

**APRIL 9, 2013  
CITY OF COLLEGE PARK  
COUNCIL CHAMBERS**

**7:00 P.M.  
PUBLIC FORUM ON FY 2014 ACTION PLAN  
OF THE 2010 – 2015 STRATEGIC PLAN**

**7:15 P.M.  
PUBLIC HEARING ON 13-CR-01  
A Charter Resolution Of The Mayor And Council Of The City Of College Park, Maryland,  
Amending Article XI, § C11-6 “Special Taxing Districts” To Authorize A Special Taxing  
District To Finance The Capital And Operating Costs To Enhance Police, Fire Protection  
And Rescue Services**

**7:30 P.M.  
MAYOR AND COUNCIL MEETING  
AGENDA**

MEDITATION

PLEDGE OF ALLEGIANCE: Councilmember Dennis

ROLL CALL

MINUTES – None

ANNOUNCEMENTS

ACKNOWLEDGMENT OF DIGNITARIES

ACKNOWLEDGMENT OF NEWLY APPOINTED BOARD AND COMMITTEE MEMBERS

AWARDS

PROCLAMATIONS

AMENDMENTS TO THE AGENDA

CITY MANAGER'S REPORT: Joe Nagro

STUDENT LIAISON'S REPORT: Josh Ratner

COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS:

PRESENTATIONS

## CONSENT AGENDA

13-R-06 Resolution Of The Mayor And Council Of The City Of College Park, Maryland Adopting The Recommendation Of The Advisory Planning Commission Regarding Variance Application Number CPV-2013-01, 4706 Drexel Road, College Park, Maryland, Recommending Approval Of A Variance Of 3.65% Or 224 Square Feet From The Maximum Allowable Lot Coverage Of 30% Or 1875 Square Feet To Keep A Constructed Driveway

Motion by:  
To: Adopt  
Second:  
Aye: \_\_\_\_\_ Nay:  
Other: \_\_\_\_\_

## ACTION ITEMS

13-CR-01 Adoption Of 13-CR-01, A Charter Resolution Of The Mayor And Council Of The City Of College Park, Maryland, Amending Article XI, § C11-6 "Special Taxing Districts" To Authorize A Special Taxing District To Finance The Capital And Operating Costs To Enhance Police, Fire Protection And Rescue Services

Motion by:  
To: Adopt  
Second:  
Aye: \_\_\_\_\_  
Nay: \_\_\_\_\_ Other: \_\_\_\_\_

13-G-51 Recommendation To Approve With Conditions Detailed Site Plan DSP-12034 (Koons Property) At 8315 Baltimore Avenue

Motion by: Catlin  
To: Approve  
Second:  
Aye: \_\_\_\_\_  
Nay: \_\_\_\_\_ Other: \_\_\_\_\_

13-R-07 Introduction Of A Resolution Of The Mayor And Council Of The City Of College Park, Maryland, To Approve The Sale In Fee Simple Of 592 Square Feet Of Property Located In The Osage Street Right Of Way To Crown Real Properties, L.C.

Motion by: Dennis  
To:  
Second:  
Aye: \_\_\_\_\_  
Nay: \_\_\_\_\_ Other: \_\_\_\_\_

13-G-52 Approval Of A Letter To The Prince George's County Council On M-NCPPC Formula 2040: Preliminary Functional Master Plan For Parks, Recreation And Open Space

Motion by:  
To: Approve  
Second:  
Aye: \_\_\_\_\_  
Nay: \_\_\_\_\_ Other: \_\_\_\_\_

13-G-53 Appointments To Boards and Committees

Motion by:  
To: Approve  
Second:  
Aye: \_\_\_\_\_  
Nay: \_\_\_\_\_ Other: \_\_\_\_\_

COUNCIL COMMENTS

COMMENTS FROM THE AUDIENCE

ADJOURN

**1. PUBLIC FORUM ON FY 2014  
ACTION PLAN  
OF THE 2010 – 2015 STRATEGIC PLAN**

## City of College Park Strategic Plan 2010 – 2015 FY 2014 Action Plan (March 6, 2013 DRAFT)

This document summarizes, in a shorter format, the Strategic Plan goals and objectives and lists out the DRAFT action items for FY 2014. Staff will prepare the full FY 2014 Action Plan (with responsible parties and resources needed, etc.) prior to adoption.

This action plan aligns with the Strategic Plan adopted by City Council August 10, 2010. As an annual road map for strategic plan implementation, this action plan intentionally focuses on a relatively manageable and strategic set of actions for approximately one fiscal year. Most of the steps included in this plan are assumed to have a finite scope (ideally within 1 year) and are strategically oriented towards change and improvement in College Park. Before the end of FY 2014, City Council and City Staff will develop an action plan for FY 2014. It is understood that some activities in the FY 2014 action plan will be repeated in the plan for FY 2014 and beyond because they span multiple years and are considered ongoing. The steps in this action plan are in addition to ongoing daily operations and recurring annual activities in the City.

City Council and City Staff will annually review and update the action plan in conjunction with the annual budget development process. Action steps that may not be completed in one year will be reconsidered and, where decided, carried forward into to the next year.

### **Goal I: Consistent high quality and cost-effective public services that contribute to a safe and welcoming City for all.**

- 1) **Objective 1:** Improve public safety and reduce crime by utilizing contract police officers, collaborating with other police agencies, and encouraging community participation.
  - a. Work with UMD to explore expansion of the concurrent jurisdiction area to additional areas in the City.
  - b. **NEW ITEM:** consider expanding security cameras to additional streets.
  - c. **NEW ITEM:** review and implement where applicable, recommendations and considerations related to public safety from the Neighborhood Stabilization and Quality of Life Workgroup (NSQLWG) and from the CPCUP Public Safety Workgroup.
  
- 2) **Objective 2:** Improve local schools that serve City of College Park residents through collaboration with strategic partners including the Prince George's County Public Schools and the University of Maryland.
  - a. **NEW ITEM:** Continue to work to find a permanent home for the College Park Academy and assess performance progress after one year of operation.
  - b. **NEW ITEM:** Measure success through outcomes achieved as a result of school grants.
  
- 3) **Objective 3:** Expand recreational, social and cultural activities for city residents.
  - a. **NEW ITEM:** explore options for funding the creation of a micro-grant program which would incentivize and support neighborhoods in organizing block parties.
  
- 4) **Objective 4: Strengthen well-being of residents that seek assistance through youth, family and seniors program.**
  - a. Expand public information about available senior programs and recreation activities to seniors in homes throughout the city.

- b. **NEW ITEM:** consider inviting outside resources to share information and resources with seniors in homes for women and men who need regular checking in (separate from Youth, Family, & Services).
- c. **NEW ITEM:** create a seniors "aging in place" ad hoc committee of the Council to explore options for the creation of an "aging in place" program in College Park to help seniors to remain in their homes.

**5) Objective 5: Improve customer / constituent service to better serve College Park residents.**

- a. Provide ongoing staff training in resident relations / constituent services and customer service, including timely responses to phone calls.
- b. **NEW ITEM:** coordinate with the County Department of Planning, Inspections, and Enforcement to streamline the county and city permitting processes.
- c. **NEW ITEM:** analyze options for initiating online permitting services.

**Goal II: Convenient transportation options that improve local travel and manage congestion.**

**1) Objective 1: Advocate for state and other resources to rebuild Route 1 to improve its safety, efficiency, and appearance.**

- a. Lobby State Legislature, State Highway Administration and County Council to allocate funding to rebuild Route 1.
- b. Work with M-NCPPC and SHA to require Route 1 developers to implement street improvements with new development or, if not feasible, pay a fee-in-lieu.
- c. Establish a Tax Increment Financing (TIF) district strategy to help fund infrastructure improvements.
- d. **NEW ITEM:** develop and implement a complete streets policy with community input.

**2) Objective 2: Support development of transit options that increase convenience, accessibility, and mobility.**

- a. Continue to market and brand THE BUS Route 17 as a Route 1 Main Street shuttle.
- b. Implement Route 1, Rhode Island Ave., Campus Drive, and other bus corridor enhancements.
- c. Participate in Purple Line design and preliminary engineering for alignment and stations.
- d. Continue funding and promoting use of Shuttle-UM pass for city residents and employees. Work with DOTS to get more reliable statistics.
- e. Develop a city-wide bicycle plan.

**Objective 3: Develop and implement Transportation Demand Management (TDM) strategies [on Route 1].**

- a. Support establishment of a Route 1 TDM District.
- b. Require developers to prepare trip reduction plans for new development.
- c. Seek funding for infrastructure improvements including bike trails and amenities and sidewalk construction.
- d. Direct traffic to least congested arterial and connector routes with improved signage and websites.

**3) Objective 4: Improve traffic, pedestrian, and bicycle safety.**

- a. Explore options to provide safer access to major arteries from all City neighborhoods.

**Goal III: Lead the College Park community in environmental conservation, protection, restoration, and energy efficiency.**

- 1) **Objective 1: Implement strategies to improve energy efficiency and reduce greenhouse gas emissions.**
  - a. **EDITED ITEM:** develop and implement a community emissions action plan as part of the Sustainable Maryland Certified Green Team. Obtain bronze certification through Sustainable Maryland Certified program and continue to pursue projects for higher-level certifications.
  - b. **NEW ITEM:** receive a current sustainability report from CBE to determine next steps.
  - c. Establish a LEED-based sustainability standard for new development projects within the City jurisdiction.
  - d. Promote greater use of carpooling and public transit by City staff.
  - e. Encourage greater City staff participation in energy efficient practices.
  - f. Pursue other grant resources to support activities addressing energy efficiency.
  - g. Continue to pursue legislation for a home energy loan program for residents to make energy efficiency improvements. If legislation passes, pursue development of the program.
  
- 2) **Objective 2: Develop strategies to effectively manage local water resources and storm water runoff.**
  - a. Review site plans for developer compliance with new storm water regulations.
  - b. Incorporate best practices for storm water management into all City projects to the extent feasible.
  - c. Encourage reduction of impervious surfaces in public and private property.
  - d. Work with the Prince George's Police and develop education materials to discourage illegal dumping and enforce anti-dumping laws in the City.
  
- 3) **Objective 3: Increase and enhance parks and green spaces.**
  - a. Develop a citywide parks and recreational facility inventory in preparation for future improvements and new green spaces.
  - b. **NEW ITEM:** explore options for community gardening at the Endelman property in North College Park. Discuss options with property owners.
  - c. Proceed with construction phasing of Duvall Field renovation with community input.
  
- 4) **Objective 4: Divert waste from landfills by continuing to increase participation in reduce/reuse/recycle programs.**
  - a. Plan and execute public education program to promote recycling, with a focus on newly accepted recyclables.
  - b. Promote increased business participation in recycling.

**Goal IV: Neighborhoods that are safe, peaceful, attractive and retain their community character.**

- 1) **Objective 1: Effectively and fairly enforce city and county codes and ordinances.**
  - a. **NEW ITEM:** explore options for expanding noise enforcement capabilities according to recommendations from the CPCUP Public Safety Workgroup.

- b. **NEW ITEM:** review and implement where applicable, NSQLWG recommendations and considerations related to code enforcement.

**2) Objective 2: Increase the rate of home ownership.**

- a. Cultivate relationships with residential realtors to increase their knowledge of College Park's assets and positive attributes.
- b. **NEW ITEM:** create an annual report of city accomplishments which will be used to market the city.

**3) Objective 3: Preserve and promote neighborhood resources that build a sense of community for all residents.**

- a. **EDITED ITEM:** work with residents and the Farmers' Market Committee to explore options regarding a craft fair or farmers' market in the Hollywood Commercial District.

**Goal V: Expand the local economy and tax base with socially responsible development.**

**1) Objective 1: Encourage revitalization of the Route 1 corridor consistent with the desires and needs of the local community.**

- a. Develop and track inventory of sites available for rent and redevelopment.
- b. Work with developers to help identify businesses for new retail space.
- c. **EDITED ITEM:** Pursue Tax Increment Financing (TIF) to support public infrastructure improvements associated with new development.
- d. **NEW ITEM:** explore collaboration with the University of Maryland to market the city as a tourist destination.

**2) Objective 2: Encourage revitalization of the Hollywood Commercial District.**

- a. **EDITED ITEM:** complete design of the Hollywood Commercial District streetscape plan and explore options for funding.
- b. Continue to work with business owners interested in forming a Hollywood Merchants association or other type of support network.

**3) Objective 3: Support and attract diverse locally-owned high-quality retail and restaurant businesses with unique character and a commitment to local quality of life.**

- a. Identify and promote available commercial space to prospective tenants.
- b. Market downtown College Park as a destination location.
- c. Expand the sign grant program to include façade improvements.
- d. **NEW ITEM:** work with SBA and SPTDC to assist and market current College Park businesses and to attract new businesses.
- e. **NEW ITEM:** develop an economic development committee which would solely look at the potential to develop a marketing / business plan for the city to help attract business in the area.

**4) Objective 4: Increase the diversity of job opportunities.**

- a. Encourage University incubator businesses to remain in College Park by marketing suitable available space.
- b. Work with Small Business Development Center to provide support to existing business owners and encourage new entrepreneurs to locate in College Park.

- 5) **Objective 5: Increase the diversity of available quality housing.**
  - a. Identify developers to build corridor infill housing consistent with the Route 1 Corridor Sector Plan.
  - b. **EDITED ITEM:** Encourage affordable graduate student housing in University development plans and encourage future developers to set aside a certain percentage of housing for graduate students in other project opportunities.
  
- 6) **Objective 6: Facilitate development in the College Park Metro Station area.**
  - a. Work with WMATA on joint development projects.
  - b. Market public property in the Transit District Overlay Zone to the private sector.
  
- 7) **Objective 7: Encourage revitalization of the Berwyn Commercial District.**
  - a. Evaluate Berwyn Commercial District zoning and consider expanding usage.
  - b. Settle outstanding issues related to the completion of the Berwyn portion of the College Park Trolley Trail.

**2. PUBLIC HEARING ON 13-CR-01  
A Charter Resolution Of The Mayor And  
Council Of The City Of College Park,  
Maryland, Amending Article XI, § C11-6  
“Special Taxing Districts” To Authorize  
A Special Taxing District To Finance The  
Capital And Operating Costs To  
Enhance Police, Fire Protection And  
Rescue Services**

**A CHARTER RESOLUTION**  
**OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK, MARYLAND,**  
**AMENDING ARTICLE XI, § C11-6 “SPECIAL TAXING DISTRICTS” TO AUTHORIZE**  
**A SPECIAL TAXING DISTRICT TO FINANCE THE CAPITAL AND OPERATING**  
**COSTS TO ENHANCE POLICE, FIRE PROTECTION AND RESCUE SERVICES**

A Charter Resolution of the Mayor and Council of the City of College Park, Maryland, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Article 23A of the Annotated Code of Maryland (1957 edition, as amended); and

**WHEREAS**, the Mayor and City Council of College Park desire to enhance police, fire and rescue services in the City; and

**WHEREAS**, Article 23A, §44 authorizes the City Council to establish special taxing districts for specific purposes, including to finance the capital and operating costs to enhance police, fire protection and rescue services; and

**WHEREAS**, the Mayor and Council have previously adopted § C11-6 to authorize the creation of special taxing districts; and

**WHEREAS**, the Mayor and City Council of College Park desire to amend the City Charter to enable the establishment of a district to finance the capital and operating costs to enhance police, fire protection and rescue services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of College Park, Maryland, that:

**Section 1.** Article XI, § C11-6 of the Charter of the City of College Park is repealed, re-enacted and amended to read as follows:

**§ C11-6. Special Taxing Districts.**

A. Establishment, taxes, administration.

(1) Authority and purpose. Pursuant to Article 23A, §44 of the Annotated Code of Maryland, the City of College Park may establish Special Taxing Districts for the purpose of financing the design, construction, establishment, extension, alteration or acquisition of adequate storm drain systems; for the purpose of financing the design, acquisition establishment, improvement, extension, operation or alteration of public parking facilities or pedestrian malls; for the purpose of financing the design, acquisition, erection, construction, improvement and maintenance of street and area lighting; FOR THE PURPOSE OF FINANCING THE CAPITAL AND OPERATING COSTS TO ENHANCE POLICE, FIRE PROTECTION AND RESCUE SERVICES; for the purpose of financing the activities of commercial management authorities; for the purpose of financing the design, acquisition, establishment, equipping, improvement, extension, operation, alteration or maintenance of public bus or ride sharing systems; and to levy on all real and personal property, within the districts, an ad valorem tax at a rate sufficient to provide adequate annual revenues to pay the principal and interest on any bonds or obligations of the City issued for these purposes as the principal and interest become due, and to pay the costs of operating and maintaining these facilities.

\* \* \* \*

**Section 2. BE IT FURTHER RESOLVED** that this Charter Resolution is adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that the amendment to the Charter of the City of College Park, hereby proposed by this enactment, shall be and become effective upon the fiftieth (50<sup>th</sup>) day after its passage by the City unless petitioned to referendum in accordance with Article 23A §13 of the Annotated Code of Maryland within forty (40) days following its passage. A complete and exact copy of this Charter Resolution shall be posted in the City offices located at

4500 Knox Road, College Park, Maryland for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the City not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the City.

**Section 3.** **BE IT FURTHER RESOLVED** that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or following referendum, the City Manager for the City of College Park shall send separately, by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Council of the City of College Park or in the referendum; and (iv) the effective date of the Charter Resolution.

**Section 4.** **BE IT FURTHER RESOLVED** that the City Manager of the City of College Park, Maryland, be, and hereby is specifically enjoined and instructed to carry out the provisions of Sections 2 and 3 as evidence of compliance herewith; and said City Manager shall cause to be affixed to the minutes of this meeting (i) an appropriate Certificate of Publication of the newspaper in which the fair summary of the Charter Resolution shall have been published; and (ii) certification of the mailing referred to in Section 3 and shall further cause to be completed and executed the Municipal Charter or Annexation Resolution Registration Form.

**INTRODUCED** by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the 12<sup>th</sup> day of March, 2013.

**ADOPTED** by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_ 2013.

EFFECTIVE the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

**THE CITY OF COLLEGE PARK,  
MARYLAND**

\_\_\_\_\_  
Janeen S. Miller, CMC, City Clerk

By \_\_\_\_\_  
Andrew M. Fellows, Mayor

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

\_\_\_\_\_  
Suellen M. Ferguson, City Attorney

## MEMORANDUM

**To:** Mayor and Council

**From:** Suellen M. Ferguson

**CC:** Joe Nagro, City Manager

**Date:** March 1, 2013

**Re: Charter Revision – Special Taxing Districts**

### ISSUE:

Charter §C11-6 makes provision for establishment of special taxing districts. Since this charter section was adopted, the state law authorizing special taxing districts had been amended to include enhancement of police, fire protection and rescue services as an approved purpose for a district.

### SUMMARY:

The City Council currently has authorization to establish special taxing districts, but has not included police, fire protection and rescue services in the charter provision, although it is now allowed by State law. The attached charter amendment would include this purpose among those that are allowed in order to establish a special taxing district.

### RECOMMENDATION:

That the Council consider adopting the attached charter amendment.



NOTICE OF PUBLIC HEARING  
CHARTER RESOLUTION 13-CR-01  
TUESDAY, APRIL 9, 2013  
2ND FLOOR COUNCIL CHAMBERS  
CITY HALL, 4500 KNOX ROAD  
7:15 p.m.

A Charter Resolution Of The Mayor And Council Of The City Of College Park, Maryland, Amending Article XI, § C11-6 "Special Taxing Districts" To Authorize A Special Taxing District To Finance The Capital And Operating Costs To Enhance Police, Fire Protection And Rescue Services.

Copies of this Ordinance may be obtained from the City Clerk's Office, 4500 Knox Road, College Park, MD 20740, call 240-487-3501, or visit [www.collegeparkmd.gov](http://www.collegeparkmd.gov).



# CITY OF COLLEGE PARK MUNICIPAL SCENE

4500 KNOX ROAD, COLLEGE PARK, MARYLAND 20740 • 240-487-3500

[www.collegeparkmd.gov](http://www.collegeparkmd.gov)

March 28,

## City Hall Bulletin Board

### NOTICE OF PUBLIC HEARING CHARTER RESOLUTION 13-CR-01 TUESDAY, APRIL 9, 2013 – 7:15 p.m. 2ND FLOOR COUNCIL CHAMBERS CITY HALL, 4500 KNOX ROAD

A Charter Resolution Of The Mayor And Council Of The City Of College Park, Maryland, Amending Article XI, § C11-6 "Special Taxing Districts" To Authorize A Special Taxing District To Finance The Capital And Operating Costs To Enhance Police, Fire Protection And Rescue Services.

Copies of this Ordinance may be obtained from the City Clerk's Office, 4500 Knox Road, College Park, MD 20740, call 240-487-3501, or visit [www.collegeparkmd.gov](http://www.collegeparkmd.gov).

### CITY OFFICES CLOSED FRIDAY, MARCH 29, 2013

City offices will be closed on Friday, March 29, in observance of Good Friday.

### STATE TAX RETURN REMINDER

Please remember to specify "College Park" as your "Incorporated City" on your Maryland Tax Return.



For information about shopping, dining, attractions, services, and accommodations in College Park, visit [shopcollegepark.org](http://shopcollegepark.org)

## Around Town!

College Park Youth and Family Services offers counseling help to families who are having difficulties with everyday living. All counseling services are personalized to the unique needs of each individual family. Professional staff holds advanced degrees. For more information, call 240-487-3550.

**From The Public Works Dept...**  
9217 51st Avenue 240-487-3590  
[publicworks@collegeparkmd.gov](mailto:publicworks@collegeparkmd.gov)

### SMARTLEAF® COMPOST AND WOOD MULCH

SMARTLEAF® compost and wood mulch is available for sale at the Department of Public Works. SMARTLEAF (screened compost) is available for \$19.08 per cubic yard and wood mulch is available for \$7.42 per cubic yard (all including tax). Material may be picked up at Public Works Monday through Friday 8:00 – 11:30am and 1:00 – 3:30pm. Deliveries may also be arranged for an additional fee. Delivered material cannot be unloaded in the street or right-of-way. Please call 240-487-3590 or email [publicworks@collegeparkmd.gov](mailto:publicworks@collegeparkmd.gov) for more information.

## APRIL CLEANUP MONTH

9817 53rd Avenue.....	301-65
Councilmember Patrick L. Wojahn (District 1)	
5015 Lackawanna Street.....	240-98
Councilmember Robert T. Callin (District 2)	
8604 49th Avenue.....	301-34
Councilmember Monroe S. Dennis (District 2)	
8117 51st Avenue.....	301-47
Councilmember Robert W. Day (District 3)	
7410 Baylor Avenue.....	301-74
Councilmember Stephanie Stulich (District 3)	
7400 Dartmouth Avenue.....	301-74
Councilmember Marcus Afzali (District 4)	
9238 Limestone Place.....	240-39
Councilmember Denise C. Mitchell (District 4)	
3501 Marlborough Way.....	240-46

### OTHER FREQUENTLY CALLED NUMBERS

<b>EMERGENCY: FIRE-AMBULANCE-POLICE.....</b>	
<b>NON-EMERGENCY POLICE SERVICES</b>	
Prince George's Co. Police (Hyattsville Station).....	301-69
Prince George's Co. Police Non-Emergency Svcs.....	301-35
Prince George's Co. Park Police.....	301-45
State Police (College Park Barrack).....	301-34
University of Maryland Police.....	301-40
College Park Community Center.....	301-44
5051 Pierce Avenue, College Park	
Branchville Vol. Fire & Rescue Squad.....	301-47
4905 Branchville Road, College Park	<a href="http://www.bvfc.org">www.bvfc.org</a>
College Park Vol. Fire Department.....	301-90
8175 Baltimore Avenue, College Park	<a href="http://www.cp">www.cp</a>
PEPCO - Power Outages, Lines Down.....	1-877-73
WSSC: Water Mains.....	301-20
Prince George's County Storm Drains.....	301-49

CLIP AND SAVE

...run at it to go back to the nation-  
...always good work."  
...to be topped, so he wanted one more  
...someone at his level. "Wood  
...ne year candidate now play-  
...ing for top-seeded Indiana and  
...career some outstanding play-  
...and James H. Bucknell.  
...e (Ryan Frazier)

**3. Resolution Of The Mayor And Council Of The City Of College Park, Maryland Adopting The Recommendation Of The Advisory Planning Commission Regarding Variance Application Number CPV-2013-01, 4706 Drexel Road, College Park, Maryland, Recommending Approval Of A Variance Of 3.65% Or 224 Square Feet From The Maximum Allowable Lot Coverage Of 30% Or 1875 Square Feet To Keep A Constructed Driveway**



Office of the Mayor and Council  
City of College Park  
4500 Knox Road  
College Park, Maryland 20740  
Telephone: (240) 487-3501  
Facsimile: (301) 699-8029

**NOTICE OF FINAL DECISION  
of the  
MAYOR AND COUNCIL  
of the  
CITY OF COLLEGE PARK**

RE: Case No. CPV-2013-01 Name: Richard Barker

Address: 4706 Drexel Road, College Park, MD 20740

Enclosed herewith is a copy of the Resolution setting forth the action taken by the Mayor and Council of the City of College Park in this case on the following date:

April 9, 2013.

**CERTIFICATE OF SERVICE**

This is to certify that on April, 11, 2013, the attached Resolution was mailed, postage prepaid, to all persons of record.

**NOTICE**

Any person of record may appeal the Mayor and Council decision within thirty (30) days to the Circuit Court of Prince George's County, 14735 Main Street, Upper Marlboro, MD 20772. Contact the Circuit Court for information on the appeal process at (301) 952-3655.

\_\_\_\_\_  
Janeen S. Miller, CMC  
City Clerk

Copies to: Advisory Planning Commission  
City Attorney  
Applicant  
Parties of Record

PG Co. DER, Permits & Review Section  
M-NCPPC, Development Review Division  
City Public Services Department

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE  
PARK, MARYLAND ADOPTING THE RECOMMENDATION OF THE ADVISORY  
PLANNING COMMISSION REGARDING VARIANCE APPLICATION NUMBER  
CPV-2013-01, 4706 DREXEL ROAD, COLLEGE PARK, MARYLAND,  
RECOMMENDING APPROVAL OF A VARIANCE OF 3.65% OR 224 SQUARE FEET  
FROM THE MAXIMUM ALLOWABLE LOT COVERAGE OF 30% OR 1875  
SQUARE FEET TO KEEP A CONSTRUCTED DRIVEWAY**

- WHEREAS,** the City of College Park, Maryland (hereinafter, the "City") has, pursuant to Ordinance Number 95-O-6 (hereinafter, the "Ordinance"), established a Revitalization Overlay District in accordance with Section 27-916 of the Prince George's County Zoning Ordinance (hereinafter, "Zoning Ordinance"); and
- WHEREAS,** the City is authorized by the Ordinance to grant an application for a waiver or variance where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary situation or condition of the specific parcel of property, the strict application of the Zoning Ordinance would result in peculiar and unusual practical difficulties or an exceptional or undue hardship upon the owner of the property, and a variance can be granted without substantial impairment of the intent, purpose and integrity of the General Plan or Master Plan; and
- WHEREAS,** the Advisory Planning Commission (hereinafter "APC") is authorized by the Ordinance to hear requests for variances from the terms of the Zoning Ordinance with respect to lot size, setback, and other requirements from which a variance may be granted by the Prince George's County Board of Appeals, including variances from Section 27-442(e) of the Prince George's County Zoning Ordinance, and to make recommendations to the Mayor and Council in connection therewith; and
- WHEREAS,** the Mayor and Council are authorized by the Ordinance to accept or deny the recommendation of the APC with respect to variance requests; and
- WHEREAS,** on December 18, 2012, Richard Barker (hereinafter, the "Applicant"), submitted an application for a variance from the maximum allowable lot coverage, at the premises known as 4706 Drexel Road, College Park, Maryland ("the Property") in order to keep a constructed driveway. The specific request is for a variance of 3.65% or 224 square feet from the maximum allowable lot coverage of 30% or 1875 square; and
- WHEREAS,** on March 7, 2013, the APC conducted a hearing on the merits of the application, at which time the APC heard testimony and accepted evidence, including the staff report and Exhibits 1 – 9 with respect to whether the subject application meets the standards for a variance set forth in the Ordinance; and

**WHEREAS,** based upon the evidence and testimony presented, the APC voted 3-2-0 to recommend that the variance be granted; and

**WHEREAS,** the Mayor and Council have reviewed the recommendation of the APC as to the Application and in particular have reviewed the APC's findings of fact and conclusions of law; and

**WHEREAS,** no exceptions have been filed; and

**WHEREAS,** the Mayor and Council are in agreement with and hereby adopt the findings of fact and conclusions of law of the APC as to the Application as follows:

Section 1 Findings of fact:

- 1.1 The Applicant is requesting a variance of 3.65% or 224 square feet from the maximum allowable lot coverage of 30% or 1875 square feet to keep a constructed driveway.
- 1.2 The property is regular in shape. The property has an area of 6,250 square feet.
- 1.3 The front and rear property lines measure 50 feet and the side property lines measure 125 feet.
- 1.4 The property is improved with a two-story brick and siding single family house, a storage shed (80 square feet), detached 4-bay garage, and gravel driveway accessed via a rear alley.
- 1.5 The 4-bay garage faces west and does not front on the alley.
- 1.6 The alley is paved with asphalt to a width of 9 feet. The Alley ROW is 15 feet. The alley, originally a through way, now runs from Dartmouth Avenue to a dead end at Rhode Island Avenue. The alley can only be accessed from the east at Dartmouth Avenue. When the alley was closed at Rhode Island Avenue, no provision was made for vehicles to turn around. There is no parking allowed in the alley.
- 1.7 The property and surrounding neighborhood is zoned R-55, single-family residential.
- 1.8 Four blocks in the Calvert Hills Neighborhood have rear alley access.
- 1.9 The subject house was constructed in 1938, which predates the Zoning Ordinance (1949).
- 1.10 The subdivision dates to 1928.

- 1.11 The Applicant received a County and City permit to construct a 20'x 35' (700 square feet) garage and a 400 square foot driveway (County Permit #34051-2011 and City Permit 2948).
- 1.12 The City Engineer noted on the City permit application that it appears that the driveway, as shown, will be widened in the future in order to access the other two garage openings since the plan only shows the driveway accessing two out of the four bays. The permit states that it was "approved only for driveway as shown on approved drawings. Future widening of driveway to access all 4 garage doors is not approved."
- 1.13 The property owner re-configured and expanded the driveway as shown on the original permit from a 400 square foot driveway to 648 square feet in violation of the permit.
- 1.14 The Applicant met with the City Engineer to determine the minimum driveway area needed to make the needed turning radius. The City Engineer agrees that this is the minimum area necessary to access all the bays of the garage.
- 1.15 The City received seven letters of support including one telephone call from the neighbors

Section 2      Conclusions of Law

- 2.1 The Property has an extraordinary situation in that vehicle access to the lot is only via a rear alley. The 9' wide alley has been dead-ended at Rhode Island Avenue so access to the alley is only from the east side via Dartmouth Ave. The Property is near the end of the alley. No provision was made to allow vehicles to turn around when the alley was closed at Rhode Island.
- 2.2 The strict application of the County Zoning Ordinance will result in a practical difficulty to the Applicant. The alley is narrow with only a 9 foot width of asphalt and is a dead-end. This dead-ended alley creates a situation in which drivers unfamiliar with the area use the Applicant's property to turn-around once they realize that the alley doesn't go through. The additional graveling of this area protects the Applicant's property from damage caused by this activity.
- 2.3 Granting the requested variance will not impair the intent and purpose of the applicable County General Plan or County Master Plan because it is a relatively small variance with minimal impact on the surrounding neighborhood. The Applicant is requesting the minimum variance necessary. Furthermore, the Applicant is reducing the impact the increased lot coverage will have on the lot in terms of storm water management by using a mixture of gravel and asphalt milling, which is a more pervious surface than solid asphalt. The visual impact of the driveway is reduced because the driveway is located to the rear of the property and is not visible from the front of the house.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of College Park, Maryland that the findings of fact and conclusions of law of the APC are hereby adopted and a variance of 3.65% or 224 square feet from the maximum allowable lot coverage of 30% or 1875 square feet be granted to allow the applicant to keep a constructed driveway with the condition that the surface of the parking area shall remain as gravel and/or asphalt millings or other similar pervious surface. The driveway shall not be solidly asphalted or surfaced with concrete.

**ADOPTED**, by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the 9<sup>th</sup> day of April 2013.

CITY OF COLLEGE PARK,  
MARYLAND

---

Janeen S. Miller, CMC  
City Clerk

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Andrew M. Fellows, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

---

Suellen M. Ferguson  
City Attorney

**4. Adoption Of 13-CR-01, A Charter Resolution Of The Mayor And Council Of The City Of College Park, Maryland, Amending Article XI, § C11-6 “Special Taxing Districts” To Authorize A Special Taxing District To Finance The Capital And Operating Costs To Enhance Police, Fire Protection And Rescue Services**

**A CHARTER RESOLUTION**  
**OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK,**  
**MARYLAND, AMENDING ARTICLE XI, § C11-6 “SPECIAL TAXING**  
**DISTRICTS” TO AUTHORIZE A SPECIAL TAXING DISTRICT TO FINANCE**  
**THE CAPITAL AND OPERATING COSTS TO ENHANCE POLICE, FIRE**  
**PROTECTION AND RESCUE SERVICES**

A Charter Resolution of the Mayor and Council of the City of College Park, Maryland, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Article 23A of the Annotated Code of Maryland (1957 edition, as amended); and

**WHEREAS**, the Mayor and City Council of College Park desire to enhance police, fire and rescue services in the City; and

**WHEREAS**, Article 23A, §44 authorizes the City Council to establish special taxing districts for specific purposes, including to finance the capital and operating costs to enhance police, fire protection and rescue services; and

**WHEREAS**, the Mayor and Council have previously adopted § C11-6 to authorize the creation of special taxing districts; and

**WHEREAS**, the Mayor and City Council of College Park desire to amend the City Charter to enable the establishment of a district to finance the capital and operating costs to enhance police, fire protection and rescue services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of College Park, Maryland, that:

**Section 1.** Article XI, § C11-6 of the Charter of the City of College Park is repealed, re-enacted and amended to read as follows:

**§ C11-6. Special Taxing Districts.**

A. Establishment, taxes, administration.

(1) Authority and purpose. Pursuant to Article 23A, §44 of the Annotated Code of Maryland, the City of College Park may establish Special Taxing Districts for the purpose of financing the design, construction, establishment, extension, alteration or acquisition of adequate storm drain systems; for the purpose of financing the design, acquisition establishment, improvement, extension, operation or alteration of public parking facilities or pedestrian malls; for the purpose of financing the design, acquisition, erection, construction, improvement and maintenance of street and area lighting; FOR THE PURPOSE OF FINANCING THE CAPITAL AND OPERATING COSTS TO ENHANCE POLICE, FIRE PROTECTION AND RESCUE SERVICES; for the purpose of financing the activities of commercial management authorities; for the purpose of financing the design, acquisition, establishment, equipping, improvement, extension, operation, alteration or maintenance of public bus or ride sharing systems; and to levy on all real and personal property, within the districts, an ad valorem tax at a rate sufficient to provide adequate annual revenues to pay the principal and interest on any bonds or obligations of the City issued for these purposes as the principal and interest become due, and to pay the costs of operating and maintaining these facilities.

\* \* \* \*

**Section 2.** BE IT FURTHER RESOLVED that this Charter Resolution is adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that the amendment to the Charter of the City of College Park, hereby proposed by this enactment, shall be and become effective upon the fiftieth (50<sup>th</sup>) day after its passage by the City unless petitioned to referendum in accordance with Article 23A §13 of the Annotated Code of Maryland

within forty (40) days following its passage. A complete and exact copy of this Charter Resolution shall be posted in the City offices located at 4500 Knox Road, College Park, Maryland for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the City not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the City.

**Section 3.** BE IT FURTHER RESOLVED that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or following referendum, the City Manager for the City of College Park shall send separately, by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Council of the City of College Park or in the referendum; and (iv) the effective date of the Charter Resolution.

**Section 4.** BE IT FURTHER RESOLVED that the City Manager of the City of College Park, Maryland, be, and hereby is specifically enjoined and instructed to carry out the provisions of Sections 2 and 3 as evidence of compliance herewith; and said City Manager shall cause to be affixed to the minutes of this meeting (i) an appropriate Certificate of Publication of the newspaper in which the fair summary of the Charter Resolution shall have been published; and (ii) certification of the mailing referred to in Section 3 and shall further cause to be completed and executed the Municipal Charter or Annexation Resolution Registration Form.

**INTRODUCED** by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the 12<sup>th</sup> day of March, 2013.

**ADOPTED** by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_ 2013.

**EFFECTIVE** the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**ATTEST:**

\_\_\_\_\_  
Janeen S. Miller, CMC, City Clerk

**THE CITY OF COLLEGE PARK,  
MARYLAND**

By \_\_\_\_\_  
Andrew M. Fellows, Mayor

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

\_\_\_\_\_  
Suellen M. Ferguson, City Attorney

**5. Recommendation To Approve  
With Conditions Detailed Site Plan  
DSP-12034 (Koons Property) At 8315  
Baltimore Avenue**

**Motion for Robert Catlin-District 2**

**Agenda Item 13-G-51, Detailed Site Plan for 12034 Keane Enterprises (Koons Ford property)**

**Motion:**

**I move that the City Council recommend approval of DSP 12034 subject to the following conditions. If these conditions are agreed to by the applicant, the City Manager is authorized to send a letter to M-NCPPC indicating that the City has no future plans for use of the Osage Street right-of-way adjacent to the property.**

1. Execution of an Agreement and Declaration of Covenants between the applicant, property owner and the City of College Park in substantially the form that is attached.
2. Total development within the subject property shall be limited to development which generates no more than 129 AM peak hour and 246 PM peak-hour vehicle trips which include the reduction for pass-by trips for the proposed commercial uses.
3. Prior to signature approval of the DSP, the applicant shall revise the site plan to:
  - a. Show a striped crosswalk on Pontiac Street and Berwyn House Road at their intersection with Route 1.
  - b. Show the installation of traffic control signs at the site access points with Pontiac Street that read, "No Right Turn Except Local Traffic."
  - c. Show a location for a proposed Bikeshare Station (11 docks and 6 bikes) that measures 31 feet in length and 6 feet in width. In the event that the location shown on the DSP for a proposed Bikeshare Station is not acceptable to the Capital Bikeshare Program or similar program operating in the City, then the applicant is not required to provide an alternate location and the requirement of this subparagraph shall be deemed to have been satisfied.
4. Prior to signature approval of the DSP, the applicant shall revise the architectural drawings for review by the City of College Park and M-NCPPC as follows:
  - a. Improve the landmark feature (tower) of the building to make it more prominent and visible by, for example, making it taller than it is wide, adding a roof structure and providing more ornamentation or detail.
  - b. Reduce the use of cast stone on the south building façade along Berwyn House Road to increase the percentage of wall area that is transparent windows.
  - c. Increase the use of brick on the parking garage to better reflect the design of its associated buildings through the use of brick veneer on the precast concrete panels on all façade elevations.
5. Prior to signature approval of the DSP, the applicant shall revise the sign plan to:
  - a. Remove the sign from the landmark feature on the west elevation.
  - b. Eliminate the use of any wayfinding sign that is more than 5 feet in height.

6. Prior to approval of a building permit, if the Capital Bikeshare Program or similar program is operational in the City of College Park, the applicant, its successors and assigns, shall pay the sum of \$45,000 to the City of College Park for the installation and operation of an 11 dock/6 bike station. If location on the subject property is not acceptable to the Capital Bikeshare Program or similar program operating in the City, then the Bikeshare Station will be located as determined by the City.
7. The applicant should coordinate with the State Highway Administration to address the feasibility of providing an underground vault for the installation of public utilities. If the applicant does not underground utilities at the time of development nor provide for the undergrounding of utilities, the applicant shall consent to participate in a comprehensive program for the undergrounding of utilities being developed in conjunction with the active SHA project funded in the 2013-2018 Consolidated Transportation Program for the segment of the project from College Avenue to MD 193. The amount to be paid by the applicant under the program shall not exceed a total of \$200,000. If a comprehensive program is not established by 2020, this condition shall expire.
8. The applicant shall coordinate with SHA to revise the streetscape improvements along Route 1 to accommodate the proposed road reconstruction along the subject property frontage, in particular, to avoid the relocation of proposed street lighting and street trees shown in the existing right-of-way.
9. The applicant and owner of the property shall reimburse the City for all costs of maintenance and operation of pedestrian street lights within the SHA and College Park rights-of-way and shall enter into an Agreement, in substantially the form attached, requiring reimbursement, which shall be recorded against the Property.
10. The Applicant shall make every effort to achieve U.S. Green Building Council (USGBC) LEED-Silver certification under an applicable LEED 2009 rating system as required by the Sector Plan Development Standards for their retail and hotel buildings. The Applicant shall pursue LEED Silver certification through the Split Review process. Specifically the Applicant shall follow the process below:
  - a. Prior to DSP certification, the Applicant shall:
    - 1) Register the project with the USGBC and provide a copy of the payment receipt.
    - 2) Designate a LEED-accredited professional (“LEED-AP”) who is also a professional engineer or architect, as a member of their design team. The Applicant shall provide the name and contact information for the LEED AP to the City and M-NCPPC.
    - 3) Designate the City of College Park Planning Director as a team member in the USGBC’s LEED Online system. The City’s team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team.
  - b. Prior to the issuance of a building permit, the Applicant shall submit the results of the USGBC’s preliminary review of design-oriented credits in the LEED program. This documentation shall demonstrate that the retail and hotel buildings are anticipated to

attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain the minimum level of LEED certification.

- c. Prior to the issuance of the first use and occupancy permit, the Applicant shall provide documentation that the project has been certified LEED by the USGBC. If certification has not been completed, the applicant shall submit certification statements from their LEED-AP that confirms the project list of specific LEED credits will meet at least the minimum number of credits necessary to attain LEED certification. A temporary use and occupancy permit may be issued to the applicant until such time as LEED certification is documented.

**Comments:**

- The Prince George's County Planning Board is scheduled to hear this case on April 11, 2013.
- The former Koons Ford automobile dealership property, located at 8315 Baltimore Aveune, has been vacant for a number of years.
- The applicant is proposing to redevelop the site with a six-story, 156-room hotel with retail, a one-story pharmacy and 293 parking spaces including a 275-space three-level parking garage.
- The applicant met with the Berwyn District Civic Association. The Civic Association expressed concerns about increasing through traffic on Pontiac Street. The applicant agreed to provide signage to deter on-site traffic from using Pontiac Street.

**6. Introduction Of A Resolution Of  
The Mayor And Council Of The City  
Of College Park, Maryland, To  
Approve The Sale In Fee Simple Of  
592 Square Feet Of Property Located  
In The Osage Street Right Of Way To  
Crown Real Properties, L.C.**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE  
PARK, MARYLAND, TO APPROVE THE SALE IN FEE SIMPLE OF 592  
SQUARE FEET OF PROPERTY LOCATED IN THE OSAGE STREET RIGHT OF  
WAY TO CROWN REAL PROPERTIES, L.C.**

WHEREAS, Keane Enterprises, Inc. (“Applicant”) has filed for a detailed site plan (“DSP”) and rezoning for a project to be located at 8315 Baltimore Avenue, at the intersection of Baltimore Avenue and Berwyn House Road, hereinafter referred to as the Property; and

WHEREAS, the Property is owned and will continue to be owned after the proposed development by Crown Real Properties, L.C.; and

WHEREAS, the DSP is dependent upon the use of a portion of the unimproved right of way known as Osage Street, which is contiguous to the Property; and

WHEREAS, a 592 square foot portion of the Osage Street right of way, as more particularly described in attached Exhibit A, is owned in fee simple by the City; and

WHEREAS, the Applicant has requested that the City sell and convey the said portion of the Osage Street right of way to Crown Real Properties, L.C.; and

WHEREAS, the Mayor and Council have determined that the 592 square feet of Osage Street right of way as described in Exhibit A is no longer needed for any public purpose; and

WHEREAS, it has been determined by the Mayor and Council that the requested sale and conveyance of the 592 square feet of the Osage Street right of way as described in Exhibit A to Crown Real Properties, L.C. for the purpose of enabling the development of the Property as described in the DSP, subject to approval of the DSP, is in the public interest.

CAPS : Indicate matter added to existing law.  
[Brackets] : Indicate matter deleted from law.  
Asterisks \* \* \* : Indicate matter remaining unchanged in existing law but not set forth in Resolution

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the City of College Park that the 592 square feet of Osage Street right of way as described in Exhibit A is no longer needed for any public purpose; and

**BE IT FURTHER RESOLVED** that the sale and conveyance of 592 square feet of Osage Street, as more particularly described in Exhibit A, by quit claim deed for the sum of \$1.00 and the further consideration that the Property be developed as per the approved DSP be and it is hereby authorized after at least twenty days public notice:

**ADOPTED** by the Mayor and City Council of the City of College Park, Maryland at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**EFFECTIVE** the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**WITNESS:**

**THE CITY OF COLLEGE PARK,  
MARYLAND**

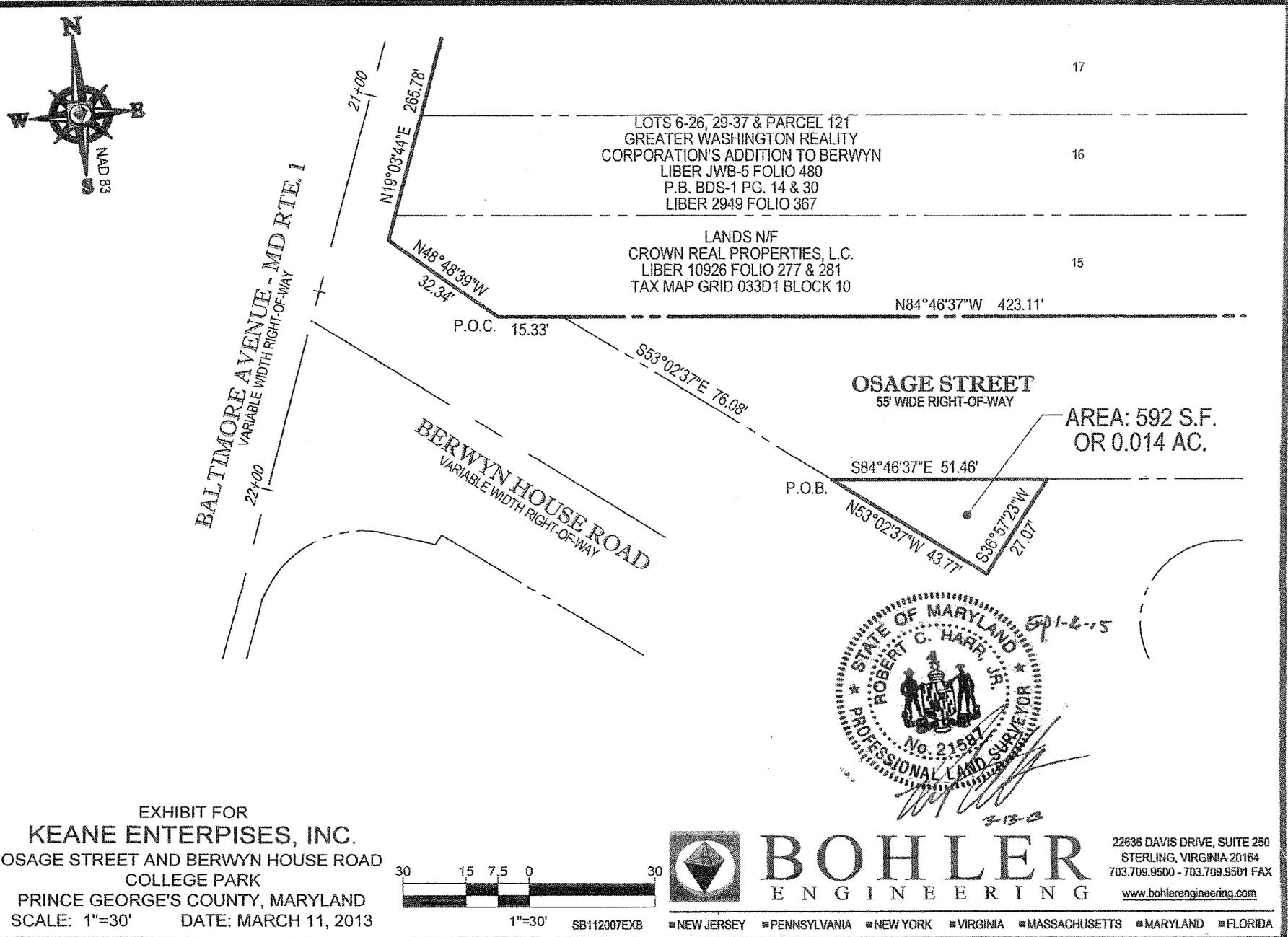
\_\_\_\_\_  
Janeen S. Miller, CMC, City Clerk

\_\_\_\_\_  
Andrew M. Fellows, Mayor

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

\_\_\_\_\_  
Suellen M. Ferguson, City Attorney

Exhibit A



**BOHLER ENGINEERING**

22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
703.709.9500 - 703.709.9501 FAX  
[www.bohlerengineering.com](http://www.bohlerengineering.com)

NEW JERSEY PENNSYLVANIA NEW YORK VIRGINIA MASSACHUSETTS MARYLAND FLORIDA

METES AND BOUNDS DESCRIPTION

PART OF OSAGE STREET  
55' WIDE RIGHT-OF-WAY  
COLLEGE PARK  
PRINCE GEORGE'S COUNTY, MARYLAND

COMMENCING AT THE SOUTHWEST CORNER OF LOT 15, GREATER WASHINGTON REALITY CORPORATION'S ADDITION TO BERWYN (LIBER JWB-5 FOLIO 480, P.B. BDS-1 PG. 14 & 30, AND LIBER 2949 FOLIO 367), SAID CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LIMITS OF BERWYN HOUSE ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH SAID NORTHEASTERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING TWO COURSES AND DISTANCES;

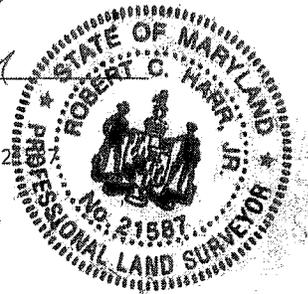
- A. SOUTH 84 DEGREES – 46 MINUTES – 37 SECONDS EAST, 15.33 FEET, THENCE;
- B. CONTINUING, SOUTH 53 DEGREES – 02 MINUTES – 37 SECONDS EAST, 76.08 FEET TO THE PLACE OF BEGINNING, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS, AND WITH A LINE THROUGH OSAGE STREET (55' WIDE RIGHT-OF-WAY), THE FOLLOWING TWO COURSES AND DISTANCES;
  - 1. SOUTH 84 DEGREES – 46 MINUTES – 37 SECONDS EAST, 51.46 FEET, THENCE;
  - 2. CONTINUING, SOUTH 36 DEGREES – 57 MINUTES – 23 SECONDS WEST, 27.07 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LIMITS OF BERWYN HOUSE ROAD, THENCE WITH SAID NORTHEASTERLY RIGHT-OF-WAY LIMITS;
  - 3. NORTH 53 DEGREES – 02 MINUTES – 37 SECONDS WEST, 43.77 FEET TO THE PLACE OF BEGINNING.

CONTAINING 592 SQUARE FEET OR 0.014 ACRES

I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION HEREIN WAS PREPARED BY ME PERSONALLY OR UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND ANY SURVEY WORK REFLECTED HEREIN WAS PREPARED IN COMPLIANCE WITH COMAR 09.13.06.12.



ROBERT C. HARR, JR.  
STATE OF MARYLAND  
PROFESSIONAL LAND SURVEYOR NO. 2  
EXPIRATION DATE JANUARY 16, 2015



3-13-13

DATE

**7. Approval Of A Letter To The  
Prince George's County Council On  
M-NCPPC Formula 2040: Preliminary  
Functional Master Plan For Parks,  
Recreation And Open Space**

**Motion for Councilmember Stullich  
Item # 13-G-52**

**Formula 2040: Preliminary Master Plan  
for Parks, Recreation and Open Space**

I move that the City Council submit written comments (see attached letter) for the official record regarding the Formula 2040 Countywide Functional Master Plan for Parks, Recreation and Open Space.

Comments:

- The Maryland-National Capital Park and Planning Commission released a draft plan to guide the future of parks and recreation in Prince George's County for the next 30 years.
- A joint public hearing with the Prince George's County Planning Board and County Council will be held on April 9 at 7:00 pm at the County Administration Building in Upper Marlboro.
- The plan proposes goals, policies and strategies and recommends actions in four categories that include systems, programs, land and facilities. The overall vision addresses connectivity, health and wellness and economic development.

April 9, 2013

The Clerk of the County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Formula 2040 - Preliminary Functional Master Plan for Parks, Recreation  
and Open Space

Dear Madame Clerk:

The College Park City Council reviewed the above-referenced document after receiving a presentation by staff from the Maryland-National Capital Park and Planning Commission. The City Council appreciated the opportunity to discuss the plan with staff and applauds the effort over the past several years to study the needs of residents, solicit resident input, and to propose a vision, policies and strategies for the future of parks and recreation in Prince George's County.

The City Council supports the general goals and direction of the plan. Specifically, we offer the following comments:

Trails: As the county becomes more urban, the use of trails for commuting and other activities besides recreation becomes more important. New design standards for urban trails should be developed and implemented. In particular, the need for lighting on some existing urban trails has been expressed in the past and should be addressed in the plan. Priority should also be given to constructing missing trail links that will enhance connectivity over costly, new trail systems.

Neighborhood Facilities: The provision of neighborhood recreational opportunities will remain important into the future and shouldn't be overlooked in favor of the larger, multigenerational centers. Try to strike a balance between the two types of facilities.

Environmental Performance: Sustainability issues are not explicitly addressed in the plan and should be given more attention. A plan goal should include the maintenance of parkland and facilities in an environmentally sensitive and sustainable manner. Building standards that address energy generation and efficiency as well as water efficiency and recharge should be developed including opportunities for obtaining LEED certification. The preservation of wooded floodplains and the management of stormwater within parklands should be promoted.

Playing Fields: The need for quality, appropriately-sized playing fields should be met for all ages and types of uses.

Historic Resources: Take advantage of the county's historic resources for culturally-based economic development initiatives and partner with the private sector when these resources are discovered or endangered during new development.

Land Development Ordinances: Revisit the formulas used to determine open space land dedication and recreational facilities requirements for developers during the development review process. These should be used to offset the impacts of development and improve the levels of service in the immediate area of the development project to the extent possible.

Public Art: Recognize the importance of public art in parks and recreation facilities and require art to be incorporated in any new facilities.

Food Production: Explore ways to incorporate local food production into the county's parkland through, for example, community gardens, urban farms and agricultural plots.

Cost Recovery: There is some concern that the goals for cost recovery may be too ambitious and have a negative impact on the quality of services.

Citizen Participation: Engage municipalities more directly in the future in order to explore opportunities for partnerships to meet the needs of city and town residents.

Facilities: The City supports the Area 2 recommendation to construct a 12,000 square foot gymnasium at the Hollywood Elementary School and looks forward to working with the Commission and stakeholders to make this a reality. Any feasibility study should include programmable activities that could be accommodated in the facility.

Congratulations on a well-thought out plan and thanks again for the opportunity to comment.

Sincerely,

Andrew Fellows  
Mayor

## **8. Appointments To Boards and Committees**

## Appointments to Boards and Committees

13-G-53

### Mayor Fellows

- Appoint Betty Rodenhausen to the Housing Authority