilities Act (ADA): <i>All sidewalks shall be constructed to meet ADA federal standards to comply with accessible design.</i>	All sidewalks are designed to meet ADA standards.
Sod, Groundcover and Mulch (Page 93)	
1. Sod: <i>All turf grass areas shall provide solid sod areas at installation. Seeding, springs, or sod plugs shall be prohibited. All disturbed areas not proposed for construction shall be sodded. Sod specifications shall be provided on the landscape plan.</i>	Solid sod areas will be used at installation. Specifications are provided on the Landscape Plan.
2. Groundcover: <i>Groundcover may be used in place of turf grass. Groundcover specifications of name, species, quantity, and spacing shall be planted at a minimum spacing of four inches on center.</i>	Separate ground cover to replace turf grass is not envisioned at this time.
3. Mulch: <i>Mulch shall be shredded hardwood mulch that is brown in color and shall be specified as a minimum four-inch depth on landscape plans. Red cedar mulch or rubber mulch shall be prohibited.</i>	Mulch used shall meet these specifications.

<i>Irrigation:</i> All sod and groundcover area shall provide an automated irrigation system to maintain the health and vigor of the sod and groundcover.	An irrigation system is not proposed for sod or groundcover areas. A Modification is requested. Justification is provided in Modification 7 Section X of this document.
Landscape (Page 93)	
<i>Intent</i> To ensure the overall visual and physical character of the area will be maintained and enhanced. Landscaping should serve as an amenity, screen, or buffer to enhance the appearance of structures or uses such as parking lots or large blank walls, or to increase the attractiveness of common open spaces.	
<i>1. Plant List:</i> A plant list shall be included on the landscape plan and shall specify the plant species (botanical and common name), size/caliper, spacing, quantity, construction details (for trees, shrubs, evergreens, and street trees) and method of irrigation and illumination in accordance with the West Hyattsville TDDP streetscape, street tree master plan/plant list, and with the Crime Prevention Through Environmental Design (CPTED) standards promulgated by the National Crime Prevention Council, U.S. Department of Justice. Unplanted mulch beds shall not exceed ten square feet in area; large mulch beds shall be prohibited.	The plant list and planting specifications are included on the Landscape Plan.
<i>2. Pedestrian Safety with Crime Prevention Through Environmental Design:</i> Landscape plants provided as buffers and screening shall not impose a safety problem for pedestrians and shall be in accordance with CPTED standards for public safety.	Landscaping is not intended as a buffer or screening.

3. Landscape Screening for Parking Lots: All off-street surface parking lots shall be screened from view of roadways by the use of a three-foot high solid masonry wall and a maximum three-foot high evergreen hedge (at plant maturity). The wall and hedge shall be located adjacent to all streetscapes/roadways. Metal, split-face block, chain link, cinder block, and concrete construction shall be prohibited.	There are no surface parking lots.
4. Landscape Screening for Loading and Service Areas: All loading and service areas shall be screened with landscape plantings and a six-foot high opaque wood or masonry fence and shall not be visible from streets and shall be located a minimum of 50 feet away from public sidewalks. Chain-link fencing is prohibited.	The proposed loading areas are internal to the building and meet the requirement for screening.
5. Parking Lot Trees: Trees shall be planted along all parking lot perimeters and shall be spaced at 30 feet on center in a five-foot minimum width planting area or a tree grate unless shared parking is provided behind buildings accessible from alleys.	There are no parking lots.
6. Parking Lot Interior Landscaping: All surface parking lots shall provide interior landscaping. All interior parking lot landscaping shall comply with the requirements of the Prince George's County Landscape Manual. Shrub and ground cover beds shall be a minimum of three feet wide and three feet deep. Trees and shrubs shall be fully protected from potential damage by vehicles by the use of curb stops, a raised planter box, a low wall, or	There are no parking lots.

Parks and Plazas (Page 95)	
Parks	
Intent	
To regulate the form and appearance of public parks to help ensure a safe and attractive public realm.	
1. Park and Plaza Elements: <i>At the time of preliminary plan of subdivision and detailed site plan, the Department of Parks and Recreation shall review the detailed site plan for compliance with park and plaza size, location, active and passive recreation amenities, park furniture (benches, trash receptacles, picnic tables, bollards), amenities (e.g., artwork, lighting, and irrigation). The detailed site plan shall include all locations, quantities, and details for benches, trash receptacles, lighting fixtures, bollards, picnic tables, recreation/children's play equipment, and artwork.</i>	The TDDP (Map 5) contains an Illustrative Parks and open Space Plan which depicts neighborhood parks and plaza locations. One park symbol and one plaza symbol are contained within the boundaries of the Riverfront at West Hyattsville development—including the land later acquired from WMATA that is the subject of this application. The Applicant worked extensively with the Department of Parks and Recreation at the time 4-15020 and DSP-16029 were approved to provide and design public park and plaza elements to satisfy these public improvement requirements. These improvements were provided within and adjacent to land owned by M-NCPPC and were approved as part of a Mandatory Referral application (MR-1700F). Significant improvements were made to upgrade access to the stream valley park, to improve safety through additional lighting and to provide a trail head and access to the Metro station. A public promenade was provided along River Terrace Road. Open play areas and an amphitheater were located on M-NCPPC property for use by the residents, pedestrians and bicyclists in the area. As a result, the requirements related to parks and plazas have been satisfied in relation

	to the property included with this application. Notwithstanding, two features were incorporated into DSP-20053 which, although not subject to the specific standards set forth in the TDDP, built upon and enhanced the public amenities already provided. First, similar to the prior approvals, compensatory storage will be provided on the western portion of Parcel 2 and will be designed as a continuation of the amenity area incorporated into the Park property—but is not proposed to be dedicated to M-NCPPC. While this area will be privately owned, it will include an overlook of the Northwest Stream Valley Park and the amphitheater previously constructed on M-NCPPC land. This amenity has been integrated with the amenities included with this application. In addition, providing a pedestrian link from the stream valley park was an important feature of the overall development. To enhance this pedestrian link, the Applicant included with the development of Parcel 1 the infrastructure for the pedestrian promenade along the trail connecting the Riverfront at West Hyattsville development and the stream valley trail to the metro station. This pedestrian promenade lies between the existing mixed-use building and the proposed multifamily building, which will frame the plaza. This pedestrian promenade will be privately owned (although publicly accessible through a public use easement). It is the Applicant's understanding that these privately owned amenities are not subject to the standards in the TDDP, although the standards will be addressed for comparison.
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2. Park and Plaza for Crime Prevention Through Environmental Design: <i>Parks and plazas shall be designed in accordance with the CPTED standards for landscaping and lighting to provide pedestrian safety and security. A note indicating compliance with this standard shall be placed in the general notes section of the detailed site plan.</i>	All of the proposed additional facilities constructed in conjunction with this development will be designed for conformance to these requirements.
3. Plazas in Commercial Areas: <i>Plazas in commercial areas shall front adjacent retail uses. A minimum 75 percent of the ground-floor building frontage facing a commercial-area plaza shall consist of retail uses.</i>	The term “Plazas” as used in the TDDP are envisioned to abut public rights of way as was the plaza on River Terrace Road. No public plaza is proposed. However, a privately owned (but publicly accessible) pedestrian promenade extends between Parcel 1 and the Subject Property provides a pedestrian connection between the parcels to the existing WMATA tunnel accessing the Metro station. The commercial space included within the building on Parcel 1 fronts this plaza.
4. Plaza Size: <i>A minimum plaza distance to building height ration of 2:1 shall be provided to eliminate claustrophobic and unsafe pedestrian spaces.</i>	It is the Applicant’s understanding that the proposed pedestrian promenade on private property is not subject to this requirement. However the promenade will activate the pedestrian corridor, improve the viability of the abutting commercial space developed on Parcel 1 and enhance pedestrian safety. While not a “plaza” as envisioned in the TDDP, it serves a similar function.
5. Park and Plaza Lighting: <i>Parks and plazas shall be illuminated to a minimum of 1.25 foot-candles and a maximum of 2.0 foot-candles in accordance with the Americans with Disabilities Act requirements for parks and recreation spaces.</i>	The “plaza” area is lit to ensure pedestrian and resident safety.

6. Park and Plaza Safety: <i>Parks and plazas shall be free of automobile traffic and shall provide breakaway or retractable bollards along all adjoining roadways to protect pedestrians and provide emergency vehicle access. Bollard type(s) and locations shall be delineated on the detailed site plan and shall be in accordance with the TDDP details. A note indicating compliance with this standard shall be placed in the general notes of the detailed site plan.</i>	The pedestrian promenade constructed between the building on Parcel 1 and the proposed building is not adjacent to the roadway and it will be free of automobile traffic. Therefore, breakaway or retractable bollards will not be required.
7. Park and Plaza Service Areas: <i>Loading and service areas shall not be visible from parks and plazas and shall provide landscape screening.</i>	There are no loading or service areas visible from the pedestrian promenade.
8. Park and Plaza Accessibility: <i>All parks and plazas shall be barrier-free and accessible to persons with disabilities, the elderly, and people with strollers, vendors with pushcarts, and shall be in accordance with ADA requirements for parks and recreation spaces.</i>	The proposed pedestrian promenade will be accessible to persons with disabilities.
9. Park and Plaza Seating: <i>Parks and plazas shall provide 60 linear feet of seating per acre with a minimum of 30 linear feet regardless of park or plaza size. A variety of seating options should be provided including benches, seating steps, planters, seat walls, table seating, picnic tables, and grassy seating areas. Outdoor seating associated with cafes shall not count toward this seating requirement. For the benefit of persons with disabilities, a minimum of five percent of the required seating shall have backs.</i>	It is the Applicant's understanding that the proposed pedestrian promenade on private property is not subject to this requirement. However, a variety of seating options will be provided, with a minimum of five percent to include backs. Further, the pedestrian planter constructed in Phase 1 includes playful, sculptural furniture, moveable planters with benches, a wood seat/stage platform and outdoor dining opportunities.

10. Park and Plaza Landscape: <i>Landscape beds for parks and plazas shall have a minimum soil depth of two feet for groundcovers and three feet for shrubs, and a note indicating compliance with this standard shall be included in the general notes on the detailed site plan.</i>	It is the Applicant's understanding that the proposed pedestrian promenade on private property is not subject to this requirement. However, landscaping is provided along the pedestrian promenade and will incorporate the standard as stated.
11. Park and Plaza Shade Trees: <i>Parks and plazas shall have one shade tree per 1,000 square feet of plaza or park area.</i>	It is the Applicant's understanding that the proposed pedestrian promenade on private property is not subject to this requirement. However, the plaza provided will be well shaded by trees and adjacent buildings.
12. Park and Plaza Furniture: <i>Parks and plaza areas shall provide one trash receptacle per every bench seating area. Trash receptacle detail, quantity, and locations and shall be delineated on the detailed site plan.</i>	It is the Applicant's understanding that the proposed pedestrian promenade on private property is not subject to this requirement. However, trash receptacles will be provided within the plaza.
13. Irrigation: <i>All park landscaping shall have an automated irrigation system and a note stating compliance with this standard shall be included in the general notes section on the detailed site plan.</i>	It is the Applicant's understanding that the proposed pedestrian promenade on private property is not subject to this requirement. A waiver is requested from the requirements of the TDDP to provide automated irrigation systems.
Plazas (Page 97)	
Intent To create a sense of place and visually interesting plazas by incorporating a variety of level changes, planning types, paving materials, seating areas, and outdoor furnishings as appropriate in relationship to the size and setting of the plaza.	

1. Plaza Height: <i>The height/level of the plaza shall not be more than three feet above or three feet below the curb level of the nearest adjoining street in order to promote pedestrian visibility and security.</i>	It is the Applicant's understanding that the proposed pedestrian promenade on private property is not subject to this requirement. However, it is also noted that the pedestrian promenade is not located along a street.
2. Plaza Amenities: <i>Plazas shall provide a variety of activities for pedestrian use and shall provide a variety of functions, such as:</i> <i>a. Entertainment</i> <i>b. Bus waiting area</i> <i>c. Pedestrian links between buildings</i> <i>d. Café seating</i> <i>e. Seating walls</i> <i>f. Fountains</i> <i>g. Passive recreation areas</i>	It is the Applicant's understanding that the pedestrian promenade constructed with the building on Parcel 1 is on private property and not subject to this requirement. However, the pedestrian promenade provides the opportunity for café seating, seating walls, sculptural furniture and passive recreation.
3. Plaza Design: <i>The plaza shall be designed to provide a relationship between the building architecture and the plaza, such as repetition of building fenestration pattern in plaza pavement banding and compatibility of façade materials and paving materials.</i>	It is the Applicant's understanding that the proposed pedestrian promenade on private property is not subject to this requirement. However, the pedestrian promenade is intended to link the two buildings from both a functional and a design standpoint.
4. Plazas Near Parking Structures: <i>Parking structures that abut plaza areas shall not be allowed unless the parking structure contains ground floor retail or has landscape screening facing, and integrated with, the design of the plaza.</i>	Neither the parking structure constructed on Parcel 1 or the parking structure proposed with this application abut the pedestrian promenade.

5. Plaza Shade Trees: <i>Plaza shade trees shall be a minimum size of 3.5-inch caliper at the time of installation. Trees shall be planted in at least 700 cubic feet of soil per tree with a depth of soil three to four feet and be planted either with gratings flush to grade, or in a planting bed with a continuous area of at least 75 square feet exclusive of bounding wall.</i>	It is the Applicant's understanding that the pedestrian promenade on private property is not subject to this requirement. However, the trees planted in the pedestrian promenade will satisfy the requirement for size and soil.
6. Plaza Entertainment Outlets: <i>The plaza shall be equipped with 115- and 220-volt outlets as appropriate for entertainment use.</i>	It is the Applicant's understanding that the pedestrian promenade on private property is not subject to this requirement. However, electrical outlets have been provided with the infrastructure development of Parcel 1.
7. Plaza Performance Stage: <i>Plaza areas over 10,000 square feet shall provide a minimum 400-square-foot permanent performance stage or space that shall also function as a seating area when not used as a stage. The performance stage/space shall be located on the detailed site plan.</i>	It is the Applicant's understanding that the proposed pedestrian promenade on private property is not subject to this requirement. However, the amphitheater constructed in the first phase of the development overlooks the Northwest Branch Stream Valley Park.
8. Irrigation: <i>All plaza landscaping shall have an automated irrigation system and a note stating compliance with this standard shall be included in the general notes section on the detailed site plan.</i>	It is the Applicant's understanding that the proposed pedestrian promenade on private property is not subject to this requirement. Modification of this requirement was approved with DSP-20053.
ARCHITECTURE STANDARDS (Page 103) GENERAL DESIGN PRINCIPLES AND INTENT	

<i>Intent</i> M-NCPPC staff shall review building architecture. Staff will coordinate with the developer and/or applicant to review the standards of the form-based code. Architecture shall be of high quality, enduring, and promoting a sense of character for the building street wall. Building walls should reflect high-quality architecture and complement the surrounding development. They should be structural walls that provide long-lasting building materials. Building walls should not be too ornate or too simple. All building materials shall be appropriate to their specific properties for load bearing capacity. Refer to the TDDP architecture standards below for the specific prescriptions of this section. Specifically, the architecture standards are intended: ☐ To enhance the visual appeal of new commercial/mixed-use and residential development ☐ To enhance the visual environment of activity centers ☐ To promote pedestrian accessibility and safety ☐ To minimize visual clutter and blight	
<i>1. Architecture shall blend aesthetically into the built environment of the block for which the development lot is located.</i>	The proposed building will complete the Riverfront at West Hyattsville development and implement the vision of the TDDP to have a diverse mix of housing types overlooking an enhanced pedestrian network in the Northwest Branch Stream Valley Park. The proposed architecture has been carefully designed to complement and integrate with these surroundings. It will blend aesthetically into the existing built environment of the block, reinforcing the visual coherence and character of the area while contributing to its continued evolution.
<i>2. Architecture shall specify required details as indicated in the TDDP.</i>	The architecture of the proposed development specifies the required details as outlined in the TDDP. Where it was not feasible to fully meet these requirements,

	modifications have been requested, as noted in the applicable sections. The overall design approach remains consistent with the intent of the TDDP, ensuring compatibility with the surrounding context and contributing to a cohesive built environment.
<i>3. Architecture shall provide a coherent form for the building.</i>	The proposed architecture provides a coherent form through the thoughtful use of varied materials, complementary colors, and integrated public art. These elements work together to create visual interest while maintaining a unified and harmonious architectural expression.
<i>4. Architecture materials shall provide appropriate material properties (strength) for the design purpose of the building; strong materials shall support lighter materials.</i>	The proposed architecture incorporates a carefully selected mix of strong, durable materials that provide an appropriate aesthetic. These materials include brick, cementitious panels, vertical and horizontal siding, masonry, and metal panel canopies. Each material contributes to the building's design purpose by offering the necessary strength and visual appeal, creating a cohesive and well-supported architectural expression.

<i>5. Architecture materials shall be as indicated in the TDDP; equivalent or better material is also encouraged but shall be approved at the discretion of the Planning Board.</i>	All proposed building materials comply with the TDDP. Equivalent or superior materials are also included, subject to Planning Board approval.
<i>6. Architecture characteristics shall be coordinated with respect to building articulation, building scale and proportions, architectural style, roof forms, building details and fenestration patterns, and materials.</i>	The architectural characteristics are carefully coordinated in terms of building articulation, scale and proportion, style, roof form, details, fenestration patterns, and materials to ensure a cohesive and harmonious design.
Building Facades Building Materials 1. Materials: The following is a list of permitted and prohibited materials. Permitted: • Brick and tile masonry • Native Stone (or synthetic equivalent) • Pre-cast masonry (for trim and cornice elements only) • Gypsum Reinforced Fiber Concrete (for trim elements only) • Metal (for beams, lintels, trim elements, and ornamentation only) • Wood lap siding (horizontal configuration), smooth or rough-sawn finish • Hardie-Plank equivalent or better siding Prohibited: • Stucco/EIFS (cementitious finish) • Split-faced block • Concrete • Concrete Masonry Units • Faux wood grain	The building materials consist of a combination of masonry and siding, both of which are permitted. The TDDP does not specify required amounts for each material. In this case, the façade includes masonry, cementitious board, and a mix of vertical and horizontal siding.
Configurations and Techniques (Page 105)	

<i>Exterior Walls (Architecture):</i> ☐ <i>Exterior walls greater than 40 feet in length shall break any flat, monolithic façade with discernible architectural elements, such as bay windows, recessed entrances and windows, display windows, arcades, balconies, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials to provide visual interest and pedestrian scale. Building designs, rooflines, or façade treatments that are monotonous shall be prohibited.</i> ☐ <i>Exterior wall materials shall be consistent horizontally (i.e., joints between different materials shall be horizontal and continue around corners) except for chimneys and piers.</i> ☐ <i>Exterior wall material/architectural changes shall be provided with a constructional logic. Building additions shall specify a building material that is compatible in architecture and material with the original building.</i> ☐ <i>All exposed and visible exterior walls of a building shall provide quality architectural</i>	

<i>material along the facades according to the permitted building façade materials stated in the architectural standards.</i>	
2. Brick and Stone: ☐ <i>Brick shall specify the pattern, color, type, and model number of brick to be used.</i>	The building will feature a gray blended modular brick. Stone is not included in the material palette for this project.

☐ <i>Stone shall specify the pattern, color, type, and finish of stone to be used.</i>	
3. Building Facades along Corner Lots: <i>Building facades along corner lots shall be architecturally treated as having street frontage on both the front and side streets. Both facades shall provide architectural material that meets the materials list specified in the architectural standards.</i>	This standard is not applicable to the proposed building, as the building façade is not located on a corner lot. Therefore, the requirement for architectural treatment on multiple street-facing facades does not apply in this instance.
4. Parapet Roofs: <i>(Cornice, Entablature, and Coping Standards)</i> ☐ <i>Parapet roofs shall only be permitted to conceal roof top mechanical equipment and shall not extend beyond the height of the rooftop mechanical equipment. Building architectural roof sections shall be submitted as part of the detailed site plan to provide compliance with this standard.</i> ☐ <i>Parapet roofs shall not be permitted if the purpose is to extend the height building. Parapet roofs shall not create a false building height extension and shall not qualify as overall building height.</i>	Parapet roofs are included in the design as a safety measure for individuals accessing rooftop mechanical equipment, and to accommodate roof drain placement and roofing material inspections. The parapets do not extend beyond the height of the rooftop mechanical equipment and are not used to increase the overall building height. Refer to the submitted architectural drawings for compliance with this standard.
WINDOWS AND DOORS/ENTRANCES Note: All requested modifications are addressed in Modification 8.	
Configurations and Techniques (Page 106)	

The following configurations and techniques are permitted. 1. All Windows: ☐ <i>Windows shall not span vertically more than one story.</i> ☐ <i>Windows shall correspond to interior space and shall not span across building structural elements such as walls and mechanical spaces between floors.</i> ☐ <i>Windows may be ganged horizontally (maximum five per group) if each grouping is separated by a mullion, column, pier or wall section that is a minimum of seven inches wide.</i> ☐ <i>Windows shall be no closer than 30 inches to building corners (excluding bay windows and where the building corner is also a block corner).</i> ☐ <i>Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.</i>	☐ Windows are limited to a single story in vertical height. ☐ Windows are aligned with the proposed floor plans and do not extend across walls, floors, or mechanical spaces. ☐ Windows are not grouped horizontally in sets larger than five. ☐ Windows are positioned based on functional furniture layouts and to maximize daylight for healthy living. Some are located less than 30 inches from exterior building corners. Justification is provided in Modification 8(a), Section IX of this document. ☐ Exterior shutters are not proposed for this project.
2. Ground Floor Windows: ☐ <i>Single panes of glass shall not be larger than six feet high by four feet wide.</i> ☐ <i>Windows shall not be made opaque by window treatments and shall allow a</i>	☐ Complies. Typical window sizes are 6'-1/8"W x 6'H and 8'-1/8"W x 6'H, with each window divided into 2 to 3 panels. No individual panel exceeds 6' x 3'. Windows will feature clear insulated Low-E glass to enhance thermal performance. While approximately 80% of the building's surface provides views into interior spaces with a depth of

<i>minimum 60 percent of surface view into the building for a depth of at least 20 feet.</i>	20 to 24 feet in the lobby, this level of transparency is not present in the residential units. A modification is requested. Justification is provided in Modification 8(b), Section IX.
3. Upper-Story Windows: ☐ <i>Windows shall be double-hung, single-hung, awning, or casement windows.</i> ☐ <i>Fixed windows are permitted only as a component of a system including operable windows within a single wall opening.</i> ☐ <i>Residential buildings/floors: panes of glass no larger than 36 inches vertical by 30 inches horizontal.</i> ☐ <i>The maximum pane size for office uses is 40 inches vertical by 40 inches horizontal.</i> ☐ <i>Egress windows may be installed according to the appropriate building code.</i>	☐ Complies. Single hung windows have been proposed. A modification is requested. ☐ Complies. No windows are fixed.
4. Doors/Entrances: ☐ <i>Primary entrances shall be delineated on the detailed site plan as major architectural features so that they are clearly identified as entry points, front the primary public street, and are pedestrian accessible. A portico, arcade, or similar architectural feature shall be provided to shelter the primary entrance.</i>	☐ The primary building entrance is located along Little Branch Run and is highlighted by a mural wall that enhances and clearly identifies the main entry to the building. ☐ An entrance is provided off the street at the plaza, serving the

☐ <i>Building facades over 200 feet in length facing a street shall provide two or more public building entrances off the street.</i> ☐ <i>Primary building entrances shall connect to the sidewalk with a pedestrian walkway.</i> ☐ <i>Shop front entrances are permitted to extend up to 24 inches beyond the build-to line.</i> ☐ <i>Double height entryways (those that span more than one story) shall be prohibited.</i> ☐ <i>Doors shall not be recessed more than three feet behind the shop front windows and shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.</i> ☐ <i>Roll-down security gates, door, and windows shall be prohibited.</i>	residential component of the building. ☐ The proposed primary building entrance is connected to the public sidewalk with a pedestrian walkway. ☐ Double height entryways are not proposed. ☐ The doors are not recessed more than three feet. ☐ Roll-down security gates, doors or windows are not being proposed for the primary building entrances. Roll-down doors are utilized on garage and loading entrances for security and screening
SIGNAGE (Page 107)	
Materials: The following is a list of permitted and prohibited materials. Permitted: • Plastic • Metal • Wood • Iron • Masonry	The proposed signages for this project uses materials that comply with TDDP standards.

• Bronze • Painted (window signage only) Prohibited: • Shiny or reflective materials	
Configurations and Techniques:	
1. Sign Lighting: Building signs shall be illuminated with external lighting only. Lighting shall provide full cut-off fixtures to reduce sky glow and glare. Flashing, traveling, animated, or intermittent lighting shall be prohibited on the exterior of any building or building sign whether such lighting is of temporary or long term duration.	☐ Some of the signage features low-level, internally illuminated graphics. A modification is requested. Justification is provided in Modification 9, Section IX of this document.
2. Sign Specifications: Building signage shall be permitted as board signs, cornice signs, blade signs, door signs, awning signs, and window signs only. All other signage, including freestanding signs, shall be prohibited. Sign specifications, typology, and location standards are as follows: • Board signs shall be permitted within the area between the second story floor line and the first floor ceiling. The horizontal board sign shall not exceed two feet in height. Company logos or names shall be permitted when placed within the board sign or placed or painted within ground floor or second story office windows. • Cornice/parapet signs shall be permitted using a masonry or bronze plaque bearing an owner or building's name. These signs shall be placed in the building's cornice/parapet wall or under the eaves and above the upper story windows.	The proposed signage complies with these specifications.

• Blade signs shall be permitted when located perpendicular to the building façade and shall provide a minimum clearance of seven feet measured from the sidewalk elevation to the bottom of the sign for pedestrian safety. Shop signs may be hung from an overhang or awning. • Door signs shall be permitted to identify street address and shall be located as illustrated in the reference drawing. • Awning/overhang signs shall be permitted within the front face of the awning as illustrated in the reference drawing. Lettering shall be a maximum of five inches high. Awnings/overhangs shall have a minimum ten feet clear height above the sidewalk, a minimum of six feet depth out from the building façade, and the maximum extension shall not protrude over any tree or landscape planting area. Canvas cloth or equivalent (no shiny or reflective materials), metal or glass materials shall be permitted. All other materials shall be prohibited. Internal illumination through the awning/overhang shall be prohibited. • Window signs shall be permitted as painted window signs or illuminated neon signs; animated signs are prohibited. • Lettering for all signage shall not exceed 18 inches in height or width and 3 inches in relief.	
PARKING STANDARDS (Page 109)	
GENERAL DESIGN PRINCIPLES AND INTENT (Page 109)	

Intent To provide on-street parking and off-street surface/structured parking facilities that enhance pedestrian/motorist safety; reduce glare and sky glow on the surrounding neighborhoods; provide adequate lighting; shield lamp brightness; and improve motorist/pedestrian visibility within the built environment.	
1. Ratios for Uses: <i>Off-street parking shall be provided for all new development within the West Hyattsville TDOZ in accordance with the standards provided in Parking Ratios for Land Uses Within the West Hyattsville Transit District Overlay Zone.</i>	The off-street parking ratios in the TDOZ limit the maximum number of parking spaces to 513. A total of 379 parking spaces are proposed.
2. Accessibility: <i>All on-street parking and off-street surface/structured parking facilities shall comply with ADA standards and shall be accessible and barrier free. Off-street parking areas shall not exceed two percent cross slopes in any direction for accessible parking spaces in accordance with ADA standards. All other surface parking areas shall not exceed three percent maximum cross slope. Parking areas shall not be accessed via steps from adjoining walkways.</i>	All parking spaces meet these requirements.
3. Pedestrian Access to Off-Street Parking: a. Surface Parking – • <i>Pedestrian walkways through parking areas shall be prohibited.</i> • <i>Perimeter walkways along the edge or parking areas shall not exceed 2 percent cross slope and shall be illuminated at exactly 2.0 foot-candles for ADA accessibility compliance.</i> b. Parking Structures – <i>Parking structures shall provide pedestrian access to surrounding main buildings and shall provide safe (exactly 2.0 foot-candle</i>	a. Surface Parking: There are no off-street surface parking b. Parking structures: This requirement has been met.

<i>illumination), direct (maximum than 100 foot), accessible (maximum 2 percent slopes0, barrier-free (no steps) pathways.</i>	
4. Construction: <i>Construction of on-street parking and off-street surface/structured parking facilities shall be completed for any approved development prior to the issuance of use and occupancy permits for the first building.</i>	This is the Applicant's intent.

5. Parking Landscaping: <i>Landscaping shall be provided adjacent to on-street parking areas per the West Hyattsville TDDP conceptual site plan.</i> a. On-Street Parking – • <i>Landscaping shall be provided adjacent to on-street parking areas per the West Hyattsville TDDP conceptual site plan.</i> • <i>Tree pit areas shall be a minimum of five feet wide and five feet deep. Tree grates shall be a minimum of four feet wide and four feet deep. Tree pits and tree grates shall place the center of the tree a minimum of 2.5 feet from the face of curb for protection from open car doors.</i> b. Off-Street Surface Parking – • <i>Parking perimeters shall screen views of cars from the public realm with both a three-foot high solid masonry wall and evergreen shrub landscaping.</i> • <i>Evergreen shrubs shall be planted at the rate of three shrubs per every ten linear feet of perimeter parking area.</i> • <i>Landscaped parking islands shall be provided as a break in parking areas for every 20 cars, dimensioned at a minimum of 10 inches wide and minimum 20 feet in length, planted with a 2.5 caliber shade tree, and shall provide ground cover or shrubs within the island.</i> • <i>Landscaped parking islands located adjacent to ADA accessible parking spaces shall provide a 2.5-inch caliper tree and a mulch surface ground for accessible access.</i> • <i>Tree pit beds shall be provided at a minimum of five feet in depth, with</i>	a. On-Street Parking: On street parking was approved with the infrastructure DSP and will be maintained. A few spaces will be modified and/or eliminated to provide entry into the building. Little River Run is under the jurisdiction of the City of Hyattsville. Curb cuts and the modification of on street parking will be coordinated with the City. b. Off-Street Surface Parking: No off-street surface parking is proposed.
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<i>the center of the tree planted a minimum of 2.5 feet from the face of curb for protection from open car doors.</i> c. Off-Street Parking Structures – • <i>Landscaping shall be provided along parking structure foundation facades that front the public realm.</i> • <i>Landscaping shall be provided at the rate of one tree (2.5-inch caliper) and three shrubs (24-inch height) per ten linear feet of parking façade.</i> • <i>Planting beds shall be a minimum of 5 feet in width and a minimum of 5 feet in depth.</i>	c. Off Street Parking Structures: The garage is fully screened from the view of Little River Run by liner residential units. The garage is only visible from the Metro tracks. It is the Applicant’s understanding that the rear of the off-street parking structure does not front on the public realm.
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6. Parking Lighting: <i>Lighting shall be provided for surface parking and parking structures as follows:</i> a. On-Street Parking and Off-Street Parking – • <i>Full cut-off lighting</i> • <i>Pedestrian light fixtures similar or equal to those shown in the West Hyattsville TDDP conceptual site plan.</i> • <i>Street lights shall be a minimum 14 feet and a maximum 16 feet in height for on-street parking areas, and shall be a maximum of 20 feet in height for surface parking areas.</i> • <i>Illumination shall be a minimum of 1.25 foot-candles and a maximum of 2.0 foot-candles.</i> b. Off-Street Parking Structure – • <i>Full cut-off lighting for exteriors facades.</i> • <i>Pedestrian light fixtures similar or equal to the Elliptipar parking structure lighting standards shown in the West Hyattsville TDDP conceptual site plan.</i> • <i>Illumination shall be a minimum of 2.0 foot-candles at entrances/exits and a maximum of 5.0 foot-candles.</i>	The proposed lighting complies with the standards for off-street parking structures.
ON-STREET PARKING (Page 111)	
<i>Intent</i> To regulate the design and location of on-street parking to provide convenient access to adjoining uses without compromising pedestrian/motorist safety and the quality of the streetscape environment.	

1. Materials: <i>On-street parking areas shall be coordinated with the Department of Public Works and Transportation (DPW&T) and/or State Highway Administration (SHA) as appropriate.</i>	Curb cuts will be added to Little Branch Run which were not shown on the infrastructure DSP. These access points will modify the on street parking. Since Little River Run is under the jurisdiction of the City of Hyattsville, curb cuts and other modifications to the right of way will be coordinated with the City.
2. Configurations and Techniques a. Permitted Development Blocks for On-Street Parking: <i>On-street parking areas shall be permitted in all development blocks except NN and OO.</i> b. Siting: <i>On-street parking shall be located in accordance with the West Hyattsville TDDP streetscape sections. Restricted (non-rush hour) on-street parking may be permitted on primary streets within the TDOZ, subject to an executed memorandum of understanding (MOU) between the City of Hyattsville, DPW&T, and the State Highway Administration (SHA) as appropriate.</i>	On street parking was approved for Little Branch Run with DSP-16029 and will be modified as necessary to provide access to the building. It is anticipated that the on-street parking will be utilized by the ground floor commercial space as it is the most accessible parking to this space. Such use will be coordinated with the City of Hyattsville.
OFF-STREET PARKING (Page 112)	
Intent To regulate the location, siting, and design of off-street parking to provide convenient access to adjoining uses without compromising pedestrian/motorist safety and the quality of the built environment within the West Hyattsville TDOZ.	

Materials: The following is a list of permitted and prohibited material: • Permitted: Brick and tile masonry, Native Stone (or synthetic equivalent), Precast masonry (for trim and cornice elements only), Gypsum reinforced fiber concrete (for trim elements only), Metal (for beams, lintels, trim elements and ornamental only), wood lap siding (horizontal configuration), Smooth or rough- sawn finish, Hardie-plank equivalent or better siding. • Prohibited: Stucco/EIFS (cementitious finish), split-faced block, concrete (Except for parking deck surface), Concrete Masonry units, Faux wood grain.	□ The parking garage is constructed of precast concrete which will be painted with public art to provide an attractive and playful façade facing the Metro tracks. The base of the garage is constructed of gray masonry blocks which will also be painted to match. A modification is requested. Justification is provided in Modification 10, Section X of this document.
Configurations and Techniques:	
1. Siting: <i>Off-street parking facilities (surface lots and parking structures) shall be located in accordance with the West Hyattsville TDDP/TDOZ parking plan. Surface parking areas shall be provided to the rear of the site away from the public realm view. Parking areas and pedestrian access to these areas shall not exceed 25 percent of the build-to line frontage on any block. Street frontage vehicular access to off-street parking facilities shall be prohibited (see discussion of off-street parking entrances below).</i>	The parking structure is screened from view by liner buildings. The entrance to the garage is setback 82 feet from the street to minimize visibility. As provided for “Parking Structure Entrances and Exits/Multifamily”, “parking access shall consist of a single location point for entry/exit purposes to minimize curb cuts. Vehicle access from the street frontage shall be permitted.” The garage entrance complies with this standard and does not exceed 25% of the build-to-line. This requirement is met.

2. Uses Within Parking Structures Along Street Frontages: <i>Retail uses shall be provided on the ground floor of any parking structure with street frontage within commercial mixed-use blocks as identified in the West Hyattsville TDDP. Retail spaces on the ground floor shall have display windows, canopies/awnings, and recessed entrance doors to enhance the parking structure. Parking structures on corner lots shall provide ground-floor retail uses within the parking structure along both the front and side streets.</i>	The parking structure is not within a commercial mixed-use block and no retail is provided on the ground floor of the parking structure. Retail uses are proposed on the ground floor of the building.
3. Façade Treatments for Parking Structures: <i>Parking structure facades that are visible to the public realm shall consist of high-quality material such as brick, brick with concrete banding, brick with glass block banding, or other material as specified in the permitted materials list above. All parking structure exteriors shall be architecturally designed to integrate and be compatible with adjacent building materials. Parking structures on corner lots shall provide street-frontage quality architectural facades along both the front and side streets.</i>	The parking garage is visible from the Metro tracks. It will be constructed of precast concrete which will be painted with artwork to provide visual interest and tie into the other colorful elements of the building. A modification is requested. Justification is provided in Modification 11, Section X of this document.

4. <i>Parking Structure Fenestration:</i> <i>Parking structure openings shall provide a minimum of 75 percent transparency to provide visibility for pedestrian safety. Ground floor building, façade fenestration shall be 75 percent of each building façade along its street frontage. Blank wall facades shall not exceed 25 percent of any street frontage in accordance with the approved West Hyattsville TDDP conceptual site plan.</i>	The parking structure will be a secure facility only utilized by the residential tenants of the proposed building. The façade of the garage visible from the streetscape will be lined with residential units. The entrance to the garage will be a secure roll up door. A modification is requested. Justification is provided in Modification 12, Section X of this document.
5. <i>Parking Structure Height:</i> <i>Structured parking shall be from a minimum of two stories to a maximum of five stories. Parking garages shall not exceed the height of the surrounding buildings and shall not visually dominate the block where visible from the street or other public space.</i>	The structure is four stories tall and does not exceed the height of the surrounding buildings. The parking garage is not visible from the street.
6. <i>Siting of Parking Structures With Street Frontage:</i> <i>All parking structures with street frontage shall be located at the build-to lines that shall be sited zero feet from the sidewalk edge to create a continuous street wall. Each applicant or the applicant's heirs, successors, and/or assignees, shall be responsible for parking structure improvements as delineated in the West Hyattsville TDDP. Parking garages shall be located within the interior of a block, surrounded by buildings that front the street except where otherwise delineated in the West Hyattsville TDDP. Parking structures on corner lots shall meet the build-to lines along both the front and side streets.</i>	The parking structure is screened with liner buildings and does not have street frontage except for the entrance.

7. <i>Parking Structure Entrances and Exits (Single-Family Residential):</i> <i>Parking structure entrances and exits within single-family areas shall not be more than 80 square feet in area, and there shall not be more than one garage door for each 16 feet of building frontage. All townhouse and live/work unit garages shall be tuck-under. Access to parking garages from the street frontage shall be prohibited. Parking access shall consist of a single location point for entry/exit purposes to minimize curb cuts.</i>	This does not apply to multifamily and mixed use structures.
8. <i>Parking Structure Entrances and Exits (Multi-family/Nonresidential):</i> <i>Parking structure entrances and exits within multifamily residential or nonresidential areas shall not exceed 16 feet clear height and 24 feet clear width and shall not be sited within 100 feet of the block corner or another garage entry on the same block. Garage entry portals may be set back up to 24 inches behind the surrounding façade. Parking access shall consist of a single location point for entry/exit purposes to minimize curb cuts. Vehicle access from the street frontage shall be permitted.</i>	☐ The garage door conforms with the 16' clear height and 24' clear width requirements and there are no other garage entrances. The Property is not a corner lot so the entrance is not within 100' of a block corner. The garage is setback 82 feet from the surrounding façade. A modification is requested. Justification is provided in Modification 12, Section X of this document.

9. Parking Structure Stairwells: <i>Parking structure stairwells shall provide up-lighting with a minimum of 2.0 foot-candles and a maximum of 5.0 foot-candles. Glass facades shall be provided for high visibility and openness to enhance pedestrian safety. Steps shall provide open riser construction to increase visibility for pedestrian security.</i>	This private parking structure is part of multifamily building. Illumination of stairs will comply with standards. The steps are precast and are not open risers. A modification is requested. Justification is provided in Modification 12, Section X of this document.
10. Parking Structure Elevators: <i>Parking structure elevators shall be lighted to a minimum of five foot-candles at the entrance to the elevator car door in accordance with the ADA standards. Elevators shall be constructed of glass walls to provide an open view to provide pedestrian safety and enhanced visibility.</i>	Residential units and private parking garage share a common elevator. Illumination level of elevator will comply. The elevator will not be glass enclosed. A modification is requested. Justification is provided in Modification 12, Section X of this document.
11. Parking Structure Lighting: <i>Lighting for all multifamily and nonresidential parking structures shall provide up-light fixtures and shall meet foot-candle requirements as specified below:</i> <i>a. One-way pendant uplight fixture, 30- to 72-inch stems, recessed “J” box-style hung from parking structure ceiling</i> <i>b. Two-way pendant uplight fixture, 30- to 72-inch stems, recessed “J” box-style hung from parking structure ceiling</i> <i>c. Perimeter or core uplight wall fixture</i> <i>d. 250W metal halide</i> <i>e. 10-foot 6-inch parking structure ceiling</i> <i>f. Reflectance: 80 percent ceiling (shall use matte white paint), 40 percent deck (concrete construction), and 0 percent walls.</i>	The parking structure will provide adequate lighting. The parking structure ceiling is designed to allow each level of the parking garage to access a floor in the building. The ceiling heights in the garage comply with the 10 6” minimum requirement. However, the clear height in the garage for vehicles if 9’ on the first floor and 8’ on all other levels of the garage. A modification is required. Justification is provided in Modification 12, Section X of this document.

BIKEWAYS AND BICYCLE PARKING (Page 116)	
2. Bicycle Space Required Number: Minimum number of required bicycle parking spaces shall be the following: • 1 space/20 off-street vehicular parking spaces (office, nonvehicle retail services)	A minimum of 18 spaces are required and 20 spaces are provided, exceeding the 1 space/20 off-street requirement. A secure bicycle storage room is provided on the first level of the garage.
3. Bicycle Space Dimensions: Bicycle spaces shall be a minimum of six feet long and 2.5 feet wide, and shall provide an overhead minimum clearance of seven feet in covered spaces. A minimum five-foot-wide clear aisle shall be provided between each row of bicycle parking.	Bicycle spaces comply with these dimensions.
4. Bicycle Parking Locations: Bicycle parking shall be located proportionally at each public entrance within a development. a. Parking Structures: Required bicycle parking within a structure shall be located in or near main entrances or elevators to provide for pedestrian safety, visibility, and security of property. b. On Site: Bicycle parking (not located within a parking structure) shall be located on site within 50 feet of main building entrances. Bicycle parking shall not obstruct walkways. c. Right-of-Way: Bicycle parking may be located in the public right-of-way with the approval of the Maryland State Highway Administration, Prince George's County	The bike storage is located on the first floor of the parking garage.

Department of Public Works and Transportation, and the City of Hyattsville. d. Building: Bicycle parking may be located within a building, but the location shall be easily accessible for bicyclists.	
5. Bike Parking Security: a. Bicycle Racks: Secure stationary racks shall be provided that are anchored/bolted to the ground for security of bicycle property. b. Bicycle Locker: Lockable enclosures shall be provided for the storage of bicycles for security of bicycle property.	The bicycle storage room provides the required security. In addition, a bike repair facility has been provided in the bike storage room.
6. Bike Parking Access: Bicycle parking shall have direct access to the public right-of-way.	Bike Parking locations have direct access to the Public Right-of-Way.

VIII. OTHER TDDP ISSUES

A. COMMUNITY CENTER

Page 39 of the TDDP includes the following narrative pertaining to a recreational facility:

The developer/property owner of the blocks identified on Map 12 of the plan (Block Registration Plan, page 31) as Development Blocks D, E, G, H, I, J, K, L, Y, Z, AA, BB, CC, DD, and EE shall be required to construct a new 13,000-square-foot community multipurpose use facility within convenient walking distance of the residential areas in the Hamilton Square and North Park neighborhoods. Activities in the proposed center should include, but not be limited to, a gymnasium, billiard tables, video games, and meeting rooms. The center should be available to all residents of the development for an assessed monthly fee, and should be accessible to all City of Hyattsville residents for a fee. The location shall be determined at conceptual site plan review.

The Property comprises Blocks DD, EE and half of CC. The construction of the Community Center as part of the Riverfront at West Hyattsville project was addressed at the time of approval of DSP-16029. At the time of TDDP approval, the whole TDDP planning area was envisioned to be a series of interconnected neighborhoods creating a cohesive urban center, with streets crossing Metro tracks and streams allowing for the free flow of pedestrians, bicyclists and motorists from north to south across the Metro. However, since approval of the TDDP, it has become increasingly clear that these crossings are not feasible. Now, the development of the property north and east of the tracks, while connected to the Metro for pedestrians and bicyclists, is more isolated from a vehicular connectivity standpoint. Ultimately, the proposed development will connect with vehicular traffic to the Kirkwood Apartments site, but it will not connect vehicular traffic across the tracks. The Property included in this application, as the remaining components of the Riverfront at West Hyattsville Site, is utilizing the same infrastructure approved in DSP-16029. No additional interparcel connectivity is possible. Further, the Applicant did activate the Northwest Branch Stream Valley Park by dedicating additional parkland, constructing a scenic overlook, amphitheater and outdoor recreational facilities. The Applicant also improved connectivity and safety of pedestrians and bicyclists by lighting the trail connection to the Metro. Based upon these factors, the Planning Board made the following finding when it approved DSP-16029:

The requirement that one or more property owners in the area of the TDDP construct a 13,000-square-foot community facility accessible to City residents anticipated a larger, more integrated master development of the Transit District, with coordination among multiple property owners. The applicant contends that the limited access to their property, coupled with the proffered improvements to the Northwest Branch Stream Valley Park, makes construction of such a facility infeasible and inappropriate. The community center should be located near the Metro station. The Planning Board agrees and approves this amendment.

As a result, Modification 8 approved by the Planning Board, and affirmed by the District Council, was to “To allow the applicant not to build the required 13,000 square foot community center on the subject property.” This modification applies to part of Block CC, but not to the

portion of the Block CC included within this application or Blocks DD and EE included in this application. This finding made previously by the Planning Board is still applicable and the Applicant requests a modification to allow it to not construct the community center on the Subject Property. It should also be noted that with the approval of the medical office building on a portion of Parcel G, a meeting room accessible to the community was provided.

B. Parking Space Sizes

As with the building approved for Parcel 1, the Detailed Site Plan proposes the use of 8.5' X 18.5' parking spaces within the garage for all spaces other than handicap accessible parking spaces. The regulations governing the design of off-street parking spaces is set forth in Part 11 of the Prince George's County Zoning Ordinance. Section 27-558(a) governs the size of parking spaces. This Section provides that nonparallel standard car spaces shall measure 9.5 feet by 9 feet, but permits up to one-third of the required spaces to be compact car spaces measuring 8 feet x 16 feet. The applicant is providing 379 parking spaces, all measuring 18.5' x 8.5' (except for the required handicapped spaces). No compact car spaces are proposed. Thus, a modification of the standard parking space dimension is proposed.

The subject property is located within the West Hyattsville TDOZ. In a TDOZ, Section 27-548.06(d)(1) provides "the requirements of Part 11 concerning the minimum number of spaces in, and design of, off-street parking and loading areas shall not apply within a Transit District unless otherwise specified within the Transit District Standards." The West Hyattsville Transit District Standards contain specific requirements related to parking, and do not specify that the provisions of Part 11 are otherwise applicable. Transit District Standards do not modify the size of parking spaces. Section 27-548.06(2) further states that "if a Transit District Development Plan does not contain specific parking requirements, the requirements shall be determined at the time of Detailed Site Plan review by the Planning Board in accordance with the regulations of Part 11." However, Section 27-548.08(c)(3) of the Zoning Ordinance, as follows: (3) The applicant may ask the Planning Board to apply development standards which differ from mandatory requirements in the Transit District Development Plan, unless the plan provides otherwise. The Board may amend any mandatory requirements except building height restrictions and parking standards, requirements which may be amended by the District Council

under procedures in Part 10A, Division 1. The Board may amend parking provisions concerning the dimensions, layout, or design of parking spaces or parking lots.

In approving the Transit District Site Plan, the Planning Board shall find that the mandatory requirements, as amended, will benefit the proposed development and the Transit District and will not substantially impair implementation of the Transit District Development Plan, and the Board shall then find that the site plan meets all mandatory requirements which apply. The Applicant is requesting that the Planning Board amend the parking provisions concerning the dimensions of the proposed spaces within the parking garage.

As noted above, the applicant is proposing that all parking spaces, with the exception of the spaces provided for the physically handicapped, be 8.5' x 18.5'. Section 27-558(a) requires that standard nonparallel parking spaces measure 9.5' x 19' while nonparallel compact car spaces must be 162' x 8'. The difference between the required standard car space measurement and the 8.5' x 18.5' space the applicant is proposing is insignificant in light of the fact that there will be no compact car spaces. However, the use of the universal size spaces allows for a more efficient function within a pre-cast parking garage as proposed in this instance. Further, the use of a universal sized parking space has become the more common standard in modern zoning ordinances. This creates a more efficient and functional parking layout and will serve the purposes of the subtitle equally well. Attached to the Statement of Justification as Exhibit "A" is a Memorandum dated September 30, 2021 from Lenhart Traffic Consulting, Inc. providing further support for the proposed parking space size. As noted therein, The Recommended Zoning Ordinance Provisions prepared by the National Parking Association support the use of 8'6" wide spaces for residential uses. Thus, the proposed parking spaces are adequate to serve the proposed use.

The Applicant submits that the Planning Board can find that utilizing the universal size parking spaces will benefit the proposed development and the Transit District and will not substantially impair implementation of the Transit District Development Plan. The use of the universal size parking space allows the applicant to place the required number of parking spaces in the facility. Creating a larger facility or increasing the footprint of the facility to provide for larger spaces would not benefit the development or be consistent with the implementation of the

Transit District. The proposed modification to the standard parking space size provided in Section 27-558(a) will also allow the site to provide adequately sized spaces to accommodate all types of vehicles owned by employees and patients accessing the proposed medical office building. All of the spaces are internal to the garage, which is adequately screened by the proposed architecture, and therefore will not impact any pedestrians or motorists visiting the Metro Station. Therefore, the proposed modification of parking space dimensions will not substantially impair the implementation of the TDDP.

Finally, the Applicant notes that at the time the Planning Board approved DSP-20053, it made the following findings when it approved the modification to the parking space sizes for Parcel 1:

The difference between the required standard parking space measurement and the 8.5 foot by 18.5-foot space that the applicant is proposing is insignificant because there will be no compact spaces. However, the use of the universal size spaces allows for a more efficient function within a pre-cast parking garage, as proposed in this DSP. Furthermore, the use of a universal-sized parking space has become more common in modern zoning ordinances.

The use of the universal size parking space allows the applicant to place the required number of parking spaces in the structure (see also the applicant's Exhibit D attached to the SOJ). The amendment to the regular parking space size within the parking garage to utilize a universal size will benefit the proposed development and the transit district and will not substantially impair implementation of the TDDP. The Planning Board approves this amendment request.

For the same reasons found by the Planning Board in approving DSP-20053 for Parcel 1, the Applicant submits the same finding can be made with regard to this Detailed Site Plan.

IX. OTHER REQUIREMENTS

Section 27-548 contains regulations applicable to development in the M-X-T Zone. These regulations are set forth below.

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development — 0.40 FAR; and**
- (2) With the use of the optional method of development — 8.00 FAR.**

RESPONSE: The Riverfront at West Hyattsville development is eligible for a FAR of 1.4 under the optional method of development. Specifically, Section 27-545(b)(4)(A) provides that a development is entitled to a floor to area ratio of 1.0 above the base FAR of 0.40 if 20 or more dwelling units are provided. The total area included in the development is 23.49 acres. Initially, the project consisted of 18.45 acres of land, and an additional 5.04 acres of land was later acquired from WMATA and added to the project. The project has been approved for the following development:

DSP-17044—183 townhouse units with a total gross floor area of 410,934¹;

DSP-20004--a medical office building containing 44,362 square feet

DSP-20053--a mixed-use building with 322,608 square feet (293 multifamily dwelling units and 3,213 square feet of ground floor commercial).

As a result, the FAR of the development approvals to date is .76. The proposed development will add an additional 342 dwelling units, or 350,222 square feet. With the addition of the proposed building, the final project FAR will be 1.1, which conforms to the applicable maximum floor area limitation.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

RESPONSE: The proposed uses in this application are in a single building. The uses in the Riverfront at West Hyattsville project are located in more than one building and more than one lot.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

RESPONSE: The proposed development is subject to the requirements of the TDDP and the requirements of the ETOD.

¹ The townhouses constructed provided a base FAR and an FAR with all finished options. The FAR utilized for this analysis assumes that all units were constructed with all optional areas finished in order to utilize the most conservative figure and to reflect that maximum that could be constructed.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

RESPONSE: Landscaping is addressed on the DSP.

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

RESPONSE: No enclosed pedestrian spaces or theaters are proposed in this application. The square footage of the residential uses is included in the calculation of FAR and the FAR calculation excludes the floor area of the parking structure.

(f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.

RESPONSE: No private structures are proposed to be located within the air space of a public right of way.

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

RESPONSE: The proposed building is will have direct frontage on and direct vehicular access to Little Branch Run.

(h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10)

dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half ($\frac{1}{2}$) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so

long as the modifications conform to the applicable regulations for the particular development.

RESPONSE: No townhouses are proposed as part of this application.

- (i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

RESPONSE: The proposed multifamily building complies with the height limitations set forth in the TDDP.

(j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.

RESPONSE: This section is not applicable as The West Hyattsville Sectional Map Amendment was approved on May 23, 2006.

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

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

RESPONSE: The proposal is pursuant to the definition found in Section 27-107.01(a)(242.2)(A): “the subject property is located entirely within a Transit District

Overlay Zone ('TDOZ')." Section 27-107.01(a)(242.2)(D) applies to public uses or buildings. This Property is entirely within the West Hyattsville TDOZ; therefore, the application is subject to Section 27-290.01.

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

RESPONSE: The Applicant is seeking expedited review pursuant to this section and is subject to the requirements of the West Hyattsville Transit District Development Plan and Overlay Zone.

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

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

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

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

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

RESPONSE: This application amends an existing DSP-20053.

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

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

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

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

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

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

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

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

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

RESPONSE: Preliminary Plan 4-20040 has been filed and will be processed and approved prior to the approval of this application.

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

RESPONSE: This applies to the County. However, a stormwater concept plan has been submitted, referenced as Concept # 3816-2021 and is currently under review.

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

RESPONSE: This applies to the County.

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

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

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

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

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

RESPONSE: The overall Riverfront at West Hyattsville development includes a mix of moderate and high density residential and commercial development within walking distance of an existing transit station which will increase transit ridership. The highest density is proposed in closest proximity to the station. This Architecture DSP includes a multifamily mixed-use building consistent with the prior approvals. The building is within easy walking distance to the West Hyattsville Metro. An additional multifamily building will be proposed on proposed Parcel 2 in a future application.

(B) Reducing auto dependency and roadway congestion by:

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

RESPONSE: This is not applicable at the Architecture DSP.

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

RESPONSE: Little Branch Run will include sidewalks, street trees, and attractive lighting. A pedestrian/bicycle path will be provided along the southern façade of the building to connect to the Metro station. The Architecture DSP shows high-quality design and materials on a building placed close to the streets, creating an attractive, urban pedestrian oriented space.

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

RESPONSE: A 379 space parking structure is proposed in conformance with the TDDP.

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

RESPONSE: Bike racks are provided in the parking structure.

(C) Minimizing building setbacks from the street;

RESPONSE: The building is proposed as close to the street as possible, behind only the sidewalk.

(D) Utilizing pedestrian scale blocks and street grids;

RESPONSE: The building design and location close to the street will create a pedestrian scale block consistent with prior approvals.

(E) Creating pedestrian-friendly public spaces; and

RESPONSE: Public space locations were established through DSP-16029.

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

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

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

RESPONSE: The larger Riverfront at West Hyattsville project provides a mix of housing types and uses, including townhouses, multifamily dwelling units and an office building. The proposed DSP provides details for one of the multifamily buildings.

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

- (A) Adult entertainment;**
- (B) Check cashing business;**
- (C) Liquor store;**
- (D) Pawnshop or Pawn Dealer;**
- (E) Cemetery;**
- (F) Vehicle and vehicular equipment sales and services (also includes gas station, car wash, towing services, RV mobile home sales, and boat sales);**
- (G) Wholesale trade, warehouse and distribution, or storage (including self-service storage, mini-storage, and any storage or salvage yards);**
- (H) Industrial;**
- (I) Amusement park;**
- (J) Strip commercial development (in this Section, "Strip commercial development" means commercial development characterized by a low density, linear development pattern usually one lot in depth, organized around a common surface parking lot between the building entrance and the street and lacking a defined pedestrian system);**
- (K) Sale, rental, or repair of industrial or heavy equipment;**

- (L) Any automobile drive-through or drive-up service;**
- (M) Secondhand business (in this Section, a "Secondhand business" is an establishment whose regular business includes the sale or rental of tangible personal property (excluding motor vehicles) previously used, rented, owned or leased);**
- (N) Nail salon and similar uses designated as North American Industry Classification System (NAICS) No. 812113, except as an ancillary use;**
- (O) Beauty supply and accessories store (in this Section, a "Beauty supply and accessories store" is a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail.), except as an ancillary use; or**
- (P) Banquet halls, unless accessory to a restaurant, tavern, hotel, or convention center.**

RESPONSE: None of these uses is proposed within the building.

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

RESPONSE: The section of Subtitle 27A, states:

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

RESPONSE: Public utilities serving the Property will be underground. Junction boxes are to be located in necessary areas and are shown on the detailed site plan. They are typical of urban areas and are harmonious with the character of the Urban Center. Landscaping ensures they are attractive. There are no public utilities being proposed on this site. All the public utilities already exist in the public right of way and private connections such as water and sewer house connections, electric, and cable will be brought to the site from Little Branch Run.

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

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

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

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

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

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

RESPONSE: As noted, the building is as close to the street as possible, forming the space of the street and allowing for an active streetscape.

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

RESPONSE: The proposed building defines the street edge and curves with the right of way to contribute, along with the sidewalks, to the street-space identity.

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

RESPONSE: This was addressed at the DSP for Infrastructure (DSP-16029) and remains unchanged by this Architecture DSP.

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

RESPONSE: This was addressed at the DSP for Infrastructure for the overall development. The development of the two parcels comprising the Property will be in accordance with a new Site Development Concept Plan and will utilize best practices for environmental site design.

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

RESPONSE: This was addressed in preliminary plan 4-20040 for proposed Parcel 2. Development of Parcel 2 will comply with the requirements of the approved floodplain waiver in accordance with Subtitle 32 of the Prince George's County Code.

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

RESPONSE: The proposed multifamily mixed-use building is designed with an active street front through the pedestrian/streetscape improvements and landscape area proposed along the facades of the building facing the public realm, the provision of ground floor retail and the provision of a pedestrian corridor to access the Metro station.

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

RESPONSE: The building is proposed close to the street. The remaining parcel lines are well defined by the Metro rail tracks and by existing WSSC and storm drain easements. No confusion between public and private land is expected.

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

RESPONSE: The proposed building fronts on Little Branch Run. Views are directed toward this street and the space between the building and the street. Minimal setbacks are proposed to allow for an active streetscape, creating the urban setting envisioned by the TDDP.

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

RESPONSE: Garbage and recycling storage and mechanical equipment are proposed in the interior to the building away from the streetscape.

X. MODIFICATIONS TO THE TDDP DEVELOPMENT STANDARDS

Section 27-548.08(c)(3) provides that as part of a detailed site plan in a Transit District Overlay Zone, the applicant may ask the Planning Board to apply development standards which differ from mandatory requirements in the Transit District Development Plan, unless the plan provides otherwise, and except as noted below. As identified above, the applicant has noted several mandatory requirements for which the applicant is requesting that the Planning Board apply different development requirements. Each of them is listed below with a discussion addressing the proposed amendment.

MODIFICATION 1

Building Envelope and Block Standards- General Design Principles and Intent (Page 67-68)

1(a) Ground Floor Retail (p. 67)

Required: “Buildings shall front on the street and square and provide ground level retail uses” “Buildings shall provide retail on all ground floor elevations”

“Buildings shall provide retail on all ground floor elevations to provide an active and interesting pedestrian street life”
Commercial and mixed-use blocks shall contain a minimum of 80% commercial uses on the ground floor.”

Proposed No retail uses are proposed in the proposed building. Retail space was provided in the southernmost portion of the building on Parcel 1 along the pedestrian trail on the southeast side of the building.

Discussion: These are general design principles and theoretically would apply to every building constructed in the TDDP. Given the nature of the proposed building, as noted below, ground floor retail is not appropriate along the ground floor facade.

The proposed building is internal to the Riverfront at West Hyattsville community. To access the building, one must enter the community and cross the metro rail tracks. The interior of the community will not be a location where sufficient vehicular traffic will exist to support a substantial amount of retail use. In DSP-20053, retail use was limited to a small portion of the first floor elevation of the building on Parcel 1. The retail in this area was intended to a retail opportunity along the southern end of the building, just north of the proposed building. As part of the previously approved infrastructure development for the property, a trailhead has been constructed at the end of Little Branch Run which will encourage pedestrian and bicycle traffic on the Northwest Branch Trail to enter the community and walk along the southern facade of the proposed building to a pedestrian underpass which provides direct access to the metro station. While the heavy amount of bicycle usage at the West Hyattsville Metro, the pedestrian usage on the park trail and the market provided by the existing and proposed development provide sufficient market to allow for a small amount of retail to be located along the trail

connection, the Applicant's experience in attempting to lease out the space already constructed have caused it to conclude that additional retail will not be supported. Therefore, an amendment is requested to eliminate retail space from the proposed building. This modification will also necessitate a modification in the list of permitted uses.

1(b) Shared Parking (p. 68)

Required: "Building parking areas (off-street) shall be...shared by multiple owners/uses."

Proposed: Single use parking garage.

Discussion: As with the building constructed on Parcel 1, the proposed multifamily building will be served by a parking garage. The parking garage is intended to be a secure facility which will only be accessible by the residents and staff of the residential building. Providing public accessibility to the garage has a major impact on the design of the garage and the security of the garage. For these reasons the Applicant is requesting a modification to the standard which requires parking garages be shared by multiple uses.

MODIFICATION 2

General Design Principles and Intent-Building Street Types (Page 74-75)

2(a) Building Street Facade

Required: Single plane street façade with building jogs of less than 24 inches

Proposed: Building jogs greater than 24 inches

Discussion: The TDDP requires buildings to be constructed at the build-to line (or sidewalk edge). As noted above, the Applicant obtained a waiver to eliminate the PUE along Little Branch Run to allow the building to be constructed at the build-to line. The Property has 463.33 feet of frontage on Little Branch Run. The building is constructed at the build-to line for 343.32 feet along its frontage, or

74.09%, .91% below the required 75% occupation. As noted above, the Subject Property is impacted by an existing WSSC easement at its northern property line, in which the building cannot encroach. The Applicant must provide compensatory floodplain storage along its southern boundary. Fire access is provided to the rear of the building where Little Branch Run terminates, impacting the ability to extend the building further. These two factors result in the building occupancy falling just shy of the required 75%. The Applicant submits that that proposed building occupancy reflects substantial conformance to the standard

The standard further requires that the street façade be a single plane with façade jogs of no more than 24 inches. For the proposed building, façade jogs are proposed that are more than 24 inches. These façade jogs are intentional design elements to break up the massing of the façade and provide architectural interest along the street. Additionally, the main entrance is set back between 5.5 and 11 feet from the right-of-way for a distance of 39 linear feet to create a more welcoming and defined entry experience. Given these circumstances, the applicant submits that the façade jogs are appropriate and that the building massing conforms with the intent of the TDDP.

2(b) Maximum Block Length (p. 75)

Required: The facades of all buildings shall be constructed at the build-to line (or sidewalk edge) for at least 75% of the street frontage.

The street façade shall be a single plane, limited to façade jogs of less than 24 inches, interrupted only by porches, stoops, bay windows, shop fronts, and balconies.

Block lengths shall be a maximum of 400 feet in length

Proposed: The block length of the Subject Property is 463.33 feet.

Discussion: The block length for proposed parcel two was established with the approval of DSP-20053. As noted in that application, the shape of the property was unusual in that it curves along Little Branch Run

for approximately a third of its length. In addition, a major WSSC easement required a break in building massing. The WSSC easement was used to break the site into the two parcels. From the northern property line to the terminus of Little Branch Run, the block is 463.33 feet. However, the building can only occupy 343.32 feet of this frontage because of the WSSC easement to the north and the need to provide a fire lane to the south. Thus, the effective block length is less than the 400-foot length envisioned by the TDDP. Further, since the TDDP seeks to have a building occupy 75% of the 400-foot block length, a building with 300 feet of frontage is anticipated—which the proposed building exceeds. Thus, the proposed block and building frontage conform to the vision of the TDDP and the modification of the block length as proposed is appropriate.

While the façade includes jogs greater than 24 inches, these are intentional design elements that break up the massing and provide architectural interest along the street. Additionally, the main entrance is set back between 5.5 and 11 feet from the right-of-way over 39 linear feet to create a more welcoming and defined entry experience.

MODIFICATION 3

General Design Principles and Intent (Page 82)

3(a) Landscaping of Building Fronts (p. 82)

Required:	“Building fronts (public), along the streetscape, shall provide planters and window boxes with flowering plants within two feet of the building face.”
Proposed	None
Discussion:	The building front will be architecturally interesting and attractively landscaped. Landscaping is provided along the building base along the entire streetscape. However, planters and window boxes with flowering plants are not proposed. The style

and design of the building is not conducive to window boxes and the applicant prefers planting in the ground as opposed to planters.

3(b) Location of Mechanical Equipment (p. 82)

Required: Transformers shall be a minimum of 25 feet away from any build-to line.

Proposed Transformers are proposed within 25 feet of the build-to line, immediately adjacent to the driveway entering the garage.

Discussion: The location of transformers is strictly controlled by PEPCO standards. The location of transformers less than 25 feet from the build-to line is a result of these standards. The transformers will be attractively screened to ensure that they are not prominently visible from the streetscape.

MODIFICATION 4

General Streetscape Standards (Page 83)

Permitted Materials

Required: “Brick, precast pavers, Belgium block, or granite pavers are permitted materials.”

Proposed: Stamped concrete.

Discussion: The sidewalks will be constructed to the City of Hyattsville Standards. However, the lead walks from the sidewalk to the building entrances (both residential and commercial) will be constructed with stamped concrete. This satisfies the intent of the TDDP to ensure that primary walkways be constructed using decorative paving materials. Since stamped concrete is not

specifically identified as a permitted material, a modification is requested.

MODIFICATION 5

Public Street Lighting (Page 90)

5(a) Public Street Lighting-Lighting Fixtures

- Required: Incandescent, metal halide, or halogen only.
- Proposed: LED lighting is proposed.
- Discussion: As the cost of LED lighting lowered, it became the common replacement for old-fashioned incandescent lighting, as they last much longer and use far less electricity than standard lighting. The standards in the TDDP are outdated and not consistent with energy-efficient and sustainable building design practices.

MODIFICATION 6

Streetscape Standards-Blocks and Alleys (Page 91)

6(a) Block Size (p. 91)

- Required: No block face shall exceed 400 feet in length.
- Proposed: A block length of 463.33 feet is proposed.
- Discussion: As detailed above, the block length was determined with the approval of DSP-20053 and results from the location of a major WSSC easement. The distance between this easement and the terminus of Little Branch Run is just over 400 feet, however, such that the Property substantially conforms to the standard. In addition, this standard recommends that “a street, common access easement, alley or pedestrian pathway that provides through access to another street, alley or pedestrian pathway” be included between blocks. In this instance, the Applicant has established a pedestrian pathway over the WSSC easement to provide a pedestrian connection to the Metro Station. This easement breaks up the

blocks and accomplishes the goal of the TDDP both visually and functionally.

6(b) Alleys and Dedicated Right-Of-Way for Alleys (p. 91)

Required: Alleys shall provide access to the rear of all building lots and off-street parking facilities.

Where an alley does not exist and is not constructed at the time of redevelopment of any property, the developer shall dedicate the alley right-of-way within the rear set-back to the County.

Proposed: No alley is proposed to be constructed or dedicated.

Discussion: The site is constrained by the location of the metro rail line, which is elevated along the Property and then undergrounds along Parcel 1. There is no adjacent development which could access or benefit from providing an alley. Further, the Applicant reconstructed the WMATA pedestrian walkway along the rear of the building on Parcel 1 to access the metro station through the existing pedestrian tunnel. A connection to this pedestrian pathway has now been constructed on the WSSC easement and the proposed building will also access this walkway. This pedestrian walkway will accomplish same purpose as an alley in that it will connect the property to the metro station. Vehicular access through the pedestrian tunnel is not permitted.

MODIFICATION 7

Streetscape Standards-Sod Groundcover and Mulch (Page 93)

Irrigation

Required: All sod and ground cover will provide an automatic irrigation system.

Proposed: No automatic irrigation system proposed.

Discussion: In DSP-06029, the District Council approved an amendment to remove the requirement for an automatic irrigation system with the support of the City of Hyattsville provided that native plant species be used. A modification was also approved with DSP-20053. Consistent with the prior approvals, the Applicant is proposing that drought tolerant species be used which will require less irrigation; therefore, an irrigation system for these is not necessary.

MODIFICATION 8

Architectural Standards General Design Principles and Intent (Page 106)

8(a) Windows and Doors/Entrances (p. 106)

Required: Windows shall be no closer than 30 inches to building corners.

Proposed: Some windows are located less than 30 inches from the exterior building corners as depicted on the architectural plans.

Discussion: Windows have been placed on the facade based upon functional furniture layout and to let in maximum daylight for healthy living. As such, some windows are closer than 30 inches to the exterior building corners.

8(b) Ground Floor Windows

Required: Windows shall allow a minimum 60% of surface view into the building for a depth of at least 20 feet (ground floor only).

Proposed: The windows do not allow a minimum 60% surface view into the residential units to a depth of 20 feet.

Discussion: This standard presumes that the entire ground floor of the building will be retail or lobby. However, the majority of the first floor of

the building will be occupied by residential dwelling units, where 60% surface view is not appropriate.

MODIFICATION 9

Architectural Standards General Design Principles and Intent

Signage (p. 107)

- Required: Building signage shall be illuminated with external lighting only.
- Proposed: Internally illuminated signage proposed for some blade and retail signs.
- Discussion: The signage package for the proposed building is intended to enhance the visual appeal of the project and promote pedestrian accessibility and safety without contributing to visual clutter. Some of the signage features low-level internally illuminate graphics. The signage only promotes safety without contributing to visual clutter. Thus, the intent of the design standard is satisfied.

MODIFICATION 10

Parking Standards; Off-Street Parking (Page 112)

- Required: Prohibited materials: concrete masonry units and concrete (except for parking deck surfaces). (Page 112)
- Required: Parking structure facades visible to the public realm shall consist of brick, brick with concrete banding, brick with glass block banding or other material as specified in the permitted materials list. (Page 113)
- Provided: The parking garage is constructed of precast concrete with a foundation of gray masonry block.

Discussion: The parking garage is constructed of precast concrete which will be painted with public art to provide an attractive and playful façade facing the Metro tracks. The base of the garage is constructed of gray masonry blocks which will also be painted to match. This provision is clearly meant to apply only to facades visible from the public realm. The garage is screened from the street with liner buildings. The rear of the garage is visible from the Metro tracks. This is the same treatment which was incorporated into the garage on Parcel 1 and has been enthusiastically received by the community. The façade treatment proposed for this façade will ensure that it is attractive when viewed either from the existing pedestrian walkway or the Metro.

MODIFICATION 11

Parking Standards; Off-Street Parking (Page 112)

Required: Parking structure openings shall provide a minimum of 75% transparency to provide visibility for pedestrian safety. (p. 113)

Required: Parking structure entry portals may be set back up to 24 inches behind the surrounding façade. (p. 114)

Required: Glass facades will be provided for parking structure stairwells for high visibility and openness to enhance pedestrian safety, steps shall provide open risers to increase visibility (p. 114)

Required: Parking structure elevators shall be constructed of glass walls to provide an open view to provide pedestrian safety and enhanced visibility (p. 114)

Proposed The parking structure will not be visible from the street. It will be a secure garage only accessible by the residents. The garage door will be a roll up door with no transparency. The garage entry portal will also be set back 82 feet from the surrounding façade. No glass façade is provided

Discussion: The parking garage standards are designed to ensure that public garages along the public street are attractive and compatible with the architecture of the building they serve. In this instance, the garage is integral to the building and will be fully screened from

the street, except for the entry doors. Further, as discussed elsewhere, the building entry and the entry to the garage are set back from the street frontage to provide a break in the building. This break is not only located at the building entrance, but also provides a visual break along the street frontage, since a separate block is not being created. The setback provided addresses the concern about pedestrian safety which could result from a garage setback only 24 inches from the pedestrian zone. The garage is a secure facility, only accessible to residents and staff of the residential building. The residential units and the garage share a common elevator. As such, it will not be a glass elevator, and with the security provided within the building, this is not required from a security standpoint. The steps within the garage in the stairwells will be precast concrete and will not have open risers. Again, with the security provided, additional visibility is not needed for pedestrian safety. Thus, based on the design of the building and the parking garage, modifications from these standards are appropriate.

Required: Parking structure lighting shall be 250W metal halide. (p. 115)

Proposed: The parking structure lights will be LED.

Discussion: As noted above, the TDDP reflects technology as of 2006. The current technology is to use LED lighting, which is more energy efficient. The intent of this regulation is satisfied with the use of LED lighting.

Required: Parking structures shall have 10-foot 6-inch ceilings. (p. 115)

Proposed: The ceiling height meets the requirement but the clear height will be 9'0" on the first floor and 8' on all other floors of the parking structure.

Discussion: The parking structure is a precast structure with ceiling heights which meet the minimum requirement of 10'6" in height. The spandrels which provide structural support provide a clear height for vehicles of 9' on the first floor and 8' on all other floors. The purpose of this design standard is not stated, as it relates to lighting. If a modification is required, the parking garage is designed such that each parking level provides direct access to the residential floor. The design provides this alignment for ease of access to the residential building. The applicant submits that the design conforms with the intent of the requirement.

With regard to all of the proposed modifications set forth above, Section 27-548.08 states that "in approving the Transit District Site Plan, the Planning Board shall find that the mandatory requirements, as amended, will benefit the proposed development and the Transit District and will not substantially impair implementation of the Transit District Development Plan." The applicant submits that the Planning Board can make such a finding in this case. The building proposed has been designed based upon the unique characteristics of the property—impacted by an existing WSSC easement and floodplain that must be mitigated in addition to backing up to a Metro rail line. The building has also been specifically designed to accommodate the needs of the residents as well as the development in which it is located. The location of the pedestrian walkway through the property to access the Metro station is completed with this application and builds upon all build on past approvals with the goal of activating the Metro station and providing density as close as possible to the Metro. Most of the modifications requested are intended to allow for the use of modern materials or architectural treatments which either were not available or envisioned 15 years ago when the standards were written. The modifications requested are similar to those approved for the building on Parcel 1, and that building reflects the high standard of design and use of quality materials in its finished form. The proposed development will further set a very high bar for future buildings in the vicinity of the Metro station. For these reasons, the amendments to the mandatory requirements will benefit the

proposed development and the Transit District and will not in any way substantially impair the implementation of the TDDP.

XI. AMENDMENT REQUIRED TO BE APPROVED BY THE DISTRICT COUNCIL

As noted above, Section 27-548.08(c)(3) provides that the applicant may ask the Planning Board to apply development standards which differ from mandatory requirements in the Transit District Development Plan. However, such amendments do not apply to a request to amend the list of allowed uses. Rather, Section 27-548.09.01 provides that a property owner may ask the District Council, but not the Planning Board, to change the list of allowed uses, as well as the parking standards in the Transit District Development Plan. As discussed above on Pages 12-16, although the Applicant contends that no amendment to the Preferred Land Use Map is necessary, an amendment to the list of permitted uses is necessary since the Applicant is seeking to not provide any ground floor retail space in the proposed building. Thus, the Applicant is seeking an amendment to the Preferred Land Use Map to remove any uncertainty and the list of permitted uses in the Transit District Development Plan.

AMENDMENT TO THE PREFERRED LAND USE CATEGORY AND TABLE OF USES

(Page 41, 46)

As noted above, DSP-16029 was a site plan for infrastructure and included all of the property comprising the Riverfront at West Hyattsville Metro project. This DSP included a request to amend the Preferred Land Use Plan for the portion of the property identified as proposed Parcel 1. That parcel was proposed, and the District Council approved, an amendment to the Preferred Land Use Plan for proposed Parcel 1 to permit “Condominiums: 4-6 Stories” (Notice of Final Decision of the District Council dated April 25, 2017). In the Detailed Use Table on Page 46, land use category “Multifamily (Tower and Condo)” only lists one residential use as permitted. That residential use is “multifamily dwellings with ground floor retail”. The Property which is the subject of this application (Outparcel 1) was not included in that Detailed Site Plan. Thus, the Applicant seeks a modification of the Preferred Land Use Plan to clearly depict the Property as being designated as “Multifamily (Towner and condo)” and further seeks to amend the list of permitted uses in the Multifamily (Tower and condo) land use designation

for the Property to permit “Multifamily dwellings” without ground floor retail. Justification for this amendment is set forth below.

Section 27-548.09.01 permits the District Council, but not the Planning Board, to approve a change to the list of allowed uses within a TDDP pursuant to a request filed by a property owner. The application for such a change shall include a statement that the proposed development conforms with the purposes and recommendations of the Transit District, as stated in the Transit District Development Plan. The Applicant has addressed the conformance of the proposed development on Pages 8-14 above. In addition, in the Staff Report for the Preliminary Plan of Subdivision (4-20040), Community Planning states that “this application conforms to the purpose and intent of the TDDP because the proposed multifamily meets the plan’s vision for transit-oriented development within walking distance of the West Hyattsville Metro Station that will “promote transit ridership” and produce neighborhoods that are “compact, mixed-use, and pedestrian-friendly”. The Applicant submits that the development does, in fact, conform with the purposes and recommendations of the Transit District as stated in the TDDP.

The Block Map contained in the TDDP (see Page 14 above) places proposed the Subject Property in Blocks DD and EE, and approximately half of Block CC. Blocks DD and EE includes the land closest to the Metro Station. Those Blocks are shown on the Preferred Land Use Map as “Condominium: 4-6 Stories”. Block CC shows four land use categories, townhouses, structured parking and tower residential. The boundary of the Subject Property splits Block CC in half, with the structured parking and half of the townhouse symbols being on the Subject Property, and half of the townhouses and the tower residential being on the portion of the West Hyattsville property included in DSP-16029. DSP-16029 amended the Preferred Land Use Map for the portion of Block CC within its boundaries to allow exclusively townhouses, leaving townhouses and structured parking on the Subject Property. Clearly, the proposed development includes structured parking and, given the roadway network established by DSP-16029, townhouses are not only not appropriate between Little Branch Run and the Metro tracks, construction of such a use is not feasible within the limited land area so designated. The vision for townhouse development has been fulfilled through the first phase of the Riverfront at West Hyattsville project. The vision for more density in close proximity to the Metro Station is being

fulfilled by the building approved with DSP-20053 and the building proposed in this application. Thus, to simplify the Preferred Land Use Map, the Applicant is requesting that the Preferred Land Use for all of the Subject Property be approved as “Condominium: 4-6 Stories”, as was approved for Parcel 1 with the approval of DSP-16029. Given the analysis set forth in Pages 8-14, which do not need to be restated, the amendment to the Preferred Land Use Map to provide a single, consistent Preferred Land Use consistent with the vision of the TDDP.

In addition to modifying the Preferred Land Use Map, the Applicant seeks an amendment to the list of permitted uses to remove the need to provide ground floor retail in the proposed building. Section 27-548.09.01 (b)(2) requires that the Applicant “include a statement showing that the proposed development conforms with the purposes and recommendations for the Transit District, as stated in the Transit District Development Plan”. The information provided above regarding the Preferred Land Use map largely addresses this matter, but the Applicant would further note several additional factors. First, the Subject Property is in the North Park neighborhood, which the TDDP describes as a “predominantly residential neighborhood”. Extensive commercial uses were not envisioned. The Kaiser Permanente office building, constructed as part of Phase 1 of the Riverfront at West Hyattsville project, is in the Hamilton Square neighborhood of the TDDP, described as containing the “most diverse development mix” with “several types of residential units, office space and stores.” (TDDP p. 10). In addition, the concept plan for the Metro Station area envisioned a residential street on the northern and western perimeter of North Park neighborhood, extending along the floodplain and crossing under the Metro tracks. Such a roadway would provide interconnectivity which would support a larger retail component in the North Park neighborhood, but the floodplain limitations and infeasibility of tunneling under the Metro tracks to connect the North Park neighborhood to the Hamilton Square neighborhood limit the amount of retail which the market can support. As now approved, vehicular access to the Riverfront at West Hyattsville development is limited to Little Branch Run, which dead-ends at the floodplain. The Applicant has made extensive improvements which encourage both pedestrian and bicycle activity. These improvements include the reconstruction of the Northwest Branch trail connection, the lighting of the trail to the Metro Station, the reconstruction of the WMATA trail and a connection from Little Branch Run

across the northern property line of the Subject Property to connect pedestrians to the WMATA trail. These improvements, and the dwelling units already constructed and now proposed with this application, can support the 3,213 square feet of retail approved and now constructed in the building on Parcel 1, but additional retail will be difficult to attract a viable use. Given the isolated location within the development and the limited customer traffic that passes between the two buildings, requiring additional retail space would not enhance the vision of the TDDP.

For the reasons set forth above, the District Council can find that the proposed development conforms with the purposes and recommendations for the Transit Development District, as stated in the Transit District Development Plan, and meets applicable site plan requirements. The portion of the North Park neighborhood will be developed as envisioned by the TDDP. It includes diverse housing types (townhouses, affordable multifamily dwelling units and market rate dwelling units), a public park area along the Northwest Branch stream valley park and LID streets that minimize stormwater runoff. These improvements, plus the enhancement of pedestrian and bicycle facilities which pre-existed the project, represent the fulfillment of this vision and will not be impacted by removing a small amount of retail from the proposed development.

XII. CONFORMANCE WITH CONDITIONS OF PPS 4-20040

As noted above, Preliminary Plan of Subdivision 4-20040 was approved by the Planning Board on October 28, 2021, subject to 23 conditions. Each condition of the preliminary plan is set forth below with a comment addressing conformance.

- 1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:**
 - a. Revise General Note 24 to include prior parkland dedication under Liber 2073 at folio 262 and Liber 42848 at folio 340.**
 - b. Show location of conceptual water and sewer connection lines for Parcel 1 and how the proposed development is to be served by public water and sewer.**
 - c. Show location of proposed access to Parcel 1.**

COMMENT: The preliminary plan has obtained signature approval. Each of these revisions was made as required.

- 2. Total development within the subject property shall be limited to uses which generate no more than 318 AM peak-hour trips and 388 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

COMMENT: The preliminary plan was evaluated for the development of up to 750 multifamily dwelling units and 15,000 square feet of retail commercial space. DSP-20053 approved the construction of 293 multifamily dwelling units and 3,213 square feet of retail commercial space. This Detailed Site Plan proposes an additional 342 multifamily dwelling units. The 635 multifamily dwelling units and 3,213 square feet of retail commercial space is less than was approved by the preliminary plan. Thus, the total development falls within the trip cap.

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

COMMENT: No substantial revision to the uses on the subject property is proposed.

- 4. Prior to approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below (detailed in the applicant's Bicycle and Pedestrian Impact Statement exhibit), in accordance with Section 24-124.01 of the Prince George's County Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:**
 - a. Widen a 650 linear-foot portion of the West Hyattsville Metro Connector trail, between Ager Road and the West Hyattsville Metro Station, from 5-feet wide to 8-feet wide.**
 - b. Improve trail lighting along the 650-linear-foot portion of the West Hyattsville Metro Connector trail.**

In the event that the applicant's submission to fulfill off-site requirements listed in Conditions 4a and 4b cannot be coordinated, prior to approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or

assignees shall demonstrate that the following alternative adequate pedestrian and bikeway facilities, as designated below (detailed in the applicant’s alternative Bicycle and Pedestrian Impact Statement Exhibit),

in accordance with Section 24-124.01 of the Subdivision Regulations (“Required Off-Site Facilities”), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency’s access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

- c. Provide invasive species control for a 6-acre section along the existing Northwest Branch Trail, as detailed in the applicant’s alternative Bicycle and Pedestrian Impact Statement proposal.**
- d. Upgrade to continental-style crosswalks along the northern approach at MD 501 and 18th Avenue, the northern approach at MD 501 and Longford Drive, the southern approach at MD 501 and 20th Avenue, the southern approach at MD 501 and 21st Street, the northern approach of Jamestown Road and 29th Avenue, the northern approach of Jamestown Road and 30th Avenue, and the northern and southern approach at Jamestown Road and 31st Avenue.**
- e. Upgrade to Americans with Disabilities Act-compliant ramps at the southeast and southwest corners of Nicholson Street and the North Pointe Apartment Complex Western Driveway, the southeast and southwest corners of Nicholson Street and the North Pointe Apartment Complex Eastern Driveway, the southeast and southwest corners of Nicholson Street and 30th Avenue, and the southwest corner of Nicholson Street and 31st Avenue.**

COMMENT: The West Hyattsville Metro Connector trail between Ager Road and the West Hyattsville Metro Station was widened and the lighting was improved with the construction of the first building approved by DSP-20053. This condition has been satisfied. A photo of the upgraded trail and lighting under construction is below:



5. **Prior to acceptance of a detailed site plan, the applicant shall provide an exhibit that illustrates the location, limits, specifications, and details of the off-site pedestrian and bicyclist adequacy facilities approved with Preliminary Plan of Subdivision 4-20040, consistent with Section 24-124.01(f) of the Prince George’s County Subdivision Regulations.**

COMMENT: The required exhibit was submitted prior to the acceptance of DSP-20053. This condition has been satisfied.

6. **Prior to approval of any detailed site plan, the applicant shall update plans and provide an exhibit displaying the location, limits, specifications, and details displaying:**
 - a. **The extension of 5-foot-wide sidewalk along the subject property’s frontage of Little Branch Run until the point of vehicle entry for Parcel 2 and to the Northwest Branch Trail.**
 - b. **Bicycle parking in parking garages for residential uses and on-site or in the right-of-way for nonresidential uses that is consistent with 2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone standards.**

- c. Bicycle fix-it station at each garage bicycle parking area.**
- d. Crosswalks crossing the drive aisle at both points of vehicle entry in the proposed garages.**
- e. A pedestrian and bicycle access of adequate width through the property from the western side of the subject site near Emerald Branch Drive to the pedestrian tunnel for the West Hyattsville Metro Station.**

COMMENT: The DSP depicts the extension of the sidewalk along Little Branch Run along the building frontage to the Northwest Branch Trail entrance. Bicycle parking is provided on level one of the garage in accordance with the TDDP. A bicycle fix-it station is also provided in the bicycle storage room. Crosswalks are provided across drive aisles entering the garage and the pedestrian/bicycle access to the pedestrian tunnel leading to the West Hyattsville Metro Station has been constructed.

- 7. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

COMMENT: Noted. This condition will be complied with prior to the issuance of any such permits.

- 8. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-012-2016-01). The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-012-2016-01 or most recent revision), or as modified by the Type 2 tree conservation plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of Prince George’s County Council Bell CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

COMMENT: This note was placed on the record plat for the property (Plat Book ME 261 Plat No. 21). When the Subject Property is replatted to remove the outparcel status, the same note will be included. has been satisfied.

- 9. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved.**

COMMENT: TCP 2 was approved with DSP-20053 and a revised Type 2 TCP is included with this application.

- 10. Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan (TCP1) shall be revised, as follows:**
- a. Revise the net tract area on the TCP1, so it is not less than that of the natural resources inventory and the PPS.**
 - b. Show all proposed site improvements consistently between the statement of justification exhibits for primary management area impacts and the TCP1.**
 - c. Add the PPS number (4-20040) to the second part of Note 1 of the Standard TCP1 Notes.**
 - d. Identify all areas proposed for street tree credit (existing or 10-year canopy coverage) on the TCP1 plan and legend. If any area proposed for street tree credit (existing or 10-year canopy coverage) is located on private land, a woodland conservation easement will be required encompassing the area of canopy coverage.**

COMMENT: This condition was satisfied prior to signature approval of the preliminary plan.

- 11. If a woodland conservation easement is required, in accordance with the approved Type 2 tree conservation plan, the following note shall be placed on the final plat of subdivision:**

“This plat is subject to the recordation of a woodland conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved.”

COMMENT: The above note is included on the recorded final plat of subdivision and will be carried forward on future plats, if applicable.

- 12. Prior to signature approval of the preliminary plan of subdivision (PPS), the natural resources inventory must be revised so that the gross tract area is consistent with the PPS.**

COMMENT: The NRI was revised prior to signature approval of the PPS. This condition has been satisfied.

- 13. Prior to signature approval of the preliminary plan of subdivision, an approved stormwater management concept plan shall be submitted. The limits of disturbance shall be consistent between the stormwater concept plan and Type 1 tree conservation plans.**

COMMENT: The approved stormwater management concept plan was submitted prior to signature approval of the PPS. This condition has been satisfied.

- 14. Development of this site shall be in conformance with the approved Stormwater Management (SWM) Concept Plan (3816-2021-00) and any subsequent revisions. The final plat shall note the SWM concept plan number and approval date.**

COMMENT: Noted. This condition is implemented with the issuance of the required grading permits.

- 15. Prior to approval of building permits for residential buildings located on Parcel 1 and Parcel 2 within the unmitigated 65 dBA Ldn noise contour of the Washington Metropolitan Area Transit Authority Metrorail, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that the building shells of structures have been designed to reduce interior noise levels to 45 dBA Ldn or less.**

COMMENT: A certification from a professional engineer will be provided at the time of building permit as required by this condition.

- 16. Prior to acceptance of a detailed site plan for the multifamily development on Parcels 1 and 2, a Phase II noise report must be submitted to demonstrate that the interior of all buildings can be mitigated to 45 dBA Ldn or less, and that all outdoor activity areas can be mitigated to 65 dBA Ldn or less.**

COMMENT: A Phase 2 noise study was provided with the DSP submittal and demonstrates that the interior of the proposed building can be mitigated to 45 dBA Ldn or less and that all outdoor activity areas can be mitigated to 65 dBA Ldn or less. This condition has been satisfied.

- 17. Prior to approval of building permits for Parcels 1 and 2, the applicant, and the applicant's heirs, successors, and/or assignees shall submit evidence to the Subdivision Section of the Development Review Division that the vibration study dated May 4, 2021, prepared by Hush Acoustics LLC, Vibration Analysis, has been submitted to the Prince George's County Department of Permitting, Inspections and Enforcement.**

COMMENT: Noted. This condition will be addressed prior to the approval of building permits for the Subject Property.

- 18. The following note shall be placed on the final plat for parcels exposed to vibration impacts above the Federal Trade Authority levels for residential buildings and noise levels above state standards:**

"This property is located within close proximity to a Metro line and may be subject to 'feelable vibration' and noise impacts."

COMMENT: This note is reproduced as Note 5 on the recorded final plat of subdivision and will be carried forward with any future plat. This condition has been satisfied.

- 19. Prior to approval of the final plat, the applicant shall provide a disclosure notice notifying future occupants of the potential exposure to noise and vibration impacts of the adjacent Metro tracks. The draft disclosure notice shall be submitted to the Maryland-National Capital Park and Planning Commission for review and approval. The disclosure shall be included in all lease, rental, or purchase contracts for occupants, and the occupants shall sign an acknowledgement of receipt of the disclosure.**

COMMENT: This condition was satisfied prior to the approval of the final plat and will be further implement with the execution of each lease.

- 20. Prior to approval of a final plat:**
- a. The final plat shall note the Prince George's County Planning Board's approval of a variation from Section 24-122(a) of the Prince George's County Subdivision Regulations, in accordance with the approving resolution for Preliminary Plan of Subdivision 4-20040, for the location of the public utility easement along Little Branch Run.**
 - b. The final plat shall note the Prince George's County Planning Board's approval of a variation from Section 24-121(a)(4) of the Prince George's County Subdivision Regulations, in accordance with the approving resolution**

for Preliminary Plan of Subdivision 4-20040, for parcels not meeting the minimum lot depth requirement.

COMMENT: These notes are reproduced as Notes 6 and 7 on the recorded final plat of subdivision and will be carried forward with any future plat. This condition has been satisfied.

- 21. The applicant, and the applicant's heirs, successors, and/or assignees shall provide adequate and developable areas for private on-site recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines for development proposed for Parcel 2. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for adequacy, proper siting, and establishment of triggers for construction with the submittal of the detailed site plan for Parcel 2.**

COMMENT: Information regarding the private on-site recreational facilities is provided with this DSP application.

- 22. The applicant, and the applicant's heirs, successors, and/or assignees shall submit three original recreational facilities agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of recreational facilities on-site for approval, prior to submission of a final plat for Parcel 2. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber/folio indicated on the final plat, prior to recordation.**

COMMENT: An RFA will be executed and recorded prior to the recordation of the final plat to remove the Outparcel status from the Subject Property.

- 23. The applicant, and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of the on-site recreational facilities listed in the recreational facilities agreement, prior to issuance of any building permits for development on Parcel 2.**

COMMENT: This condition will be addressed at the time of building permit.

XIII. CONFORMANCE WITH REQUIRED FINDINGS FOR APPROVAL OF A DETAILED SITE PLAN

Per Section 27-548 of the prior Zoning Ordinance, the findings required for approval of a Detailed Site Plan found in Section 27-285 of the Zoning Ordinance do not apply to the T-D-O Zone. Rather, the required findings are set forth in Section 27-548.08(c)(2), which are set forth below.

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

COMMENT: Section 27-548.07 of the prior Zoning Ordinance permits a TDDP to set forth certain mandatory development standards, and some Transit District Development Plans contain mandatory requirements. However, there are no mandatory requirements in the West Hyattsville TDDP.

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

COMMENT: As detailed on Pages 11-17 above, the proposed Detailed Site Plan is consistent with the guidelines and criteria for development in the TDDP. As the final phase of a development intended to revitalize a dilapidated former warehouse and activate a stream valley park, the Riverfront at West Hyattsville has succeeded in implementing the vision of the TDDP. The final multifamily development proposed in this application will complete the streetscape along Little Branch Run and provide additional residential density close to the West Hyattsville Metro Station..

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

COMMENT: Outlined above is an analysis of how the proposed Detailed Site Plan meets all of the requirements of the TDOZ, and further addresses any provision thereof requiring an amendment. Several amendments requested relate to site constraints (e.g. block length, lack of alleys), outdated material requirements (e.g. incandescent lighting, planter boxes, paver

materials) or items which had been addressed and amended in prior applications (e.g. irrigation systems, shared parking) which are being re-requested as part of this application.

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

COMMENT: The prior approvals for the Riverfront at West Hyattsville established the bulk of the infrastructure elements, including pedestrian and vehicular circulation system as well as block lengths. The development was designed to maximize safety and efficiency and has been found to meet the purposes of the TDOZ. The architecture proposed in this application builds on the past approvals and will further enhance the Transit District.

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

COMMENT: Each of the uses in the Riverfront at West Hyattsville development was strategically place with guidance from the TDDP. The highest densities are located next to the West Hyattsville Metro Station. The townhouses were located to overlook the Northwest Branch Stream Valley Park. The primary commercial component, the Kaiser Permanente Medical Office Building, is located along the development's primary frontage on Ager Road. Development of the site is constrained by the existing floodplain. While this prevents the implementation of a roadway completely encircling the Metro Station, the Applicant has—through prior approvals—upgrading the abutting trail systems and added lighting to provide safer pedestrian and bicycle connectivity for the broader neighborhood. This Detailed Site Plan completes the vision of the redevelopment with a multifamily building that is compatible with all the surrounding structures previously constructed and with the adjacent Metro Station.

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

COMMENT: The Applicant is not seeking a modification of the parking requirements set forth in the TDDP. The West Hyattsville TDDP establishes a maximum number of parking spaces

which can be provided to serve the development. The parking provided is sufficient to meet the needs of the proposed use.

XIV. CONCLUSION

The Applicant presents another Detailed Site Plan that is in conformance with the development standards outlined in the West Hyattsville Transit District Development Plan and Transit District Overlay Zone, as well as other Zoning Ordinance requirements for Expedited Transit Overlay Development. Building on the layout approved in the Infrastructure Detailed Site Plan (DSP-16029), as well as the additional infrastructure approved by DSP-20053, the architectural façade presented is urban in nature and will further promote pedestrian access to the Metro. The proposed building will complete the Riverfront at West Hyattsville development. The Applicant, therefore, respectfully requests approval.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'TH Haller', is written over a horizontal line.

Thomas H. Haller and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
301-306-0033

EXHIBIT "A"

Lenhart Traffic Consulting, Inc. Transportation Planning & Traffic Engineering

Memorandum:

Date: September 30, 2021

TO: M-NCPPC - Development Review Division
Room 4150
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

FROM: Mike Lenhart

RE: Parking Analysis for West Hattsville Metro DSP

This memorandum is provided in support of the proposed parking for the referenced project.

The Zoning Ordinance allows up to one-third of the required number of parking spaces to be designed as compact car spaces. The minimum compact parking space size is specified as 8' wide by 16'-6" in the Ordinance and 22' minimum aisle width.

The DSP proposes 100% at 8'-6" width and 18'-6" in length which is 6" wider and 2' longer than the ZO's compact space dimensions.

The site is located immediately adjacent to the West Hyattsville Metro Station inside the Capital Beltway and is highly urban in nature, and for these reasons we request your consideration to allow 100% compact car spaces at this site. We have attached the "*Recommended Zoning Ordinance Provisions*" prepared by the National Parking Association. Table 1 in the attached document shows a 90 degree parking angle and associated module and vehicle dimensions. It should be noted that the module width for this DSP does meet the 60' width and our parking spaces at 18'-6" would exceed the vehicle projection. The drive aisles on this plan are not quite 24' but do exceed the ZO's recommendation for 22' minimum. The notes under Table 1 (under Note 2) state that *9'-0" stalls shall be used except that 8'-6" stalls may be used for the following uses including residential*. We believe that the urban nature of this application located immediately adjacent to the Metro provides additional support to this publications guidance that 8'-6" may be used for residential.

We understand that the Ordinance is specific regarding normal and compact spaces, however, the spaces proposed in this DSP are larger than compact spaces in the Zoning Ordinance; and in conjunction with the attached documentation, we believe that this information could be helpful in your consideration of this matter.

If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Mike



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

OFFICE: (410) 216-3333
FAX: (443) 782-2288
EMAIL: mlenhart@lenharttraffic.com



Recommended Zoning Ordinance Provisions

*Your Guide to Planning, Designing Constructing and
Managing Facilities, Including Off-Street Parking Spaces*

Recommended Zoning Ordinance Provisions Committee:

*Mary S. Smith, Chair
L. Dennis Burns
John G. Burgan
Gary Cudney
David N. LoCoco*

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Figure1: Required Parking Dimensions

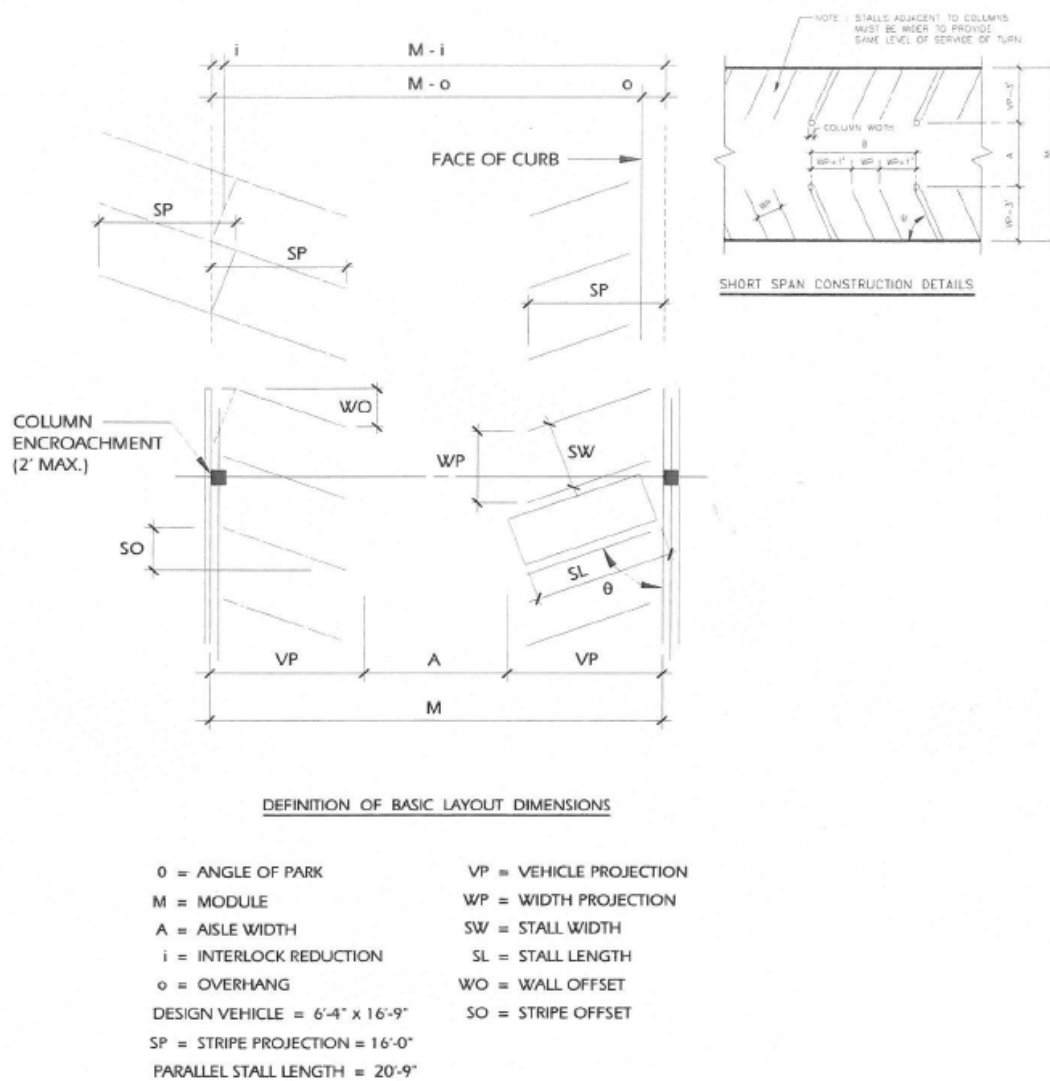


Table 1: Required Parking Dimensions

Angle of Parking	Stall Width		Module	Vehicle Projection	Aisle	Interlock	Overhang	Wall Offset	Stripe Offset
	9'0"	8'6"							
	WP	WP	M	VP	A	I	O	WO	SO
0	9'0"	NA	43'0"	NA	24'0"	NA	NA	NA	NA
45	12'9"	12'0"	48'0"	17'8"	12'8"	3'2"	1'9"	10'8"	16'6"
50	11'9"	11'1"	49'0"	18'3"	13'3"	2'11"	1'11"	9'5"	13'10"
55	11'0"	10'5"	51'0"	18'8"	13'8"	2'7"	2'1"	8'3"	11'7"
60	10'5"	9'10"	52'6"	19'0"	14'6"	2'3"	2'2"	7'2"	9'6"
65	9'11"	9'5"	53'9"	19'2"	15'5"	1'11"	2'3"	6'1"	7'8"
70	9'7"	9'1"	55'0"	19'3"	16'6"	1'6"	2'4"	5'0"	6'0"
75	9'4"	8'10"	56'0"	19'1"	17'10"	1'2"	2'5"	3'10"	4'5"
90	9'0"	8'6"	60'0"	18'0"	24'0"	0'0"	2'6"	1'0"	0'0"

Notes:

- 1 Add 1 ft to stall width where adjacent to walls, columns and other obstructions to door opening and turning movement into the stall.
- 2 9'0" stalls shall be used except that 8'6" stalls may be used for the following uses as defined herein: residential, general business offices, data processing/telemarketing/operations offices, industrial, storage/wholesale, utility, and educational (except for cultural/ recreational/ entertainment uses at educational use campuses)
- 3 Add 1 ft to stall width for stalls next to curbs and islands to reduce trip hazard.
- 4 Angles of parking between 76 and 89 degrees not permitted.
- 5 Dimensions may be interpolated for angles between 45 and 75
- 6 Deduct 1 ft from aisle, and corresponding module, for parking in structures or where guides (columns, guardrails, bumper walls) or curbs are provided at least 25% of the stalls.
- 7 All dimensions based on Design Vehicle of 6'7" by 17'1", parked 11" from front of stall
- 8 Light poles and columns may protrude into a parking module a maximum of 2 ft combined as long as they do not impact more than 25 % of the stalls. For example, either a one ft encroachment on both sides of the aisle, or a 2 ft encroachment on one side only, is acceptable.
- 9 Interlock reductions cannot be taken where there is encroachment by columns, light poles or other obstructions for more than 25% of the stalls in the bay.
- 10 All dimensions rounded to the nearest inch.
- 11 Aisles and corresponding modules are for two-way traffic flow for 90 degree parking and one-way traffic flow for angled parking between 45 and 75 degrees.
- 12 For two traffic flow and angled parking, a minimum 24 ft aisle is required. For parallel parking along a two-way drive, a minimum aisle of 24 ft. is required.
- 13 Parallel parking stall length is 21'0".

Commentary: Above dimensions are those necessary for less experienced designers to lay out parking. For assistance in determining design vehicle size and other dimensions appropriate to community, see Recommended Guidelines for Parking Geometrics, Parking Consultants Council.

Article VIII—Administration and Enforcement

This Ordinance shall be administered by the Zoning Administrator (or by the designated individual, group or agency empowered by law to act in the review and/or approval of requests and petitions for the granting of zoning) under the powers granted by statute to the (City) of _____. Approval of all such requests and petitions may be granted by the Zoning Administrator, or upon his recommendation, by the Zoning Board of Appeals for the Governing Body of the (City) of _____. Appeals may be taken under the terms of the Zoning Ordinance of the (City) of _____ fees, penalties and operations set forth in the Zoning Ordinance of the (City) of _____ shall apply except for those applicable provisions expressly relating to vehicular parking which become null and void upon the adoption of this Ordinance.

VICINITY MAP
SCALE: 1"=2000'

BUILDING

WATER (LINE, HYDRANT, MANHOLE
METER, VALVE, WELL)



2. PROJECT NAME: WEST HYATTSVILLE MULTIFAMILY
3. GROSS ACREAGE: 8.02 AC +/-
4. FLOODPLAIN ACREAGE: 0.0 AC,
5. NET ACREAGE: +/-8.02 AC,
6. AREA OF DISTURBANCE: +/-8.02 AC,
7. EXISTING IMP. AREA IN LOD: +/-0.00 AC,
8. NEW SITE IMPERVIOUS AREA: +/-3.65 AC,
9. EXISTING ZONE: M-X-2
10. WSSC GRID: 207NE02
11. TAX MAP: 41, E4
12. GRID:
13. ASSUMED 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL
14. RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN.
15. MANDATORY PARK DEDICATION NOT APPLICABLE
16. NO CEMETERIES EXIST ON OR CONTIGUOUS TO SITE.
17. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
18. NO STREAMS ARE PRESENT ON SITE.
19. NO WETLANDS ARE PRESENT ON SITE.
20. 100-YEAR FLOODPLAIN IS PRESENT ON SITE.
21. PMA AREA IS NOT PRESENT ON SITE
22. WATERSHED: ANACOSTIA RIVER
23. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
24. SOURCE OF TOPOGRAPHY: PROVIDED BY SOLTESZ, INC.
25. AND PRINCE GEORGE'S COUNTY GIS
26. OWNER:

27. WEST HYATTSVILLE PROPERTY COMPANY, LLC
28. 1100 NORTH GLEBE ROAD SUITE 100, ARLINGTON VA, 22201
29. PHONE 703-312-7241
30. THE PROJECT CONSISTS OF THE GRADING OF THE SITE IN ORDER TO
31. CONSTRUCT TWO MULTIFAMILY BUILDINGS, AND A SUBMERGED
32. GRAVEYARD, TO PREVENT ANY RUNOFF CAUSE BY THE NEW
33. DEVELOPMENT ON SITE.



DPIE
DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT

STATE OF MARYLAND
JASON R. MILLS
NO. 140836
PROFESSIONAL ENGINEER
9/7/2021

COVER SHEET

DEPARTMENT OF PERMITTING, INSPECTIONS AND
ENFORCEMENT (DPIE)
PRINCE GEORGE'S COUNTY, MARYLAND
PEER REVIEW APPROVAL STAMP

"I hereby certify that I have successfully
completed participation in DPIE's Peer
Review Program. I have reviewed these plans
in detail and they are in conformance with
the country's Code, General Specifications
and Standards."

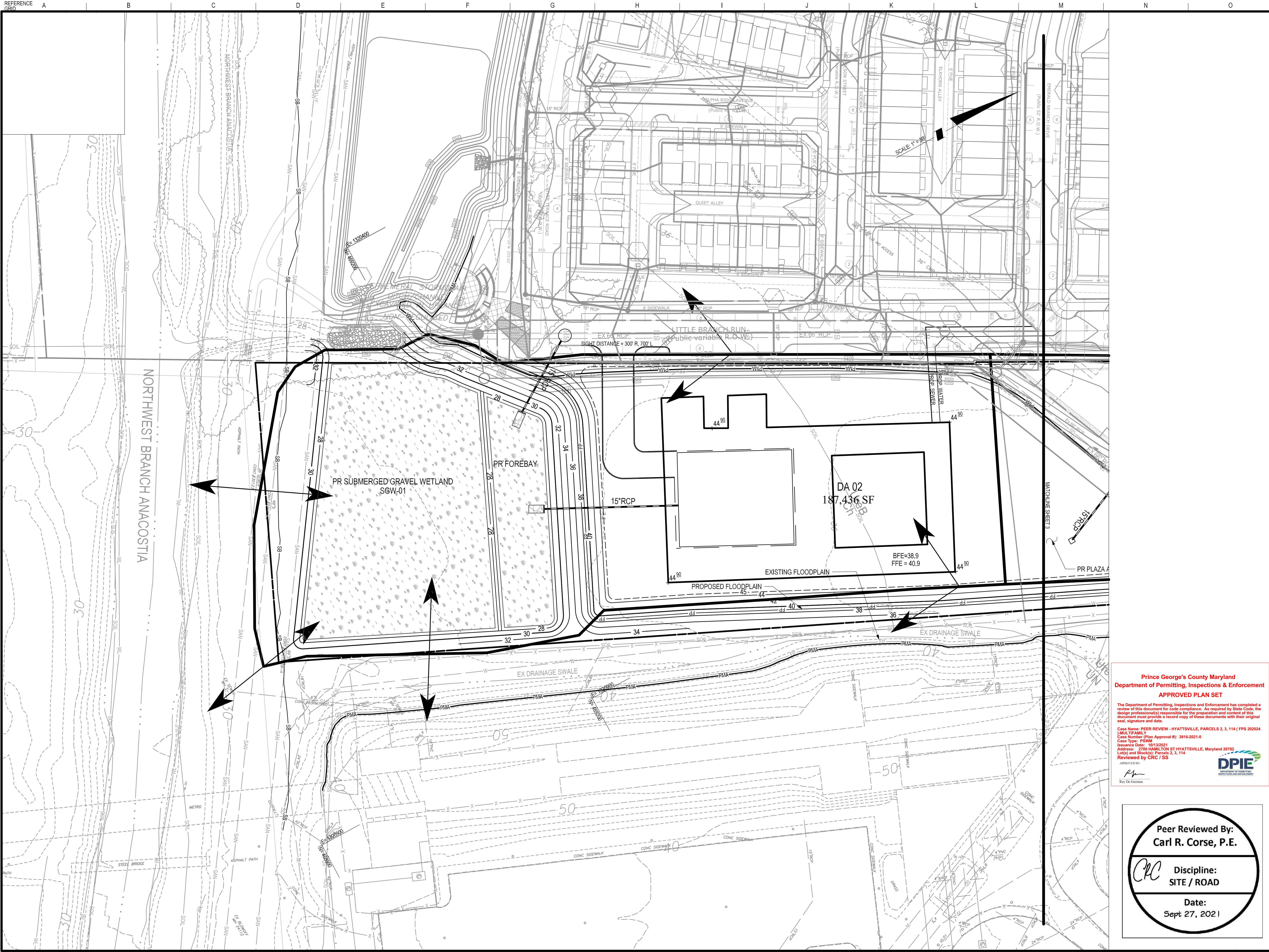
APPROVAL DATE: Sept 27, 2021
Cal K Com

PEER REVIEWER: _____

COMPANY NAME: NEAR SHORE ENGINEERING LLC

PERMIT NUMBER: 3816-2021

TAX MAP		ZONING CATEGORY:	
41, E4		M-X-T	
WSSC 200' SHEET			
207NE02			
SITE DATUM			
HORIZONTAL: <u>NAD83</u>			
VERTICAL: <u>NGVD1929</u>			
		DATE: <u>9/7/2021</u>	
		DESIGNED: <u>MRB</u>	
		TECHNICIAN: <u>MRB</u>	
		CHECKED: <u>JRM</u>	
SHEET <u>1</u>		CAD STD'S: <u>V8 / NCS</u>	
OF <u>5</u>			
PROJECT NO.			
<u>0706-06-00</u>			



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www.solteszco.com

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NO. REVISIONS BY DATE

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

OWNER / DEVELOPER / APPLICANT
West Hyattsville Property Company, LLC
1100 North Glebe Road
Suite 100
Arlington, Virginia 22201
703-312-7241
Attn: Matt Michetti

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 40836, EXPIRATION DATE: 09/27/2021



DRAINAGE AREA MAP
SITE DEVELOPMENT CONCEPT PLAN
WEST HYATTSVILLE METRO
PHASE 1
2700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET
The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.
Case Name: PEER REVIEW - HYATTSVILLE, PARCELS 2, 3, 114 (FPS 202024)
Case Number (Plan Approval #): 3816-2021-0
Case Type: PS/MH
Issuance Date: 10/13/2021
Address: 2700 HAMILTON ST HYATTSVILLE, Maryland 20782
Lot(s) and Block(s): Parcels 2, 3, 114
Reviewed by CRC/SS
Ry De Corman
REY DE CORMAN



Peer Reviewed By:
Carl R. Corse, P.E.
Discipline:
SITE / ROAD
Date:
Sept 27, 2021

TAX MAP 41, E4	ZONING CATEGORY: M-X-T
WSSC 200' SHEET 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1929	
1" = 60'	DATE: 9/7/2021 DESIGNED: MRB TECHNICIAN: MRB CHECKED: JRM CAD STD'S: V8 / NCS VERSION:
SHEET 2 OF 5	
PROJECT NO. 0706-06-00	



REFERENCE
GRID

A

B

C

D

E

F

G

H

I

J

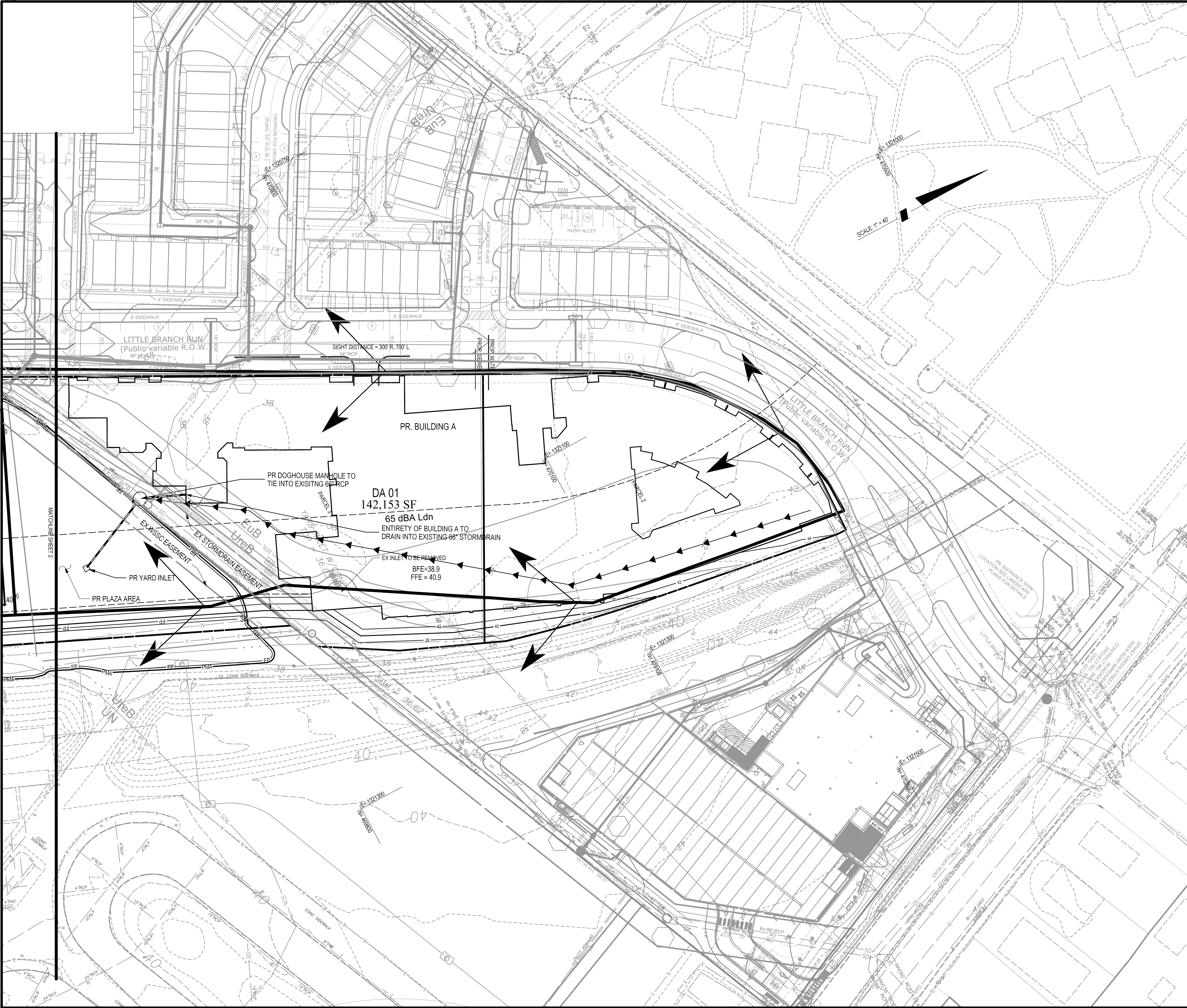
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L

M

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OWNER / DEVELOPER / APPLICANT

West Hyattsville Property Company, LLC
1100 North Glebe Road
Suite 100
Arlington, Virginia 22201
703-312-7241
Attn: Matt Michetti

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LICENSE NO. 40836 , EXPIRATION DATE: 08/27/2023



DRAINAGE AREA MAP

SITE DEVELOPMENT CONCEPT PLAN WEST HYATTSVILLE METRO PHASE 1 2700 HAMILTON STREET, HYATTSVILLE, MD 20782 CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

Prince George's County Maryland Department of Permitting, Inspections & Enforcement APPROVED PLAN SET

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Case Name: PEER REVIEW - HYATTSVILLE, PARCELS 2, 3, 114 (FPS 202024)
MULTIFAMILY
Case Number (Plan Approval #): 3816-2021-0
Case Type: PSWM
Issuance Date: 10/13/2021
Address: 2700 HAMILTON ST HYATTSVILLE, Maryland 20782
Lot(s) and Block(s): Parcels 2, 3, 114
Reviewed by CRC / SS

APPROVED BY:
Ray De Chazman



Peer Reviewed By:
Carl R. Corse, P.E.

Discipline:
SITE / ROAD

Date:
Sept 27, 2021

TAX MAP
41, E4

WSSC 200' SHEET
207NE02

SITE DATUM
HORIZONTAL: NAD83
VERTICAL: NAVD1929

DATE: 8/3/2021

DESIGNED: MRB

TECHNICIAN: MRB

CHECKED: JRM

CAD STD'S: V8 / NCS

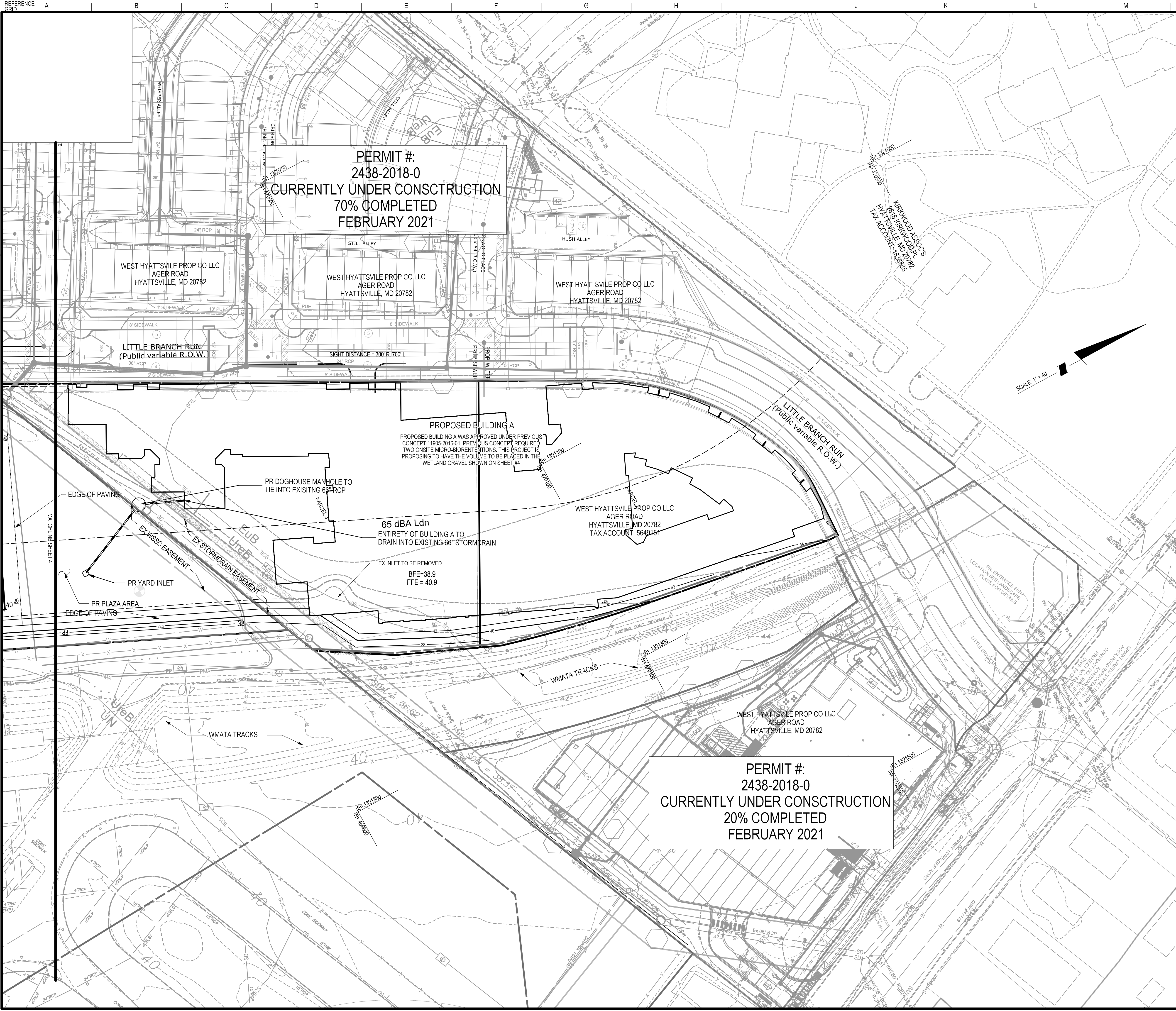
SHEET 3

OF 5

PROJECT NO.
0706-06-00

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PERMIT #:
2438-2018-0
CURRENTLY UNDER CONSTRUCTION
70% COMPLETED
FEBRUARY 2021

PERMIT #:
2438-2018-0
CURRENTLY UNDER CONSTRUCTION
20% COMPLETED
FEBRUARY 2021

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Department of Permitting, Inspections & Enforcement
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APPROVED BY:
RC
Roy De Guzman

DPIE
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

Peer Reviewed By:
Carl R. Corse, P.E.

CRC Discipline:
SITE / ROAD

Date:
Sept 27, 2021

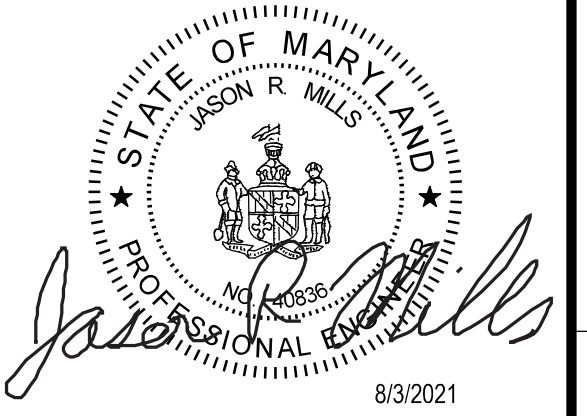
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LICENSE NO. 40836 , EXPIRATION DATE: 08/27/2022



PLAN VIEW
SITE DEVELOPMENT CONCEPT PLAN
WEST HYATTSVILLE METRO
PHASE 1
2700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY: M-X-T
WSSC 200' SHEET 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD1929	
1" = 40'	DATE: 8/3/2021 DESIGNED: MRB TECHNICIAN: MRB CHECKED: JRM CAD STD'S: V8 / NCS
SHEET 5 OF 5	PROJECT NO. 0706-06-00

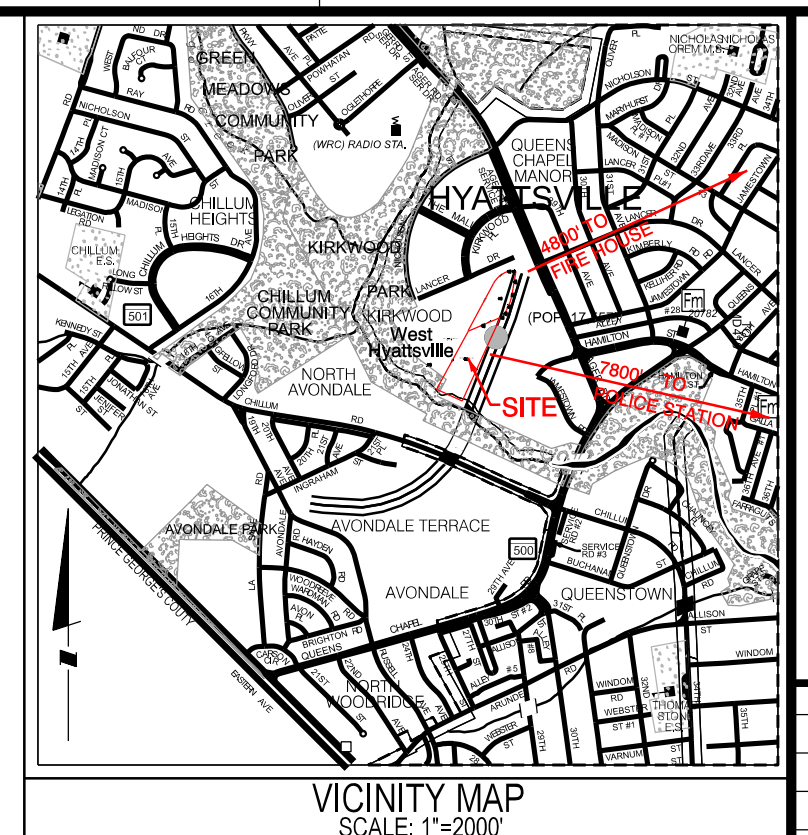
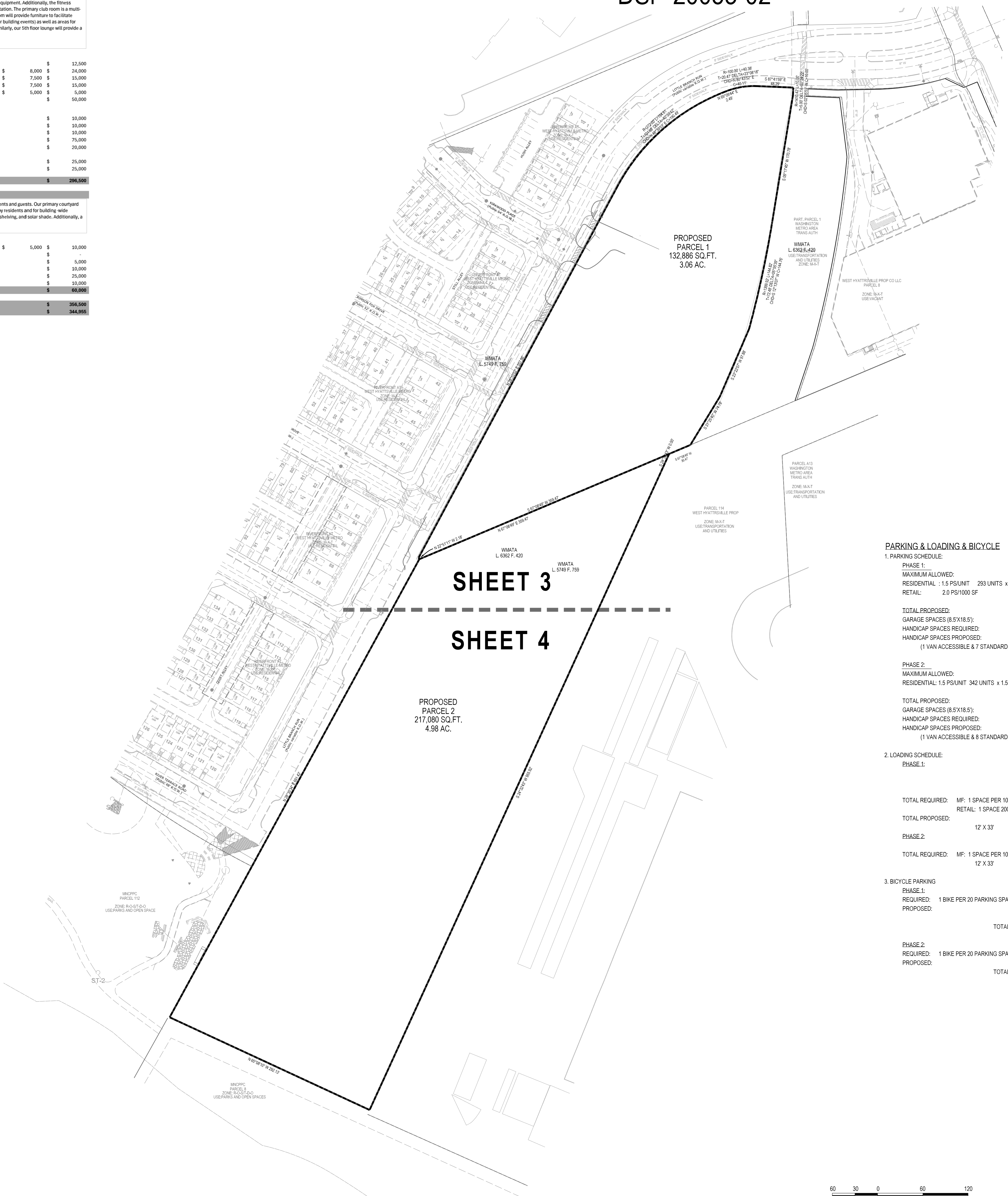
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Amenity	Size/Count	Unit Cost	RFA value
Indoor			
Indoor amenities include a fitness center, club room, bike storage and repair equipment, and a 5th floor lounge. The fitness center will include a variety of cardio and strength training equipment. Additionally, the fitness center will provide temporary storage for residents and a bottle filling station. The primary club room is a multi-use room that will be a space for entertaining and working. The club room will provide furniture to facilitate social gatherings (gaming, music, TV, and limited kitchen equipment for building events) as well as areas for work from home use (desks, private offices and conference spaces). Similarly, our 5th floor lounge will provide a variety of furniture for gathering and working.			
Fitness Center Equipment	1,426		
Storage / Water / Audio Visual			\$ 12,500
Treadmill	3	\$ 8,000	\$ 24,000
Elliptical	2	\$ 7,500	\$ 15,000
Bike	2	\$ 7,500	\$ 15,000
Power	1	\$ 5,000	\$ 5,000
Strength Training (various)			\$ 50,000
Club Room	1,596		
Art			\$ 10,000
Equipment			\$ 10,000
Gaming			\$ 10,000
Furniture			\$ 75,000
Audio Visual			\$ 20,000
Bike Racks + Repair Station	335		\$ 25,000
5th Floor Lounge Furniture	588		\$ 25,000
Total Indoor			\$ 296,500

Outdoor			
The property will have two private courtyards for exclusive use by residents and guests. Our primary courtyard will be designed for activity and include grill stations and a bar for use by residents and for building-wide events. The bar will be a permanent structure and will provide seating, shelving, and solar shade. Additionally, a 5th floor terrace will have a variety of seating and gathering spaces.			
On-Call Station	2	\$ 5,000	\$ 10,000
Bar/Entertainment Area	622		
Seating			\$ 5,000
Lighting			\$ 10,000
Bar Structure			\$ 25,000
5th Floor Terrace Furniture	848		\$ 10,000
Total Outdoor			\$ 60,000
Total Recreational Facilities			\$ 356,500
Requirement			\$ 344,955

WEST HYATTSVILLE DETAILED SITE PLAN - PHASE II DSP-20053-02



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Lanham, MD 20706
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SHEET INDEX	
SHEET 1:	COVER SHEET
SHEET 2:	APPROVAL SHEET
SHEET 3:	PLAN VIEW
SHEET 4:	PLAN VIEW

LEGEND	
[Symbol]	SITE BOUNDARY
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED RIGHT-OF-WAY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	ROAD CENTERLINE
[Symbol]	EASEMENT
[Symbol]	EXISTING 10' CONTOUR
[Symbol]	EXISTING 2' CONTOUR
[Symbol]	100-YEAR FLOODPLAIN
[Symbol]	PMA
[Symbol]	PROPOSED WATER
[Symbol]	PROPOSED SEWER
[Symbol]	EXISTING SEWER
[Symbol]	15- OVER 25% STEEP SLOPES
[Symbol]	NOISE CONTOUR

PARKING & LOADING & BICYCLE

1. PARKING SCHEDULE

MAXIMUM ALLOWED:		447 SPACES
RESIDENTIAL : 1.5 PS/UNIT	293 UNITS x 1.5	440 SPACES
RETAIL: 2.0 PS/1000 SF		7 SPACES
TOTAL PROPOSED:		286 SPACES
GARAGE SPACES (8.5'x18.5')		280 SPACES
HANDICAP SPACES REQUIRED:		8 SPACES
HANDICAP SPACES PROPOSED:		8 SPACES
(1 VAN ACCESSIBLE & 7 STANDARD)		

MAXIMUM ALLOWED:		513 SPACES
RESIDENTIAL: 1.5 PS/UNIT	342 UNITS x 1.5	513 SPACES
TOTAL PROPOSED:		379 SPACES
GARAGE SPACES (8.5'x18.5')		370 SPACES
HANDICAP SPACES REQUIRED:		8 SPACES
HANDICAP SPACES PROPOSED:		8 SPACES
(1 VAN ACCESSIBLE & 8 STANDARD)		

2. LOADING SCHEDULE

PHASE 1:

TOTAL REQUIRED:	MF: 1 SPACE PER 100-300 UNITS	2 SPACES
RETAIL: 1 SPACE 2000SF-10000SF		1
TOTAL PROPOSED:		2 SPACES
PHASE 2:		
TOTAL REQUIRED:	MF: 1 SPACE PER 100-300 UNITS	2 SPACE
	12 X 33	1

PHASE 2:

TOTAL REQUIRED:	MF: 1 SPACE PER 100-300 UNITS	2 SPACE
	12 X 33	1

3. BICYCLE PARKING

PHASE 1:

REQUIRED:	1 BIKE PER 20 PARKING SPACES:	315 PS/20 OR 16 SPACES
PROPOSED:		60 SPACES INDOOR
		12 SPACES OUTDOOR
		TOTAL 72 SPACES

PHASE 2:

REQUIRED:	1 BIKE PER 20 PARKING SPACES:	379 PS/20 OR 18 SPACES
PROPOSED:		20 SPACES INDOOR
		TOTAL 20 SPACES

GENERAL NOTES:

- PROJECT NAME: WEST HYATTSVILLE
- GROSS ACRES: 8.04 AC.-I (M-X-T)
- 100 YEAR FLOODPLAIN: 2.13 AC
- NET ACRES: 5.91 AC. (M-X-T)
- EXISTING ZONING: M-X-T (MIXED USE - TRANSPORTATION ORIENTED) TDO
- PROPOSED USE:
PARCEL 1: 293 UNITS MULTIFAMILY AND 3,213 SQ. FT. RETAIL
PARCEL 2: 342 UNITS MULTIFAMILY
- PRIOR APPROVALS: 4-15020, 4-15145, 4-20040, AC-17003, CSP-05006, DSP-16029, DSP-20053-01
- PROPOSED NUMBER OF:
A. LOTS: 0
B. PARCELS: 2
C. OUTLOTS: 0
D. OUTPARCELS: 0
- PROPOSED DWELLING UNIT BY TYPE: 635 MULTIFAMILY DWELLING UNITS
DENSITY CALCULATION: 635 DU/8.04AC= 78.98 DU/AC
PHASE 1:
STUDIO: 6 UNITS
1 BEDROOM: 164 UNITS
2 BEDROOM: 119 UNITS
3 BEDROOM: 3 UNITS
PHASE 2:
STUDIO: 0 UNITS
1 BEDROOM: 212 UNITS
2 BEDROOM: 125 UNITS
3 BEDROOM: 5 UNITS
- GFA EXISTING: 0.0 SF
GFA PROPOSED: PHASE 1 = 322,608 SF PHASE 2 = 350,222 SF TOTAL = 672,830 SF
PHASE 1:
319,395 SF (RESIDENTIAL)
3,213 SF (RETAIL)
PHASE 2:
350,222 SF (RESIDENTIAL)
- F.A.R.: FOR ENTIRE RIVERFRONT AT WEST HYATTSVILLE (23.48 AC.)
DSP-17044 410,534 SF
DSP-20004 44,362 SF
DSP-20053 322,608 SF
DSP-20053-02 350,222 SF
1,128,126 SF/1,023,224 SF = 1.1 FAR
- PHASE 1: BUILDING HEIGHT: 58'-4"; 5 STORIES
PHASE 2: BUILDING HEIGHT: 58'-4"; 5 STORIES
- TAX MAP: 41, E4
- GRID: A-2
- AVIATION POLICY AREA: N/A
- EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
- PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
- STORMWATER MANAGEMENT CONCEPT # 3816-2021 AND APPROVAL DATE:
- PUBLIC UTILITY EASEMENT: VARIATION REQUESTED DURING PPS
- MANDATORY PARK DEDICATION: PROPOSING ON-SITE FACILITIES
- NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
- NO HISTORIC SITES OR OR IN THE VICINITY OF THE PROPERTY.
- STREAM AND WETLAND ARE NOT PRESENT ON SITE.
- 100 YEAR FLOODPLAIN: 2.13 AC.-I
- SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
- SOURCE OF TOPOGRAPHY: SOLTESZ
- APPLICANT:
GILBANE DEVELOPMENT COMPANY
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
- DURING THE DEMOLITION AND CONSTRUCTION PHASES, THIS PROJECT WILL CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL DURING THE DEMOLITION AND CONSTRUCTION PHASES. THIS PROJECT WILL CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN THE CODE OF MARYLAND REGULATIONS (COMAR).
- THE APPLICANT SHALL CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN SUBTITLE 19 OF THE PRINCE GEORGE'S COUNTY CODE.
- THE APPLICANT SHALL CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

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

OWNER / DEVELOPER / APPLICANT
GILBANE DEVELOPMENT COMPANY
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHEITI



8/26/2025

COVER SHEET
DETAILED SITE PLAN DSP-20053-02
WEST HYATTSVILLE
2700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY: M-X-T/TDO
WSGC 200 SHEET 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1985	
1" = 60'	DATE: APRIL 2021 DESIGNED: YOR CHECKED: DUB CAD STOPS: V8 / NCS VERSION:
SHEET 1 OF 4	PROJECT NO. 0706-06-00

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CERTIFICATE OF APPROVAL
WEST HYATTSVILLE PROPERTY
DSP-20053

The resolution for this Detailed Site Plan was approved on December 16, 2021, in conjunction with Alternative Compliance AC-21021, by the Prince George's County Planning Board, in accordance with Subtitle 27, Part 3, Division 9, of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 2021-144, which contains the conditions listed below.

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the DSP to incorporate the following revisions:

a. Obtain signature approval of Preliminary Plan of Subdivision PPS 4-20040, and revise the DSP accordingly, if necessary.

b. Provide the following site plan notes:

"The applicant shall conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code."

"The applicant shall conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."

c. Revise the Type 2 tree conservation plan (TCP2), as follows:

(1) Remove all references to street tree credit on the plan and the TCP worksheet. Update the TCP worksheet with additional free-in-lieu credit, as necessary.

(2) Add the additional standard TCP2 notes regarding the use of free-in-lieu onto the TCP2.

d. Clearly mark those parking spaces for retail use on the parking garage floor plan.

e. Show the location of the proposed electric vehicle charging stations and bicycle fix-it stations on the parking garage floor plan. Add a note stating that the location can be modified, provided that the number of each facility is not reduced.

f. Show an additional 4 racks (8 bicycle parking spaces) in the promenade area.

g. Identify the location of pet waste stations along the perimeter of the building complex on the DSP.

h. Update the bicycle parking information in the parking garage to 60 spaces and identify the location of the spaces on the floor plan of the parking garage. Add a note stating that the location can be modified, provided that the number of each facility is not reduced.

Page 1 of 2

- i. Revise the landscape plan and the associated Section 4.7 schedule to include the correct linear feet of bufferyard, provided building setback, provided landscape yard, and number of proposed plant units.
- j. Provide an additional 10 percent more plant units along the eastern property line, mostly within the northern portion where feasible.
- k. Clearly show and label the proposed fence along the eastern property line and provide a detail for a minimum 6-foot-high fence, with gates as appropriate.

This approval includes:

- 1 Cover Sheet
1 Approval Sheet
2 Detailed Site Plans
5 Detail Sheets (including signage)
12 Landscape Plans
10 Architectural Floor Plan and Elevation Sheets
5 Type 2 Tree Conservation Plans

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for 6 years, until December 16, 2027, or as provided for in Section 27-27-548.08 (TDOZa) of the Prince George's County Zoning Ordinance.

CERTIFIED ON: 02/25/22 BY AUTHORITY OF:
The Prince George's County Planning Board

Jill Kosack
Digitally signed by Jill Kosack
Date: 2022.02.25
15:04:54 -05'00'
Signed: Jill Kosack, Acting Supervisor, Urban Design Section
Development Review Division

CERTIFICATE OF APPROVAL
WEST HYATTSVILLE
DSP-20053-01

This amendment to a Detailed Site Plan was approved on October 15, 2024 by the Development Review Division, as designed by the Planning Director, in accordance with Subtitle 27, Part 3, Division 9, of the prior Prince George's County Code.

The purpose of this amendment is to increase the face area on one of the approved wall signs, from 30 square feet to 54 square feet, and to add solar panels to the roof of the parking garage.

The Planning Director's approval of this Detailed Site Plan is consistent with the required findings in Section 27-289 of the prior Prince George's County Zoning Ordinance. The conditions of the original approval, dated December 16, 2021, shall remain in full force and effect.

This approval includes:

- 1 Cover Sheet
1 Approval Sheet
4 Detailed Site Plans
4 Detail Sheets
1 Architectural Elevation
2 Signage Plans

Any departure from this plan shall be resubmitted to the Planning Board for approval.

CERTIFIED ON: 10/17/2024 BY AUTHORITY OF:
The Prince George's County Planning Board

Signed: *Lakisha Holl*
Lakisha Holl, AICP, LEED AP BD+C
Planning Director
Prince George's County Planning Department



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2	PROJ. TITLE: 2700 HAMILTON STREET, HYATTSVILLE, MD 20782	YOR	06/23/2025
1	2025 SOLAR PANELS	DJB	08/30/2024
1	INCREASE SIGN AREA	BY	DATE

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

OWNER / DEVELOPER / APPLICANT

c/o GILBANE DEVELOPMENT COMPANY
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC,
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHEITI



6/25/2025

APPROVAL SHEET
DETAILED SITE PLAN DSP-20053-02
WEST HYATTSVILLE
2700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY: M-X-T/DO
WSIC 200 SHEET 200NE02 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1989	
1" = 40'	DATE: APRIL 2021 DESIGNED: YOR TECHNICIAN: DJB CHECKED: YOR CAD STPS: V8 / NCS VERSION:
SHEET 2 OF 4	
PROJECT NO. 0706-06-00	

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. ALL UTILITIES ARE LESS THAN 12" SHOWN ON THIS PLAN. IF THERE ARE TWELVE (12) INCH OR OVER, LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

DETAILED SITE PLAN DSP-20053-02
WEST HYATTSVILLE
272700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY: M-X-TTDO
WSSC 200' SHEET 20SNE02 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1929	
 1" = 30'	DATE: APRIL 2021 DESIGNED: YOR TECHNICIAN: YOR CHECKED: DJB CAD STG'S: V8 / NCS VERSION: 
SHEET 3 OF 4	
PROJECT NO. 0706-06-00	

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LITTLE BRANCH RUN HAS BEEN CONSTRUCTED AND IS AWAITING RELEASE FROM FINAL PERMIT

MATCHLINE
SEE SHEET 3

MATCHLINE
SEE SHEET 3

SCALE: 1" = 30'



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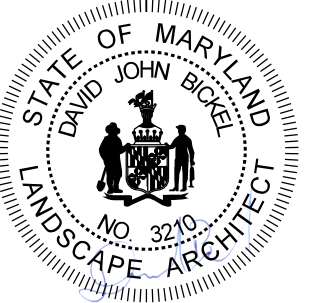
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OWNER / DEVELOPER / APPLICANT

c/o GILBANE DEVELOPMENT COMPANY
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHEITI



7/19/2025

PLAN VIEW DETAILED SITE PLAN DSP-20053-02 WEST HYATTSVILLE

2700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY: M-X-T/D-O
WSSC 200 SHEET 200NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1989	
1" = 30'	DATE: APRIL 2021 DESIGNED: YOR TECHNICIAN: YOR CHECKED: D/B CAD STOPS: V8 / NCS
SHEET 4 OF 4	
PROJECT NO. 0706-06-00	

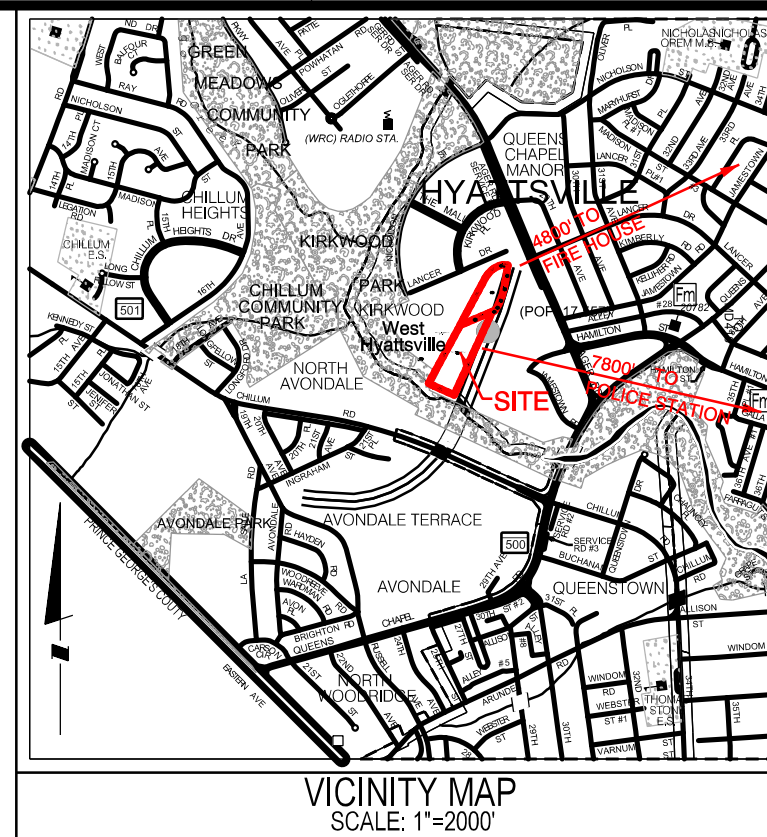
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NRI STATISTICS TABLE	
SITE STATISTICS	
GROSS TRACT AREA	8.10AC +/-
EXISTING 100-YEAR FLOODPLAIN	4.73 AC +/-
NET TRACT AREA	3.37 AC +/-
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC +/-
EXISTING WOODLAND NET TRACT	0.00 AC +/-
EXISTING WOODLAND TOTAL	0.00 AC +/-
EXISTING PMA	4.73 AC +/-
REGULATED STREAMS (LF OF CENTERLINE)	0.0 LF +/-

Prince George's County Planning Department, M-NCPPC Environmental Planning Section GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	M-X-T
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TWG)	41, E4
Administrative	WSSC Grid (Sheet 200)	206NE02, 207NE02
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	68
Administrative	Election District (ED)	17
Administrative	Councilmanic District (CD)	2
Administrative	General Plan 2002 Tier (Tier)	DEVELOPED
Administrative	Traffic Analysis Zone (TAZ-COG)	968
Administrative	PG Traffic Analysis Zone (TAZ-PPG)	731

SOILS TABLE						
MAP SYMBOL	MAP UNIT NAME	PERCENT SLOPES	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
Ch	Codorus-Harbors-Urban land complex	0-2	N/A	(0) NON HYDRIC	D	Moderately well drained
EuB	Elkhorn-Urban land complex	0-5	0.2	(0) NON HYDRIC	B	Well drained
UreB	Urban land-Elkhorn complex	0-5	N/A	(0) NON HYDRIC	D	Well drained



LEGEND

- PROPERTY BOUNDARY
- PRIMARY MANAGEMENT AREA
- 100 YEAR FLOODPLAIN
- SOILS BOUNDARY/SOILS LABEL
- EX. SEWER
- EX. WATER
- EX. STORM DRAIN
- 15-25% STEEP SLOPES

MISS UTILITY NOTE

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GENERAL NOTES:

- THIS SITE IS ZONED M-X-T AND IS LOCATED IN THE DEVELOPED TIER AS DEFINED IN THE APPROVED GENERAL PLAN. THE SITE IS ALSO WITHIN THE ENVIRONMENTAL STRATEGY AREA 1-ESA 1)
- THE SOURCE OF THE PROPERTY BOUNDARY ON THIS PLAN IS FROM SOLTESZ LLC.
- THE TOPOGRAPHY SHOWN ON THIS PLAN WAS PROVIDED BY RODGERS CONSULTING.
- THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON JANUARY 20, 2021.
- THE REGULATED 1-PERCENT ANNUAL CHANCE (100-YEAR) FLOODPLAIN INFORMATION ON THIS PLAN IS FROM FLOODPLAIN STUDY (FPS 2020/24) APPROVED BY DPHE 11/20/2020.
- THE WETLAND AND STREAMS INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY RODGERS CONSULTING INC. IN A FIELD INVESTIGATION CONDUCTED ON JANUARY 28, 2020. THERE ARE NO STREAM OR TRIBUTARIES PRESENT ON THE SITE.
- THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
- THIS SITE IS LOCATED WITHIN A TIER II CATCHMENT AREA AND DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04.
- THIS SITE IS NOT LOCATED WITHIN AN IMPAIRED WATER BODY WITH A TOTAL MAXIMUM DAILY LOAD (TMDL) ALLOCATED FOR SEDIMENT, WHICH ARE AFFORDED SPECIAL PROTECTION UNDER MARYLAND'S ANTI-DEGRADATION POLICY.
- THIS SITE IS LOCATED WITHIN A STRONGHOLD WATERSHED (MIDDLE POTOMAC) AS ESTABLISHED BY THE MD DNR.
- THIS SITE IS NOT WITHIN A SENSITIVE SPECIES PROTECTION REVIEW AREA BASED UPON A REVISION OF THE SSPRA GIS LAYER PREPARED BY THE HERITAGE AND WILDLIFE SERVICE, MARYLAND DEPARTMENT OF NATURAL RESOURCES.
- THE PROPERTY IS SHOWN AS HAVING POTENTIAL FOREST INTERIOR DWELLING SPECIES.
- THE SITE IS SUBJECT TO PREVIOUSLY APPROVED TCP1-019-16.
- THERE ARE NO SPECIMEN, CHAMPION AND/OR HISTORIC TREES LOCATED ON THE PROPERTY.
- THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY; HOWEVER, THE SUBJECT PROPERTY HAS NOT BEEN SURVEYED FOR ARCHEOLOGICAL RESOURCES AND A PHASE I ARCHEOLOGY REPORT MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
- MARLBORO CLAY IS NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY. CHRISTIANA COMPLEX IS NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
- THE SITE IS NOT LOCATED WITHIN THE VICINITY OF A MASTER PLANNED ROADWAY DESIGNATED AS ARTERIAL OR HIGHER.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2008 AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY FOR ANDREWS AIR FORCE BASE.
- THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- AN APPROVED NRI IS VALID FOR FIVE YEARS FROM THE DATE OF SIGNATURE BY STAFF, OR UNTIL INFORMATION USED TO PREPARE THE NRI CHANGES. NRIS WILL BE REQUIRED TO BE REVISED AND RE-APPROVED IF THE BASE INFORMATION CHANGES SIGNIFICANTLY. APPROVAL OF THIS NRI IN NO WAY IMPARTS ANY OTHER DEVELOPMENT APPLICATION APPROVALS.

SOLTESZ, LLC
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OWNER / DEVELOPER / APPLICANT

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1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHEITI



NATURAL RESOURCE INVENTORY

WEST HYATTSVILLE

2700 HAMILTON STREET, HYATTSVILLE, MD 20782

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

TAX MAP
41, E4

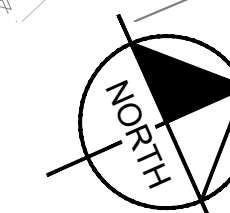
ZONING CATEGORY:
M-X-T

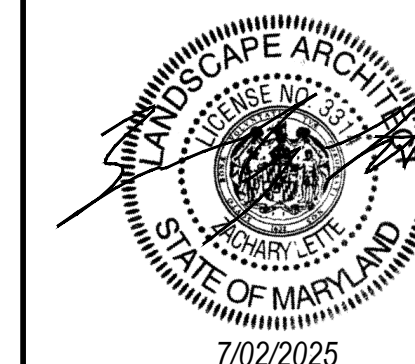
WSSC 200 SHEET
206NE02
207NE02

SITE DATUM
HORIZONTAL: NAD83
VERTICAL: NAVD83

DATE: JAN. 2021
DESIGNED: YOR
CHECKED: D/B
CAD STOPS: V8 / NCS

PROJECT NO.
0706-06-00





PRINT DATE 7/02/2025

ISSUE DATE

DSP SUBMISSION	5/30/2025
DSP RESUBMISSION	7/02/2025

REVISION DATE

R. SCOTT LTD	PROJECT TITLE
	WEST HYATTSVILLE

WEST HYATTSVILLE, MD

PROJECT NO. KH NO. 11112300

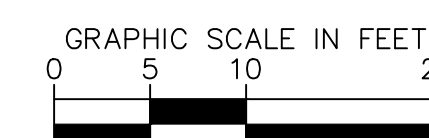
DRAWING TITLE

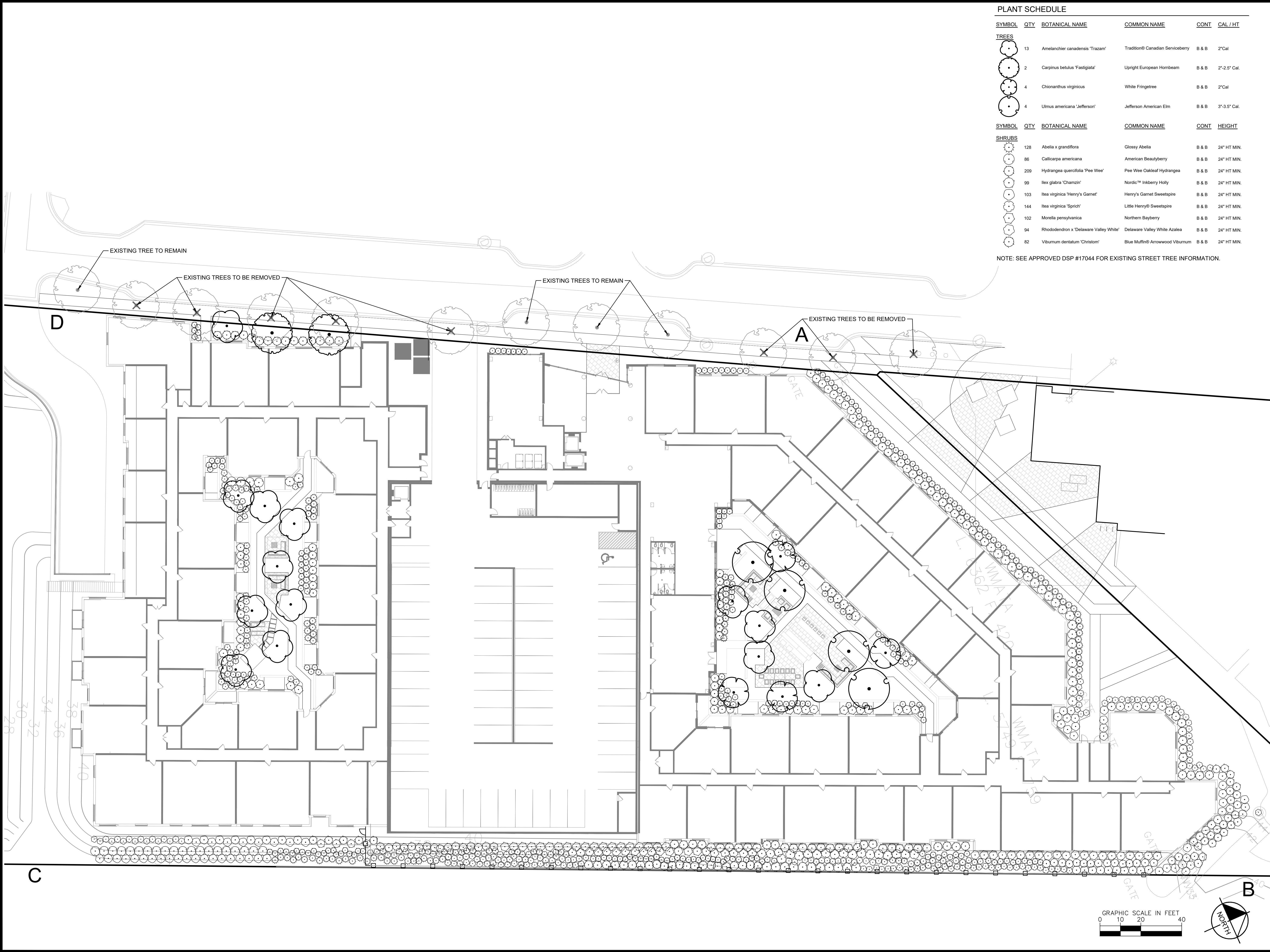
AMENITY PLAN

DRAWN BY	RAB
QC CHECKED BY	ZAL
CA REVIEWED BY	Approver

DRAWING NUMBER

L102





PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT
TREES					
	13	Amelanchier canadensis 'Trazam'	Tradition® Canadian Serviceberry	B & B	2" Cal
	2	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	B & B	2"-2.5" Cal.
	4	Chionanthus virginicus	White Fringetree	B & B	2" Cal
	4	Ulmus americana 'Jefferson'	Jefferson American Elm	B & B	3"-3.5" Cal.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
SHRUBS					
	128	Abelia x grandiflora	Glossy Abelia	B & B	24" HT MIN.
	86	Callicarpa americana	American Beautyberry	B & B	24" HT MIN.
	209	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	B & B	24" HT MIN.
	99	Ilex glabra 'Chamzin'	Nordic™ Inkberry Holly	B & B	24" HT MIN.
	103	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	B & B	24" HT MIN.
	144	Itea virginica 'Sprich'	Little Henry® Sweetspire	B & B	24" HT MIN.
	102	Morella pensylvanica	Northern Bayberry	B & B	24" HT MIN.
	94	Rhododendron x 'Delaware Valley White'	Delaware Valley White Azalea	B & B	24" HT MIN.
	82	Viburnum dentatum 'Christom'	Blue Muffin® Arrowwood Viburnum	B & B	24" HT MIN.

NOTE: SEE APPROVED DSP #17044 FOR EXISTING STREET TREE INFORMATION.

dcsgcs

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LANDSCAPE ARCHITECT
KIMLEY HORN & ASSOCIATES, INC.
STATE OF MARYLAND
7/02/2025

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WEST HYATTSVILLE

WEST HYATTSVILLE, MD

PROJECT NO. KH NO. 111123000

DRAWING TITLE

LANDSCAPE PLAN

DRAWN BY BRB
QC CHECKED BY ZAL
CA REVIEWED BY Approver

DRAWING NUMBER

L400

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GRAPHIC SCALE IN FEET

N

NORTH

Page 305 of 356

Buffer Yard Requirements					Schedule 4.7-1
Onsite Use:	Mixed Use				
	Location	Adjacent Use / Road Type	Width	Buffer Required	
Buffer A - B	North Boundary	Mixed Use	N/A	N/A	
Buffer B - C	East Boundary	Industrial	40 LF	Type D	
Buffer C - D	South Boundary	Stormwater	N/A	N/A	
Buffer D - A	West Boundary	Private Road	N/A	N/A	

- Notes:
1. Alternative compliance for East Boundary Buffer approved in DSP-20053.
2. Stormwater plantings provided by others.

Schedule 4.7-1			Buffering Incompatible Uses Requirements			LM 4.7-3
1) General Plan Designation:			Developed Tier			
2) Use of Proposed development			Multifamily			
3) Impact of Proposed Development			Multifamily			
4) Use of adjoining development			Rail Lines at or above ground level			
5) Impact of Adjoining development			High			
6) Minimum required Bufferyard (A, B, C, D or E)			D			
7) Minimum required building setback:			50'			
8) Building setback provided:			Avg. 14'			
9) Minimum required width of landscape yard:			40 LF			
10) Width of landscape yard provided:			Avg. 14 LF			
11) Linear feet of buffer strip required along property line and right-of-way:			565 feet			
12) Percentage of required bufferyard occupied by existing trees:			0%			
13) Is a six (6) foot high fence or wall included in bufferyard?			NO			
14) Total number of plant units required in buffer strip:			904 Planting Units			
15) Total number of plant units provided:						
			Shade Trees (1 Tree = 10 PU)	0 Trees	0 Planting Units	
			Ornamental/Evergreen Trees (1 Tree = 5 PU)	0 Trees	0 Planting Units	
			Shrubs (1 Shrub = 1 PU)	608 Shrubs	608 Planting Units	
			608 Planting Units			

Schedule 4.9-1			Sustainable Landscaping Requirements			LM 4.9-1
1) Percentage of Native Plant Material Required for each Category						
Shade Trees	Total Provided	6	x 50% =	3	Total Native Required	
	100% =	6	Total Native Provided			
Minor Shade Trees	Total Provided	17	x 30% =	13	Total Native Required	
	82% =	14	Total Native Provided			
Evergreen Trees	Total Provided	0	x 30% =	0	Total Native Required	
	#DIV/0!	6	Total Native Provided			
Shrubs	Total Provided	1047	x 30% =	723	Total Native Required	
	8% =	81	Total Native Provided			
2) Are invasive species proposed?			Yes	✓	No	
3) Are existing invasive species on-site in areas to remain un disturbed?			Yes	✓	No	
4) If yes is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with section 1.5; Certification of Installation of Plant Materials			Yes	✓	No	
5) Are trees proposed to be planted on slopes greater than 3:1?			Yes	✓	No	

Tree Canopy Coverage Schedule for Sec. 25-128				
Project Name:	TCP#:	DRD Case #	Area (acres)	
	LTO-C	DSP-20053		
Site Calculations:	Zone 1:		3.12	
	Zone 2:			
	Zone 3:			
	Zone 4:			
	Total Acres:		3.12	
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)	
	3.120	15.0%	0.47	20,386
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	0	
B. TOTAL AREA EXISTING TREES (non-WC acres) =	0.00	acres	0	
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			3,920	
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			3,920	
E. TOTAL SQUARE FOOTAGE REQUIRED =			20,386	
			Shortage	

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2'-1/2" - 3" = 65		0
	3' - 3 1/2" = 75		0
	1'-1/2" - 1'-3/4" = 75		0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7' - 9' in height	2' - 2 1/2" = 100	17	1,700
	2'-1/2" - 3" = 110		0
	2'-1/2" - 3" = 160	2	320
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	3' - 3 1/2" = 175		0
	2'-1/2" - 3" = 225	4	900
	3' - 3 1/2" = 250	4	1,000
Evergreen - columnar tree (less than 30' height with spread less than 15')	6' - 8" = 40		0
	8' - 10" = 50		0
	10' - 12" = 75		0
Evergreen - small tree (30-40' height with spread of 15-20')	6' - 8" = 75		0
	8' - 10" = 100		0
	10' - 12" = 125		0
Evergreen - medium tree (40-50' height with spread of 20-30')	6' - 8" = 125		0
	8' - 10" = 150		0
	10' - 12" = 175		0
Evergreen - large tree (50' height or greater with spread of over 30')	6' - 8" = 150		0
	8' - 10" = 200		0
	10' - 12" = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		27	3,920

NOTE: SEE APPROVED DSP #17044 FOR EXISTING STREET TREE INFORMATION.
FOUR (4) STREET TREES INCLUDED ABOVE AS 'DECIDUOUS - MAJOR SHADE TREE'.

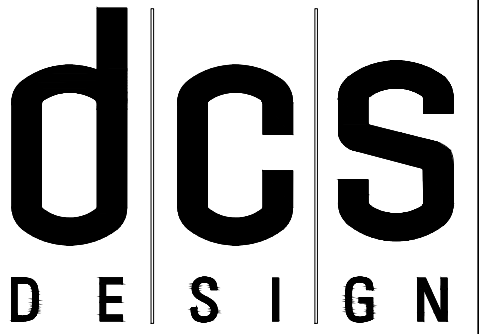
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT
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TREES					
AT	13	Amelanchier canadensis 'Trazam'	Tradition® Canadian Serviceberry	B & B	2"Cal
CF	2	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	B & B	2"-2.5" Cal.
CV	4	Chionanthus virginicus	White Fringetree	B & B	2"Cal
UJ	4	Ulmus americana 'Jefferson'	Jefferson American Elm	B & B	3"-3.5" Cal.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
------	-----	----------------	-------------	------	--------

SHRUBS					
AG	128	Abelia x grandiflora	Glossy Abelia	B & B	24" HT MIN.
CAM	86	Callicarpa americana	American Beautyberry	B & B	24" HT MIN.
HWP	209	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	B & B	24" HT MIN.
IGC	99	Ilex glabra 'Chamzin'	Nordic™ Inkberry Holly	B & B	24" HT MIN.
IVH	103	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	B & B	24" HT MIN.
IVS	144	Itea virginica 'Sprich'	Little Henry® Sweetspire	B & B	24" HT MIN.
MPV	102	Morella pensylvanica	Northern Bayberry	B & B	24" HT MIN.
RDV	94	Rhododendron x 'Delaware Valley White'	Delaware Valley White Azalea	B & B	24" HT MIN.
VDC	82	Viburnum dentatum 'Christom'	Blue Muffin® Arrowwood Viburnum	B & B	24" HT MIN.



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PROJECT NO. KH NO. 111123000

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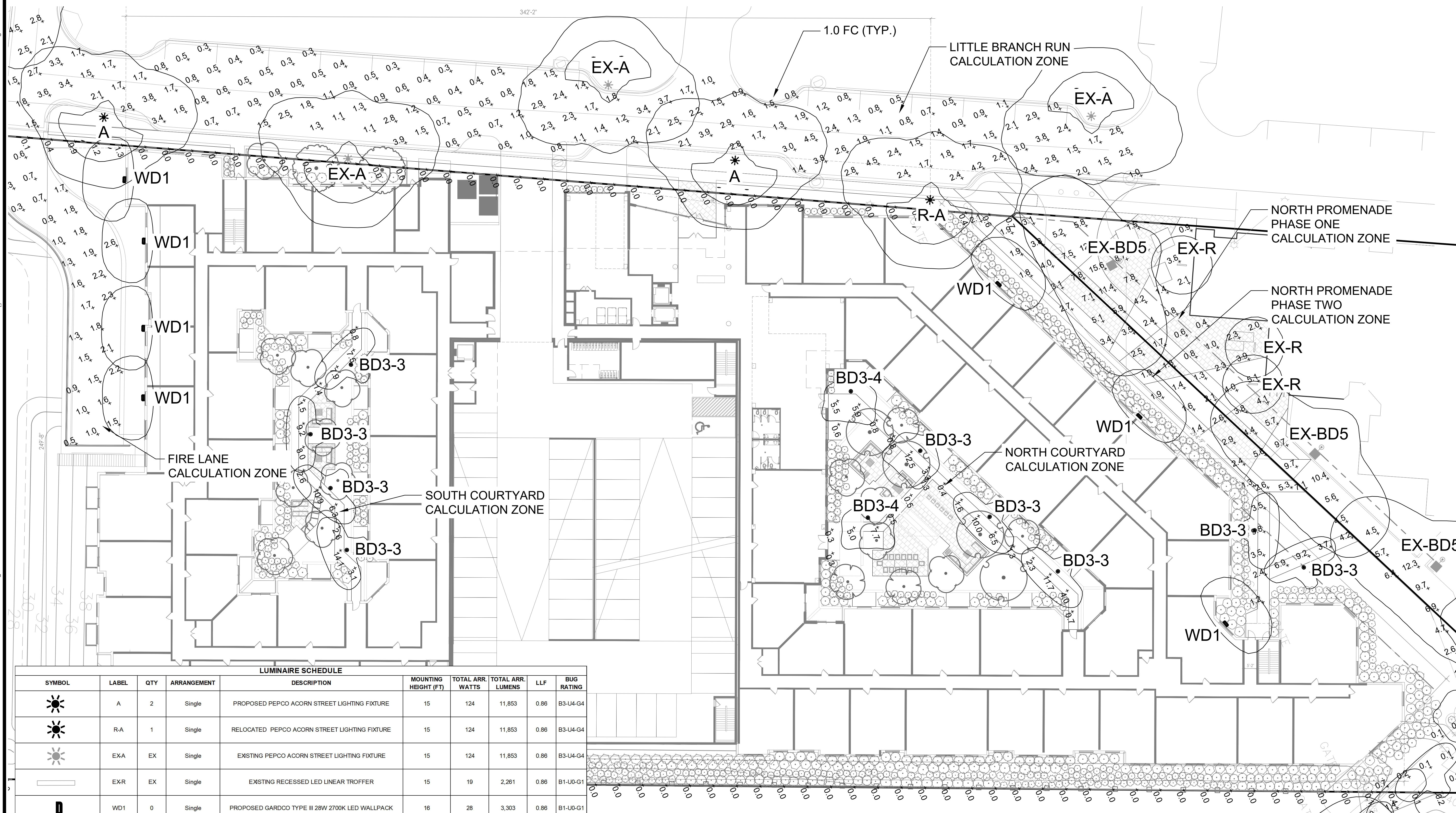
LANDSCAPE
CALCULATIONS

DRAWN BY BRB
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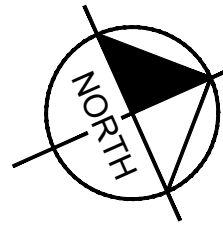
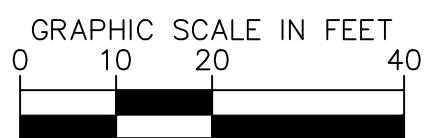
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LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY	ARRANGEMENT	DESCRIPTION	MOUNTING HEIGHT (FT)	TOTAL ARR. WATTS	TOTAL ARR. LUMENS	LLF	BUG RATING
	A	2	Single	PROPOSED PEPCO ACORN STREET LIGHTING FIXTURE	15	124	11,853	0.86	B3-U4-G4
	R-A	1	Single	RELOCATED PEPCO ACORN STREET LIGHTING FIXTURE	15	124	11,853	0.86	B3-U4-G4
	EX-A	EX	Single	EXISTING PEPCO ACORN STREET LIGHTING FIXTURE	15	124	11,853	0.86	B3-U4-G4
	EX-R	EX	Single	EXISTING RECESSED LED LINEAR TROFFER	15	19	2,261	0.86	B1-U0-G1
	WD1	0	Single	PROPOSED GARDCO TYPE III 28W 2700K LED WALLPACK	16	28	3,303	0.86	B1-U0-G1
	EX_BD-4	EX	Single	EXISTING LIGMAN TYPE IV 29W 3000K LED BOLLARD	3.5	29	2,232	0.86	0
	EX_BD-3	EX	Single	EXISTING LIGMAN TYPE III 29W 3000K LED BOLLARD	3.5	29	2,203	0.86	0
	EX_BD2-4	0	Single	EXISTING LIGMAN TYPE IV 30W 3000K LED SHOEBOX	12	54	4,983	0.86	0
	BD3-4	0	Single	PROPOSED LIGMAN TYPE IV 29W 3000K LED BOLLARD	3.5	29	2,232	0.86	0
	BD3-3	0	Single	PROPOSED LIGMAN TYPE III 29W 3000K LED BOLLARD	3.5	29	2,203	0.86	0
	EX_BD5	EX	Single	EXISTING WMATA STANDARD FIXTURE	12	159	18,960	0.86	B3-U0-G3

CALCULATION SUMMARY											
LABEL	CALC TYPE	UNITS	AVERAGE	TARGET AVERAGE	MAX	TARGET MAX	MIN	TARGET MIN	AVG/MIN	TARGET AVG/MIN	MAX/MIN
FIRE LANE	ILLUMINANCE	FC	1.3	1.2	2.6	N/A	0.3	N/A	4.4	N/A	8.7
LITTLE BRANCH RUN	ILLUMINANCE	FC	1.6	1.2	4.5	N/A	0.3	N/A	5.5	6.0	15.0
NORTH PROMENADE PH1 (EX)	ILLUMINANCE	FC	4.9	1.2	15.6	N/A	0.4	1.2	12.3	N/A	39.0
NORTH PROMENADE PH2	ILLUMINANCE	FC	3.3	1.2	9.8	N/A	1.2	2.8	N/A	N/A	8.2
NORTH COURTYARD	ILLUMINANCE	FC	3.6	1.2	12.5	N/A	0.3	N/A	12.1	N/A	41.7
SOUTH COURTYARD	ILLUMINANCE	FC	5.8	1.2	14.1	N/A	0.8	N/A	7.3	N/A	17.6
PROPERTY BOUNDARY	ILLUMINANCE	FC	0.0	N/A	1.3	2.0	0.0	N/A	N/A	N/A	0.0

1. Target criteria taken from Sec. 27-6700 of Prince George's County Zoning Ordinance, Subdivision Regulations, & Landscape Manual.
2. Target criteria for Little Branch Run taken from IES RP-8-00 Table 2: Roadway Illuminance.
3. Property Boundary calculations performed using only proposed fixtures.



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WEST HYATTSVILLE, MD

PROJECT NO.

KH NO. 111123000

DRAWING TITLE

PHOTOMETRIC PLAN

DRAWN BY

PJA

QC CHECKED BY

KLB

CA REVIEWED BY

Approver

DRAWING NUMBER

PH100

FIXTURE BD3-3

FIXTURE BD3-4

FIXTURE WD1

PEPCO EQUIVALENT FIXTURE AND POLE

PHOTOMETRIC DETAILS

DRAWN BY	PJA
QC CHECKED BY	KLB
CA REVIEWED BY	Approver

DRAWING NUMBER

PH101

July 18, 2025

WHPC Block 4 LLC
c/o Matthew Michetti
Development Manager
Gilbane Development Company
1100 North Glebe Road #1000
Arlington, VA 22201

Re: West Hyattsville Phase 2
Noise Analysis

Mr. Michetti:

A prior Hush Acoustics LLC report dated August 24, 2021 summarized a Metrorail noise analysis for the West Hyattsville Phase 1 project in Prince George's County, MD. This report is an update for Phase 2 given the slightly shifted building location, and the building design. The prior analysis was based on sound levels measured along the Metrorail tracks from Thursday October 22, 2015, through Thursday October 29, 2015.

In our opinion it is acceptable to rely on the 2015 noise measurements for Phase 2. The only two factors affecting long-term average sound levels due to Metrorail trains are: (1) how loud each noise event is, and (2) how many noise events there are. The loudness of each noise even should not change over time. The number of noise events is a function of the Metrorail schedule. We understand service began at the West Hyattsville station in 1993, Yellow Line service was added in 2012, Yellow Line service was truncated in 2023, and Yellow Line service will partially return in December 2025. Therefore, it is likely that the number of trains per day was higher in 2015 than it is now.

This analysis was based on the following drawings:

- The overall layout site plan emailed by Soltesz on May 15, 2025. From this drawing we determined the distance from the proposed Phase 2 apartments to the centerline between the Metrorail tracks.
- The Typical Unit Overall Plan sheet A-41 prepared by DCS Design provided by Gilbane Development Company via email on May 6, 2025. This drawing shows room layouts within apartments.
- The Building Elevations drawing 301 prepared by DCS Design provided by Gilbane via email on May 5, 2025.

The prior report was completed based on the legacy zoning ordinance, but per the email from Gilbane on April 23, 2025, we understand the County is holding all projects to the new noise regulations. For completeness we are presenting noise levels in terms of both the legacy and new zoning ordinance criteria in this report. The legacy criteria are that the Day-Night Average Sound Level (DNL) not exceed 45 dB inside the residences or 65 in recreation areas. The new criteria are that both the daytime average sound level as well as the nighttime average sound level not exceed 65 dB in recreation areas or 45 dB inside the residences.

Average sound levels due to Metrorail trains at location M1 (which was 265 feet from the centerline between the tracks) for the loudest of the 6 days of full data were as follows:

- The DNL was 63.0 dB
- The daytime average sound level was 60.7 dB
- The nighttime average sound level was 55.3 dB

As noted above, the County criteria are that all 3 types of average sound levels be reduced to 65 dB in recreation areas and 45 dB indoors. Of the 3, the DNL is the most conservative. For the remainder of this report, we are focusing only on the DNL. To be conservative, we are designing for a DNL due to Metrorail of 43 dB indoors.

Sound levels at the proposed Phase 2 building were extrapolated based on sound levels due to trains at location M1 in our prior report. Sound levels were assumed to drop off at a rate of 4.5 dB per doubling of distance with respect to 265 feet. This is a common assumption for railroads with soft ground nearby. We also assumed that for apartments and the 5th floor outdoor area which are oriented perpendicular to the railroad, the building itself will provide 3 dB of attenuation. And for areas that are completely shielded from Metrorail noise such as the two courtyards, we assumed the building will provide 10 dB of attenuation. The resulting estimated DNL due to Metrorail are shown in Figures 1 and 2.

Indoor Noise

Figure 1 show that the DNL for apartments facing the railroad will be in the range of 67.3 to 68.8 dB, and at those perpendicular to the tracks the DNL will be lower. For simplicity, since the sound levels are in a fairly narrow range, we will treat all apartments as if the DNL outdoors is 68.8 dB. To reduce the DNL to 43 dB indoors requires that the building envelope reduce noise levels by as much as 25.8 dB.

The drawings show room sizes and types, and window sizes. Exterior cladding will consist of cementitious panels/siding for all residential walls. Per prior phases of the project, we assumed that exterior walls will consist of two layers of 5/8" gypsum board indoors, 2x6 wood studs with batt insulation, 5/8" OSB sheathing, 1/2" furring, and the cementitious panels/siding. All apartments will have six-foot tall vinyl hung windows and some will have eight-foot-tall balcony doors facing the Metrorail tracks.

Sound levels are often expressed for selected ranges of pitches (frequencies). The most common way to divide up frequencies is using one-third octave bands. The Noise Reduction (NR) is the difference between noise levels outdoors and indoors in a single one-third octave frequency band and is calculated based on the Noise Reduction (NR) in a single one-third octave band, the area of each exterior envelope material (e.g., walls, windows, doors, and roof), the transmission loss of each exterior envelope material, the surface area of each room finish material (e.g., walls, floors, beds, etc.), and the sound absorption coefficient of each room finish material. The areas of exterior envelope materials were taken from the architectural drawings.

Transmission loss is a laboratory measure of the sound insulation performance in a single one-third octave band of a product or assembly. The transmission losses of the windows and doors were obtained from published test reports provided by various manufacturers; the results were grouped based on ranges of reported Sound Transmission Class (STC) ratings. The STC rating is a common rating used to describe the sound insulation performance of windows and doors, as well as other products and assemblies. Per the Phase 1 door schedule, unit balcony doors are vinyl. Per Spec 084256 Architectural Terrace Doors from Phase 1, the proposed vinyl balcony doors had a rating of at least STC 34. Per Spec 085313 Vinyl Windows from Phase 1, vinyl windows had a rating of STC 30. We assumed that windows and balcony doors would have a rating of STC 30 for Phase 2. Acoustical data for the walls were estimated using computer software. Since the acoustical performance of the roof will be so much better than that of the walls and windows, and since the roof is partially shielded from Metrorail noise, the roof was neglected in our analysis.



Figure 1. DNL due to Metrorail at Building



Figure 2. DNL due to Metrorail in Rec Areas

The sound absorption coefficient is a value that expresses how much incident sound is absorbed by a room finish material; a value of 0.0 represents no absorption (i.e., complete reflection) while a value of 1.0 represents complete absorption. The areas and sound absorption coefficients of room finish materials were assumed based on typical finishes for the given type of room. In other words, it was assumed that rooms would be normally furnished; in unfurnished rooms noise levels will be higher. To be conservative, we assumed that no rooms would have carpeted flooring.

The Noise Level Reduction (NLR) is the A-weighted difference between noise levels outdoors and indoors and is calculated based on the sound spectrum outdoors, and the NR values in individual frequency bands. For the purposes of this calculation, it is not necessary to know the absolute noise level outdoors. Rather, it is only necessary to know how the noise levels vary as a function of frequency; this variation is known as the sound spectrum. The sound spectrum measured on site was used. The indoor DNL was determined by subtracting the NLR from the outdoor DNL of 68.8 dB. Table 1 presents the calculated DNL for each room impacted by Metrorail noise.

Table 1. Indoor DNL, dB, using STC 30 Windows and Balcony Doors

Typical Bedroom w/ Window	39.2
1BR D Bedroom w/ Door	41.6
1BR Living Room w/ Door	41.3
2BR Living Room w/ Door	41.6
1BR D Living Room w/ Double Window	38.5
Typical Living Room w/ Triple Window	39.6
3BR Living/Dining Room w/ Windows	40.9
2BR C Living/Dining Room w/ Windows	40.8

It can be seen from Table 2 that the DNL indoors will not exceed the goal of 43 dB in any room if STC 30 windows and balcony doors are used. To simply meet county criteria, we would recommend specifying at least STC 30 for windows and balcony doors. No upgrades are required for walls. If you wanted to err on the cautious side, use even higher STC ratings for windows and balcony doors.

Outdoor Noise

Figure 2 shows the DNL will be 54.8 to 57.9 dB in the 3 rec areas. Since this is 65 dB or lower, no noise mitigation is needed. If you have any questions, please contact me at 703/534-2790 or via e-mail at Gary@HushAcoustics.com.

Sincerely,



Gary Ehrlich, P.E.
Principal

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General Notes

1. This plan is submitted to fulfill the woodland conservation requirements for DSP-20053. If DSP-20053 expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the planning director or designee shall be subject to a \$9.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits, the department of public works and transportation or the department of environmental resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing, future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Environmental Strategy Area (ESA 1) of plan Prince George's 2035 (formerly the developed tier) and is zoned M-X-1.
7. The property is adjacent to Ager Road which is a designated scenic and historic road.
8. The property is adjacent to Ager Road which is classified as an arterial roadway, A-42 under Planning Area 68 Surreign 2 Master Plan.
9. This plan is not grandfathered under cb-27-2010, section 25-119(g).

Off-site Woodland Conservation Note

1. Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

Virginia Pine Notes

1. The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
2. After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

STREET TREE CREDIT TABLE

Category:

Deciduous - Large Shade Tree

Key	Botanical Name	Common Name	Size	Root	Credit per Tree Based on Size at Planting (in square feet)	Number of Trees	Total Credit
QP	<i>Quercus phellos</i>	willow oak	4 - 4.5" Cal.	B&B	4 - 4.5" = 300'	4	1,200 SF/ 0.03 Acres

NOTE: Street Tree credit plantings associated with approved DSP#16049.

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

Specimen Tree Table*

No.	Common Name	Scientific Name	Dbh (Inches)	Condition Rating	Condition	Condition Comments	Disposition
ST-1**	Red Maple	<i>Acer rubrum</i>	31	53	Poor	V-fork (3), Ivy, Root, trunk & top damage, decay, dieback. Tree located off-site.	To Remain
ST-2**	Willow Oak	<i>Quercus phellos</i>	35.5	81	Good	Tree located off-site.	To Remain
ST-3**	Southern Red Oak	<i>Quercus falcata</i>	34	73	Fair	Tree located off-site.	To Remain

* Note: Trees were field located per approved NRI/FSD plan-002-16.
** This tree is located off-site.

WEST HYATTSVILLE TREE CONSERVATION PLAN TYPE II

PHASE 1

PARCEL 1
(PHASE 2)

PHASING
NTS

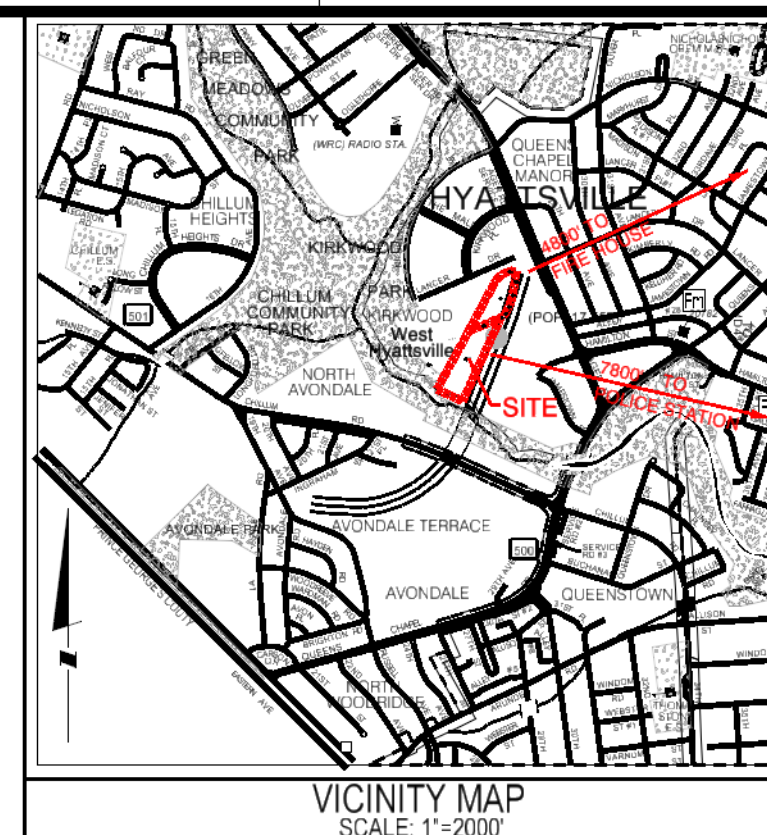
PARCEL 2
(PHASE 3)

SHEET 2

SHEET 3

SHEET 4

SHEET 5



SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2-5: PLAN VIEW



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Lanham, MD 20706
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OWNER / DEVELOPER / APPLICANT

c/o GILBANE DEVELOPMENT COMPANY
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHEITI



TREE CONSERVATION PLAN TYPE II
FOR DSP-20053-02
WEST HYATTSVILLE
2700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (7th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

COVER SHEET

TAX MAP
41, E4

ZONING CATEGORY
M-X-1

WSOC 200 SHEET
2004020
2070E02

SITE DATUM
HORIZONTAL: NAD83
VERTICAL: NAVD83

DATE: APRIL 2021

DESIGNED: YOR

CHECKED: DJB

CAD STOPS: V8 / NCS

PROJECT NO:
0706-06-00

Phased Woodland Conservation Worksheet for Prince George's County									
SECTION I - Establishing Site Information (Enter acres for each row)									
1 Zone	20.70								
2 Gross Tract	20.70								
3 Floodplain	0.00								
4 Previously Dedicated Land	0.00								
5 Net Tract (NTA)	20.70	0.00	0.00						
6 TCP2 # or 2 Number	102000000								
7 Property Description or Subdivision Name	WEST HYATTSVILLE								
8 TCP1 Number	WEST HYATTSVILLE								
9a Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	N	Within PFA (Y/N)	Y				
10 Break even Point (presented as %)	0.00								
11 Acres of Net Tract (clearing permitted w/o restoration)	0.00								
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)									
12 Existing Woodland on Net Tract (acres)	0.00								
13 Existing Woodland in Floodplain (acres)	0.00								
14 Woodland Conservation Threshold (WCT) =	15.00%								
15 Smaller of 10 or 12	0.00								
16 Woodland above WCT	0.00								
17 Plan Number (This must be completed for each phase)	DSP-16049 (DSP-20053) (DSP-20053)								
18 Revision Number	0								
19 Plan Phase or Name	Phase 1 Phase 2 Phase 3								
20 TCP2 Number for this Phase or Section	0 1 1								
21 Revision Number	0 1 1								
22 Status	APPROVED APPROVED APPROVED								
23 Approval Date	10/05/2017	10/05/2017	10/05/2017						
24 Total area in this application (acres)	16.00	3.00	1.54						
25 Floodplain area in this application (acres)	0.00	0.00	0.00						
26 Net Tract area in this application (acres)	0.24	0.04	0.31						
27 Woodland on the Net Tract for this phase (acres)	0.00	0.00	0.00						
28 Woodland in the Floodplain for this phase	0.00	0.00	0.00						
29 Woodland Cleared on Net Tract for this phase	0.00	0.00	0.00						
30 Woodland Cleared in Floodplain for this phase	0.00	0.00	0.00						
31 Off-site Woodland Clearing (1:1)	0.00	0.00	0.00						
32 Off-site WCA being provided on this property (preservation)	0.00	0.00	0.00						
33 Off-site WCA (attestation) being provided on this property	0.00	0.00	0.00						
34 Cumulative acres of Net Tract Woodland cleared	0.00	0.00	0.00						
35 Cumulative acres of Floodplain woodland cleared	0.00	0.00	0.00						
36 Smaller of 14 or 28	0.00	0.00	0.00						
37 Woodland Clearing below WCT	0.00	0.00	0.00						
38 Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00						
39 Replacement for clearing above the WCT (2:25: 1:1)	0.00	0.00	0.00						
40 Replacement for clearing below the WCT (2:1: 1:1)	0.00	0.00	0.00						
41 Restoration Required	0.00	0.00	0.00						
42 Cumulative Woodland Conservation Required	1.41	1.41	1.41						
SECTION III - Meeting the Requirements									
43 Woodland Preservation	0.00	0.00							
44 Attenuation/Restoration	0.00	0.00							
45 Natural Regeneration	0.00	0.00							
46 Landsize Credits	0.00	0.00							
47 Specimen or Historic Tree (ICR area)	0.00	0.00							
48 Specimen & Historic Tree Credit	0.00	0.00							
49 Forest Enhancement Acreage	0.00	0.00							
50 Forest Enhancement Credit (25% of enhancement area)	0.00	0.00							
51 Forest Tree Credit (Existing or 10 year canopy)	0.00	0.00							
52 Area approved for tree in lieu	0.00	0.00							
53 Off-site Woodland Conservation Credits Required	0.88	0.00							
54 Off-site WCA (preservation) being provided on the property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
55 Off-site WCA (attestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
56 Cumulative Woodland Conservation Provided	0.88	1.41	1.41						
57 Woodland Saved on this phase but not counted	0.00	0.00	0.00						
58 Existing Net Tract Woodland in later phases	0.00	0.00	0.00						
59 Requirement Status per Phase	0.5345	0.00	0.00						
Prepared by: DAVID BUCKEL License Number: 0700 Signature: [Signature] Date: 9/18/2020									
* NOTE: 0.88 ACRES OF THE WOODLAND CONSERVATION REQUIREMENT FOR THIS SITE WAS PREVIOUSLY MET OFF-SITE AND RECORDED UNDER OFF-SITE WOODLAND CONSERVATION ACREAGE TRANSFER CERTIFICATE NO. 11 TOWER PRESERVE WCA BANK, AS RECORDED UNDER LIBER 40015 FOLIO 196 IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY									

Prince George's County Planning Department, M-NCPPC GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	M-X-1
Administrative	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	41 E4
Administrative	WSSIC Grid (Sheet 200)	2070E02 208E02
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Election District (ED)	17
Administrative	Planning Area (Plan Area)	68
Administrative	Councilmatic District (CD)	2
Administrative	General Plan 2007 Tier (Tier)	DEVELOPED
Administrative	Traffic Analysis Zone (TAZ-COG)	968 970
Administrative	PG Traffic Analysis Zone (TAZ-PG)	968
Administrative	PG Traffic Analysis Zone (TAZ-PG)	N/A

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2: 001-2017			
APPROVED BY	DATE	DRDC	REASON FOR REVISION
00 Megan K. Reiser	7/20/2017	DSP-16029	N/A
01 Suzanne A. Nickle	7/06/2020	DSP-20004	Multifamily Development
02 Marc Juba	2/11/2022	DSP-20053	Multifamily Development
03		DSP-20053-02	Multifamily Development
04			
05			
06			

SHEET 1 OF 5		DATE: APRIL 2021
DESIGNED: YOR	CHECKED: DJB	
CAD STOPS: V8 / NCS		
PROJECT NO: 0706-06-00		

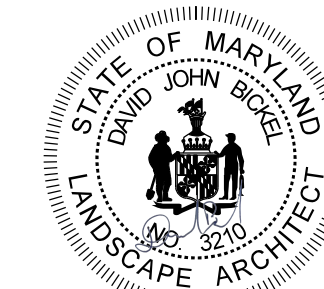
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OWNER / DEVELOPER / APPLICANT
c/o GILBANE DEVELOPMENT COMPANY
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICETTI



PLAN VIEW
TREE CONSERVATION PLAN TYPE II
FOR DSP-20053-02
WEST HYATTSVILLE
2700 HAMILTON STREET, PRINCE GEORGE'S COUNTY, MARYLAND
CHILLUM (7th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY M-X-T
WSSC 200 SHEET 2094E02 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD1983	
DATE APRIL 2021	DESIGNED YOR
DATE YOR	CHECKED DJB
DATE V8 / NCS	VERSION
SHEET 2	OF 5
PROJECT NO. 0706-06-00	

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-001.2017			
APPROVED BY	DATE	DSP	REASON FOR REVISION
00 Megan K. Reiser	7/20/2017	DSP-16029	N/A
01 Suzanne A. Nickle	7/06/2020	DSP-20004	Multifamily Development
02 Marc Juba	2/11/2022	DSP-20053	Multifamily Development
03		DSP-20053-02	Multifamily Development
04			
05			

30 15 0 30 60
SCALE: 1" = 30'



MATCHLINE
SEE SHEET 3

MATCHLINE
SEE SHEET 3

RIVERFRONT AT
WEST HYATTSVILLE METRO
ZONE: M-X-T
USE: RESIDENTIAL

PROPOSED
PARCEL 1
132,886 SQ. FT.
3.96 AC

EXISTING
PARCEL 3
PLAT ONE
WEST HYATTSVILLE PROP CO LLC
P.B. 252 NO. 14
L. 37453 F. 103

EXISTING
PARCEL 3
PLAT ONE
WEST HYATTSVILLE PROP CO LLC
P.B. 252 NO. 14
L. 37453 F. 103

PARCEL A13
WASHINGTON
METRO AREA
TRANS AUTH
L. 05817 F. 737
ZONE: M-X-T
USE: TRANSPORTATION
AND UTILITIES

WEST HYATTSVILLE PROP CO LLC
PARCEL 8
L. 37453 F. 103
ZONE: M-X-T
USE: VACANT

PART PARCEL 1
WASHINGTON
METRO AREA
TRANS AUTH
L. 06362 F. 420
ZONE: I-1
USE: TRANSPORTATION
AND UTILITIES
ZONE: M-X-T

PARKING GARAGE
79,560 GFA

MEDICAL OFFICE
BUILDING
FEE=47.03
44,362 GFA

AGER ROAD
(Public Variable R.O.W.)
PRINCE GEORGE'S CO. RW PLAT NO 517

PR. ENTRANCE SIGN
LOCATION SEE LANDSCAPE
PLANS FOR DETAILS
PUF

PR. ENTRANCE SIGN
LOCATION SEE LANDSCAPE
PLANS FOR DETAILS
PUF

PR. ENTRANCE SIGN
LOCATION SEE LANDSCAPE
PLANS FOR DETAILS
PUF

NO.	REVISIONS	BY	DATE
-----	-----------	----	------

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1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHETTI



PLAN VIEW

TREE CONSERVATION PLAN TYPE II
FOR DSP-20053-02

2700 HAMILTON STREET, HYATTSVILLE, MD 20782

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

TAX MAP 41, E4	ZONING CATEGORY: M-X-T	
WESC 20' SHEET 20RNE02 20TNE02		
SITE DATA HORIZONTAL: NGD83 VERTICAL: NGVD1929		
		
1" = 30'	DATE DESIGNED TECHNICIAN	APRIL 2021 YOR YOR DJB
SHEET OF	CHECKED CAD STG'S VERSION:	DJB V8 / NCS
PROJECT NO. 0706-00-00		



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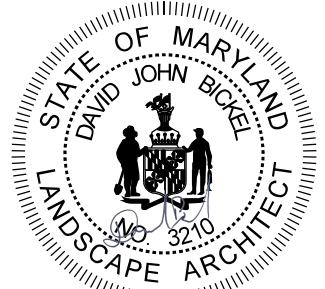
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NO. REVISIONS BY DATE

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TREE CONSERVATION PLAN TYPE II
FOR DSP-20053-02
WEST HYATTSVILLE
2700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP
41, E4

WBSG 200 SHEET
008NE02
207NE02

SITE DATUM
HORIZONTAL: NAD83
VERTICAL: NAVD83

1" = 30'

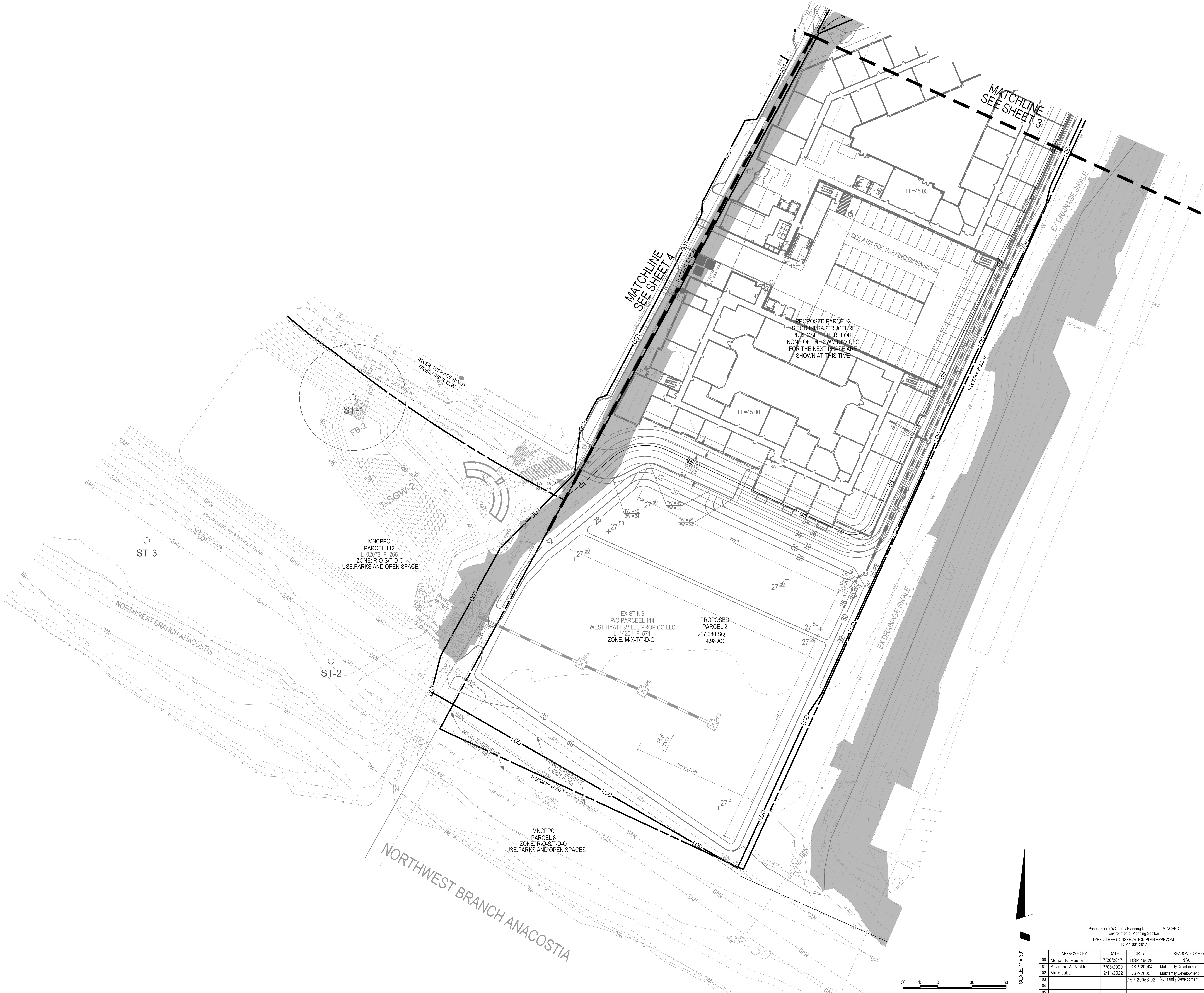
SHEET 4
OF 5

PROJECT NO.
0706-06-00

DATE: APRIL 2021
DESIGNED: YOR
CHECKED: YOR
CAD STOPS: D/B
VERSION: V8 / NCS

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 -001-2017			
APPROVED BY	DATE	DRD	REASON FOR REVISION
00 Megan K. Reiser	7/20/2017	DSP-16029	N/A
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02 Marc Juba	2/11/2022	DSP-20053	Multifamily Development
03		DSP-20053-02	Multifamily Development
04			
05			

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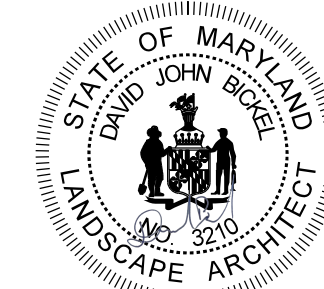
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ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHEITI



PLAN VIEW
TREE CONSERVATION PLAN TYPE II
FOR DSP-20053-02
WEST HYATTSVILLE
2700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY: M-X-T
WSBC 200 SHEET 200NE02 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1989	
DATE: APRIL 2021 DESIGNED: YOR CHECKED: YOR CAD STOPS: D/B VERSION: V8 / NCS	
SHEET 5 OF 5	
PROJECT NO. 0706-06-00	

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 -001-2017			
APPROVED BY	DATE	DRD#	REASON FOR REVISION
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03		DSP-20053-02	Multifamily Development
04			
05			

Lenhart Traffic Consulting, Inc.
Transportation Planning & Traffic Engineering

Memorandum:

Date: **July 16, 2025**

TO: M-NCPPC
 1616 McCormick Drive
 Largo, MD 20774

FROM: Mike Lenhart

RE: DSP-20053-02 (West Hyattsville Phase 2)

The purpose of this memorandum is to provide a trip generation analysis of the proposed DSP as compared to the underlying trip cap.

Parcels 1 and 2 as shown on DSP-20053-02 were the subject of Preliminary Plan 4-20040 which was approved by MNCPPC on October 7, 2021. Preliminary Plan 4-20040 was approved for 750 multifamily units and 15,000 square feet of commercial/retail space with a trip cap of 318 AM and 388 PM peak hour trips as stipulated in Condition #2 of Resolution 2021-122. (Copy of the Resolution is attached to this memorandum).

DSP-20053-02 currently proposes 635 multifamily residential units plus 3,213 square feet of commercial/retail space within the boundary of the plan. The attached trip generation analysis was conducted in accordance with the Transportation Review Guidelines and the approved underlying preliminary plan, and the results show that this Detailed Site Plan will generate 265 AM and 310 PM peak hour trips. Therefore, this plan will remain within the underlying trip cap.

If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Mike

Trip Generation Rates

Apartments (garden and mid-rise, Prince Georges County Rates)

Morning Trips = 0.52 x Units

Evening Trips = 0.60 x Units

Shopping Center (ksf, ITE-820)

Morning Trips = 0.94 x ksf

Evening Trips = 3.81 x ksf

Trip Distribution (In/Out)

20/80

65/35

Trip Distribution (In/Out)

62/38

48/52

Trip Generation Totals

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Apartments (garden and mid-rise, Prince Georges County Rates)	635 units	66	264	330	248	133	381
TOD Reduction Due to WMATA Metro Proximity:	-20% credit	-13	-53	-66	-50	-27	-77
Residential Trips after 20% TOD Credit Due to WMATA Metro Proximity:		53	211	264	198	106	304
Shopping Center (ksf, ITE-820)	3,213 SF	2	1	3	6	6	12
Pass-by trips per MNCPPC Guidelines (50% AM/50% PM)		-1	-1	-2	-3	-3	-6
Commercial Trips after Pass-by Credit:		1	0	1	3	3	6
Total Primary Trips:		54	211	265	201	109	310

NOTE: Trip Generation Rates obtained from the MNCPPC Guidelines and the ITE Trip Generation Manual in effect at the time of the approval.

Traffic Impact Analysis



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

Trip Generation for DSP-20053-02
West Hyattsville Metro

Exhibit
1



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2021-122

File No. 4-20040

RESOLUTION

WHEREAS, WHPC Block 3, LLC & WHPC Block 4, LLC is the owner of an 8.1-acre parcel of land known as of Parcels 2 and 3, and part of Parcel 114, said property being in the 17th Election District of Prince George's County, Maryland, and being zoned Mixed Use Transportation Oriented (M-X-T) and Transit District Overlay (T-D-O); and

WHEREAS, on July 8, 2021, WHPC Block 3, LLC & WHPC Block 4, LLC filed an application for approval of a Preliminary Plan of Subdivision for 2 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-20040 for West Hyattsville was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on October 7, 2021, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended approval of the application with conditions; and

WHEREAS, on October 7, 2021, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-012-2016-01, and further APPROVED Preliminary Plan of Subdivision 4-20040, including a Variation from Sections 24-121(a)(4) and 24-122(a), for 2 parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:
 - a. Revise General Note 24 to include prior parkland dedication under Liber 2073 at folio 262 and Liber 42848 at folio 340.
 - b. Show location of conceptual water and sewer connection lines for Parcel 1 and how the proposed development is to be served by public water and sewer.
 - c. Show location of proposed access to Parcel 1.
2. Total development within the subject property shall be limited to uses which generate no more than 318 AM peak-hour trips and 388 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.

3. A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision, prior to approval any building permits.
4. Prior to approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below (detailed in the applicant's Bicycle and Pedestrian Impact Statement exhibit), in accordance with Section 24-124.01 of the Prince George's County Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
 - a. Widen a 650 linear-foot portion of the West Hyattsville Metro Connector trail, between Ager Road and the West Hyattsville Metro Station, from 5-feet wide to 8-feet wide.
 - b. Improve trail lighting along the 650-linear-foot portion of the West Hyattsville Metro Connector trail.

In the event that the applicant's submission to fulfill off-site requirements listed in Conditions 4a and 4b cannot be coordinated, prior to approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or assignees shall demonstrate that the following alternative adequate pedestrian and bikeway facilities, as designated below (detailed in the applicant's alternative Bicycle and Pedestrian Impact Statement Exhibit), in accordance with Section 24-124.01 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

- c. Provide invasive species control for a 6-acre section along the existing Northwest Branch Trail, as detailed in the applicant's alternative Bicycle and Pedestrian Impact Statement proposal.
- d. Upgrade to continental-style crosswalks along the northern approach at MD 501 and 18th Avenue, the northern approach at MD 501 and Longford Drive, the southern approach at MD 501 and 20th Avenue, the southern approach at MD 501 and 21st Street, the northern approach of Jamestown Road and 29th Avenue, the northern approach of Jamestown Road and 30th Avenue, and the northern and southern approach at Jamestown Road and 31st Avenue.
- e. Upgrade to Americans with Disabilities Act-compliant ramps at the southeast and southwest corners of Nicholson Street and the North Pointe Apartment Complex Western Driveway, the southeast and southwest corners of Nicholson Street and the North Pointe

Apartment Complex Eastern Driveway, the southeast and southwest corners of Nicholson Street and 30th Avenue, and the southwest corner of Nicholson Street and 31st Avenue.

5. Prior to acceptance of a detailed site plan, the applicant shall provide an exhibit that illustrates the location, limits, specifications, and details of the off-site pedestrian and bicyclist adequacy facilities approved with Preliminary Plan of Subdivision 4-20040, consistent with Section 24-124.01(f) of the Prince George's County Subdivision Regulations.
6. Prior to approval of any detailed site plan, the applicant shall update plans and provide an exhibit displaying the location, limits, specifications, and details displaying:
 - a. The extension of 5-foot-wide sidewalk along the subject property's frontage of Little Branch Run until the point of vehicle entry for Parcel 2 and to the Northwest Branch Trail.
 - b. Bicycle parking in parking garages for residential uses and on-site or in the right-of-way for nonresidential uses that is consistent with 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* standards.
 - c. Bicycle fix-it station at each garage bicycle parking area.
 - d. Crosswalks crossing the drive aisle at both points of vehicle entry in the proposed garages.
 - e. A pedestrian and bicycle access of adequate width through the property from the western side of the subject site near Emerald Branch Drive to the pedestrian tunnel for the West Hyattsville Metro Station.
7. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
8. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-012-2016-01). The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-012-2016-01 or most recent revision), or as modified by the Type 2 tree conservation plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of Prince George's County Council Bell CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of the

Maryland-National Capital Park and Planning Commission, Prince George's County
Planning Department.”

9. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved.
10. Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan (TCP1) shall be revised, as follows:
 - a. Revise the net tract area on the TCP1, so it is not less than that of the natural resources inventory and the PPS.
 - b. Show all proposed site improvements consistently between the statement of justification exhibits for primary management area impacts and the TCP1.
 - c. Add the PPS number (4-20040) to the second part of Note 1 of the Standard TCP1 Notes.
 - d. Identify all areas proposed for street tree credit (existing or 10-year canopy coverage) on the TCP1 plan and legend. If any area proposed for street tree credit (existing or 10-year canopy coverage) is located on private land, a woodland conservation easement will be required encompassing the area of canopy coverage.
11. If a woodland conservation easement is required, in accordance with the approved Type 2 tree conservation plan, the following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a woodland conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved.”
12. Prior to signature approval of the preliminary plan of subdivision (PPS), the natural resources inventory must be revised so that the gross tract area is consistent with the PPS.
13. Prior to signature approval of the preliminary plan of subdivision, an approved stormwater management concept plan shall be submitted. The limits of disturbance shall be consistent between the stormwater concept plan and Type 1 tree conservation plans.
14. Development of this site shall be in conformance with the approved Stormwater Management (SWM) Concept Plan (3816-2021-00) and any subsequent revisions. The final plat shall note the SWM concept plan number and approval date.
15. Prior to approval of building permits for residential buildings located on Parcel 1 and Parcel 2 within the unmitigated 65 dBA Ldn noise contour of the Washington Metropolitan Area Transit Authority Metrorail, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that the building shells of structures have been designed to reduce interior noise levels to 45 dBA Ldn or less.

16. Prior to acceptance of a detailed site plan for the multifamily development on Parcels 1 and 2, a Phase II noise report must be submitted to demonstrate that the interior of all buildings can be mitigated to 45 dBA Ldn or less, and that all outdoor activity areas can be mitigated to 65 dBA Ldn or less.
17. Prior to approval of building permits for Parcels 1 and 2, the applicant, and the applicant's heirs, successors, and/or assignees shall submit evidence to the Subdivision Section of the Development Review Division that the vibration study dated May 4, 2021, prepared by Hush Acoustics LLC, Vibration Analysis, has been submitted to the Prince George's County Department of Permitting, Inspections and Enforcement.
18. The following note shall be placed on the final plat for parcels exposed to vibration impacts above the Federal Trade Authority levels for residential buildings and noise levels above state standards:

“This property is located within close proximity to a Metro line and may be subject to ‘feelable vibration’ and noise impacts.”
19. Prior to approval of the final plat, the applicant shall provide a disclosure notice notifying future occupants of the potential exposure to noise and vibration impacts of the adjacent Metro tracks. The draft disclosure notice shall be submitted to the Maryland-National Capital Park and Planning Commission for review and approval. The disclosure shall be included in all lease, rental, or purchase contracts for occupants, and the occupants shall sign an acknowledgement of receipt of the disclosure.
20. Prior to approval of a final plat:
 - a. The final plat shall note the Prince George's County Planning Board's approval of a variation from Section 24-122(a) of the Prince George's County Subdivision Regulations, in accordance with the approving resolution for Preliminary Plan of Subdivision 4-20040, for the location of the public utility easement along Little Branch Run.
 - b. The final plat shall note the Prince George's County Planning Board's approval of a variation from Section 24-121(a)(4) of the Prince George's County Subdivision Regulations, in accordance with the approving resolution for Preliminary Plan of Subdivision 4-20040, for parcels not meeting the minimum lot depth requirement.
21. The applicant, and the applicant's heirs, successors, and/or assignees shall provide adequate and developable areas for private on-site recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines for development proposed for Parcel 2. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for adequacy, proper siting, and establishment of triggers for construction with the submittal of the detailed site plan for Parcel 2.

22. The applicant, and the applicant's heirs, successors, and/or assignees shall submit three original recreational facilities agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of recreational facilities on-site for approval, prior to submission of a final plat for Parcel 2. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber/folio indicated on the final plat, prior to recordation.
23. The applicant, and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of the on-site recreational facilities listed in the recreational facilities agreement, prior to issuance of any building permits for development on Parcel 2.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject site consists of Parcels 2 and 3, shown on a plat for Riverfront at West Hyattsville Metro Station, recorded in Plat Book ME 252 page 14 on June 19, 2019, and part of Parcel 114, recorded in the Prince George's County Land Records in Liber 44201 at folio 571. The subject property is 8.1 acres in the Mixed Use-Transportation Oriented (M-X-T) and Transit District Overlay (T-D-O) Zones and is subject to the 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* (TDDP).

This preliminary plan of subdivision (PPS) includes two parcels for mixed-use development consisting of 750 multifamily dwelling units and 15,000 square feet of commercial gross floor area. The approved development conforms to the purpose and intent of the TDDP.

PPS 4-15020 was approved by the Prince George's County Planning Board on March 2, 2017, for 183 lots and 32 parcels, which includes the area of Parcels 2 and 3 of the Riverfront at West Hyattsville Metro Station, for mixed-use development on an overall 18.45-acre property. Parcels 2 and 3 were subsequently platted in accordance with 4-15020. The proposal to change the lot configuration and quantities of land use requires the approval of a new PPS and determination of adequacy. This PPS supersedes 4-15020 for Parcels 2 and 3 and combines them into one parcel. Approximately 5.01 acres of Parcel 114 are also included in the PPS. Parcel 114 is subject to PPS 4-05145, which was approved by the Planning Board on December 21, 2006, for mixed-use development on a gross tract area of 44.56 acres. PPS 4-05145 depicts residential use for the portion of Parcel 114 now included in this PPS. Development, as approved under 4-05145, never came to fruition. This PPS supersedes 4-05145 for a 5.01-acre portion of Parcel 114 and creates one parcel. In total, two parcels (Parcel 1 and Parcel 2) are included in this PPS approval for mixed-use development.

Two variations from the Prince George's County Subdivision Regulations are approved with this PPS. The site abuts the West Hyattsville Metro Station and its train tracks along the southeastern property boundary. Section 24-121(a)(4) of the Subdivision Regulations requires that residential lots adjacent to existing or planned transit right-of-way shall be platted with a minimum depth of 300 feet. The applicant requested approval of a variation to allow the two parcels adjacent to the Metro station to deviate from this requirement, which is discussed further in this report.

The site abuts Little Branch Run to the north and west, an existing variable width public right-of-way. In accordance with Section 24-122(a) of the Subdivision Regulations, the public utility companies require 10-foot-wide public utility easements (PUEs) to be provided along all public rights-of-way. The applicant requested approval of a variation to not provide a 10-foot-wide PUE along the property's frontage with Little Branch Run, which is discussed further in this report.

3. **Setting**—The subject site is located on Tax Map 41 in Grid E4 and is within Planning Area 68. The site is located west of the intersection of Ager Road and Lancer Drive, in the City of Hyattsville. The following development abuts the subject site and is also located within the T-D-O Zone: West Hyattsville Metro Station in the M-X-T Zone is located to the east, the right-of-way of Little Branch Run to the north and west with townhouse development in the M-X-T Zone located beyond, and parkland owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved Open Space Zone to the south and southwest. The properties located beyond M-NCPPC-owned parkland are also within the T-D-O Zone and are developed with commercial uses in the Commercial Miscellaneous and Commercial Shopping Center Zones.

The entire site has been previously graded, with the northern portion currently being actively used as staging area for construction of townhomes adjoining Little Branch Run.

4. **Development Data Summary**—The following information relates to the subject PPS and the approved development.

	EXISTING	APPROVED
Zone	M-X-T/T-D-O	M-X-T/T-D-O
Use(s)	Vacant	Mixed Use
Acreage	8.1	8.1
Dwelling Units	0	750 Multifamily
Gross Floor Area	0	15,000 sq. ft. Commercial
Parcels	3	2
Lots	0	0
Outlots	0	0
Variance	No	No
Variation	No	Yes Section 24-121(a)(4) Section 24-122(a)

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on July 23, 2021. The requested variation from Section 24-122(a) was accepted on July 8, 2021, and heard at the SDRC meeting on July 23, 2021, as required by Section 24-113(b) of the Subdivision Regulations. The requested variation from Section 24-121(a)(4) was accepted on July 28, 2021, and heard at the SDRC meeting on August 6, 2021, as required by Section 24 -113(b).

5. **Previous Approvals**—The site was subject to a previously approved Conceptual Site Plan CSP-05006, approved by the Prince George’s County District Council on August 8, 2008, and PPS 4-05145, approved by the Planning Board on December 21, 2006. Both the CSP and PPS included a larger land area (44.57 acres) of which the subject property was included. The development approved under these plans was never constructed and, therefore, the conditions of these previous approvals do not apply.

On March 7, 2017, the Planning Board approved PPS 4-15020 for mixed-use development, which superseded CSP-05006 and PPS 4-05145 for a portion of the 44.57 acres. PPS 4-15020 for the Riverfront at West Hyattsville Metro Station included the area of Parcels 2 and 3 of the subject property, and approved mixed-use development for this area. Parcels 2 and 3 were subsequently platted, in accordance with 4-15020. This PPS supersedes 4-15020 for Parcels 2 and 3 and 4-05145 for Parcel 114. Approval of this PPS supersedes the previous approvals and provides an adequacy analysis based on the development evaluated herein. A new CSP approval is not required, due to the submittal requirements set forth in Section 27-290.01 of the Prince George’s County Zoning Ordinance, which provides that the elements normally required with a CSP approval shall be incorporated into the detailed site plan (DSP) review.

6. **Community Planning**—The 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and conformance with the Master Plan are evaluated as follows:

Plan 2035

Plan 2035 designates the subject site in the West Hyattsville local transit center. Local transit centers are focal points for development and civic activity based on their access to transit or major highways. The plan contains recommendations for directing medium- to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them throughout the Established Communities. These centers are envisioned as supporting walkability, especially in their cores and where transit service is available.

Master Plan

The TDDP recommends Greenway: Parks & Open Space, Structured Parking, Townhouses: 2-4 Stories, and Condominiums: 4-6 Stories on Parcel 114 (proposed Parcel 2).

The TDDP, as amended through the approved DSP-16029 by the District Council on April 25, 2017, approved the placement of Parcels 2 and 3 (proposed Parcel 1) in the Multifamily Preferred Land Use category.

In addition, the TDDP recommends “moderate- to higher-density development, located within an easy walk of a major transit stop, generally with a mix of residential, employment, and shopping opportunities, designed for pedestrians without excluding the automobile,” (page 9).

The multifamily with limited ground floor retail and integrated parking uses meets this plan’s vision for transit-oriented development within walking distance of the West Hyattsville Metro Station that will “promote transit ridership” and produce neighborhoods that are “compact, mixed-use, and pedestrian-friendly,” (page 9).

SMA/Zoning

The 2006 *Approved Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* retained the subject property in the M-X-T Zone and superimposed the T-D-O Zone. The M-X-T Zone is intended to encourage transit- and pedestrian-friendly, mixed-residential, and commercial development around transit stations or stops (page 50).

Overlay Zone Conformance

The applicant proposes multifamily buildings with limited ground floor retail and integrated parking uses on proposed Parcels 1 and 2. Parcel 1 was included in DSP-16029, which amended the Preferred Land Use Map to “Condominiums: 4-6 Stories” (Notice of Final Decision of the District Council dated April 25, 2017). The Detailed Use Table in the TDDP permits multifamily dwellings with ground floor retail. The portion of tax Parcel 114 included within the PPS (proposed Parcel 2) was not included in DSP-16029. Proposed Parcel 2 consists of Blocks DD, EE, and a portion of CC. On the Preferred Land Use Plan, Blocks DD and EE on the Block Registration Plan (Map 13 of the TDDP) are designated as “Condominiums: 4-6 Stories”, while Block CC (which is split by the boundary of proposed Parcel 2) is a mix of “structured parking” and “Townhouses: 2-4 stories”. The proposed development of multifamily with structured parking and ground floor retail immediately abutting the Metro station is in conformance with the Preferred Land Use Plan. However, the finding of conformance is not a determination concerning permitted uses which will be addressed at the time of DSP.

Pursuant to Section 24-121(a)(5), this PPS conforms to the purpose and intent of the TDDP because the multifamily with limited ground floor retail and integrated parking uses meets the plan's vision for transit-oriented development within walking distance of the West Hyattsville Metro Station that will "promote transit ridership" and produce neighborhoods that are "compact, mixed-use, and pedestrian-friendly" (page 9).

7. **Stormwater Management**—A Stormwater Management (SWM) Concept Plan (3816-2021-00) for the proposed development on the site is currently being reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). An unapproved copy of the SWM concept plan was submitted by the applicant. However, the grades, limit of disturbance, and impervious areas as shown on the SWM concept plan do not match the Type 1 tree conservation plan (TCP1).

The SWM concept plan shows the use of one large, submerged gravel wetland structure proposed on the southernmost section of the property. A floodplain waiver from DPIE dated November 20, 2020, was submitted with this application granting permission to build within the existing developed 100-year floodplain, subject to nine conditions. Conformance with the provisions of the Prince George's County Code and state regulations with regard to SWM will be reviewed by DPIE and reflected on an approved SWM concept plan. The applicant must submit an approved SWM concept plan prior to signature approval of the PPS, and the limits of disturbance on the SWM concept plan and TCP1 must match.

In accordance with Section 24-130 of the Subdivision Regulations, development of the site shall conform with the SWM concept approval and any subsequent revisions, to ensure that no on-site or downstream flooding occurs.

8. **Parks and Recreation**—Per Section 24-134(a) of the Subdivision Regulations, at the time of PPS, residential development is subject to the mandatory dedication of parkland.

Parcel 1 of this PPS was included in PPS 4-15020. Section 24-134(a)(3)(D) states that any resubdivision of property on which land was previously dedicated, or fee-in-lieu paid, the applicant shall be credited to the extent that the land dedication or fee would otherwise be required upon such resubdivision.

The applicant previously donated 4.29 acres of land south of Riverfront West Hyattsville to M-NCPPC in 1957 (this deed of conveyance is recorded in the County Land Records in Liber 2073 at folio 262). As conditioned by approval of PPS 4-15020, an additional 12,263 square feet or 0.28-acre of land adjacent to M-NCPPC parkland was dedicated, to create and maintain a consistent and uniform 48-foot-wide public right-of-way adjacent to the existing parkland.

Given the prior 4.29-acre land dedication, the mandatory dedication of parkland requirement for Parcel 1 has been met. However, Section 24-134(a) requirements are not met for Parcel 2. Based on the density of the project, land dedication of 0.89 acre would be required.

The applicant proposed private on-site recreational facilities to address the mandatory dedication of parkland requirement for Parcel 2. The adequacy of the existing and proffered recreational facilities was evaluated in accordance with the Prince George's County Parks and Recreation Facilities Guidelines, and it was found that the applicant's proposal of private on-site recreational facilities does not meet the requirements of Section 24-134(b). Based on the density of 375 multifamily dwelling units for Parcel 2, this PPS is subject to the requirement of on-site recreational facilities of a minimum value of \$346,369. The applicant is proposing on-site recreational facilities of a \$266,011 value, which does not meet the required dollar amount. On-site recreational facilities are appropriate for the site, however, additional on-site recreational facilities shall be required to meet the minimum value requirement.

Other Considerations

The applicant is proposing to transform a total of 2.55 acres of 100-year floodplain located on the property into a permanent developable area. The remaining 2.18 acres of the 100-year floodplain will serve as a SWM facility and provide compensatory storage. Public recreational facilities and two SWM facilities are under construction in Riverfront West Hyattsville (DSP-17044-01) in the M-NCPPC property located adjacent to the proposed SWM facility on the subject site. As the same owner for these two properties, the applicant has a maintenance agreement with M-NCPPC to provide ongoing maintenance for the two SWM facilities. Given the proximity of the proposed SWM facility in this PPS to the public recreational facilities to the north, the applicant must consider the impact of the overall design, future construction, and maintenance of these facilities to achieve a safe, accessible, and appealing riverfront park.

In the TDDP, one of the most notable natural features of the area is the existing floodplain and stream corridor of the northwest branch of the Anacostia River and two of its tributaries: Sligo Creek and Northwest Tributary 2. These streams are contained within a central public park/open space network that includes several sport and recreational features. The opportunities suggested include, but are not limited to integrated bike and pedestrian facilities, a foot/bike bridge crossing the stream channel and linking the Queenstown neighborhood with the Metro station and surrounding development; ball fields; playgrounds; preserved, created, and/or enhanced wildlife habitat; and seating, picnic, and game areas. Considering the site's southern boundary line abuts the northwest branch of the Anacostia River and Anacostia Tributary Trail, the subject property has an instrumental role in realizing the vision of the TDDP.

Given the subject property's proximate location to the public recreational facilities on the adjoining M-NCPPC parkland, the applicant should collaborate with M-NCPPC closely to ensure that the proposed SWM facility provides a holistic solution for storing floodwater and serves as a safe and well-maintained storage facility.

Given the subject property's significant location abutting North Branch Anacostia River and Anacostia Tributary Trail, the applicant should design and implement a strategy to promote the vision of the TDDP with a safe, environmentally sensitive, and appealing riverfront experience for the West Hyattsville community. These elements will be further evaluated with review of the DSP.

9. **Pedestrian and Bicycle Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the TDDP, and the Subdivision Regulations to provide the appropriate pedestrian and bicycle transportation facilities.

Previous Conditions of Approval

PPS 4-15020 was approved for the Riverfront at West Hyattsville, which includes a portion of the subject property. Conditions 5 and 24 discuss off-site bicycle and pedestrian improvements required by Section 24-104.01 and are copied below:

5. **Prior to approval of any building permits for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities (BPIS), as designated below or as modified by DPW&T/DPIE/DPR, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:**
- a. **Provide trail lighting along the M-NCPPC Stream Valley Trail from the West Hyattsville Metro Station where the Metro rail line intersects with the trail to Queens Chapel Road, in accordance with Condition 24.**
24. **Prior to certification of the detailed site plan, an exhibit shall be submitted showing the location, limits, specifications, and details for the off-site trail lighting and security cameras along the stream valley trail between the West Hyattsville Metro Station (or the limits of the trail improvements required as part of the stormwater management work) and Queens Chapel Road, pursuant to Section 24-124.01(f) of the Subdivision Regulations. A cost estimate shall be provided for the facilities shown on the exhibit. The cost of the off-site facilities shall not exceed the cost cap specified in Section 24-124.01(c).**

The subject property falls within the Plan 2035 West Hyattsville Metro Local Transit Center and the 2002 General Plan West Hyattsville Community Center and is subject to a finding of pedestrian and bikeway adequacy, pursuant to Section 24-124.01.

A portion of the subject property was already evaluated for pedestrian and bikeway adequacy under PPS 4-15020. The improvements associated with Conditions 5 and 24 of 4-15020 have been completed. While a portion of the subject property falls within the bounds of 4-15020 and off-site bicycle and pedestrian improvements have been made, in accordance with the prior conditions of approval of 4-15020, this PPS requires a new finding of bicycle and pedestrian adequacy, and in turn a new Bicycle and Pedestrian Impact Statement (BPIS). A BPIS was

provided and is incorporated by reference herein. The BPIS contains an exhibit displaying proposed off-site improvements (Appendix A14 and A15), as well as a table displaying the costs of the off-site improvements (Appendix B). The applicant proposed to widen a 650-linear-foot portion of the West Hyattsville Metro Connector trail, between Ager Road and the West Hyattsville Metro Station, from 5-feet wide to 8-feet wide, and provide improved trail lighting along this stretch.

This PPS includes 750 dwelling units and 15,000 square feet of commercial use, which results in a cost cap of \$230,250, which was determined by multiplying the number of dwelling units (750) by \$300 per dwelling, and multiplying the square-footage of commercial development (15,000 square feet) by \$0.35, as required by Section 24-104.01. The total cost of the removal and widening of the sidewalk portion (650 linear feet or 5,200 square feet) is estimated to cost \$93,600. The total cost of improved lighting on this stretch is estimated to cost \$76,050. The applicant has included a contingency cost of \$60,600 because these improvements must be coordinated with and approved by the Washington Metropolitan Area Transit Authority (WMATA).

The underlying subdivision, 4-15020, was approved for 10,000 square feet of nonresidential uses and 483 dwelling units and had a BPIS cost cap of \$148,400. Since its approval, DSP-16029 was approved for 183 dwelling units and DSP-20004 was approved for 44,362 square feet of nonresidential development. This represents approximately \$70,426.70 of the previously approved cost cap. The remaining section represents 300 dwelling units minus the 34,362 square feet of nonresidential use that exceeds the originally approved 10,000 square feet. In terms of the cost cap, this is a difference of \$77,973.26, which should be applied to the current application.

The base cost cap for the subject site with the credit included is \$152,276.70. Once this amount is indexed for inflation using the Bureau of Labor Statistics Consumer Price Index inflation calculator to account for inflation between June 2013 (the effective date of the legislation) and today, the cost cap is \$177,183.13.

As stated above, the improvements associated with the applicant's BPIS submission will require coordination and approval with WMATA. In the event that the applicant and WMATA cannot come to an agreement on the design and construction of the sidewalk facilities and improved lighting, the applicant proposed an alternate for BPIS improvements. The alternative proposal, which was provided and incorporated by reference herein, proposes to provide invasive species control along the existing Northwest Branch Trail and pedestrian improvements at nearby intersections. Specifically, the applicant proposes to remove 6-acres worth of the invasive vine commonly known as Chocolate Vine, and the invasive perennial commonly known as Japanese Knotweed. Removal of these species would improve environmental features in the immediate vicinity of the subject property while improving sight lines for pedestrians using the trail. The scope of work and right of access within M-NCPPC-owned property will be subject to approval of the Prince George's County Department of Parks and Recreation. The alternative improvements also include upgrading seven intersections with continental style crosswalks. These locations include the northern approach at MD 501 and 18th Avenue, the northern approach at MD 501 and Longford Drive, the southern approach at MD 501 and 20th Avenue,

the southern approach at MD 501 and 21st Street, the northern approach of Jamestown Road and 29th Avenue, the northern approach of Jamestown Road and 30th Avenue, and the northern and southern approach at Jamestown Road and 31st Avenue. Lastly, the applicant proposed to upgrade ramps to Americans with Disabilities Act-compliance at four intersections.

These locations include the southeast and southwest corners of Nicholson Street and the North Pointe Apartment Complex Western Driveway, the southeast and southwest corners of Nicholson Street and the North Pointe Apartment Complex Eastern Driveway, the southeast and southwest corners of Nicholson Street and 30th Avenue, and the southwest corner of Nicholson Street and 31st Avenue. This proposal for alternative improvements is approved, in order to fulfill the requirements of Section 24-124.01.

Demonstrated Nexus Finding

The applicant has proffered to widen a 650-linear-foot portion of the West Hyattsville Metro Connector, between Ager Road and the West Hyattsville Metro Station, from 5-feet-wide to 8-feet-wide and provide improved trail lighting along this stretch. The applicant's proffer to fulfill the off-site pedestrian and bicycle improvements are all within 0.25 mile of the subject property. The off-site pedestrian and bikeway facilities proffered by the applicant and those required herein will improve pedestrian and bicycle movement in the immediate vicinity of the subject property, while also complementing nearby development.

Pursuant to Section 24-124.01, there is a demonstrated nexus between the proffered and required pedestrian and bikeway facilities for the approved development and nearby destinations.

The proffered and required off-site facilities will contribute to meeting the Pedestrian and Bicycle Adequacy Findings, pursuant to Section 24-124.01(b) and are within the cost cap pursuant to Section 24-124.01(c).

The applicant proposed invasive species control over a 6-acre area and pedestrian improvements at several intersections within the immediate vicinity of the subject property as alternative improvements designed to fulfill the requirements of Section 24-124.01. The removal of invasive species would be located along the existing Northwest Branch Trail, directly south of the subject property. Intersection improvements are located to the north and southwest of the subject property. The location of the alternative improvements meets the requirements as a demonstrated nexus to provide off-site bicycle and pedestrian improvements, in relation to the subject site.

A memorandum dated September 2, 2021, received from the Prince George's County Department of Public Works and Transportation, states the following: "To improve safety and connectivity in the vicinity of the West Hyattsville Metro Station, the developer should extend the existing sidewalk along Jamestown Road to MD 500 (Queens Chapel Road). This recommendation is consistent with the Prince George's County Vision Zero efforts."

The input of outside agencies is appreciated regarding alternative off-site improvements designed to fulfill the applicant's BPIS requirements. In this case, the applicant shall provide the original proffer of widening the West Hyattsville Metro Connector from 5 to 8 feet wide and improving sight lighting along this stretch.

Master Plan of Transportation Compliance

This development case is subject to the MPOT, which recommends the following facilities:

Existing West Hyattsville Metro Connector & Existing Northwest Branch Trail

As previously discussed, the applicant's BPIS proposal includes upgrading a 650-linear-foot portion of the West Hyattsville Metro Connector trail to 8 feet wide, with improved lighting on this stretch.

The MPOT provides policy guidance regarding multimodal transportation, and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The MPOT also includes a goal and a series of policies for achieving a continuous network of pedestrian and bicycle facilities (page 7).

Goal: Provide a continuous network of sidewalks, bikeways, and trails that provides opportunities for residents to make some trips by walking or bicycling, particularly to mass transit, schools, employment centers, and other activity centers.

Policy 9: Provide trail connections within and between communities as development occurs, to the extent feasible and practical.

The vehicular entrance to the subject property is located approximately 250 feet southwest of Ager Road. Access within the subject property will be provided along Little Branch Run, which is located in between the subject property and the townhouse development to the west, which was approved under DSP-17044. Little Branch Run displays an 8-foot-wide sidewalk along its western frontage and a 5-foot-wide sidewalk along a portion of its eastern frontage, which borders the subject property. The sidewalk that fronts the subject property appears to terminate just north of the existing Washington

Suburban Sanitary Commission easement and the existing stormdrain easement. The applicant shall provide a continuous 5-foot-wide sidewalk along the subject property's frontage of Little Branch Way until it reaches the point where vehicles enter the drive aisle to access the parking garage of Parcel 2 and to the Northwest Branch Trail. The applicant shall also provide a pedestrian and bicycle pathway from the west side of the property near Emerald Branch Drive to the tunnel entrance for the Metrorail station. In addition, crosswalks crossing the drive aisle at points of vehicle entry at the proposed garages are required. These facilities will contribute to meeting pedestrian and bikeway adequacy within the subdivision. These facilities shall be shown on a DSP, prior to its approval.

Bicycle and bicycle parking recommendations are displayed on pages 116–118 of the TDDP. Per Section 4–Bicycle Parking Locations:

Parking Structures: Required bicycle parking within a structure shall be located in or near main entrances or elevators to provide for pedestrian safety, visibility, and security of property.

On Site: Bicycle parking (not located within a parking structure) shall be located on site within 50-feet of main building entrance. Bicycle parking shall not obstruct walkways.

Right-of-Way: Bicycle parking may be located in the public right-of-way with the approval of the Maryland State Highway Administration, Prince George's County Department of Public Works and Transportation, and the City of Hyattsville.

The TDDP also provides a minimum parking ratio for bicycles on page 116. One bicycle parking space is required for every 20 motor vehicle spaces.

The applicant shall provide bicycle parking on-site or in the right-of-way for any nonresidential uses and within parking garages for residential uses. The applicant shall also provide bicycle parking consistent with the TDDP standards and should provide fewer motor vehicle parking spaces than one space per residential unit, additional bicycle parking shall be provided in the parking garages. Moreover, outdoor bicycle parking shall be provided at a location convenient to the entrances of the nonresidential uses. Lastly, the applicant shall provide bicycle fix-it stations within both garages. At the time of DSP, the amount and location of bicycle parking shall be further evaluated.

An exhibit shall be provided illustrating the pedestrian and bicycle circulation and adequacy throughout the subdivision (on-site facilities). This exhibit shall show all proposed sidewalks, crosswalks, and bicycle parking, consistent with Section 24-124.01.

Based on the preceding findings, adequate pedestrian and bicycle transportation facilities will exist to serve the subdivision, as required, in accordance with Section 24-124.

- 10. Transportation**—The subject property is located within Transportation Service Area 1, as defined in Plan 2035. The applicant proposes 750 multifamily dwelling units and 15,000 square feet of retail use. Transportation-related findings related to adequacy are made with this PPS, along with any determinations related to dedication, access, and general subdivision layout. To evaluate the impact of the proposed development, the applicant provided a traffic impact study (TIS), dated February 23, 2021. The findings and recommendations outlined below are based upon a review of this study and analyses conducted consistent with the “The Transportation Review Guidelines, Part 1” (Guidelines).

Analysis of Traffic Impacts

The table below summarizes trip generation in weekday peak hours that was used in reviewing traffic and developing a trip cap for the site:

Weekday Trip Generation Summary								
Land Use	Use Quantity	Metric	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments (garden and mid-rise)	750	Unit	62	250	312	234	126	360
Note: residential trips are 20% transit-oriented development credit due to WMATA Metro proximity								
Shopping Center (ITE-820)	15,000	1,000 sq. ft. GFA	4	2	6	13	15	28
Note: pass-by trips per M-NCPPC guidelines (50 percent AM/50 percent PM)								
Recommended Weekday Trip Cap			66	252	318	247	141	388

The traffic study intersections include:

- MD 500 at MD 501 (signalized)
- MD 500 at Ager Road (signalized)
- MD 500 at Hamilton Street (signalized)
- Ager Road at Hamilton Street (signalized)
- Ager Road at Jamestown Road (Jamestown Road is stop-controlled)
- Ager Road at WMATA Bus Loop (WMATA Bus Loop is stop-controlled)
- Ager Road at the proposed medical office building access (the access is stop-controlled)
- Ager Road at Site Access/Lancer Drive (Site Access/Lancer Drive is stop-controlled)
- Ager Road at Nicholson Street (Nicholson Street is stop-controlled)

The subject property is located within the Developed Tier, as defined in Plan 2035. As such, the subject property was evaluated according to the following standard:

Signalized intersections: The critical lane volume (CLV) method should be used to measure the level-of-service (LOS). LOS E, with signalized intersections operating at a CLV of 1,600 or better will be acceptable.

Unsignalized intersections: The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted, and the standards are explained below:

For two-way stop-controlled intersections a three-part process is employed:

(a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed, (d) a CLV no more than 1,150 will be acceptable.

For all-way stop-controlled intersections a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed, (c) a CLV no more than 1,150 will be acceptable.

Existing Traffic

The following critical intersections, interchanges and links identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM, and PM)	
Ager Road at Hamilton Street (signalized)	421	799	A	A
MD 500 at Ager Road (signalized)	677	855	A	A
MD 500 at Hamilton Street (signalized)	605	1194	A	C
MD 500 at MD 501 (signalized)	651	1232	A	C
Ager Road at Nicholson Street (unsignalized)	18.7*	669	-	A
Ager Road at Site Access/Lancer Drive (unsignalized)	16.6*	20.9*	-	-
Ager Road at WMATA Bus Loop (unsignalized)	N/A	N/A	N/A	N/A
Ager Road at Jamestown Road (unsignalized)	10.5*	11.3*	-	-
Ager Road at Hamilton Street (signalized)	9.3*	11.0*	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Background Traffic

The study intersections along MD 500 are programmed for landscaped medians with sidewalk and crosswalk improvements within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program. Ager Road is included in the Prince George's County Capital Improvement Program utilizing the complete street concept. Approved but unbuilt developments were identified within the study area, and background traffic was developed. A 0.5 percent annual growth rate for a period of 6 years was assumed.

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM, and PM)	
Ager Road at Hamilton Street (signalized)	514	925	A	A
MD 500 at Ager Road (signalized)	738	935	A	A
MD 500 at Hamilton Street (signalized)	641	1302	A	D
MD 500 at MD 501 (signalized)	695	1301	A	D
Ager Road at Nicholson Street (unsignalized)	21.7*	723	-	A
Ager Road at Site Access/Lancer Drive (unsignalized)	18.1*	620	-	A
Ager Road at the proposed medical office (unsignalized)	10.2*	11.3*	-	-
Ager Road at WMATA Bus Loop (unsignalized)	11.3*	12.6*	-	-
Ager Road at Jamestown Road (unsignalized)	12.1*	11.7*	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Total Traffic

The following critical intersections, interchanges and links identified above, when analyzed with total future traffic as developed using the Guidelines including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM, and PM)	
Ager Road at Hamilton Street (signalized)	638	1028	A	B
MD 500 at Ager Road (signalized)	814	1010	A	B
MD 500 at Hamilton Street (signalized)	676	1364	A	D
MD 500 at MD 501 (signalized)	737	1342	A	D
Ager Road at Nicholson Street (unsignalized)	24.0*	742	-	A
Ager Road at Site Access/Lancer Drive (unsignalized)	813	1007	A	B
Ager Road at the proposed medical office (unsignalized)	11.1*	11.9*	-	-
Ager Road at WMATA Bus Loop (unsignalized)	12.8*	13.9*	-	-
Ager Road at Jamestown Road (unsignalized)	9.9*	12.9*	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Based on the analysis results, all the signalized study intersections will operate at LOS D or better during the weekday peak hours. At the unsignalized intersections, the maximum movement delay will be less than 50.0 seconds or the maximum CLV will be no more than 1,150. Because the analysis results are fewer, in accordance with the Guidelines, the Planning Board deems the site’s impact at this location to be acceptable. A trip cap consistent with the trip generation is assumed for the site.

Plan Comments

The site is not within or adjacent to any master plan facilities identified in the MPOT. The site is adjacent to WMATA Green/Yellow Line. The access is proposed from Little Branch Run. The TIS was referred out to County and State agencies for review and comment. A memo dated September 2, 2021 (Giles to Gupta), provided DPIE’s review of the TIS submitted by the applicant. The memo summarizes the additional analyses, which DPIE will require at the permitting stage of the project. Two letters dated August 11, 2021 and September 16, 2021 from the Maryland State Highway Administration (SHA) to Mike Lenhart, the applicant’s traffic consultant, were also received. In these letters, some of the reviewers within SHA offered no comments, while others stated that the traffic counts used for the analyses needed to be revised. In response, it was determined that the traffic counts were taken and used in accordance with the Guidelines and departmental policy regarding traffic counts affected by the COVID-19 Pandemic.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, as required, in accordance with Section 24-124.

11. **Public Facilities**—In accordance with Section 24-122.01, water and sewerage, police, and fire and rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section, dated September 1, 2021 (Perry to Gupta), incorporated by reference herein.
12. **Schools**—This PPS was reviewed for impact on school facilities, in accordance with Section 24-122.02 and Prince George’s County Council Resolution CR-23-2001. The subject property is located within Cluster 2, which is located inside I-95/I-495 (Capital Beltway). An analysis was conducted, and the results of the analysis are as follows:

Impact on Affected Public School Cluster by Dwelling Units

	Elementary School Cluster 2	Middle School Cluster 2	High School Cluster 2
Multifamily (MF) Dwelling Units	750 DU	750 DU	750 DU
Pupil Yield Factor (PYF) – Multifamily	0.162	0.089	0.101
MF x PY=Future Subdivision Enrollment	122	67	76
Adjusted Student Enrollment 9/30/2019	22,492	9,262	9,372
Total Future Student Enrollment	22,614	9,329	9,448
State Rated Capacity	19,425	7,121	8,494
Percent Capacity	116 percent	131 percent	111 percent

Section 10-192.01 of the Prince George’s County Code establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24 of the County Code. The current amount is \$10,180 per dwelling if a building is located between I-95/I-495 (Capital Beltway) and the District of Columbia; \$10,180 per dwelling if the building is included within a basic plan or CSP that abuts an existing or planned mass transit rail station site operated by WMATA; or \$17,451 per dwelling for all other buildings. This project is between I-95/I-495 and the District of Columbia; thus, the surcharge fee is \$10,180. Per Section 10-192.01(c)(1)(A), this project proposes multifamily units within the approved West Hyattsville T-D-O Zone, therefore the school facilities surcharge fee may be reduced by 50 percent to \$5,090. This fee is to be paid to DPIE, at time of issuance of each building permit.

13. **Use Conversion**—The total development included in this PPS is approved for 750 multifamily dwelling units and up to 15,000 square feet of commercial gross floor area in the M-X-T Zone. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings will require approval of a new PPS, prior to approval of any building permits.
14. **Public Utility Easement**—Section 24-122(a) requires PUEs along public streets. The standard requirement for PUEs is 10-foot-wide along both sides of all public rights-of-way. The subject site fronts on public right-of-way Little Branch Run to the west. The applicant filed a variation

request from Section 24-122(a) for provision of PUE along Little Branch Run and is further discussed below.

Variation from Section 24-122(a)

The PPS does not provide a PUE contiguous to Little Branch Run. Section 24-122(a) states the following:

- (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.**

The standard requirement of the public utility companies is to provide a 10-foot-wide PUE along all public roadways. Section 24-113(a) sets forth the required findings for approval of variation requests, as follows:

- (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 further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:**

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

The location, alignment and width of Little Branch Run Road was approved as part of PPS 4-15020, which also granted a variation from Section 24-122(a) to allow nonstandard PUEs along this road. Specifically, the PUEs along Little Branch Run (west to east) are 6 to 10 feet wide, toward the eastern end, and are set back from the right-of-way. The properties located west of Little Branch Run are currently being developed as townhouses, while the east side of this road fronts only the subject property. The road will not be extended in either the north or south direction in future, since Little Branch Run intersects with Ager Road in the north, and truncates in the south at M-NCPPC-owned parkland. The PUE located along the west side of Little Branch Run was approved with PPS 4-15020, in order to serve the townhouse development, and will be utilized to serve the multifamily buildings proposed in this PPS. The omission of the PUE along the east side of Little Branch Run will have no impact on the PUEs already provided and available for this development, and to surrounding

developments. Therefore, the granting of the variation will not be detrimental to the public safety, health, or welfare or injurious to others or 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;

The subject property is adjacent to the West Hyattsville Metro Station to the east. Little Branch Run delineates the western boundary of the property, and the southern boundary is defined by M-NCPPC property which includes the northwest branch of the Anacostia River. The right-of-way for Little Branch Run Road is recorded with a 10-foot-wide PUE along the west side, and existing utilities are available to serve the townhouse community to the west. In addition, the development of this site is guided by Plan 2035 and the West Hyattsville TDDP, which contain site specific design criteria. This site is envisioned to be designed for walkable medium- to high-density residential development, which orients buildings along street frontages. The site will be designed in accordance with these design criteria with building fronts oriented toward the public streets. However, the location of buildings, streetscape requirements, and sidewalks along street frontages limits the available area for PUEs. Therefore, the utilities required to serve the proposed development will be extended from their location within the PUE along the west side of the road. Given the site design criteria generated by Plan 2035 and TDDP, the conditions on which the variation is based are unique to this property.

A Dry Utilities Plan submitted as an exhibit, incorporated by reference herein, shows the location of existing PUEs and dry utilities for the proposed development. In the exhibit, the existing utilities running within the variable-width PUE along the west side of Little Branch Run will be extended to serve the subject site.

The subject property fronts on a public right-of-way for which utilities have already been established, and will not serve any additional properties in future; these factors are unique to the subject property and not generally applicable to other properties.

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

No other known law, ordinance, or regulation is violated if this variation is approved. The approval of a variation is unique to the Subdivision Regulations and under the sole approval authority of the Planning Board.

Further, this request was referred to the affected utility companies and none have opposed the variation.

- (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 strict letter of these regulations is carried out;**

The physical conditions of the site are such that the site is oblong, bounded by the West Hyattsville Metro Station to its east, Little Branch Run to its west, and the Northwest Branch Stream Valley Park to its south side. The property's frontage along Little Branch Run is approximately 1,500 linear feet, which contains all required utilities within a PUE along its west side. Strict adherence to this regulation will require placing a 10-foot-wide PUE along the east side of the public street on which the parcels front, which would require modifying the street standards of the TDDP, and consequently providing a layout that is at odds with the TDDP.

The existing subdivision approvals, which have formed the development pattern in the neighborhood, and the existing utility locations available to the subject site constitute the particular physical surroundings applicable to this property. The requirement to provide an additional 10-foot-wide PUE along Little Branch Run would impede on the ability to provide the streetscape along Little Branch Run as envisioned by the TDDP while serving no additional purpose since utilities have already been established, which would be a particular hardship to the owner.

- (5) **In the R-30, R-30C, R-18, R-18c, R-10, R-10, and R-H Zones, where multi-family dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113 (a) above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The site is not located in any of the listed zones. Therefore, this finding does not apply.

Based on the proceeding findings, the Planning Board **approved** the variation from Section 24-122(a).

15. **Historic**—A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites

within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites.

- 16. Environmental**—This PPS application (4-20040) and TCP1-012-2016-01 were accepted on July 8, 2021, with additional information submitted by the applicant on July 28, 2021 and July 30, 2021. Comments were provided to the applicant at the SDRC meeting on August 6, 2021, and revised plans received on August 24, 2021. The following applications have been previously reviewed for the subject site:

For area included in Parcel 1:

Development Review Case Number	Associated Tree Conservation Plan or Natural Resources Inventory Number	Authority	Status	Action Date	Resolution Number
NA	NRI-108-05	Staff	Approved	12/14/2005	NA
CSP-05006	TCP1-019-06	Planning Board	Approved	2/28/2008	No. 06-218(A)
NA	NRI-108-05-01	Staff	Approved	7/5/2006	NA
4-05145	TCP1-019-06-01	Planning Board	Approved	11/16/2006	No. 06-262
NA	NRI-002-2016	Staff	Approved	3/31/2016	NA
NA	NRI-002-2016-01	Staff	Approved	6/19/2017	NA
4-15020	TCP1-012-2016	Planning Board	Approved	3/2/2017	No. 17-42
NA	NRI-090-2020-01	Staff	Approved	8/12/2021	NA
MR-1700F	NA	Planning Board	Transmitted	3/27/2017	NA
DSP-16029	TCP2-001-2017	District Council	Approved	4/24/2017	No. 17-43
DSP-20004	TCP2-001-2017-01	District Council	Approved	7/27/2020	No. 2020-88
4-20040	TCP1-012-2016-01	Planning Board	Approved	10/7/2021	No. 2021-122

For area included in Parcel 2:

Development Review Case Number	Associated Tree Conservation Plan or Natural Resources Inventory Number	Authority	Status	Action Date	Resolution Number
NA	NRI-108-05	Staff	Approved	12/14/2005	NA
CSP-05006	TCP1-019-06	Planning Board	Approved	2/28/2008	No. 06-218(A)
NA	NRI-108-05-01	Staff	Approved	7/5/2006	NA
4-05145	TCP1-019-06-01	Planning Board	Approved	11/16/2006	No. 06-262
NA	NRI-090-2020	Staff	Approved	9/8/2020	NA
NA	NRI-090-2020-01	Staff	Approved	8/12/2021	NA
4-20040	TCP1-012-2016-01	Planning Board	Approved	10/7/2021	No. 2021-122

Proposed Activity

The current application is a PPS and revised TCP1 for the subdivision of an 8.1-acre site to two parcels for development of 750 multifamily dwellings and 15,000 square feet of commercial gross floor area.

Grandfathering

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010, because the application is for a new PPS.

Previously Approved Conditions

There are no relevant environmental conditions of approval associated with the previously approved CSP-05006.

MASTER PLAN CONFORMANCE

Plan 2035

The site is located within the West Hyattsville Metro Local Transit Center of the Growth Policy Map and Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and the Established Communities of the General Plan Growth Policy (2035).

TDDP

While the TDDP for this area does focus on sensitive areas and restoration of some natural areas, the primary vision for the subject site is high-density development containing a mix of retail and residential units within walking distance of the Metro station. Current environmental regulations incorporate the TDDP concepts into the regulatory framework.

It should be noted that roughly 58 percent of the site is within the 100-year floodplain. This application proposes to fill the floodplain while providing compensatory floodplain storage on the southernmost portion of Parcel 2. Principles of low impact development or environmental site design are incorporated into the stormwater design.

Countywide Green Infrastructure Plan

The site contains regulated areas within the designated network of the *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan). The mapped regulated areas are located along the southern portion of the property, which according to the approved NRI, contain previously impacted floodplain associated with the northwest branch of the Anacostia. Because the site is located adjacent to a Metro station and is zoned M-X-T, the site has been designed to maximize density, in accordance with Plan 2035. The floodplain is proposed to be filled to raise the proposed development out of the floodplain. Compensatory floodplain storage is proposed to be provided on the southern portion of the site. No woodlands exist on-site. While the green infrastructure elements mapped on the subject site will be impacted, the overall design of the site meets the zoning requirements and the intent of the growth pattern established in Plan 2035. The compensatory floodplain mitigation will be met on-site.

Based on the proposed layout, the PPS demonstrates substantial conformance with the applicable policies and strategies of the Green Infrastructure Plan.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Plan (NRI-090-2020-01), which correctly shows the existing conditions of the property. No specimen or historic trees are associated with this site. This site is not associated with any regulated environmental features, such as streams, wetlands, or associated buffers. The site is associated with an area of previously developed 100-year floodplain along the southern portion of the site. According to aerial imagery provided by PGAtlas, the site was fully developed in the 1960s as a drive-in movie theatre, then redeveloped in the late 1980s for the installation of the West Hyattsville Metro Station located directly east of the site. The primary management area (PMA) located and delineated on-site is entirely within the previously developed 100-year floodplain.

It was noted that there is an acreage inconsistency between the NRI Statistics Table and the General Notes of the PPS. Specifically, the gross tract area on the NRI is listed as being 8.01 acres while it is 8.10 acres on the PPS. The NRI must be revised to be consistent with the PPS. There are no other issues regarding the NRI.

Woodland Conservation

This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Technical Manual (ETM) because the application is for a new PPS. TCP1-012-2016-01 was submitted with the subject application and requires minor revisions to be found in conformance with the WCO.

The previously approved TCP1-012-2016 only included the area associated with Parcel 1 of this PPS application, as well as additional property located to the west of the site. A revised TCP1 was submitted to include the additional area associated with Parcel 2 to include the total land area associated with this PPS. The woodland conservation threshold for this 23.84-acre area is 15 percent of the net tract area or 0.49 acre. The total woodland conservation requirement based on the amount of clearing proposed is 0.91 acre. This requirement is proposed to be satisfied with 0.03 acre of street tree credit (existing or 10-year canopy coverage), as permitted as an option under Section 25-122, Methods for Meeting the Woodland and Wildlife Conservation Requirements. The remainder of the requirement (0.88 acre) is proposed to be met with off-site woodland conservation credits (previously recorded with Type 2 Tree Conservation Plan TCP2-001-2017-01 under Off-Site Woodland Conservation Acreage Transfer Certificate No. 11, for Tower Preserve Woodland Conservation Bank). Although off-site mitigation is considered a priority over the use of street tree credit; given the small amount of additional preservation required (0.03 acre), it is reasonable for the applicant to meet the remaining woodland preservation requirement by receiving credit for street trees located on or adjacent to the site. However, the locations of the street tree credit area must be identified at time of DSP review on the TCP2. If credit is taken for street trees located outside of rights-of-way for public or private streets, the applicant shall be required to place the area of tree canopy cover under a woodland conservation easement to guarantee that the trees are protected and are replaced if they die or are removed.

There is an inconsistency between the net tract area of the TCP1 with what is shown on the PPS and NRI. The net tract area is listed as being 3.28 acres on both the NRI and the PPS; however, it is only 3.26 acres on the TCP1 worksheet, despite the TCP1 covering a greater area than the PPS or NRI. The net tract area on the TCP1 should be equal to or greater than what is shown on the NRI and PPS, not less. This discrepancy must be accounted for and resolved, prior to signature approval of the TCP1 and PPS.

It appears that not all the proposed development, as reflected in the exhibits associated with the statement of justification (SOJ) for Parcel 2 are reflected on the TCP1. The proposed site improvements of the SOJ exhibits must match that of the TCP1.

Technical revisions to the TCP1 are required and included in the conditions of approval.

Soils

The predominant soils found to occur on the property, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Cororus-Hatboro-Urban land complex, Elsinboro-Urban land complex, and Urban land-Elsinboro complex. No unsafe soils containing Marlboro clay or Christiana complexes have been identified on or within the immediate vicinity of this property.

Preservation of Regulated Environmental Features

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5). The on-site regulated environmental features include 100-year floodplain associated with PMA located adjacent to the northwest branch of the Anacostia.

Section 24-130(b)(5) states: “Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.”

Impacts to regulated environmental features should be limited to those that are necessary for 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. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to regulated environmental features. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for development of a property should be the fewest necessary and sufficient to reasonably develop the site, in conformance with County Code.

An SOJ and impact exhibit for the proposed impact were received on July 1, 2021. The applicant proposes to impact the entire PMA on-site, which covers 4.73 acres.

Because the site is located adjacent to a Metro station and is zoned M-X-T, the site has been designed to maximize density in accordance with Plan 2035. The previously impacted floodplain is proposed to be filled, in order to raise the proposed development out of the floodplain. Compensatory floodplain storage is proposed to be provided on the southern portion of the property. No woodlands exist on-site, and the PMA has been previously developed twice, first for the construction of a drive-in movie theatre, and later for the construction of the West Hyattsville Metro Station. While the entire PMA on the subject site will be impacted, the overall design of the site meets the zoning requirements and the intent of the growth pattern established in Plan 2035. The compensatory floodplain mitigation will be on-site, and DPIE has also issued a floodplain waiver (Case No. 17692-2020) dated November 20, 2020, for construction of the proposed mixed-use development and parking.

Based on the level of design information available at the present time, the limits of disturbance shown on the impact exhibit, and after evaluating the applicant's SOJ for impacts to regulated environmental features, the PMA impacts are approved.

Specimen, Champion, or Historic Trees

In accordance with approved NRI-090-2020-01, no specimen, champion, or historic trees have been identified on the subject property. No further information is required regarding specimen, champion, or historic trees.

17. Urban Design—Conformance with the Zoning Ordinance is evaluated, as follows:

Conformance with Zoning Ordinance and the West Hyattsville Transit District Overlay Zone Standards

In accordance with the TDDP, new development in the West Hyattsville T-D-O Zone is subject to DSP review. New development must show compliance with the West Hyattsville T-D-O Zone standards in the site plan review process. For development standards not covered by the TDDP, the Zoning Ordinance and the 2010 *Prince George's County Landscape Manual* (Landscape Manual) shall serve as the requirements, as stated in Section 27-548.04. The site's conformance with the applicable T-D-O Zone standards will be evaluated at time of DSP approval.

Conformance with Prior Approvals

The site has a previously approved CSP-05006, which was approved by the Planning Board on February 28, 2008. The District Council affirmed the Planning Board approval by issuing Zoning Ordinance No. 15-2008 on May 19, 2008, that approved the project with 34 conditions. The development approved under this CSP never proceeded to fruition, therefore the conditions of this previous approval do not apply. A new CSP approval is not required for the current proposed development, due to the submittal requirements set forth in Section 27-290.01, which provide that the elements normally required with a CSP approval shall be incorporated into the DSP review.

Conformance with the 2010 Prince George's County Landscape Manual

The T-D-O Zone standards have some landscaping elements that govern the development of the proposed project. For those landscaping standards not covered by the TDDP, the Landscape Manual shall serve as the requirement. This project's conformance with the landscape standards will be evaluated at the time of DSP review.

Conformance with the Prince George's County Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy on development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. There are no specific tree canopy coverage (TCC) requirements in the T-D-O Zone. Since this property is zoned M-X-T and is required to provide a minimum of 10 percent of the gross tract area in TCC, the subject 8.1-acre site is required to provide a minimum of 0.81 acre of the tract area in TCC. Conformance with TCC requirement will be evaluated at the time of DSP review.

- 18. Noise**—The subject site is located on the northwestern side of the West Hyattsville Metro Station and the Green Line Metro tracks, which is a transit facility and a transportation-related noise generator. A study titled “Metrorail Noise and Vibration Analysis,” dated May 4, 2021, was received for review. The study addresses outdoor noise from railway noise sources and considers mitigation in the form of shielding from the proposed buildings based on a preliminary site design.

No outdoor recreation areas are permitted within the area of 65+ dBA day-night average sound level (Ldn), as mitigated, and interior noise levels must be reduced to 45 dBA Ldn or less. Per the noise study, the location of the unmitigated 65 dBA Ldn contour is 195 feet from the centerline of the Metrorail tracks. The study predicts that with the shielding provided by the proposed buildings, the Ldn will not exceed 65 dBA for any proposed outdoor activity, such as the pool or courtyard, and therefore no engineered noise barriers are required. To mitigate interior noise levels for the proposed buildings, ungraded windows, balcony doors, and exterior walls will be required. A Phase 2 noise report must be provided at time of DSP for the multifamily development (Parcels 1 and 2) to determine what specific mitigation is required to ensure that interior noise is mitigated to 45 dBA Ldn or less, and that all outdoor activity areas are mitigated to 65 dBA Ldn or less. The building materials for the multifamily buildings on Parcels 1 and 2 must be certified, at time of permit, by an acoustical engineer to state that interior noise levels have been mitigated to 45 dBA Ldn.

Vibration measurements were taken at four locations on the west side of the tracks. The report assumes vibration levels are mirrored on the opposite side of the tracks. The results of the report conclude that one measurement, from a single train, exceed the Federal Trade Authority (FTA) standard on the northeastern portion of Parcel 1 closest to the Metrorail tracks. It is important to note that the measurements were based on the existing soft surface of the site. Vibration levels could increase on hard and/or compact surfaces subsequent to development. No recommendations were provided by the study. It is noted that the only mitigation that could be done would be to increase the setback of the buildings, which would result in the loss of buildable area. The FTA criteria for feelable vibration is 72 vibration decibels for residences and buildings where people normally sleep for frequent events, which include more than 70 trains per day. The FTA criteria should be strongly considered for development and placement of buildings, however, neither the State of Maryland nor the County Code have established regulations for development as it pertains to vibration impacts. A note shall be added to the final plat to acknowledge the proximity to the Metro tracks and the potential for vibration impacts on buildings and occupants.

- 19. Variation from Section 24-121(a)(4)**—Section 24-121(a)(4) sets forth lot depth requirements for lots adjacent to noise generating transit, as follows:

- (4) Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided**

by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.

The applicant filed a variation request from Section 24-121(a)(4), for lot depth. The PPS provides a minimum lot depth of less than 300 feet for Parcels 1 and 2, which are adjacent to the West Hyattsville Metro Station. Section 24-113(a) sets forth the required findings for approval of variation requests, as follows:

(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 further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:

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

Approval of the applicant's request does not have the effect of nullifying the intent and purpose of the Subdivision Regulations. As previously discussed in the Noise finding, adequate shielding will be provided by the proposed buildings for proposed outdoor activities, pursuant to the noise study provided.

Conditions pertaining to the structural design of the multifamily units for the mitigation of interior noise, at time of building permit are required. Notification to potential purchasers and tenants by the placement of notes on the final plats, and the requirement to provide property disclosure notices to purchasers and tenants, of the potential noise and vibration impacts are also required. Because the State and County have no regulations specific to vibration, it is incumbent upon the developer to ensure that no structural damage will occur as a result of proximity to the Metro line. The purpose of the lot depth requirement is to ensure adequate protection from nuisances. With upgraded construction materials, the adverse impacts from train lines are adequately mitigated in this case.

Strict compliance with the requirements of Section 24-121 of the will not be detrimental to the public safety, health, welfare or 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;

This property is directly abutting the Metrorail tracks and is a long, narrow parcel. The property is located on the southeast side of Little Branch Run, approximately 250 feet west of Ager Road. The lower half of the property is located within the 100-year floodplain, with the southern property line bound by the Northwest Branch stream valley. A portion of the property will be removed from the 100-year floodplain and the remainder, abutting the stream valley, will be utilized for compensatory storage. The only access to the property is from Little Branch Run, constructed by the applicant as part of the larger Riverfront at West Hyattsville development. The property, at its widest point, is approximately 293 feet, and therefore no area of the property meets the 300-foot lot depth requirement as it currently exists. Consistent with the recommendations of the West Hyattsville TDDP, the property is to be constructed with medium- to high-density multifamily residential development with ground floor retail. These conditions, including the unusual shape of the property, are unique to the property and not a situation or configuration generally shared by other properties. These conditions result in the need for the variation, in order to develop the property.

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

The only regulation applicable to the variation being discussed is Section 24-121(a)(4). The approval of a variation is unique to the Subdivision Regulations and under the sole approval authority of the Planning Board. Certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures have been designed to reduce interior noise levels to 45 dBA Ldn or less, prior to issuance of building permits, and notes shall be placed on the final plat indicating that the property is subject to noise and vibration impacts from the Metro tracks. There are no County or State regulations applicable with the review of this PPS related to vibration, therefore, approval of this variation will not constitute a violation of any other applicable 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 strict letter of these regulations is carried out;**

The property has unique existing physical surroundings, when compared to abutting properties and located within an area with an established framework of development and roadways. These unique physical surroundings include the abutting Metrorail line, location of 100-year floodplain on the property, and prior approval of public right-of-way of Little Branch Run along the western property line, which resulted in the site's existing narrow width. The location of the rail line in the eastern part of the site and location of Little Branch Run creates an unavoidable conflict with the lot depth requirement. Adherence to the requirements of Section 24-121(a)(4) in this case would result in the loss of 750 multifamily dwelling units and 15,000 gross floor area of commercial use, which is the entire development included in this PPS. This would result in a particular hardship to the applicant, as they would be incapable of developing the property with its intended use if the strict regulations were carried out.

- (5) **In the R-30, R-30c, R-18, R-18c, R-10, R-10, and R-H zones, where multi-family dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113 (a) above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The site is not located in any of the listed zones.
Therefore, this finding does not apply.

Based on the proceeding findings, the Planning Board **approved** the requested variation from Section 24-121(a)(4) for Parcel 1 and Parcel 2.

20. **City of Hyattsville**—The subject property is located within geographical boundary of the City of Hyattsville. The PPS application was referred to the City for review and comments on July 8, 2021. The City notified staff (via an email from Powers to Gupta) that the applicant would be presenting this application to the City Council at their August 2, 2021 meeting. The case came back to City Council for discussion and action at their September 20, 2021 meeting, after which City Council comments were provided. In a memorandum dated September 22, 2021 (Ward to

Hewlett), incorporated by reference herein, the City Council expressed support for the PPS and the applicant's variation request so long as conditions that address the impact of noise and vibration on the dwellings are included. The findings and conditions included in this resolution address both noise and vibration.

- 21. Washington Metropolitan Area Transit Authority**—The subject property is located adjacent to the West Hyattsville Metro Station, which is owned and operated by WMATA. This PPS application was referred to WMATA for review and comments on July 19, 2021. No referral or correspondence was received from WMATA.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

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 Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, October 7, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 28th day of October 2021.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:MG:nz

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: October 21, 2021