

TUESDAY, APRIL 16, 2013
WORKSESSION
(COUNCIL CHAMBERS)

7:30 P.M.

COLLEGE PARK MISSION STATEMENT

The City of College Park encourages broad community involvement and collaboration, and is committed to enhancing the quality of life for everyone who lives, raises a family, visits, works, and learns in the City; and operating a government that delivers excellent services, is open and responsive to the needs of the community, and balances the interests of all residents and visitors.

CITY MANAGER'S REPORT

PROPOSED ITEMS TO GO DIRECTLY TO AGENDA

PROPOSED CONSENT AGENDA ITEMS

1. Sunday Field Use Request by the College Park Boys and Girls Club for Duvall Field for Lacrosse games: April 7 (noon – 3:00 p.m.), April 21 (10:30 a.m. – 4:30 p.m.) and April 28 (noon to 6:00 p.m.) – Bob Ryan, Director of Public Services
2. Field Use Request by Maryland Milestones/ATHA, Inc., for Duvall Field Parking Lot, Saturday, May 25, 2013; 9:00 a.m. until 3:00 p.m. for Bike Rally Start/End Points – Bob Ryan, Director of Public Services

WORKSESSION DISCUSSION ITEMS

3. Continuation of Neighborhood Watch discussion – Robert Boone, Chair, Neighborhood Watch Steering Committee and Bob Ryan, Director of Public Services
4. Request for extension of dumpster permit that expired March 27, 2013 at 8317 Potomac Avenue (Paul and Sandra Kiernan) – Bob Ryan, Director of Public Services
5. Presentation on the County's new Department of Permits, Inspection and Enforcement – Carla Reid, Deputy Chief Administrative Officer, Economic Development & Public Infrastructure
6. Annual Update on ATHA Work Plan – Aaron Marcavitch, Executive Director, ATHA
7. Presentation on Knox Village, Toll Brothers – Tom Haller, Attorney for the developer
8. Revision of North Core Development Agreement and update on FBI Relocation – Garth Beall, developer

9. Comments on M-NCPPC FY 2014 Budget (***Possible Special Session – Public Hearing is April 23***) – Chantal Cotton, Assistant to the City Manager
10. Discussion of new County bill that combined CB-6 and CB-12 – Councilmember Mitchell
11. Discussion of City participation in a farmers market in north College Park
12. Four Cities Agenda items for April 24 meeting in New Carrollton
13. Appointments to Boards and Committees

COUNCIL COMMENTS

This agenda is subject to change. For current information, please contact the City Clerk. In accordance with the Americans With Disabilities Act, if you need special assistance, you may contact the City Clerk's Office at 240-487-3501 and describe the assistance that is necessary.

1. Sunday Field Use Request for Duvall Field for Lacrosse games

MEMORANDUM

TO: Mayor and City Council

THROUGH: Joseph Nagro, City Manager

FROM: Robert W. Ryan, Public Services Director 

DATE: April 12, 2013

SUBJECT: Sunday Field Use Requests from the College Park Boys and Girls Club for Duvall Fields; and Use of Duvall Field Concession Stand

ISSUE

The College Park Boys and Girls Club (CPB&GC) has requested Council approval of Sunday uses of Duvall Field facilities for boy's lacrosse home games; and, has submitted Field Use Requests as required.

SUMMARY

The CPB&GC has submitted Duvall Field facilities Field Use Request Applications for consideration. The requests are to host Sunday home games for the lacrosse league in which they play.

CPB&G Club has applied for Sunday use on April 7, 21, and 28, 2013 . The application for April 7 was received too late to schedule for Council consideration. Field use rules allow the City Manager to approve use in those circumstances. The April 7th field use was so approved. The field use rules require City Council approval of organized Sunday use. This is established by Council adoption of Section VI.7 of the City Recreation Facilities Rules and Regulations; the full text of which is available on the City's website at <http://www.collegeparkmd.gov/Documents/Public%20Services/Field%20Use%20Rules%20march%202006.pdf>

The Recreation Board , considered, and approved this request at their regular meeting on Monday, April 1, 2013.

RECOMMENDATION

It is recommended that the attached Field Use Requests from the CPB&GC be approved for Sunday use of Duvall Field (and the Refreshment Stand) as requested, and that this item be placed on the Council's Consent Agenda for April 16, 2013.



CITY OF COLLEGE PARK FIELD USE RESERVATION APPLICATION
Duvall Field

Date of Application 3-19-13
Name of Organization College Park Boys + Girls Club
Name of Contact Individual Mary Lintner
Address 5030 Laguna Rd College Park MD 20140
Street City State Zip
Telephone: Home 301 474 7130 Work _____ Cell 301 335 3106

Is the Organization a City-located youth Organization? Yes No Is the Organization Headquartered in College Park? Yes No

REQUESTING DUVAL FIELD FOR: Football, Age _____ Soccer, Age _____ Baseball, Age _____ T-Ball, Age _____
 Softball, Age: 15U **ADDITIONAL NEEDS:** Lights Bathrooms Concession Stand

Date(s) Requested 4/7, 4/21 + 4/28 Times Requested: From 4/21 10:30 AM To 4:30 PM
4/28 12 TO 6 PM

Description of Activity or Event LACROSSE GAMES

Are you charging a fee? Yes No If yes, for what purpose? _____

Expected number of participants: 30 per game Age range: 10-15

I hereby confirm that I have received and read the City Recreation Facilities Rules and Regulations.

The organization's "Proof of adequate minimum liability insurance" (required under Section IV, Item 5) is attached to this application.

In addition, applicant/organization agrees to indemnify and hold harmless the City from and against all actions, liability, claims, suits, damages, cost or expenses of any kind which may be brought or made against the City or which the City must pay and incur by reason of or in any manner resulting from injury, loss or damage to persons or property resulting from his/her negligent performance of or failure to perform any of his/her obligations under the terms of this application/permit.

19 Mar 13
Date

Mary Lintner
Signature of Contact Individual

Do Not Write Below This Line

Recommendation of Recreation Board _____ Damage Deposit \$ 0

Approval Disapproval _____ Estimated Fee \$ 0

Comments _____

Date 1 APRIL 13 Signature [Signature]

Recommendation of Public Services Director _____

Approval Disapproval _____

Comments _____

Date 12 APRIL 13 Signature [Signature]

Approval by Mayor and Council (or City Manager) _____

Approval _____ Disapproval _____

Comments _____

Date _____ Signature _____

**2. Field Use
Request by
Maryland
Milestones/A
THA, Inc., for
Duvall Field
Parking Lot,
Saturday,
May 25, 2013**

MEMORANDUM

TO: Mayor and City Council
THROUGH: Joseph Nagro, City Manager
FROM: Robert W. Ryan, Public Services Director 
DATE: April 12, 2013
SUBJECT: ATHA Bike Rally – Field Use Request

ISSUE

ATHA, Inc./Maryland Milestones, has requested approval of the use of the Duvall Field parking lot from 9:00 a.m. to 3:00 p.m. on Saturday, 25 May 13 for a bike rally.

SUMMARY

The attached application is submitted for use of the Duvall Field parking lot for an ATHA sponsored bike rally. No playing field use is requested. The lot will be used for parking, as the start and end point for the rally, and for registration.

The College Park Boys and Girls Club have field and concession building permit during this time. The Club was consulted and has no objection to the ATHA use as requested.

The Recreation Board considered and approved this request at their regular meeting on Monday, April 1, 2013.

RECOMMENDATION

It is recommended that the attached Field Use Request from ATHA, Inc be approved, and that this item be placed on the Council's Consent Agenda for April 16, 2013.

CITY OF COLLEGE PARK FIELD USE RESERVATION APPLICATION
Duvall Field



Date of Application 3/5/13
Name of Organization Maryland Milestones / ATHA, Inc.
Name of Contact Individual Aaron Markavitch
Address 4310 Gallatin St. Hyattsville MD 207
Telephone: Home _____ Work 301-887-0777 Cell 508-235-6231
Is the Organization a City-located youth Organization? Yes No Is the Organization Headquartered in College Park? Yes No

REQUESTING DUVALL FIELD FOR: Football, Age _____ Soccer, Age _____ Baseball, Age _____ T-Ball, Age: _____

Softball, Age: _____ Lights Bathrooms Concession Stand

*Will be used for start & end of bike rally. 30-50 people, all age grps. fields will not be used, pkng will be needed.
Date(s) Requested 05/25/13 Times Requested: From 9:00 AM To 3:00 PM

Description of Activity or Event Bike rally, start/end point
Are you charging a fee? Yes No If yes, for what purpose? registration / t-shirts
Expected number of participants: 30-50 Age range: all ages

I hereby confirm that I have received and read the City Recreation Facilities Rules and Regulations.
 The organization's "Proof of adequate minimum liability insurance" (required under Section IV, Item 5) is attached to this application.

In addition, applicant/organization agrees to indemnify and hold harmless the City from and against all actions, liability, claims, suits, damages, cost or expenses of any kind which may be brought or made against the City or which the City must pay and incur by reason of or in any manner resulting from injury, loss or damage to persons or property resulting from his/her negligent performance of or failure to perform any of his/her obligations under the terms of this application/permit.

3/6/13 Date _____ Signature of Contact Individual _____

Do Not Write Below This Line

Recommendation of Recreation Board _____ Damage Deposit \$ 0
Approval Disapproval _____ Estimated Fee \$ 0
Comments received by email 3/12/2013 metro, sha, pgpd
Date 1 APRIL 13 Signature Paul for A. Bradford

Recommendation of Public Services Director _____
Approval Disapproval _____
Comments _____
Date 12 APRIL 13 Signature [Signature]

Action by Mayor and Council (or City Manager)
Approval _____ Disapproval _____
Comments _____
Date _____ Signature _____

3. Neighborhood Watch

MEMORANDUM

TO: Mayor and City Council
THROUGH: Joseph Nagro, City Manager
FROM: Robert W. Ryan, Public Services Director 
DATE: April 12, 2013
SUBJECT: Continuation of Neighborhood Watch Discussion

ISSUE

At the work session of 5 March 13, the Council began discussion of the status of the College Park Neighborhood Watch (CPNW) program, the organizational structure of the CPNW Steering Committee (CPNWSC), and potential use of an on-line program such as Nation of Neighbors (NoN). The Council wished to continue this discussion.

SUMMARY

The briefing materials previously provided for the March work session are attached for review.

Representatives of the Nation of Neighbors program are scheduled to attend the work session to demonstrate their software and support program, and to answer Council questions.

The current CPNWSC members, Mr. Boone and Mr. Springer, and PGPD District 1 representatives have been invited to attend the work session.

RECOMMENDATION

The Council should consider the recommendation of the CPNWSC for reorganization, and consider support of the Nation of Neighbors program for use by CPNW communities.

MEMORANDUM

TO: Mayor and City Council

THROUGH: Joseph L. Nagro, City Manager

FROM: Robert W. Ryan, Public Services Director 

DATE: March 1, 2013

SUBJECT: Reorganization of College Park Neighborhood Watch (CPNW)

ISSUE

A majority of the appointed members of The CPNW Steering Committee (CPNWSC) has recommended a reorganization of the CPNWSC, and a refocus of CPNWSC activity.

SUMMARY

At a recent meeting of CPNWSC members, Council Members, COPS and Public Services staff, discussed reorganization of the CPNWSC and redirection of efforts. In summary, the following recommendations are being made.

1. Expand the CPNWSC from three appointed members to five.
2. Have one appointee from each election district, and one¹ at large, appointed by the Mayor, for a total of five members.
3. Refocus Steering Committee efforts to adopt and provide support for an internet communications system, using an established program, "Nation of Neighbors", as a tool supported by CPNWSC and the City, and made available for use by each Neighborhood Watch group in the City.
4. Transfer responsibility for planning and implementing City supported CPNW training from the CPNWSC to the City's Public Safety Officer. The Public Safety Officer will implement the CPNW Academy program anticipated in the City Council's strategic action plan. The Public Safety Officer is encouraged to utilize COPS officers and qualified CPNW volunteers to assist in providing training.
5. Utilize the five CPNWSC members as district monitors of the Nation of Neighbors system to provide points of contact with police, rumor control, and user input appropriateness.
6. Utilize the CPNWSC to continue to provide recommendations to the Mayor and Council, and to support neighborhood program development.

7. Nothing in the reorganized program would mandate any changes to established CPNW programs. As Neighborhood Watch must be a grass roots effort to be effective, each neighborhood is encouraged to develop programs unique to its demographics and volunteer participation.

One major program change which was also discussed, and which should be immediately discussed by the new CPNWSC and Mayor and Council, is devolving the annual National Night Out (NNO) program in the City. It is proposed to return NNO in College Park to simple neighborhood events, such as porch lights on, walk and talk with neighbors, etc. The central event programs of recent years demand significant staff and volunteer effort, and more importantly compete for resources from public safety agencies trying to serve many communities that night. A central Public Safety Day event could be planned later in the fall when resources are more readily available, and more City residents are here. Perhaps even expanding the public safety presence at College Park Day.

A draft resolution is attached to this memo, along with information about the Nation of Neighbors program.

The current Chair of the CPNWSC, Mr. Robert Boone, will attend the Council work session to discuss these proposals.

RECOMMENDATION

The Council should discuss these proposals with the CPNWSC, and decide whether to adopt a resolution reorganizing CPNWSC, or not.

Attachment (1) Draft Resolution

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK, MARYLAND TO ESTABLISH A NEIGHBORHOOD WATCH COMMITTEE IN THE CITY OF COLLEGE PARK TO ADVISE THE CITY COUNCIL, AND TO ENHANCE NEIGHBORHOOD WATCH PROGRAMS CITY WIDE.

- WHEREAS, the Mayor and Council adopted Resolution 97 R-15 in 1997 to establish a Neighborhood Watch Committee; and
- WHEREAS, the Mayor and Council adopted Resolution 11 R-06 in 2011 to establish a three person Neighborhood Watch Steering Committee; and
- WHEREAS, the City Council wishes to enhance College Park Neighborhood Watch programs, and
- WHEREAS, in October 2010, the City Council Neighborhood Watch Subcommittee was formed; and
- WHEREAS, the Subcommittee was charged to review City-wide Neighborhood Watch programs; and
- WHEREAS, the Subcommittee recommended and the Council established a three person College Park Neighborhood Watch Steering Committee to advise the Council and to review, enhance and further develop College Park Neighborhood Watch; and
- WHEREAS, the Neighborhood Watch Steering Committee has now recommended that the Steering Committee be reorganized to include five members and to focus efforts on the use of current technology to support CPNW, to share information and procedures, and to prevent crime in the City in coordination with police; and
- WHEREAS, the reorganized Steering Committee is also charged to help develop Neighborhood Watch Programs in all sections of the City of College Park; and
- WHEREAS, the Mayor and City Council wishes to redefine the College Park Neighborhood Watch Steering Committee.

3. To help develop programs and activities to deter crime and vandalism in the City.
4. To promote the formation of Neighborhood Watch groups in any neighborhood lacking a formal Neighborhood Watch.
5. A member of the College Park Neighborhood Watch Steering Committee shall be a member of the College Park Citizens Corps Council representing Neighborhood Watch.

APPOINTMENT OF CHAIR

Annually, the members of the Steering Committee shall elect a Chairperson to serve as Chair of the Steering Committee for a one-year term.

MEETINGS

Meetings shall be held as necessary, and shall be called by the Chair. The Chairman shall have the authority to call a meeting to address an emergency.

Resolved this 12 day of March, 2013.

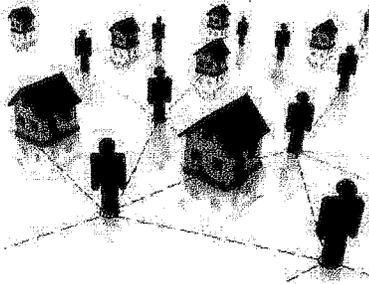
Andrew M. Fellows, Mayor
City of College Park

ATTEST:

Janeen S. Miller
City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Suellen M. Ferguson
City Attorney



Nation of Neighbors

Online Neighborhood Watch and Reporting

Free tools for citizens, community groups, local government and law enforcement professionals. [Learn More...](#)

[File a Neighborhood Watch Report](#)

[Sign Up](#) [Sign In](#)

Begin sharing information with your community in minutes - for free. Ready to get started?

Sign up now!



[Click to view sample pages](#)

[Forgot your password?](#)

What People Are Saying

This is an excellent idea! NoN will allow us to safely report suspicious activity without the fear of being harassed.

Anonymous Member

What an outstanding concept. With the deteriorating budget of local law enforcement, our communities need all the help we can get, and so do they. In addition, the more people that get involved within their community, the better it is for all. It is a safer way for individuals to report suspicious and illegal activity without the fear of retaliation (a prime reason in many areas why people do not get involved).

Member in WV

For Individuals

Reports you file are instantly shared with other local members and participating law enforcement

Save multiple locations and set up alerts for home, schools, work...

Neighborhood Groups

Share reports instantly via email or text messaging

Browse and search all reports in your area

Free communication tools, discussion, meeting management and much more

Law Enforcement

Instant communication with local active and committed community members

Send alerts and emergency notices, receive tips

Our reporting system ensures high quality anonymous reports

Get Started

Sign up via phone or email

Community members
Find your community or Add your community

Government
Contact us to add your agency

Latest News

Knight News Challenge - 2013

Monday, March 25, 2013

We're pleased to have two proposals in this year's Knight News Challenge. Click the title above or the two links below for full details: [Nation of Neighbors \(NoN\): Improving community welfare through collaborative knowledge](#) [Nation of Neighbors \(NoN\): Facilitating Free Decentralized Sharing of Crime and Public Safety Data](#)

A day in the life of a cop - on Twitter

Thursday, March 21, 2013

You can ride along with law enforcement officers from over 200 different agencies tomorrow on Twitter. This should be an exciting chance to see first-hand how various agencies across the world are beginning to use social media. Follow hashtag #polwtw Participating agencies: <https://twitter.com/ConnectedCOPS/police-tweet-a-thon-2013/members>

No More Daily or Weekly Digests

Tuesday, March 6, 2012

Starting today, NoN will no longer send daily or weekly digests. This feature was used by less than 5% of our members and conflicted with upcoming changes. Existing digest subscriptions have been converted to instant notifications.

Video Tutorials Downloads

- [Add your community](#) [Welcome Letter](#)
- [Adding content](#) [Fact Sheet](#)
- [Community Flier](#)

Promote Your Neighborhood Watch



Copy & paste links and banners for your community website. Printable community fliers.

Stay Informed



4. Request for extension of dumpster permit

MEMORANDUM

TO: Mayor and City Council
THROUGH: Joseph Nagro, City Manager
FROM: Robert W. Ryan, Public Services Director 
DATE: April 12, 2013
SUBJECT: 8317 Potomac Avenue, Request for Extension of Dumpster Permit

ISSUE

Permits to maintain a dumpster on this property have been issued previously by Public Services and the City Manager. These permits expired 27 March 2013 and the City Code now requires the approval of Mayor and Council to extend the permit period.

SUMMARY

Permits were issued by Public Services and the City Manager as allowed by the Code, for Mr. & Mrs. Kiernan to maintain a dumpster on their property at 8317 Potomac Avenue. These permits have allowed this from 17 September 2012 to 27 March 2013. The Kiernan's have requested an extension of this permit. It is now required that the Council approve any further extensions (see attached Code § 141-3 B)

The applicant has been invited to attend the work session to answer any Council questions.

RECOMMENDATION

The Council should decide whether to extend this permit or not.

Attachments:

1. Letter of Invitation to Council Meeting
2. Letter Requesting Extension Received 04/05/2013
3. Letter of Extension Dated 01/02/2013
4. Letter Requesting Extension Received 12/27/2012
5. Section 141-3(B) of the City Code



PARTMENT OF PUBLIC SERVICES N C E
4601-A CALVERT ROAD ❖ COLLEGE PARK, MD 20740-3421
TELEPHONE: 240-487-3570 ❖ FACSIMILE: 301-864-7965
www.collegeparkmd.gov

Attachment 1

April 10, 2013

Mr. & Mrs. Paul Kiernan
8317 Potomac Avenue
College Park, MD 20740

Dear Mr. & Mrs. Kiernan:

Confirming my conversation with Mrs. Kiernan on Wednesday, April 10, 2013, you are invited to attend the next meeting of the Mayor and City Council to present your request to maintain a commercial dumpster at your property through the end of July 2013.

The meeting will take place on Tuesday, April 16, 2013 at 7:30 p.m. in the Council Chambers of City Hall located at 4500 Knox Road, College Park, MD 20740.

Should you have any questions or concerns, please call us at 240-487-3570.

Sincerely,


Sharon Fletcher
Administrative Assistant

cc: Joseph L. Nagro, City Manager
Robert W. Ryan, Public Services Director

December 27, 2012:

*S/b 4/04/2013
per phone call
4/04/2013*

Department of Public Services
Code Enforcement Division
4601 – A Calvert Road
College Park, Maryland 20740
Attn: Joe Nagro – City Manager

Re: Long term dumpster permit

Dear Mr. Nagro:

We are requesting a permit to allow a dumpster in our yard for the purpose of cleaning out our sheds and our basement. At this time of year there is also much yard debris that needs to be raked up and gotten rid of, therefore I request that you grant this permit for the next three months, until the end of July.

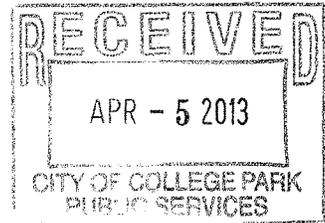
I have enclosed a check for \$75.00 to pay for the permit for this dumpster until July 2013.

I thank you in advance for your kind consideration to this request.

Sincerely,

Sandra Keim

Mr. & Mrs. Paul Kiernan
8317 Potomac Avenue
College Park, MD 20740
301-474-1045



4/10 - 2:03 p.m. advised 4/16/13 @ 7:30 p.m.



City of College Park
240-487-3500
www.collegeparkmd.gov

City Hall
4500 Knox Road
College Park, MD 20740-3390

City Manager
240-487-3501

City Clerk
240-487-3501

Finance
240-487-3509

Human Resources
240-487-3533

Parking Enforcement
240-487-3520

Planning
240-487-3538

Youth & Family Services
4912 Nantuxet Road
College Park, MD 20740-1458

240-487-3550

Seniors Program
301-345-8100

Public Services
4601-A Calvert Road
College Park, MD 20740-3421

Code Enforcement
240-487-3570

Public Works
9217 51st Avenue
College Park, MD 20740-1947

240-487-3590

January 2, 2013

Mrs. Paul (Sandra) Kiernan
8317 Potomac Avenue
College Park, MD 20740

Re: Trash Dumpster at 8317 Potomac Avenue, College Park, MD

Dear Mrs. Kiernan:

We are in receipt of your letter dated December 27, 2012 requesting an extension of the period permitted to maintain a trash dumpster at the subject property.

Please be advised that the Code of the City of College Park allows the Public Services Director to approve placement of a such a dumpster at a property for up to 90-days; that 90-day period has expired as the dumpster has been in place since September 17, 2012.

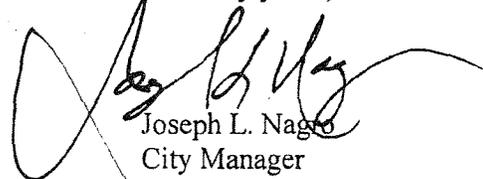
Further, the City Code allows the City Manager to approve placement for an additional 90-day period at a cost of \$25.00 per 30-day period. By this letter, I am approving the issuance of a dumpster permit at your residence for an additional 90 day period upon receipt of your payment of \$75.00. This period will end on Wednesday, March 27, 2013.

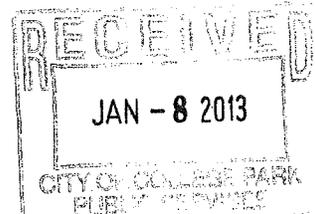
enclosed

Should you wish to keep the dumpster beyond that date, you will have to seek approval from the Mayor and Council.

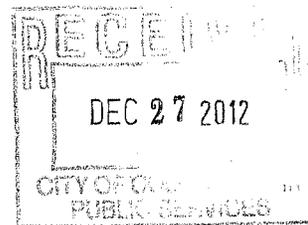
Thank you for your efforts to maintain compliance.

Sincerely yours,


Joseph L. Nagro
City Manager



December 27, 2012



Department of Public Services
Code Enforcement Division
4601 – A Calvert Road
College Park, Maryland 20740
Attn: Joe Nagro – City Manager

Re: Long term dumpster permit

Dear Mr. Nagro:

We are requesting a long term permit to have a dumpster in our yard for the purpose of cleaning out our basement and sheds of unusable items and garbage. Over the 20 years we have been here we have acquired many things and are trying to clean up and re-organize.

Unfortunately, my husband is chronically ill with a very severe case of systemic lupus and can only work a few hours a week on this project therefore I estimate that it will be quite a while from now before we get the dumpster filled and ready for pick-up. I therefore request that we be allowed a permit for this dumpster which will allow for our slow progress.

Mr. Nagro, we pay our taxes, I think someone has made a complaint about this dumpster in our yard but it really is not hurting anyone and we try to keep it so that it cannot be visualized from the street. We really are doing our best to comply with city regulations but have some extenuating circumstances to deal with including serious health issues and aging. I request some mercy in this case. I hope to have this project completed before the summer arrives when we can have that dumpster hauled away and enjoy our basement and sheds for projects that need to be done in our home and yard.

I thank you in advance for your kind consideration to this request.

Sincerely,

Mr. & Mrs. Paul Kiernan
8317 Potomac Avenue
College Park, MD 20740
301-474-1045

Attachment 5

City of College Park, MD
Friday, April 12, 2013

Chapter 141. NUISANCES

§ 141-3. Dumpsters and other storage receptacles.

[Amended 10-8-1985 by Ord. No. 85-O-9; 1-13-2004 by Ord. No. 03-O-12; 6-12-2007 by Ord. No. 07-O-12]

- A. Commercial or residentially zoned properties using a commercial dumpster service for regular trash collection must file with the City a copy of their contract for the services. Each contractor must furnish a minimum of two pickups weekly. All dumpsters furnished by the contractor must be watertight, with a lid that must remain closed. Each dumpster must sit on a concrete or asphalt pad to be at least the same size as the dumpster. The dumpster must be placed to the rear or side of the property, and in any case to the rear of the front building restriction line. In cases where the dumpster is visible to the general public, said dumpster must be enclosed by some means of screening, such as stockade-type fence, to completely obscure it from such view and must be located a minimum of 10 feet from any public sidewalk.

- B. No dumpster or other receptacle for the storage or transport of construction or other debris, or for the storage of household or other items, greater in size than three cubic yards, shall be placed on residential property without a permit issued by the City. Permits shall expire not later than 30 days after issuance, and shall be subject to such further conditions as the City Manager may require. A permit may be extended for up to an additional 60 days in any twelve-month period by the Director of Public Services, and thereafter by the City Manager for up to an additional 90 days in the same period upon good cause shown. Any further extension within the same period may be authorized only by the Mayor and City Council upon a showing of exceptional circumstance.

5. Presentation on D-PIE

MEMORANDUM

TO: Mayor and City Council
THROUGH: Joseph Nagro, City Manager
FROM: Robert W. Ryan, Public Services Director 
DATE: April 12, 2013
SUBJECT: Prince George's County Department of Permits, Inspections, and Enforcement (DPIE)

ISSUE

The Council has expressed interest in receiving information regarding the new County DPIE, and potential interface with City permits, inspections and enforcement.

SUMMARY

Ms. Carla A. Reid, Prince George's County Deputy Chief Administrative Officer for Economic Development and Public Infrastructure is scheduled to attend the Council work session on 16 April 2013.

She will be prepared to describe the new department and answer Council questions.

Information about DPIE, is available on the County's webpage at http://www.princegeorgescountymd.gov/Government/AgencyIndex/OMB/Proposed_Budget_FY2014/pdf/dpie.pdf.

RECOMMENDATION

Council should present questions they may have regarding potential interface between the County and City processes which may streamline both systems.

6. Annual Update on ATHA Work Plan

7. Presentation on Knox Village, Toll Brothers

8. Revision of North Core Development Agreement

Enclosed are the 1) original Greenbelt Station Development Agreement, 2) the revised, signed South Core Agreement, and 3) the proposed North Core Agreement. Staff comments to follow.

ORIGINAL AGREEMENT

CITY OF COLLEGE PARK, MARYLAND
August 3 2005

GREENBELT STATION DEVELOPMENT AGREEMENT

The following sets forth the Development Agreement (Agreement) between the City of College Park, Maryland ("City") and Metroland Developers, LLC/Greenbelt Metropark L.L.C. ("MD/GM"):

General

MD/GM is developing the mixed-use project known as Greenbelt Station ("Project") which a portion of the Project is located adjacent to the municipal boundaries of the City. The City is concerned about the impact the Project may have on the City. In consideration for the City's concerns and the development of the Project, MD/GM and the City agree to the following:

1. MD/GM will contribute \$2.5 Million (\$2,500,000.00) to the City for improvements to public facilities including, but not limited to, landscaping projects, streetscaping, sidewalks/crosswalks, traffic calming measures, and park improvements. These funds shall be directed to such facilities adjacent to or in the vicinity of the Project. The payment of 50% of the above amount shall be made at the time of the first major out-sale¹ in the South Core with the remaining 50% paid at the time of the first major out-sale in the North Core.

If the first major out-sale in the North Core has not occurred within ten (10) years from the date of this Agreement then the payment of \$1.25 Million for the North Core public facilities improvements ("Payment") shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor beginning the first day of the eleventh (11th) year and the first day every following year (each year of adjustment being referred to as an "Adjustment Year") as follows:

- a. Within thirty (30) days following the end of each Adjustment Year, the CPI-U as averaged for the prior twelve month period shall be added to the Payment due to the City and shall be paid to the City at the time of the first major out-sale in the North Core.

¹ First major out sale is defined as a land purchase in excess of \$10 Million Dollars

- b. If the Index is discontinued or revised during the term of this Agreement, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Index had not been discontinued or revised.
 - c. Notwithstanding any other provision of this Paragraph 1, the contribution to be paid to the City shall in no event be less than two-thirds (2/3rds) of the \$2.5 Million Dollars, calculated in 2005 dollars.
 2. MD/GM shall include in the County Tax Increment Financing District (TIFs) and County Special Taxing District (STDs) program funding for a \$1.25M pedestrian overpass connecting the Project to College Park over the railroad tracks. Location and timing for construction of the pedestrian overpass shall be determined prior to the final Detailed Site Plan approval for the South Core. Funding for the design, engineering and construction of the pedestrian overpass shall be included with a TIF & STD bond sale that coincides with the construction timing.
 3. MD/GM shall install stamped concrete or similar type of special marking for the crosswalk at the intersection of Rhode Island Avenue and Maryland Route 193. This installation of the crosswalk will be done in conjunction with the Maryland Route 193 road improvements.
 4. The City shall cooperate with MD/GM in instituting any "TIFs" and "STDs" (including establishing development districts under the applicable statutes) which may be supported by County and/or State tax revenues, but shall not involve whatsoever any City tax revenues, including the City adopting resolutions or consents required by State or County law approving such County TIFs and County STDs and the applicable development districts.
 5. MD/GM agrees to contribute \$10,000,000.00 towards the construction of additional ramps and modifications to the Beltway Interchange at the Greenbelt Metro Station to provide a full access interchange. The City will support the inclusion for the construction of the additional Beltway ramps within the State Consolidated Transportation Plan and/or funding of the Interchange project with State, County and/or Federal funds, in accordance with the State Highway Administrations selected Alternate 3.
 6. The City shall support any legislation, including a text amendment, regarding the adequacy of public facilities test for transportation that addresses the litigation that affected the Conceptual Site Plan and Preliminary Plan approvals for the Project, including the reconsideration of the Conceptual Site Plan and Preliminary Plan.

7. The City acknowledges that the County's approval for the reconsideration of the Conceptual Site Plan and Preliminary Plan will allow for Conceptual Site Plan, Preliminary Plan, Detailed Site Plan and Record Plat approvals for the Project. The City and MD/GM acknowledge that the prior Conceptual Site Plan (SP-01008) and Preliminary Plan (4-01026) set forth schematic layouts illustrating a mixed use transit oriented development with development guidelines, density limitations and traffic trip caps. Prior to or concurrent with the submission of any detailed site plans, MD/GM will forward copies for the City to review. The City shall generally support the approval of plans as long as they are found by the City to be in substantial conformance with the development plans previously shown to and endorsed by the City and with the Sector Plan. The City retains the right to comment on, object to, recommend conditions and/or appeal issues not previously addressed in the conceptual site plan and preliminary process and issues raised by the City during that process, including but not limited to building height and placement, mix of uses, and wetland and floodplain mitigation. The City further acknowledges that a conformance finding is not to be unreasonably withheld.

Other

8. Provided that MD/GM is not in default of this agreement, the City shall not appeal or institute, participate or support any litigation with respect to anything covered by and in compliance with this Agreement. Provided that the City is not in default of this agreement, MD/GM shall not appeal or institute, participate or support any litigation against the City with respect to anything covered by and in compliance with this Agreement.
9. Any and all approvals or consents of the City or MD/GM shall not be unreasonably withheld, conditioned nor delayed.
10. This Agreement contains the entire agreement between and among the parties hereto and shall be binding upon each party, their heirs, personal representatives and assigns.
11. MD/GM agrees to notify any and all purchasers of this Agreement.
12. Any provisions in this agreement may be amended in whole or in part by application by MD/GM to the City or by the City to MD/GM for approval or disapproval by the City and MD/GM.

13. This Agreement shall be construed in accordance with the laws of the State of Maryland.
14. All signatures hereto represent that they have all the requisite authority to execute this Agreement and bind their principals and the parties hereto.
15. If a Party shall default in the performance of any obligation hereunder to be performed by such Party, then the other Party shall give the alleged defaulting Party written notice setting forth in specificity the default. If such alleged default is not cured within fifteen (15) days after such written notice, or with respect to non-monetary defaults such additional time as may be reasonably required if such non-monetary defaults cannot be cured within such 15 day period provided that the defaulting party diligently pursues the cure of such default, then any non-defaulting Party shall have the right to prosecute a proceeding at law or in equity against the defaulting Party for such default. The parties acknowledge and agree that damages may not be an adequate remedy and that specific performance is the preferred remedy for the non-defaulting Party.

(Signatures on following page)

In Witness Whereof, the parties have executed this agreement under seal
this 25th day of August, 2005.

CITY OF COLLEGE PARK, MARYLAND

Caroline S. Lightfoot
Caroline S. Lightfoot, City Clerk

By: [Signature]
Stephen A. Brayman, Mayor

METROLAND DEVELOPERS, LLC

By: A. H. Smith Greenbelt Management,
L.L.C., Manager

[Signature]
Witness

By: [Signature]
Name: Alfred H. Smith, Jr.
Title: Managing Member

GREENBELT METROPARK L.L.C.

By: GB Development Company, Inc.,
member

[Signature]
Witness

By: [Signature]
Name: Daniel Colton
Title: Vice President

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

[Signature]
Robert H. Levan
City Attorney

SOUTH CORE
AGREEMENT

33972 039

Clerk of the
Circuit Court

SEP 20 10:48

DECLARATION OF COVENANTS AND DEVELOPMENT AGREEMENT

THIS DECLARATION OF COVENANTS AND DEVELOPMENT AGREEMENT ("Declaration"), is made this 26th day of July, 2012, by and between CRM Mid-Atlantic Properties, LLC ("CRM"), a limited liability company registered in Maryland whose address is c/o SunTrust Bank, 303 Peachtree Street NE, 10th Floor, MC GA-Atlanta-0925, Atlanta, GA 30308, Attn: Andrew Kroll, and the CITY OF COLLEGE PARK, MARYLAND (the "City") a municipal corporation of the State of Maryland.

WHEREAS, CRM is the owner of certain real property consisting of 64.19 acres (hereinafter the "Property") located in Prince George's County, Maryland, which is the South Core of a mixed-use project known as Greenbelt Station ("Project"), located adjacent to the municipal boundaries of the City being described on Record Plats recorded at REP 216, Plat Numbers 40-50. as shown on Exhibit A; and

WHEREAS, the Property was previously owned by Greenbelt Metropark, L.L.C.; and

WHEREAS, Greenbelt Metropark, L.L.C. and Metroland Developers, LLC entered into a certain Development Agreement with the City on August 3, 2005; and

WHEREAS, this Declaration of Covenants is intended to and does supersede, in its entirety, that certain Development Agreement between the City and Metroland Developers, LLC/Greenbelt Metropark L.L.C., dated August 3, 2005 (the "Original Development Agreement"), as and to the extent the Original Development Agreement relates to the development of the portion of Greenbelt Station known as the "South Core" and the obligations and responsibilities of the parties with respect thereto; and

TWO TO SIX \$ 0.00
RECORDING FEE 0.00
TOTAL 0.00
Res#PC06 Rcr#339393
MMB JKF B1K44795
Sep 20, 2012 10:48 am

33972 040

WHEREAS, the City is concerned about the impact the Project may have on the City and its residents.

NOW, THEREFORE, in consideration of the aforesaid, and of other good and valuable consideration, the receipt and sufficiency of which is hereby confirmed, CRM hereby declares and agrees on behalf of itself its successors and assigns that the Property shall be held, transferred, sold, leased, rented, hypothecated, encumbered, conveyed or otherwise occupied subject to the following covenants, conditions, restrictions, limitations and obligations which shall run with and bind the Property or any part thereof and shall inure to the benefit and be enforceable by the City, its successors and assigns as follows:

1. The recitals set forth above as well as the foregoing "NOW, THEREFORE," are incorporated herein as operative provisions of the Covenants.
2. CRM will contribute \$1.25 Million (\$1,250,000.00) to the City for improvements to public facilities including, but not limited to, landscaping projects, streetscaping, sidewalks/crosswalks, traffic calming measures, and park improvements. These funds shall be directed to such facilities adjacent to or in the vicinity of the Project. The first payment of 50% of the above amount shall be made at the time of the out-sale of the apartment component in the South Core with the remaining 50% paid 36 months thereafter.
3. The City shall cooperate with CRM in instituting any Tax Increment Financing Districts ("TIF") and County Special Taxing Districts ("STD") (including establishing development districts under the applicable statutes) which may be supported by County and/or State tax revenues, but shall not involve whatsoever any City tax revenues, including the City adopting resolutions or consents required by State or County law approving such County TIFs and County STDs and the applicable development districts.

33972 041

4. The City acknowledges and supports the County's approval for the approved Conceptual Site Plan, Preliminary Plan, Detailed Site Plan and Record Plat approvals for the Project as relates to the South Core. The City and CRM acknowledge that the prior Conceptual Site Plan (SP-01008) and Preliminary Plan (4-01026(A)) set forth schematic layouts illustrating a mixed use transit oriented development with development guidelines, density limitations and traffic trip caps. Prior to or concurrent with the submission of any detailed site plans, CRM will forward copies for the City to review. The City shall generally support the approval of plans as long as they are found by the City to be in substantial conformance with the development plans previously shown to and endorsed by the City and with the Sector Plan. The City retains the right to comment on, object to, recommend conditions and/or appeal issues not previously addressed in the conceptual site plan and preliminary process and issues raised by the City during that process, including but not limited to building height and placement, mix of uses, and wetland and floodplain mitigation. The City further acknowledges that a conformance finding is not to be unreasonably withheld.

5. Provided that CRM is not in default of this agreement, the City shall not appeal or institute, participate or support any litigation with respect to anything covered by and in compliance with this Agreement. Provided that the City is not in default of this Declaration, CRM as relates to the south core shall not appeal or institute, participate or support any litigation against the City with respect to anything covered by and in compliance with this Declaration.

6. Any and all approvals or consents of the City or CRM shall not be unreasonably withheld, conditioned nor delayed.

33972 042

7. Each person accepting a deed, lease or other instrument conveying any interest in the Property shall be bound by the terms of this Declaration whether or not the same is incorporated or referred to in such deed, lease or instrument and this Declaration is hereby incorporated by reference in any deed or other conveyance of all or any portion of each person's interest in any real property subject hereto.

8. This Declaration of Covenants and Agreement shall be effective immediately as to CRM and shall be binding on its heirs, successors and assigns subject to the terms and conditions hereof.

9. This Property shall be held, conveyed, encumbered, sold, leased, rented, used, and/or occupied subject to the terms and provisions of this Declaration of Covenants, which shall run with the land.

10. If a Party shall default in the performance of any obligation hereunder to be performed by such Party, then the other Party shall give the alleged defaulting Party written notice setting forth in specificity the default. If such alleged default is not cured within fifteen (15) days after such written notice, or with respect to non-monetary defaults such additional time as may be reasonably required if such non-monetary defaults cannot be cured within such 15 day period provided that the defaulting party diligently pursues the cure of such default, then any non-defaulting Party shall have the right to prosecute a proceeding at law or in equity against the defaulting Party for such default.

11. The City shall have the right to enforce, by any proceeding at law or in equity, including injunction, all restrictions, terms, conditions, covenants and agreements imposed upon the Property, and/or CRM pursuant to the provisions of this Declaration of Covenants. The parties agree that if CRM should breach the terms of this Declaration of Covenants, the City

33972 043

would not have an adequate remedy at law and would be entitled to bring an action in equity for specific performance of the terms of this Declaration of Covenants. In the event the City is required to enforce this Declaration of Covenants and CRM is determined to have violated any provision of this Declaration, CRM will reimburse the City for all reasonable costs of the proceeding including reasonable attorneys' fees. Should CRM prevail in any action brought by the City to enforce a provision of this Declaration of Covenants, the City shall reimburse said party for all reasonable costs of the proceeding including reasonable attorneys' fees.

12. This Declaration of Covenants and Agreement may not be amended or modified except in a writing executed by all parties hereto, and no waiver of any provision or consent hereunder shall be effective unless executed in writing by the waiving or consenting party.

13. This Declaration of Covenants shall be construed in accordance with the laws of the State of Maryland, excepting its conflict of law provisions. The provisions of this Declaration of Covenants and Agreement shall be deemed severable, so that if any provision hereof is declared invalid or violative of any federal, state or local law or regulation, all other provisions of this Agreement shall continue in full force and effect.

14. All signatures hereto represent that they have all the requisite authority to execute this Agreement and bind their principals and the parties hereto.

15. CRM agrees to notify any and all purchasers of this Declaration.

IN WITNESS WHEREOF, the parties have caused these presents to be executed and delivered.

33972 044

WITNESS/ATTEST:

By: CRM MID-ATLANTIC PROPERTIES, LLC
By: CRM PROPERTIES MANAGER, LLC, ITS SOLE MEMBER

Rachele R. Byrd

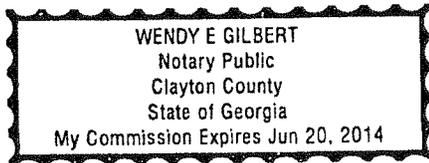
[Signature]

Title: Andrew Kroll
VP

STATE OF GEORGIA)
) ss:
COUNTY *Fulton*)

I HEREBY CERTIFY, that on this 26th day of July 2012, before me, a Notary Public in and for the State aforesaid, personally appeared Andrew Kroll, VP, and that he, being authorized so to do, executed the foregoing Declaration of Covenants for the purposes therein contained by signing in my presence.

WITNESS my hand and Notarial Seal.



Wendy E. Gilbert (SEAL)
Notary Public
My Commission Expires: June 20, 2014

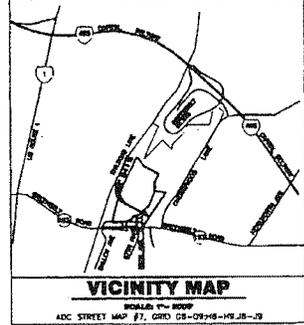
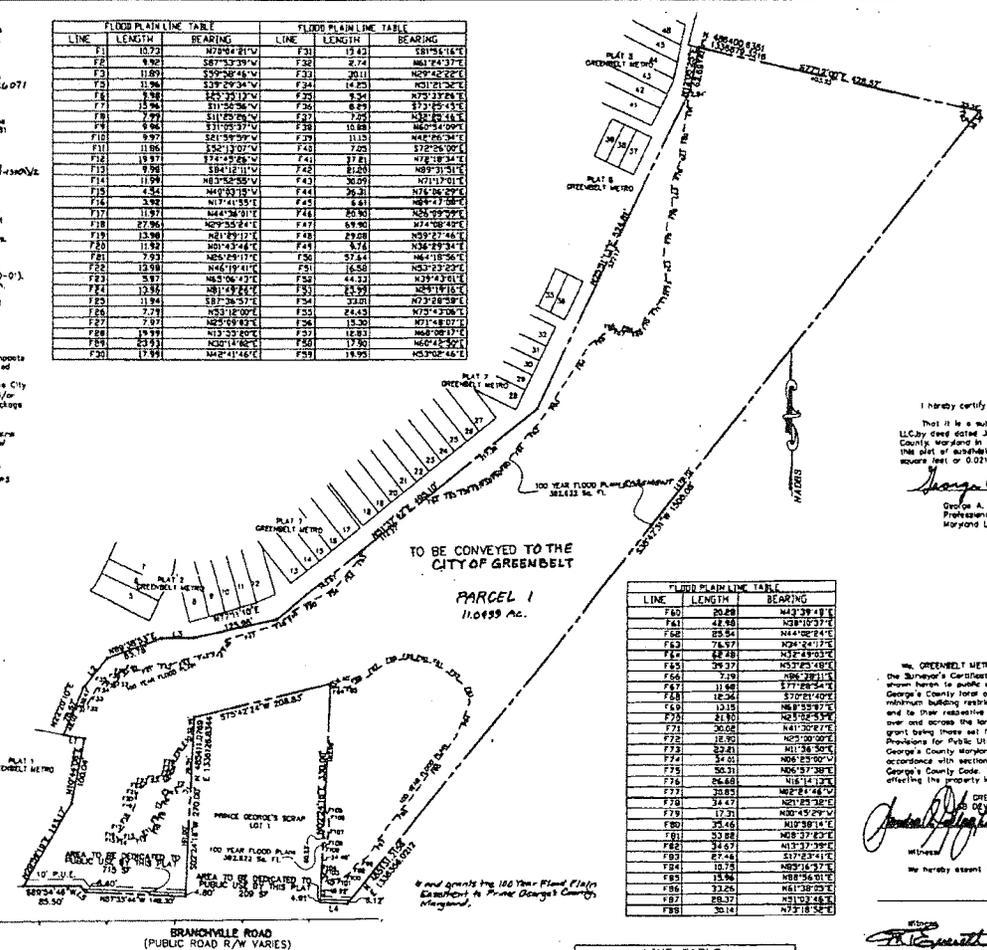
33972 046

- Notes**
- This plat is subject to a Private Recreation Facilities Agreement recorded in Law 68629 of Title 12.
 - This plat is subject to two separate Home Owners Association Covenants of separate plat permits recorded in Law 66019 of Title 703 and Law 16071 of Title 092.
 - Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on July 13, 2006, DSP-24081 or as amended by any subsequent resolutions therein.
 - Issuance of permits and Development are subject to Transportation Conditions of POCP Resolution No. 01-3400V2 04-01028.
 - Conservation easements described on this plat are areas where the inspection of structures and roads and the removal of vegetation are prohibited without prior written consent from the MDC/DC Planning Director or designer. The removal of hazardous trees, limbs, branches, or trunks is permitted.
 - Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCP/27/00-01), or as modified by the Type II Tree Conservation Plan, and includes any disturbance or destruction of any structure within specific areas. Failure to comply will mean a violation of the approved Type I Tree Conservation Plan and the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.
 - Prior to the issuance of any permit that requires approval to wetlands or wetland buffers or waters of the United States, the applicant shall furnish the Environmental Planning Section, the City of College Park, and the City of Greenbelt with copies of the approved federal and/or state permits and provide evidence in the permit package that copies have been delivered.
 - Tree development within the entire 100 Year Flood Subject Property shall not exceed 10% and planting of permanent landscape trees shall be more than the maximum number of palm trees (100) and 100 Year Flood Subject Property shall not exceed 10% and planting of permanent landscape trees shall be more than the maximum number of palm trees (100) and 100 Year Flood Subject Property shall not exceed 10% and planting of permanent landscape trees shall be more than the maximum number of palm trees (100).

FLOOD PLAIN LINE TABLE			FLOOD PLAIN LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
F1	10.73	N79°04'21"W	F31	13.43	E81°05'16"E
F2	8.90	S87°53'29"W	F32	2.74	N61°04'37"E
F3	11.69	S70°26'24"W	F33	20.11	N20°42'27"E
F4	11.86	S37°29'34"W	F34	10.23	N01°21'26"E
F5	7.88	S45°23'17"W	F35	2.24	N79°33'23"E
F6	11.76	E11°25'35"E	F36	4.89	S73°25'16"E
F7	7.77	S11°29'29"W	F37	7.25	S32°22'16"E
F8	9.86	S31°29'37"W	F38	10.88	N60°34'09"E
F9	9.97	S21°04'39"W	F39	11.13	N42°26'26"E
F10	11.86	S32°13'07"W	F40	7.25	S72°28'00"E
F11	19.97	S74°49'29"W	F41	17.81	N76°18'34"E
F12	11.96	S84°12'11"W	F42	8.28	N59°31'51"E
F13	11.99	N83°52'59"W	F43	30.09	N71°11'01"E
F14	2.54	N47°53'19"W	F44	26.31	N76°26'29"E
F15	2.92	N17°41'55"E	F45	4.41	N69°41'58"E
F16	11.97	N44°36'01"E	F46	25.93	S25°22'22"E
F17	27.96	N29°55'24"E	F47	59.90	S74°08'42"E
F18	13.98	N61°19'12"E	F48	29.98	S57°22'46"E
F19	11.92	N01°43'46"E	F49	3.74	N34°29'34"E
F20	7.93	N25°29'17"E	F50	57.44	N41°18'56"E
F21	12.98	S44°19'41"E	F51	16.58	N57°23'29"E
F22	5.97	N63°06'17"E	F52	44.23	N29°43'01"E
F23	12.94	N81°49'22"E	F53	23.97	N24°19'15"E
F24	11.94	S11°26'57"E	F54	23.01	N73°29'59"E
F25	2.78	N57°12'00"E	F55	24.43	N74°29'28"E
F26	7.97	N25°29'17"E	F56	13.30	N71°48'07"E
F27	11.99	N13°22'02"E	F57	16.83	N68°28'17"E
F28	6.99	N28°14'46"E	F58	11.96	N57°12'00"E
F29	17.94	N42°11'46"E	F59	18.95	N53°20'46"E

LINE	LENGTH	BEARING
F60	20.28	N43°39'49"E
F61	42.48	N39°10'37"E
F62	25.54	N31°02'24"E
F63	76.57	N24°24'17"E
F64	62.28	N17°49'03"E
F65	26.77	N03°25'08"E
F66	7.99	N06°23'11"E
F67	11.48	S77°28'54"E
F68	12.24	S73°21'07"E
F69	13.15	N46°53'57"E
F70	21.93	N23°02'55"E
F71	30.08	N41°30'27"E
F72	16.90	N25°00'00"E
F73	32.21	N11°38'50"E
F74	34.01	N06°29'00"E
F75	50.31	N06°57'38"E
F76	26.68	N16°14'12"E
F77	33.83	N26°21'46"E
F78	24.47	N29°25'38"E
F79	17.21	N30°45'29"W
F80	32.46	N39°59'14"E
F81	33.88	N48°37'42"E
F82	24.67	N13°37'39"E
F83	27.44	S17°23'41"E
F84	10.75	N29°34'37"E
F85	15.94	N38°56'01"E
F86	23.25	N41°39'20"E
F87	23.25	N13°37'42"E
F88	30.14	N37°18'54"E

LINE	LENGTH	BEARING
L1	21.82	N79°12'24"W
L2	35.23	N49°16'26"E
L3	48.48	N39°02'48"E
L4	42.71	N27°34'42"E
L5	11.81	N41°19'10"E



SURVEYOR'S CERTIFICATE

I hereby certify that this plat is correct and is a subdivision of Part of Parcel 04.

This plat is a subdivision of part of the land conveyed to GREENBELT METRO PARK, L.L.C. by deed dated June 24, 1998 and recorded among the Land Records of Prince George's County, Maryland in Law 12218 of Title 092, and that the total area of land shown in this plat of subdivision is 481,150 square feet or 11,0458 acres more or less, of which 924 square feet or 0.0212 acres of land to be subdivided in public use by this plat.

David A. Walters 10/26/06
 Date
 David A. Walters
 Professional Land Surveyor
 Maryland License #10448

OWNER'S DEDICATION

We, GREENBELT METRO PARK, L.L.C., owners of the property shown hereon and described in the Surveyor's Certificate, hereby agree that the plat of subdivision, dedicate the streets as shown hereon to public use by this plat, and authorize Daniel Cotton I whom herein to Prince George's County local area is 481,150 square feet or 11.05 acres more or less, establish the minimum building restriction line, unless otherwise shown. Further, we grant to public utility, and to their respective successors and assigns, a 10' wide public utility easement in, through, over and across the land identified hereon as "10' P.U.E." with terms and provisions set forth in the certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County Maryland in Law 3703 of Title 748, and any necessary markers shall be placed in accordance with section 24-120 (b) (6) (7) (8) of the Subdivision Regulations of the Prince George's County Code. There are no valid, actions of law, liens, taxes, mortgages or trusts affecting the property included in this plat of subdivision.

GREENBELT METRO PARK, L.L.C. by
 Daniel Cotton
 Vice President
 10-9-06
 Date

Witness: *David Horvath*
 David Horvath
 Trustee
 10-9-06
 Date

Witness: *Joseph A. Hoberg*
 Joseph A. Hoberg
 Trustee
 10-9-06
 Date

Approval of this plat is based upon the reasonable expectation that public water and sewer service will be available when needed and is conditioned on carrying out of the commitments contained in the Washington Suburban Sanitary Commission project authorization # DA 2993 F 01.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

Maryland National Capital Park and Planning Commission
 Prince George's County Planning Board

APPROVED: *Nisasha 2, 2006*
 Date
Joseph A. Hoberg
 Chairman
David Horvath
 Assistant Secretary

M.N.C. & P.C. RECORD FILE NO. 5-06313

Department of Environmental Resources
 Prince George's County, Maryland

APPROVED: *10-6-06*
 Date
David A. Walters
 Director of Designee

M-X-T ZONE
 4-01028

Recorded: 11-13-06
 Plat Book: REP 216
 Plat: 50

Dewberry
 Engineers Planners Surveyors Landscape Architects
 1000 BEECHWOOD LANE, SUITE 204 LANHAM, MD. 20708
 (301) 731-5551 FAX (301) 731-0188
 210 NE 05
 211 NE 05

PLAT ELEVEN
 PARCEL 1
GREENBELT STATION
 BERWYN No. 21 ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE 1"=100' AUGUST 10, 2006

Exhibit A

33972 047

Notes

- The plot is subject to a Private Restriction Facility Agreement recorded in Liber 26348 of Page 578.
- The plot is subject to two separate Home Owners Association Conveyances of parcels prior to permits recorded in Liber 26084 of Page 708 and Liber 26071 of Page 032.
- Development of this property must conform to the Limited Overlay Site Plan (LSP) not approved by the Planning Board on July 13, 2009, DP-0408 or as amended by any subsequent revisions thereto.
- Issuance of permits and Development are subject to Transportation Conditions of Major Roadway No. D1-300A12 1 04-0026.
- Conservation easements described on this plot are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, utility branches or limbs is permitted.
- Development is subject to reservations shown on the approved Type I Tree Conservation Plan (TCP/TCO-01), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structures unless specific areas, failure to comply with which is violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Headland Conservation/Tree Preservation Policy.
- Prior to the issuance of any permit that proposes impacts to wetlands or national buffers or waters of the United States, the applicant shall file the Environmental Planning Section of the City of College Park, and the City of Greenbelt with copies of the approved factor and state permits and provide evidence in the permit package that copies have been delivered.
- Total development within the entire 189.4 acre subject property shall not exceed the mix and phasing of permitted land uses that generates no more than the maximum number of peak hour trips (4,000 AM peak-hour vehicle trips and 8,000 PM peak-hour vehicle trips) authorized by the approval of 4-0026 (Project No. 01-00) (A12).
- Properties within the subdivision have been identified as possibly having noise levels that exceed 60 dBA Ldn due to rail traffic; this level of noise is above the Maryland designated acceptable noise levels for residential uses.

NOTE
This plot is being done pursuant to Section 24-403 (a)(1) to add an additional note per the Final Decision of the District Council, SF 0802, re sewer water flow REP E16-49.

Approval of this plot is based upon the reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the commitments contained in the Washington Suburban Boundary Commission project authorization in DA 2005 2 C.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

Maryland National Capital Park and Planning Commission
Prince George's County Planning Board

APPROVED: *June 16, 2008*
John List Director
Rebecca Nadar Director

Department of Environmental Resources
Prince George's County, Maryland

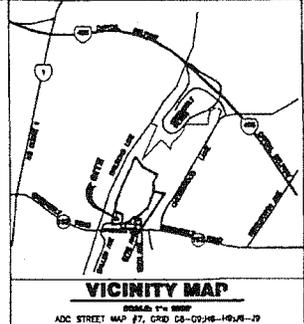
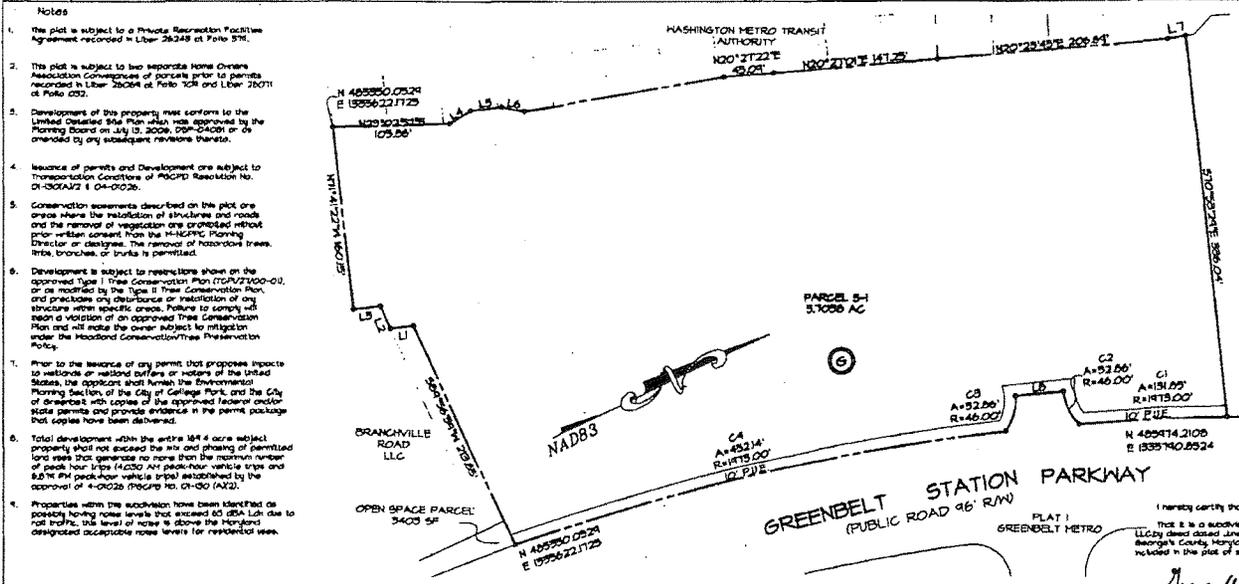
APPROVED: *May 27, 2008*
Debra Hester Director of Design

M-X-T ZONE
4-01026

Recorded: *C-18-08*
Plot Book: *226*
Plot: *61*

Dewberry
Engineers • Planners • Surveyors • Landscape Architects
1000 DREXWOOD LANE, SUITE 204 LANTHAM, MD 20786
(301) 731-5861 FAX (301) 731-0188
210 NE 05
211 NE 05

PLAT OF CORRECTION
PLAT TEN
PARCEL S-I, BLOCK "G"
GREENBELT STATION
BERWYN No. 21 ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1"=100' MAY, 2008



LINE TABLE (PLAT)

LINE	LENGTH	BEARING
L1	21.07	S71°17'39\"/>

CURVE TABLE (PLAT)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	11.85	172.50	34°44'44\"/>			

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is correct and is a subdivision of Part of Parcel 24. This is a subdivision of part of the land conveyed to GREENBELT METROPARK LLC by deed dated June 24, 1980 and recorded among the Land Records of Prince George's County, Maryland in Liber 12282 of Page 054, and that the total area of land included in the plot of subdivision is 240,438 square feet or 5.7058 acres more or less.

George K. Rogers
Professional Land Surveyor
Maryland License #548

5/10/08
Date

OWNER'S DEDICATION

We, GREENBELT METROPARK LLC, owners of the property shown hereon and described in the Surveyor's Certificate, hereby dedicate this plot of subdivision, grant the Boundary Survey easements as shown hereon to M-NCPPC, including the minimum parking restriction line, unless otherwise shown. Further, we grant to public utilities and to their respective successors and assigns a 10' wide public utility easement in, through, over and across the land identified hereon as "NO PUBLIC" with terms and provisions said grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 57009 of Page 140. Property markers will be placed in accordance with section 24-203 (b) (6) (7) (b) of the Subdivision Easements of The Prince George's County Code. There are no wetlands, ponds, or low, high, streams, mortgages or trusts affecting the property included in the plot of subdivision.

GREENBELT METROPARK LLC, by
DEVELOPMENT COMPANY, INC. its agent

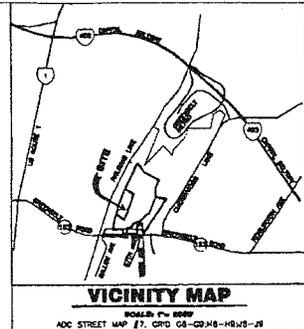
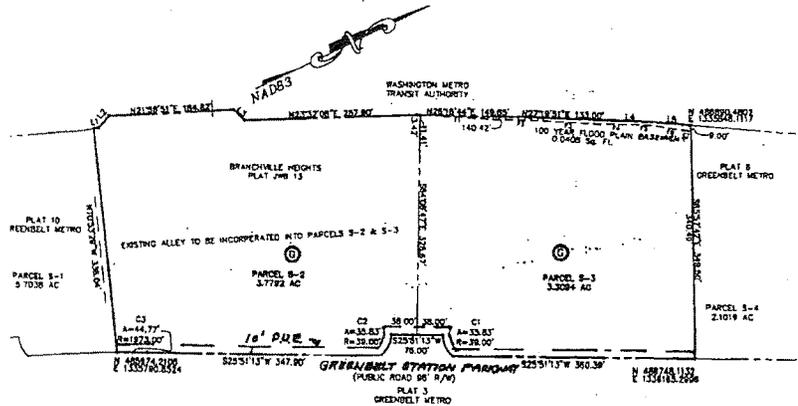
David Harrison
Vice President
Date: *5/10/08*

He hereby assent to the plot of subdivision.

SEALSTY BANK
David Harrison
Date: *5/10/08*

Joseph A. Hesterberg
Trustee
Date: *5/10/08*

- Notes**
- This plot is subject to a Private Recreation Facilities Agreement recorded in Liber 28223 in Folio 832.
 - This plot is subject to two separate Home Owners Association Conferences of parcels prior to permits recorded in Liber 26689 at Folio 793 and Liber 26971 at Folio 622.
 - Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on July 13, 2006, DP-06081 or as amended by any subsequent revisions thereto.
 - Issuance of permits and Development are subject to Transportation Conditions of PDDO Resolution No. 1300/VZ 04-01026.
 - Conservation easements described on this plot are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.
 - Development is subject to restrictions shown on the approved Tree Conservation Plan (TCP/27/00-01) or as modified by the Type II Tree Conservation Plan, and prohibits any disturbance or installation of any structure which results in a net loss of canopy. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.
 - Prior to the issuance of any permit that proposes impacts to wetlands or shallow buffers or waters of the United States, the applicant shall furnish the Environmental Planning Section, the City of College Park, and the City of Greenbelt with copies of the approved federal and/or state permits and provide evidence in the permit package that copies have been delivered.
 - Total development within the entire 100A-2000 District property shall not exceed the net acre and number of permitted units and shall generate no more than the maximum number of peak hour trips (250 AM and 250 PM) which shall be less than or equal to the peak hour vehicle trips which shall be the equivalent of 40,000 (40,000) VPH. 01-130(A)(2).



SURVEYOR'S CERTIFICATE

I hereby certify that this plot is correct and is a subdivision of Part of Parcel S-04.

That it is a subdivision of part of the land conveyed to GREENBELT METROPARK LLC, deed dated June 24, 1988 and recorded among the Land Records of Prince George's County, Maryland in Liber 12316 at Folio 824, and that the total area of land included in this plot of subdivision is 308,912 square feet or 7,0225 acres, more or less.

George A. Wolfe 10/6/12
 Professional Land Surveyor
 Maryland License #10994

OWNER'S DEDICATION

We, GREENBELT METROPARK LLC, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, grant the Sanitary Sewer Easement as shown hereon to M.S.S.C., establish the minimum building restriction line, unless otherwise shown. Further, we grant to public utilities and to their respective successors and assigns, a 10' wide public utility easement in, through, over and across the land identified hereon as "10' P.U.E." with terms and conditions said grant being those set forth in a certain document entitled "Declaration of Terms and Provisions of Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 3703 of Folio 148. Any utility markers will be placed in accordance with section 24-120 (b) (6) (7) (8) of the Subdivision Regulations of The Prince George's County Code. There are no suits, actions of law, liens, taxes, mortgages or trusts affecting the property included in this plan of subdivision.

GREENBELT METROPARK LLC, by
 DEVELOPMENT COMPANY, INC., its manager
James P. Hughes 10/3/06
 Witness: *David L. Dalton* Date
 Vice President

We hereby consent to this plan of subdivision.

SUNTRUST BANK
David Horan Date
 Trustee
John A. Henson 10/6/12
 Witness: *Joseph A. Henson* Date
 Trustee

LINE TABLE (PLAT)

LINE	LENGTH	BEARING
L1	78.21	N83°20'00"E
L2	22.00	N82°51'00"W
L3	23.00	N66°38'00"E
L4	64.43	N67°13'30"E
L5	37.22	N69°35'15"E

CURVE TABLE (PLAT)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG.	CHORD
C1	26.87	39.00	34°39'33"	18.27	S89°13'57"W	34.99
C2	29.87	39.00	33°38'33"	18.27	S77°48'30"E	34.99
C3	44.77	192.00	11°18'00"	22.39	S85°12'13"W	44.77

FLOOD PLAIN LINE TABLE

LINE	LENGTH	BEARING
F1	29.74	N82°52'30"E
F2	81.61	N87°02'30"E
F3	76.65	N88°34'30"E
F4	64.43	N67°13'30"E
F5	28.49	N67°13'30"E
F6	31.67	N64°13'00"E
F7	4.41	N88°42'25"E

* and grants the 100 Year Flood Plain easement to Prince George's County, Maryland.

Approved of this plot is based upon the reasonable expectation that public water and sewer service will be available when needed and is conditioned on funding of or the commitments contained in the Washington Suburban Sanitary Commission project authorization # DA 2002 2 (1).

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

Maryland National Capital Park and Planning Commission
 Prince George's County Planning Board

APPROVED: *November 2, 2006*
 Date
James P. Hughes Chairman
Steven P. Henson Assistant Secretary

Department of Environmental Resources
 Prince George's County, Maryland

APPROVED: *10-6-06*
 Date
David L. Dalton Director or Designee

M-X-T ZONE
 4-01026

Recorded: *11-13-06*
 Plat Books: *REP 210*
 Plats: *48*

Dewberry

Engineers • Planners • Surveyors • Landscape Architects
 10003 DEERWOOD LANE, SUITE 204 LANHAM, MD. 20708
 (301) 731-8801 FAX (301) 731-0188
 210 NE 05
 211 NE 05

PLAT NINE
PARCELS S-2 & S-3
BLOCK "G"
GREENBELT STATION
 BERWYN No. 21 ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE 1"=100' AUGUST 10, 2006

33972 048

REP 216.46

33972
050

Notes

- This plot is subject to a Private Recreation Facilities Agreement recorded in Liber 26889 of Folio 623.
- This plot is subject to two separate Home Owners Association Covenants of parcels prior to permits recorded in Liber 20069 of Folio 705 and Liber 20071 of Folio 656.
- Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on July 13, 2006 (06-1540) or as amended by any subsequent revisions thereto.
- Issuance of permits and Development are subject to Transportation Conditions of PCO20 Resolution No. 01-1400/02 04-01026.
- Conservation easements described on this plot are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-WPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.
- Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCN/27/00-01), or as modified by the Type II Tree Conservation Plan, and prohibits 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 Conservation/Tree Preservation rules.
- Prior to the issuance of any permit that crosses interests in estates or estate burials or waters of the United States, the applicant shall furnish the Environmental Planning Section, the City of College Park and the City of Greenbelt with copies of the approved federal and/or state permits and obtainance in the permit package that copies have been obtained.
- Total development within the entire 100-year subject property shall not exceed the area and width of partitioned land areas that approximate the total area of the stream channel, riparian zone, and 100-year flood plain (flow velocity, slope) as delineated on the approval of 4-01026 (Parcel Lot 01-100(A)/2).

PLAT 1 GREENBELT METRO

PLAT 2 GREENBELT METRO

PLAT 5 GREENBELT METRO

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PLAT 7 GREENBELT METRO

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PLAT 434 GREENBELT METRO

PLAT 435 GREENBELT METRO

PLAT 436 GREENBELT METRO

PLAT 437 GREENBELT METRO

PLAT 438 GREENBELT METRO

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PLAT 559 GREENBELT METRO

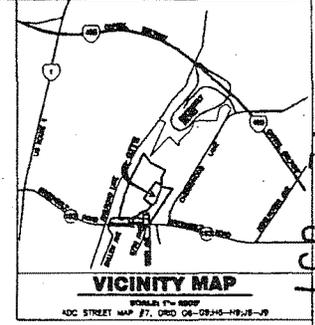
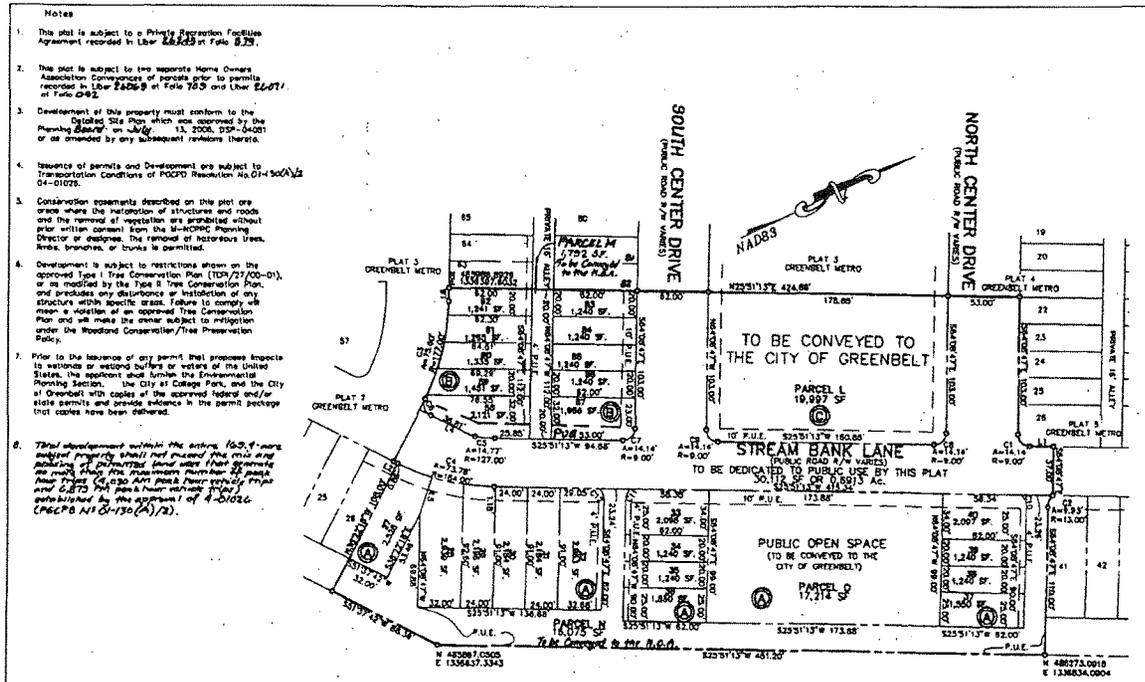
PLAT 560 GREENBELT METRO

PLAT 561 GREENBELT METRO

PLAT 562 GREENBELT METRO

REP 216-45

33972 051



SURVEYOR'S CERTIFICATE

I hereby certify that this plot is correct and is a subdivision of Part of Parcel 84.

That it is a subdivision of part of the land conveyed to GREENBELT METRO PARK LLC by deed dated June 24, 1998 and recorded among the Land Records of Prince George's County, Maryland in Liber 13118 at Folio 826, and that the total area of land included in this plot of subdivision is 136,798 square feet or 3.108 acres more or less, of which 30,112 square feet or 0.6913 of an acre of land is to be dedicated to public use by the plot.

George A. Wright 10/30/12
Professional Land Surveyor
Maryland License #10943 Date

OWNER'S DEDICATION

We, GREENBELT METRO PARK LLC, owners of the property shown hereon and described in the Surveyor's Certificate, hereby declare this plot of subdivision, dedicates the streets as shown hereon to public use by this plot, establish the minimum building restriction line, unless otherwise shown, further, we grant to public utilities, and to their respective successors and assigns, a 10' wide public utility easement along all public right of ways and a 4' wide public utility easement along some of the private roads and alleys as shown on this plat, through, over and across the entire home-owner association parcels, over and across the land identified hereon as "10' P.U.E." and "4' P.U.E." with terms and provisions said grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748. Property markers will be placed in accordance with section 24-120 (b) (9) (7) (4) of the Subdivision Regulations of The Prince George's County Code. There are no built, actions of law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision.

LINE TABLE (PLAT)

LINE	LENGTH	BEARING
L1	1763	N62°51'12"E
L2	337	S31°37'48"W
L4	4581	S31°37'48"W
L3	6957	N46°30'31"W

CURVE TABLE (PLAT)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	1434	900	90°00'00"	900	N70°50'13"E	1273
C2	837	1200	43°48'00"	522	N42°48'32"E	933
C3	7560	17700	24°28'13"	3838	N61°52'16"W	7528
C4	2378	16400	25°44'30"	3752	N67°44'27"E	7316
C5	1434	16700	8°58'27"	759	S25°11'35"W	1434
C6	1414	900	90°00'00"	900	S89°52'19"E	1273
C7	1414	900	90°00'00"	900	S19°30'47"E	1273
C8	1414	900	90°00'00"	900	S19°58'47"E	1273
C9	1414	900	90°00'00"	900	S70°51'13"W	1273
C10	1297	1318	43°15'18"	523	S84°18'35"E	978
C11	984	1200	43°47'41"	522	N42°48'32"E	933
C12	974	1306	43°43'18"	523	N60°01'28"W	970

FILED

NOV 18 2012

CLERK OF THE COURT CLERK
FOR PRINCE GEORGE COUNTY, MD.

Dewberry

Engineers Planners Surveyors Landscape Architects
10005 DEERWOOD LANE, SUITE 204 LANTANA, MD. 21088
(301) 731-5501 FAX (301) 731-0160
210 NE 05
211 NE 05

PLAT SIX
LOTS 27-40 & PARCELS M, N, O, BLOCK "A"
LOTS 58-62, 83-87 BLOCK "B"
PARCEL L, BLOCK "C"
GREENBELT STATION
BERWYN No. 21 ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1"=50' AUGUST 2006

Approval of this plot is based upon the reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the commitments contained in the Washington Suburban Sanitary Commission project authorization # 04-2003 Z. 01.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

Maryland National Capital Park and Planning Commission
Prince George's County Planning Board

APPROVED November 7, 2012
James P. ... Chairman
Debra ... Assistant Secretary

M.N.C. & P.C. RECORD FILE NO. 5-016310

Department of Environmental Resources
Prince George's County, Maryland

M-X-T ZONE
4-01025

Recorded: 11/15/12
Plat Book: REP 216
Plat: 45

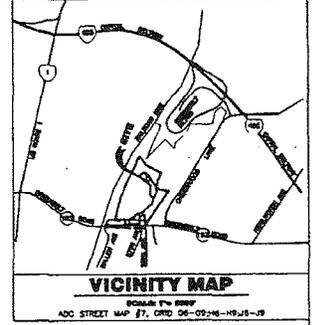
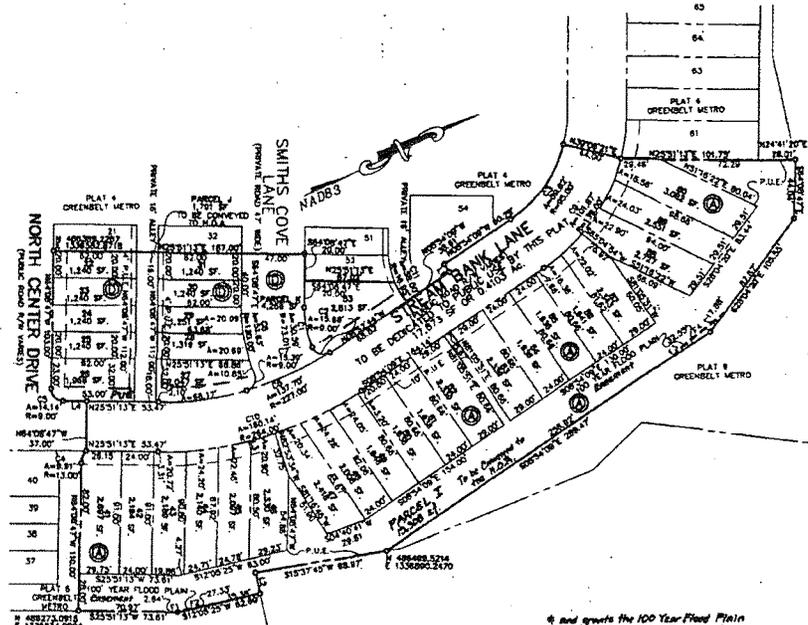
APPROVED 10-6-12
... Director of Design

131000 HSA CUL 2381 1855-6

REP 216-44

33972 052

- Notes**
- This plot is subject to a Private Recreation Facilities Agreement recorded in Liber 22485 at Folio 313.
 - This plot is subject to two separate Home Owners Association Covenants of parcels prior to permits recorded in Liber 16063 at Folio 709 and Liber 16071 at Folio 292.
 - Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on July 13, 2006, DPB-740H1 or as amended by any subsequent revisions thereto.
 - Issuance of permits and Development are subject to Transportation Conditions of POCPD Resolution No. 01-190072 06-00025.
 - Conservation easements described on this plot are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-DCDC Planning Director or designee. The removal of hazardous trees, shrubs, branches, or stumps is permitted.
 - Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCP/27700-01), or as modified by the Type I Tree Conservation Plan, and prohibits any disturbance or installation of any structure within specific areas. Failure to comply will result in violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.
 - Prior to the issuance of any permit that proposes projects to wetlands or wetland buffers or waters of the United States, the applicant shall furnish the Environmental Planning Section, the City of College Park, and the City of Greenbelt with copies of the approved federal and/or state permits and provide evidence in the permit package that copies have been delivered.
 - Total development within the entire 102.9-acre subject property shall not exceed the maximum parking of 1000 spaces. The maximum number of parking spaces shall not exceed the maximum number of parking spaces and 500 feet from the vehicle trips and 500 feet from the approval of a-0000 (P&C) M-01-100(A)150.



SURVEYOR'S CERTIFICATE

I hereby certify that this plat is correct and is a subdivision of Part of Parcel 84. That it is a subdivision of part of the land conveyed to GREENBELT METROPARK LLC, by deed dated June 24, 1998 and recorded among the Land Records of Prince George's County, Maryland in Liber 12118 at Folio 854, and that the total area of land included in this plat of subdivision is 102,898 square feet or 2.43104 acres more or less of which 17,853 square feet or 0.41023 of an acre of land to be dedicated to public use by the plat.

George A. Mettler
 Date: 10/26/06
 George A. Mettler
 Professional Land Surveyor
 Maryland License #19948

OWNER'S DEDICATION

We, GREENBELT METROPARK LLC, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision, dedicate the streets as shown herein to public use by the plat, establish the minimum building restriction line, unless otherwise shown, and to their respective successors and assigns, a 10' wide public utility easement along all public Right of Ways and a 6' wide public utility easement along some of the private roads and drive as shown on this plat, through, over and across the entire transportation easement parcels, over and across the land identified herein as "P.U.E." and "P.U.E." with terms and conditions and provisions set forth in those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748. Property markers shall be placed in accordance with section 24-120 (3) (b) (3) of the Subdivision Regulations of the Prince George's County Code. There are no mortgages, liens, taxes, leases, mortgages or liens affecting the property included in this plat of subdivision.

FILED

NOT 18 2006
 CLERK OF THE CIRCUIT COURT
 FOR PRINCE GEORGE'S COUNTY, MD.

GREENBELT METROPARK LLC, by its manager
David Cotton
 David Cotton
 Vice President
 We hereby consent to this plat of subdivision.
 SINGTRUST BANK
 as Trustee
 Date: 10/26/06
 Witness: *Joseph A. Mettler*
 Joseph A. Mettler
 Trustee

PLAT FIVE
 LOTS 41-60 & PARCEL I, BLOCK "A"
 LOTS 22-31 & PARCEL K, BLOCK "D"
GREENBELT STATION
 BERWYN No. 21 ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE 1"=50' SEPTEMBER 2006

FLOOD PLAIN LINE TABLE

LINE	LENGTH	BEARING
F1	8.34	N09°29'42"E
F2	26.97	N13°48'38"E
F3	6.39	N47°11'17"W
F4	43.25	N13°59'52"W

LINE TABLE (PLATS)

LINE	LENGTH	BEARING
L1	7.96	S81°05'51"W
L2	16.14	S77°12'00"E
L3	8.61	S82°23'24"E
L4	17.62	S85°37'13"E

CURVE TABLE (PLAT)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	30.59	73.0	24°00'27"	15.52	S74°09'18"E	50.37
C2	15.66	36.0	30°00'00"	10.70	N41°55'14"W	12.77
C3	45.62	95.0	41°19'27"	24.46	S62°33'34"W	69.78
C4	9.91	12.00	45°49'19"	5.21	S45°18'08"E	9.67
C5	14.14	9.00	50°00'00"	7.00	N19°51'24"E	18.73
C6	17.70	22.00	48°18'07"	12.18	N08°32'20"E	129.18
C7	15.37	9.00	57°24'49"	10.34	N09°49'22"W	13.80
C8	31.63	18.00	64°38'59"	24.24	S76°00'17"E	50.20
C9	10.87	13.00	47°45'27"	6.78	S62°52'54"W	9.81
C10	160.14	284.00	24°15'21"	82.42	N08°28'22"E	151.70
C11	17.21	56.00	18°48'29"	8.37	N63°25'59"E	18.10

Approval of this plat is based upon the reasonable expectation that public water and sewer services will be available when needed and is conditioned on fulfilling all of the commitments contained in the Washington Suburban Sanitary Commission project authorization # DA 2003 L 01.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
 Maryland National Capital Park and Planning Commission
 Prince George's County Planning Board
 APPROVED: *Alexander S. Rouse*
 Date: 10/26/06
James R. Rouse
 Chairman
Christina A. Austin
 Assistant Secretary

Department of Environmental Resources
 Prince George's County, Maryland
 APPROVED: *David Cotton*
 Date: 10/26/06
 Director of Designee

M-X-T ZONE
 4-01026
 Recorded: 11/30/06
 Plat Book: REP 216
 Plat: 44

Dewberry
 Engineers - Planners - Surveyors - Landscape Architects
 1000 BEECHWOOD LANE, SUITE 200 LANHAM, MD 20706
 (301) 731-6661 FAX (301) 731-0165
 210 NE 05
 211 NE 05

PSB27 MSA CA 2381 18055-5

REP 216-43

Notes

- This plot is subject to a Private Recreation Facilities Agreement recorded in Liber 22243 at Folio 2,170.
- This plot is subject to the Associate Home Owners Association Covenants of parcels prior to permits recorded in Liber 22669 at Folio 105 and Liber 26,071 at Folio 292.
- Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on July 13, 2006, CCP-04021 or as amended by any subsequent resolutions thereto.
- Issuance of permits and development are subject to Transportation Conditions of PCPO Resolution No. 07-100034 04-01026.
- Conservation easements described on this plot are areas where the installation of structures and roads and the removal or vegetation is prohibited without prior written consent from the Washington Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.
- Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TDP/27700-01), or as modified by the Type II Tree Conservation Plan, and prohibits 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 Conservation/Tree Preservation Policy.
- Prior to the issuance of any permit that addresses impacts to wetlands or wetland buffers or waters of the United States, the applicant and furnish the Environmental Planning Section, the City of College Park, and the City of Greenbelt with copies of the approved federal and/or state permits and provide evidence to the permit package that copies have been delivered.
- Total development within the entire 165.4-acre subject property shall not exceed the total parking of 2,000 spaces and shall generate no more than the maximum number of peak hour trips from 6:00 AM peak hour vehicle trips per day (VTD) than that established by the Washington Metropolitan Area Transit Authority (WMATA) for the 4-01026 (P&CB NAD-130 (A)15).

GREENBELT STATION PARKWAY
(PUBLIC ROAD 19' W)

TO BE DEDICATED TO PUBLIC USE BY THIS PLAT
98,712 SF
OR
2.2262 AC.

FILED

NOT 19 2008

CLERK OF THE DISTRICT COURT
PRINCE GEORGE'S COUNTY, MD
1000 W. 10th St.

VICINITY MAP

Block 17, 18, 19, 20
A.C. STREET MAP #7, C.D. CD-0216-NB25-09

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is correct and to a subdivision of Part of Parcel 64.

That it is a subdivision of part of the land covered by GREENBELT METROPARK L.L.C. deed dated June 24, 1998 and recorded among the Land Records of Prince George's County, Maryland in Liber 22669 at Folio 105, and that the total area of land produced by this plat is 98,712 square feet or 2.2262 acres more or less of which 98,712 square feet or 2.2262 of an acre of land is to be dedicated to public use by this plat.

James L. Goff 10/23/08
Professional Land Surveyor
Maryland License #0948

OWNER'S DEDICATION

We, GREENBELT METROPARK L.L.C., owners of the property shown herein and described in the Surveyor's Certificate, hereby accept the plat of subdivision, dedicates the streets as shown herein to public use by the plat, establish the minimum building restriction line, unless otherwise shown, further, we grant to public utilities, and to their respective successors and assigns, a 10' wide public utility easement along all public right of ways and a 4' wide public utility easement along some of the private roads and alleys as shown on this plat, through, over and across the entire homeowners' association parcel, over and across the land identified herein as "10' P.U.E." and "4' P.U.E." with terms and provisions set forth herein set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748. Property markers will be placed in accordance with Section 24-100 (b) (9) (1) of the Subdivision Regulations of the Prince George's County Code. There are no suits, actions of law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

GREENBELT METROPARK L.L.C. by
OR DEVELOPMENT COMPANY, INC. its manager

James L. Goff 10-23-08
VICE PRESIDENT
We hereby consent to this plat of subdivision.

SUBTRUST BANK
10/23/08
Date

James L. Goff 10/23/08
VICE PRESIDENT
Date

LINE	LENGTH	BEARING
L1	7.20	S81°05'51"W
L2	82.83	S78°00'00"W
L3	4.13	S81°05'51"W
L4	16.00	S01°49'36"W
L5	35.00	S64°08'37"W
L6	4.03	S85°31'12"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	37.87	29.20	54.27	29.20	S28°43'57"W	33.49
C2	73.73	47.00	90.00	47.00	S44°17'44"W	63.57
C3	69.58	55.09	41.59	30.44	S23°32'24"W	66.00
C4	13.99	89.79	9.01	7.01	S84°49'17"W	13.98
C5	41.93	47.00	54.27	29.20	S28°43'57"W	47.54
C6	83.87	94.00	108.54	58.40	S57°34'52"W	95.07
C7	28.13	95.00	139.07	11.02	S67°34'52"W	28.13
C8	12.14	9.00	87.00	7.00	S35°11'17"W	12.10
C9	14.34	9.00	92.34	8.41	S29°24'49"W	13.01
C10	28.69	18.00	184.69	17.40	S69°12'34"W	28.13
C11	4.03	9.00	82.40	5.41	S33°46'43"W	4.37

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C12	18.18	9.00	77.09	7.18	S77°16'24"W	18.22
C13	4.00	9.00	81.00	1.01	S24°16'24"W	4.01
C14	18.00	12.00	90.00	12.00	N75°31'27"W	18.97
C15	18.00	12.00	90.00	12.00	N10°30'47"W	18.97
C16	18.00	12.00	90.00	12.00	N10°30'47"W	18.97
C17	18.00	12.00	90.00	12.00	N70°31'27"W	18.97
C18	14.14	9.00	80.00	7.00	N19°30'47"W	14.25
C19	14.14	9.00	80.00	7.00	N70°31'27"W	14.25
C20	14.14	9.00	80.00	7.00	N19°30'47"W	14.25
C21	24.34	37.99	124°01'23"	22.81	S24°39'45"W	24.16
C22	12.14	42.00	84.00	8.00	N74°39'24"W	12.48

PLAT FOUR
LOTS 1-21, 32-52, 54-63
& PARCEL G BLOCK "D"
GREENBELT STATION

BERWYN No. 21 ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1"=50' SEPTEMBER 2006

James L. Goff MSA CE 64-34463-4

Maryland National Capital Park and Planning Commission
Prince George's County Planning Board

APPROVED: *James L. Goff* 11-19-06
Date
Chairman

M.N.C. & P.C. RECORD FILE NO. 6-06-008

Department of Environmental Resources
Prince George's County, Maryland

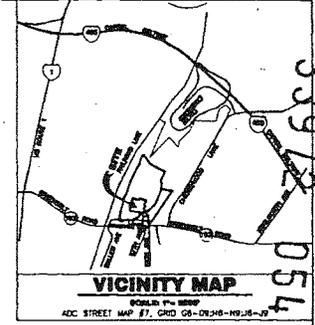
APPROVED: *James L. Goff* 11-19-06
Date
Director or Designer

M-X-T ZONE
4-01026

Recorded: 11-19-06
Plat Book: REP 216
Plat: 43

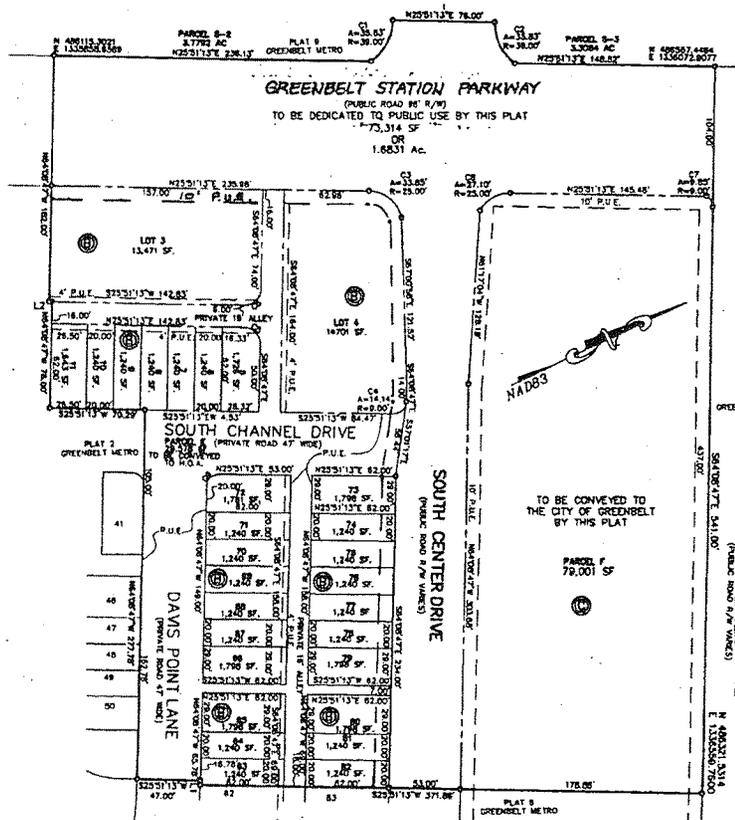
Dewberry
Engineers • Planners • Surveyors • Landscape Architects
10025 DEERWOOD LAKE SUITE 204 LANTANA, VA 22086
(901) 751-5551 FAX (301) 731-0188
210 NE 05
211 NE 05

REP 216-42



33972
054

- Notes
- This plat is subject to a Private Recreation Facilities Agreement recorded in Liber E-66-237.
 - This plat is subject to two separate Home Owners Association Covenants of records prior to permits recorded in Liber E-66-237 at Folio 082.
 - Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on July 13, 2006, DP-04081 or as amended by any subsequent resolutions.
 - Issuance of permits and Development are subject to Transportation Conditions of PGSD Resolution No. 01-750CAVE 04-01029.
 - Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the Municipal Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.
 - Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCP/27/00-01), or as modified by the Type II Tree Conservation Plan, and prohibits 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 Conservation/Tree Preservation Policy.
 - Prior to the issuance of any permit that proposes impacts to railroads or railroad buffers or wetlands of the United States, the applicant must furnish the Environmental Planning Section, the City of College Park, and the City of Greenbelt with copies of the approved Federal and/or State permits and provide evidence in the permit package that copies have been delivered.
 - Total development within the entire 160.9-acre subject property shall not exceed the mix and amount of permitted land uses that are shown on the site plan. The maximum number of peak hour trips shall not exceed 6,870 peak hour vehicle trips and 6,870 peak hour vehicle trips established by the approval of 4-0262 (P&C-R No.1150(A)12).



FILED
NOV 18 2006

CLERK OF THE COURT
FOR PRINCE GEORGE COUNTY, MD.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is correct and is a subdivision of Part of Parcel 84. That it is a subdivision of part of the land conveyed to GREENBELT METRO PARK LLC by deed dated June 24, 1998 and recorded among the Land Records of Prince George's County, Maryland in Liber 12318 of Folio 234, and that the land area of land included in this plat of subdivision is 247,736 square feet or 5,657.9 acres more or less, of which 72,314 square feet or 1.6531 of an acre of land to be dedicated to public use by this plat.

Joseph A. Wright 10/28/06
Date
Joseph A. Wright
Professional Land Surveyor
Maryland License #10468

OWNER'S DEDICATION

We, GREENBELT METRO PARK LLC, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision, dedicate the streets as shown hereon to public use by this plat, establish the minimum building restriction R16, unless otherwise shown. Further, we grant to public utilities, and to their respective successors and assigns, a 10' wide public utility easement along all public Right of Way and a 4' wide public utility easement along some of the private roads and alleys as shown on this plat, through, over and across the entire hereinbefore association parcel area and across the land identified hereon as "10' P.U.E." and "4' P.U.E." with terms and conditions said grant being those set forth in a certain instrument entitled "Declaration of Terms and Conditions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 3303 of Folio 748. Property markers may be placed in accordance with section 24-120 (3) (8) (7) (c) of the Subdivision Regulations of the Prince George's County Code. There are no other actions of law, lease, leases, mortgages or trusts affecting the property included in this plan of subdivision.

GREENBELT METRO PARK LLC by
DEVELOPMENT COMPANY, INC., its manager
Joseph A. Wright 11-3-06
Date
Joseph I. Cotton
VICE PRESIDENT

Witness
De E. beta Date
Trustee
Joseph E. Hester 10/28/06
Trustee

LINE TABLE (PLAT)		
LINE	LENGTH	BEARING
1	1.22	S64°08'47"W
2	2.17	S25°51'17"W

CURVE TABLE (PLAT)						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	25.83	39.000000	19.29	N37°49'20"W	24.59	
C2	25.81	39.000000	19.29	N37°49'20"W	24.59	
C3	33.85	50.000000	25.10	S64°08'47"W	31.33	
C4	14.24	9.000000	9.00	N47°28'47"W	12.72	
C5	18.85	12.000000	12.00	S41°52'20"W	14.22	
C6	18.85	12.000000	12.00	S41°52'20"W	14.22	
C7	8.85	9.000000	5.49	S84°29'28"W	2.27	
C8	27.18	40.000000	15.21	S70°16'22"W	25.12	
C9	14.14	9.000000	9.00	N37°49'20"W	12.72	

Approved of this plat is based upon the reasonable expectation that public water and sewer service will be available when needed and is conditioned on filing of the documents contained in the Washington Suburban Sanitary Commission project authorization # DA 2992 (1) 01.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
Maryland National Capital Park and Planning Commission
Prince George's County Planning Board
APPROVED November 2, 2006
Joseph I. Cotton Chairman
Joseph E. Hester Assistant Secretary
M.N.C. & P.C. RECORD FILE NO. 5-06307

Department of Environmental Resources
Prince George's County, Maryland
M-X-T ZONE
4-01026
Recorded 11.13.06
Plat Book REP216
Plat 42
Director or Designee

Dewberry
Engineers, Planners, Surveyors, Landscape Architects
1000 DREXELWOOD LANE, SUITE 204 LANTANA, MD. 20788
(301) 751-5561 FAX (301) 751-0188
210 NE 05
211 NE 05

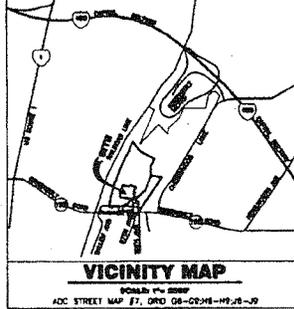
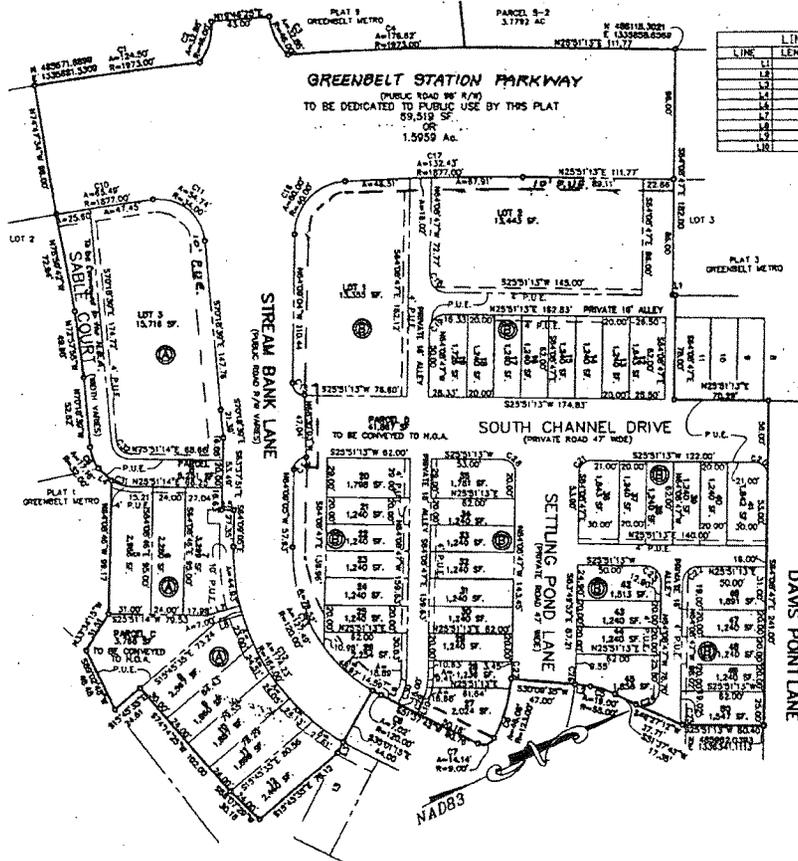
PLAT THREE
LOTS 3-11, 63-82 & PARCEL E, BLOCK "B"
PARCEL F, BLOCK "C"
GREENBELT STATION
BERWYN No. 21 ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1"=50' SEPTEMBER 2006

P31825 HSA OJM 2381 18255-3

REP 216-41

33972 055

- Notes**
- This plot is subject to a Private Recreation Facilities Agreement recorded in Law 28-83 at Folio 8229.
 - This plot is subject to two separate Home Owners Association Covenants of records prior to permits recorded in Law 28-83 at Folio 798 and Law 14-71 at Folio 662.
 - Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on July 13, 2006, DP-04081 or as amended by any subsequent revisions thereto.
 - Issuance of permits and Development are subject to Transportation Conditions of MDOT Resolution No. 01-1300A/04-01026.
 - Conservation easements described on this plot are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-DPDC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.
 - Development is subject to restrictions shown on the approved Time 1 Tree Conservation Plan (TDP/27700-01), or as modified by the Tree 2 Tree Conservation Plan, and prohibits any disturbance or installation of any structure within specific areas. Failure to comply will under a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.
 - Prior to the issuance of any permit that proposes impacts to wetlands or wetland buffers or waters of the United States, the applicant shall furnish the Environmental Planning Section, the City of College Park, and the City of Greenbelt with copies of the approved federal one/or state permits and provide evidence in the permit package that copies have been delivered.
 - Total development within the entire 105.4-acre subject property shall not exceed the one hour parking of 1000 total cars that represents the peak. The peak measurement must be of peak hour trips (4:00 AM peak hour vehicle trips and 6:00 PM peak hour vehicle trips) are calculated. The approved 4-51026 (PARTS NS 01-150 (A), B).



SURVEYOR'S CERTIFICATE

I hereby certify that this plot is correct and is a subdivision of Part of Parcel 8A. That it is a subdivision of part of the land conveyed to GREENBELT METROPARK, LLC by deed dated June 24, 1998 and recorded among the Land Records of Prince George's County, Maryland in Law 1318 at Folio 834, and that the total area of land included in this plot of subdivision is 237,456 square feet or 5.4312 acres more or less, of which 69,218 square feet or 1.5959 acre of land to be dedicated to public use by this plat.

George A. Wight 10/18/06
 Date
 Professional Land Surveyor
 Maryland License #10048

OWNER'S DEDICATION

WE, GREENBELT METROPARK, LLC, owners of the property shown hereon and described in the Surveyor's Certificate, hereby upon this plat of subdivision, dedicates the streets as shown hereon to public use by this plat, establish the minimum building restriction line, unless otherwise shown. Further, we grant to public utilities, and to their respective successors and assigns, a 10' wide public utility easement along public Right of Way and a 4' wide public utility easements along some of the private roads and alleys as shown on this plat, through, over and across the land identified hereon as "10' P.U.E." and "4' P.U.E." with terms and provisions said grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Law 3703 at Folio 748. Property markers will be placed in accordance with section 24-120 (b) (8) (1) of the Subdivision Regulations of the Prince George's County Code. There are no public actions of law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

GREENBELT METROPARK, LLC by
 OS DEVELOPMENT COMPANY, INC. its manager
James A. Wight 10/18/06
 Date
 Vice President
 We hereby consent to this plat of subdivision.

SUBTRUST BOARD
Paul J. Both 10/18/06
 Date
 Trustee
James A. Wight 10/18/06
 Date
 Trustee

FILED

NOV 18 2006
 CLERK OF THE CIRCUIT COURT
 FOR PRINCE GEORGE COUNTY, MD.

Approval of this plot is based upon the reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the commitments contained in the Resolution Suburban Sanitary Commission project authorization # DA 2893 Z 01.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

Maryland National Capital Park and Planning Commission
 Prince George's County Planning Board

APPROVED November 2, 2006
 Date
James A. Wight Chairman
Sharon S. Brantley Assistant Secretary

M.N.C. & P.C. RECORD FILE NO. 3-06300

Department of Environmental Resources
 Prince George's County, Maryland

APPROVED 11-13-06
 Date
Sharon S. Brantley Director or Designee

M-X-T ZONE
 4-01026

Recorded: 11-13-06
 Plat Book: REP 216
 Plat: 41

Dewberry
 Engineers • Planners • Surveyors • Landscape Architects
 1000 GREENWOOD LANE, SUITE 204 LANTANA, FL 33468
 (301) 731-5581 FAX (301) 731-0160
 210 NE 05
 211 NE 05

PLAT TWO
LOTS 1, 2-50 & PARCEL D BLOCK "B"
GREENBELT STATION
 BERWYN No. 21 ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE 1"=50' SEPTEMBER 2006

10/18/06 MSA CE 64 2381 18255-2

Proposed North
Core Agmt.

DECLARATION OF COVENANTS AND DEVELOPMENT AGREEMENT

The DECLARATION OF COVENANTS AND DEVELOPMENT AGREEMENT (“Declaration”) is made this ___ day of _____, 2013 by and between RENARD DEVELOPMENT COMPANY, LLC (“Renard”), a Maryland limited liability company whose address is 6411 Ivy Lane, Suite 200, Greenbelt, Maryland 20770 Attn: Garth E. Beall, and the CITY OF COLLEGE PARK, MARYLAND (the “City”) a municipal corporation of the State of Maryland.

WHEREAS, Renard is party is party to a certain Second Amended and Restated Joint Development Agreement dated October 6, 2011 (as amended, the “Joint Development Agreement”) between Renard and WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, a regional body, corporate and politic (“WMATA”) pursuant to which Renard holds certain rights to purchase and to develop certain real property consisting of approximately 78 acres (the “Property” or “North Core”) located in Prince George's County, which is the North Core of a mixed-use project known as Greenbelt Station (“Project”), located adjacent to the municipal boundaries of the City at the Greenbelt Metrorail Station and more particularly described on Exhibit A.

WHEREAS, this Declaration of Covenants is intended to and does supersede, in its entirety, that certain Development Agreement between the City and Metroland Developers, LLC/Greenbelt Metropark, L.L.C. dated August 3, 2005 (the “Original Development Agreement”), as and to the extent the Original Development Agreement relates to the development of the portion of Greenbelt Station known as the “North Core” and the obligations and responsibilities of the parties with respect thereto; and

WHEREAS, the City is concerned about the impact the Project may have on the City and its residents.

NOW, THEREFORE, in consideration of the aforesaid, and of other good and valuable consideration, the receipt and sufficiency of which is hereby confirmed, Renard hereby declares and agrees on behalf of itself its successors and assigns that the Property shall be held, transferred, sold, leased, rented, hypothecated, encumbered, conveyed or otherwise occupied subject to the following covenants, conditions, restrictions, limitations, and obligations which shall run with and bind the Property or any part thereof and shall inure to the benefit and be enforceable by the City, its successors and assigns as follows:

1. The recitals set forth above as well as the foregoing “NOW, THEREFORE,” are incorporated herein as operative provisions of the Covenants.

2. Renard will contribute \$1.25 Million (\$1,250,000.00) to the City for improvements to public facilities including, but not limited to, landscaping projects, streetscaping, sidewalks/crosswalks, traffic calming measures, and parking improvements. These funds shall be directed to such facilities adjacent to or in the vicinity of the Project. The payment of the above amount shall be made at the time of the first major out-sale¹ in the North Core.

If the first major out-sale in the Property has not occurred within seven (7) years from the date of this Agreement then the payment of \$1.25 Million for the North Core public improvements (“Payment”) shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor beginning the first day of the seventh (7th) year and the first day every following year (each year of adjustment being referred to as an “Adjustment Year”) as follows:

¹ First major out sale is defined as a land purchase in excess of \$10 Million Dollars.

a. Within thirty (30) days following the end of each Adjustment Year, the CPI-U as averaged for the prior twelve month period shall be added to the Payment due to the City and shall be paid to the City as the time of the first major out-sale in the North Core.

b. If the Index is discontinued or revised during the term of this Agreement, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the index had not been discontinued or revised.

c. Notwithstanding any other provision of this Paragraph 1, the contribution to be paid to the City shall in no event be less than two-thirds (2/3rds) of the \$1.25 Million Dollars, calculated in 2013 dollars.

3. The City shall cooperate with Renard in instituting any Tax Increment Financing Districts ("TIF") and County Special Taxing Districts ("STD") (including establishing development districts under the applicable statutes) which may be supported by County and/or State tax revenues, but shall not involve whatsoever any City tax revenues, including the City adopting resolutions or consents required by State or County law approving such County TIFs and County STDs and the applicable development districts.

4. The City acknowledges and supports the County's approval for the approved Conceptual Site Plan and Preliminary Plan for the Project as related to the North Core. The City acknowledges and supports Renard's efforts to secure the relocated Federal Bureau of Investigations (FBI) Headquarters facility at North Core. The City shall generally support approval of plans incorporating the occupancy of a portion of North Core by the FBI as long as they are found by the City to be in substantial conformance with the development plans submitted by Renard to the General Services Administration (GSA) in connection with its

response (the “RFI Response”) to the Request for Information (RFI) issued by the GSA (Solicitation Number: FBI-HQ-RFI) and previously shown to the City. The City retains the right to comment on, object to, recommend conditions and/or appeal issues not previously addressed in the conceptual site plan and preliminary process (or in the RFI Response). The City further acknowledges that a conformance finding is not to be unreasonably withheld.

5. Provided Renard is not in default of this Declaration, the City shall not appeal or institute, participate or support any litigation with respect to anything covered by and in compliance with this Agreement. Provided that the City is not in default of this Declaration, Renard as relates to the North Core shall not appeal or institute, participate or support any litigation against the City with respect to anything covered by and in compliance with this Agreement.

6. Any and all approvals or consents of the City or Renard shall not be unreasonably withheld, conditioned nor delayed.

7. Each person accepting a deed, lease or other instrument conveying any interest in the Property shall be bound by the terms of this Declaration whether or not the same is incorporated or referred to in such deed, lease or instrument and this Declaration is hereby incorporated by reference in any deed or other conveyance of all or any portion of each person’s interest in any real property subject hereto.

8. This Declaration of Covenants and Agreement shall be effective immediately as to Renard and shall be binding on its heirs, successors and assigns subject to the terms and conditions hereof.

9. The Property shall be held, conveyed, encumbered, sold, leased, rented, used, and/or occupied subject to the terms and provisions of this Declaration of Covenants, which shall run with the land.

10. If a party shall default in the performance of any obligation hereunder to be performed by such Party, then the other Party shall give the alleged Party written notice setting forth in specificity the default. If such alleged default is not cured within fifteen (15) days after such written notice, or with respect to non-monetary defaults such additional time as may be reasonably required if such non-monetary defaults cannot be cured within such 15 day period provided that the defaulting party diligently pursues the cure of such default, then any non-defaulting Party shall have the right to prosecute a proceeding at law or in equity against the defaulting Party for such default.

11. The City shall have the right to enforce, ay any proceeding at law or in equity, including injunction, all restrictions, terms, conditions, covenants and agreements imposed upon the Property, and/or Renard pursuant to the provisions of this Declaration of Covenants. The parties agree that if Renard should breach the terms of this Declaration of Covenants, the City would not have an adequate remedy at law and would be entitled to bring an action in equity for specific performance of the terms of this Declaration of Covenants. In the event the City is required to enforce this Declaration of Covenants and Renard is determined to have violated any provision of this Declaration, Renard will reimburse the City for all reasonable costs of the proceeding including reasonable attorney fees. Should Renard prevail in any action brought by the City to enforce a provision of this Declaration of Covenants, the City shall reimburse said party for all reasonable costs of the proceeding including reasonable attorneys' fees.

12. This Declaration of Covenants and Agreement may not be amended or modified except in a writing executed by all parties hereto, and no waiver of any provision or consent hereunder shall be effective unless executed in writing by the waiving or consenting party.

13. This Declaration of Covenants shall be construed in accordance with the laws of the State of Maryland, excepting its conflict of law provisions. The provisions of this Declaration of Covenants and Agreement shall be deemed severable, so that if any provision hereof is declared invalid or violative of any federal, state or local law or regulation, all other provisions of this Declaration shall continue in full force and effect.

14. All signatures hereto represent that they have all requisite authority to execute this Declaration and bind their principals and the parties hereto.

15. Renard agrees to notify any and all purchasers of this Declaration.

IN WITNESS WHEREOF, the parties have caused these presents to be executed and delivered.

WITNESS/ATTEST:

RENARD DEVELOPMENT COMPANY,
LLC
By: A.H. SMITH GREENBELT
MANAGEMENT, L.L.C., MANAGER

Title: _____

STATE OF MARYLAND)
)
COUNTY OF PRINCE GEORGE'S)

ss:

I HEREBY CERTIFY, that on this ___ day of _____, 2013, before me, a Notary Public in and for the State aforesaid, personally appeared _____, and that he, being authorized so to do, executed the foregoing Declaration of Covenants for the purposes therein contained by signing in my presence.

WITNESS my hand and Notarial Seal.

_____(SEAL)
Notary Public
My Commission Expires: _____

9. Comments on M-NCPPC FY 2014 Budget

MEMORANDUM

TO: Mayor and City Council

FROM: Chantal R. Cotton, Assistant to the City Manager

THROUGH: Joseph L. Nagro, City Manager

DATE: April 12, 2013

SUBJECT: Council Requests for the M-NCPPC FY 2014 Budget and Public Forum

SUMMARY

The Prince George's County Council will hold a public hearing on the Maryland-National Capital Park and Planning Commission (M-NCPPC) FY 2014 budget for planning, parks, and recreation on April 23, 2013 at 7 pm in the Council Hearing Room, County Administration Building, First Floor.

The City requested the same priorities of M-NCPPC for the FY 2014 budget as we have in previous years. The attached letter requests the County Council to include these items in the budget this year.

RECOMMENDATION

Staff recommends that Council submits some form of the attached letter with Council's requests to the County Council. Please let staff know if you would like to testify at the April 23rd public hearing (note that this is a Council meeting night).

ATTACHMENTS

1. Draft Letter to the County Council with College Park Budget Requests for the FY 2014 M-NCPPC Budget

April 16, 2013

Honorable Andrea Harrison, Chair
Prince George's County Council
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Dear Chairwoman Harrison and County Council Members:

The College Park City Council requests that the Prince George's County Council allocate funding in the Maryland – National Capital Park and Planning Commission (M-NCPPC) FY 2014 budget for the following projects:

Cherry Hill Neighborhood Park Display Board — The City requests a new display board to be located at the entrance of Cherry Hill Neighborhood Park.

New Stormwater Inlet at Hollywood Community Park — The City requests the replacement of the existing manhole with an inlet to relieve flooding after heavy rain events.

New Entrance Gateway to Hollywood Community Park — We request a gateway entrance feature to the Hollywood Community Park to replace the existing chain-link fence. This aesthetic improvement would complement the City's Lackawanna Streetscape project, which spans from Narragansett Parkway to the Metro entrance and includes street improvements and new pedestrian lighting.

Lighting Study along the Paint Branch Trail — Previously, M-NCPPC emphasized the need for a lighting study to determine lighting needs and preferences along the Paint Branch Trail. We request funding in the Capital Improvement Program to complete this study and investigate the possible use of energy-efficient lighting on county trails because of the important role that the trail system plays for pedestrian and bicycle commuting in the county.

Support for College Park Dog Park Association Request — The College Park Dog Park Association requests an expansion of the dog park area into the adjacent under-utilized space. The dog park sits on half an acre of M-NCPPC land in Acredale Park. The half-acre next to the park is open space, often used as a soccer field. A portion of the parcel is enclosed by a horse ring which is in disrepair and rarely – if ever – used by horses.

Removing the horse ring would open up that portion of the property for a permanent, unobstructed soccer field. This change will free up the half-acre of open space next to the dog park for expansion of the dog park. Expansion provides the dog park with a separate area for small, timid dogs whose owners may be reluctant to use the park when big, rowdy dogs play there. In addition, a second fenced area would permit the College Park Dog Park Association to periodically close off one half of the park to give the grass in that area a chance to recover from heavy use.

Honorable Andrea Harrison, Chair
Prince George's County Council
April 16, 2013
Page 2

We appreciate M-NCPPC allocating funding in the proposed FY 2013 budget or future years for the projects below and we ask that you keep these items in the M-NCPPC budget:

Update to the College Park – Riverdale Transit District Development Plan (CP-R TDDP) — In accordance with our approved citywide Strategic Plan 2010 – 2015, we request an update to the CP-R TDDP. We request an update to the CP-R TDDP, approved in 1997, in order to reflect current city and county economic development opportunities. Zoning, transportation, parking, and development standards need revisiting to be consistent with the Prince George's County General Plan and other countywide functional master plans. A plan update would also enable the incorporation of recommendations from various Purple Line studies as well as work from the Urban Land Institute Technical Assistance Panel Charrette held a few years ago.

Study of Potential Community Center in the Hollywood Commercial District — The City requested that M-NCPPC engage in a study to analyze the possibility of entering into a joint project with the City of College Park to construct and operate a community center in north College Park. In the FY 2013 proposed budget, M-NCPPC designated feasibility study funding for this project for FY 2016 and potentially more funding the following year to build the facility. The City requests the County Council to move the feasibility study funding to FY 2014.

The North College Park Civic Association approved a letter in 2012 in support of incremental steps toward a community center in north College Park. Our desires for a community center in north College Park are consistent with the amended US 1 Sector Plan which states that, "in order to better serve the residential community around it, the Hollywood Commercial District should be revitalized with neighborhood-serving and specialized retail centered around a community center and public green space." The City supports a neighborhood community center because it allows residents to walk to the center instead of driving to a larger community center. The City asks the County Council to prioritize this project by moving the funding to FY 2014.

Thank you for your consideration of these FY 2014 budget requests.

Sincerely,

Andrew M. Fellows
Mayor

10. County bill that combined CB-6 and CB- 12

Enclosed is a draft of the new bill, and
our comments on CB 6 and CB 12.
Staff comments to follow.



THE PRINCE GEORGE'S COUNTY GOVERNMENT

(301) 952-3820

Mel Franklin
Councilman, District 9

APR 03 2013

To: Members of the Public
From: Council Member Mel Franklin, District 9 
Date: April 3, 2013
Subject: **Combined** Transit-Oriented Development Bill (formerly CB-6-2013 and CB-12-2013)

Thank you for your input at the March 13, 2013, work session of the Planning, Zoning, and Economic Development committee. Since that time, the sponsors of CB-6 and CB-12 have collaborated to combine your feedback with elements of each of the bills to advance a single proposal to incentivize transit-oriented development projects through certainty of process, to increase the County's tax by stimulating economic growth, and to further the development of sustainable projects with a mix of residential and commercial uses.

The Planning Zoning and Economic Development (PZED) Committee will consider the enclosed combined bill draft on Wednesday, April 17, 2013, at 10:30 AM in Room 2027 at the County Administration Building. We appreciate your continued involvement and look forward to receiving your comments.

MRF

Enclosure

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Bill No. CB- -2013

Chapter No. _____

Proposed and Presented by Council Members Franklin, Olson, Campos, Davis, Harrison,
Patterson, Toles, and Turner

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Expedited Transit-Oriented Development

3 For the purpose of defining Expedited Transit-Oriented Development and amending the approval
4 requirements for certain transit-oriented development projects in order to incentivize transit-
5 oriented development in Prince George's County.

6 BY repealing and reenacting with amendments:

7 Section 27-107.01,

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2011 Edition).

13 BY adding:

14 Sections 27-272 and 27-290.01,

15 The Zoning Ordinance of Prince George's County, Maryland,

16 being also

17 SUBTITLE 27. ZONING.

18 The Prince George's County Code

19 (2011 Edition).

1 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
3 District in Prince George's County, Maryland, that Section 27-107.01 of the Zoning Ordinance of
4 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
5 be and the same is hereby repealed and reenacted with the following amendments:

6 **SUBTITLE 27. ZONING.**

7 **PART 2. GENERAL.**

8 **DIVISION 1. DEFINITIONS.**

9 **Sec. 27-107.01. Definitions.**

10 (a) Terms in the Zoning Ordinance are defined as follows:

11 * * * * *

12 (242.1) Transfer Station: A place or facility where solid wastes are taken from a
13 transportation unit or collection vehicle and placed in another transportation unit or collection
14 vehicle for transport to a solid waste acceptance facility. The movement or consolidation of
15 solid waste at the point of generation is not a Transfer Station. A "Materials Recovery or
16 Processing Facility," as defined in Section 21-143 of the Prince George's County Code, and a
17 "Waste Material Separation and Processing Facility" and "Recycling Plant," as defined in this
18 Section, are not Transfer Stations.

19 (242.2) Transit Oriented Development Project, Expedited: A development
20 proposal, designated for expedited review in accordance with Section 27-290.01 of this Subtitle,
21 where

22 (a) the subject property is located entirely within a Transit District Overlay
23 Zone ("TDOZ"),

24 (b) for a constructed Washington Metropolitan Area Transit Authority
25 ("WMATA") Metrorail station for which there is no approved TDOZ, the subject property has
26 greater than fifty percent (50%) of its net lot area located within a one-half mile radius of the
27 constructed WMATA Metrorail station as measured from the center of the transit station
28 platform, or

29 (c) the subject property is located entirely within the Bowie State
30 Maryland Area Regional Commuter ("MARC") Station Community Center designation area as
31 defined in the Approved Bowie State MARC Station Sector Plan and Sectional Map

1 Amendment.

2 (243) Transit Stop, Major: A rapid rail transit terminal "Building," or a public
3 transit stop served by fifteen (15) or more transit vehicles travelling in one direction during a
4 peak hour.

5 * * * * *

6 SECTION 2. BE IT FURTHER ENACTED that Sections 27-272 and 27-290.01 of the
7 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
8 George's County Code, be and the same are hereby added:

9 **SUBTITLE 27. ZONING.**

10 **PART 3. ADMINISTRATION.**

11 **DIVISION 9. SITE PLANS.**

12 **Subdivision 1. Conceptual Site Plans and Detailed Site Plans, in General.**

13 **Sec. 27-272. Requirements for Expedited Transit-Oriented Development.**

14 (a) Legislative intent.

15 (1) It is in the vital public interest of the residents of Prince George's County to
16 create incentives that encourage high quality transit-oriented development, which will increase
17 the County's tax base by stimulating economic growth and the development of sustainable
18 projects with a mix of residential and commercial uses.

19 (2) Incentives that create more certainty, timeliness, and predictability in the
20 County's development review process near WMATA and certain Maryland Transit
21 Administration ("MTA") transit stations, which also include proper standards that promote
22 business uses that are compatible with transit-oriented development and desired by the public,
23 will create a positive environment for transit-oriented development projects to better attract
24 private financing and more effectively satisfy market demand.

25 (b) Expedited review for transit-oriented development.

26 Notwithstanding any other provision of this Subtitle, or any Resolution adopted by the
27 District Council pursuant thereto, Expedited Transit-Oriented Development Projects shall be
28 eligible for expedited review in accordance and compliance with Section 27-290.01. For eligible
29 developments that do not seek expedited review, the prescriptions of Section 27-290.01 shall not
30 apply.

31 * * * * *

1 **Subdivision 4. Expedited Transit-Oriented Development Projects.**

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

3 (a) Expedited Transit-Oriented Development Projects shall be eligible for expedited
4 review as set forth in this Section.

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

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

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

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

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

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

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

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

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

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

1 site plans for the purposes of this Section.

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

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

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

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

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

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

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

4 **(A) Encouraging a mix of moderate and high density development within**
5 **walking distance of a transit station to increase transit ridership, with gradual transition from the**
6 **transit station to the adjacent areas;**

7 **(B) Reducing auto dependency and roadway congestion by:**

8 **(1) locating multiple destinations and trip purposes within walking**
9 **distance of one another;**

10 **(2) creating a high quality, active streetscape to encourage walking and**
11 **transit use;**

12 **(3) minimizing on-site parking; and**

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

15 **(C) Minimizing building setbacks from the street;**

16 **(D) Utilizing pedestrian scale blocks and street grids;**

17 **(E) Creating pedestrian-friendly public spaces; and**

18 **(F) Complying with the design standards of Section 27A-209.**

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

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

24 **(A) Adult entertainment;**

25 **(B) Club or lodge, membership club;**

26 **(C) Check cashing business;**

27 **(D) Liquor store;**

28 **(E) Pawnshop or Pawn Dealer;**

29 **(F) Cemetery;**

30 **(G) Vehicle and vehicular equipment sales and services (also includes gas**
31 **station and car wash);**

1 (H) Wholesale trade, warehouse and distribution, or storage (including self-
2 service storage);

3 (I) Industrial;

4 (J) Amusement park;

5 (K) Any automobile drive-through or drive-up service;

6 (L) Secondhand business (in this Section, a “Secondhand business” is an
7 establishment whose regular business includes the sale or rental of tangible personal property
8 (excluding motor vehicles) previously used, rented, owned or leased);

9 (M) Nail salon and similar uses designated as North American Industry
10 Classification System (NAICS) No. 812113; or

11 (N) Beauty supply and accessories store (in this Section, a “Beauty supply and
12 accessories store” is a cosmetology, beauty, or barbering supply establishment engaged in the
13 sale of related goods and materials wholesale and/or retail.);

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

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

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

24 (7) The District Council, by Resolution, may adopt additional urban design practices
25 and standards applicable to Expedited Transit-Oriented Development Projects, subject to
26 subsection (b)(5), above.

27 (c) Submittal and pre-review and pre-submittal assessment of an Expedited Transit-
28 Oriented Development Site Plan Application.

29 (1) Pre-review and pre-submittal assessment.

30 (A) Applicants may request a Planning Department pre-review (an informal
31 assessment prior to the application filing) for a proposed Expedited Transit-Oriented

1 Development Project as needed. A pre-review assessment for an Expedited Transit-Oriented
2 Development Site Plan Application by the Planning Department is encouraged, but not required.

3 (B) When an Expedited Transit-Oriented Development Site Plan Application is
4 filed with the Planning Board, the Planning Director or the Planning Director's designee shall
5 have five (5) working days to review, provide written comments (preferably by electronic mail),
6 and accept or reject the application for submission under this Section. In the event that the
7 Planning Director or the Planning Director's designee rejects an application, it shall state the
8 basis for the rejection in writing and list the deficiencies that must be corrected prior to an
9 Expedited Transit-Oriented Development Site Plan Application being considered submitted
10 under this Section. A decision of rejection or acceptance shall be based on the elements required
11 by this Subtitle for an Expedited Transit Oriented Development Site Plan Application.

12 (2) Submittal to the Planning Board.

13 If the Expedited Transit-Oriented Development Site Plan Application is not
14 rejected pursuant to paragraph (1)(B), above, and, thus, is submitted for the purposes of this
15 Section, the Planning Director or the Planning Director's designee shall send time-stamped,
16 written certification to the applicant that the Expedited Transit-Oriented Development Site Plan
17 Application has been submitted.

18 (3) After an Expedited Transit-Oriented Development Site Plan Application is
19 submitted pursuant to subsection (c)(2), above, the Planning Director or the Planning Director's
20 designee shall provide a supplemental informational mailing in the manner prescribed by Section
21 27-125.01 of this Subtitle stating the date and time of the Subdivision and Development Review
22 Committee meeting on the application.

23 (d) Expedited Review for eligible applications shall be so designated as "SEEKING
24 EXPEDITED REVIEW" in bold capital letters and in a prominent location on at least the first
25 page of the application at the time of filing of the application.

26 (e) Expedited Transit-Oriented Development Site Plan Applications shall take highest
27 priority in the work program of the Planning Department staff. Within fourteen (14) calendar
28 days after the date of submittal of an Expedited Transit-Oriented Development Site Plan
29 Application, the Planning Board shall make the application publicly available on a website
30 designated by the Planning Director or the Planning Director's designee until action is taken on
31 the application by the Planning Board or final action by the District Council (if the Council elects

1 to review or the application is appealed).

2 (f) Planning Board Decision.

3 (1) Applying the requirements of this Section and other applicable requirements of
4 this Subtitle, the Planning Board shall adopt a resolution of approval, disapproval, or approval
5 with conditions (the “Planning Board’s decision”) on an Expedited Transit-Oriented
6 Development Site Plan Application within sixty (60) days after an application is submitted
7 pursuant to subsection (c)(2), above. If the Planning Board’s decision does not occur within
8 sixty (60) days of application submittal, the Expedited Transit-Oriented Development Site Plan
9 Application shall be deemed to be approved by the Planning Board, unless the project has not
10 received an approved stormwater management concept plan in accordance with Subtitle 32 of the
11 Code. The month of August and the period between and inclusive of December 20 and January
12 3 shall not be included in calculating this sixty (60) day period. The applicant may (in writing to
13 the Planning Board), in advance of the expiration of the period, waive the sixty (60) day
14 requirement to provide for some longer specified review period for the application of this
15 subsection.

16 (2) If the Expedited Transit-Oriented Development Project has not received an
17 approved stormwater management concept plan in accordance with Subtitle 32 of the Code by
18 the expiration of the sixty (60) day review period in paragraph (1), above, without a Planning
19 Board decision being made, and the applicant has not extended the sixty (60) day review period,
20 the Expedited Transit-Oriented Development Site Plan Application shall be deemed to be
21 disapproved by the Planning Board.

22 (3) The Planning Board shall send written notice of the Planning Board’s decision,
23 including a copy of the decision, to the Clerk of the Council, all persons of record, and the
24 applicant within seven (7) calendar days after the date of the Planning Board’s decision.

25 (g) District Council Review.

26 (1) Within thirty (30) calendar days after the date of the Planning Board’s decision on
27 an Expedited Transit-Oriented Development Site Plan Application, the District Council may vote
28 to review the Planning Board’s decision on its own motion, or an applicant or a person of record
29 may appeal the Planning Board’s decision to the District Council by filing a written appeal with
30 the Clerk of the Council.

31 (A) An appeal by an applicant or a person of record shall specify the error which

1 is claimed to have been committed by the Planning Board and shall also specify those portions of
2 the record relied upon to support the error alleged. A copy of the appeal shall be sent by the
3 submitter to all persons of record (by regular mail), and a certificate of service shall accompany
4 the submission to the Clerk.

5 (B) If, within thirty (30) calendar days after the date of the Planning Board's
6 decision, the District Council has not elected to review the Planning Board's decision and no
7 appeal has been filed by a person of record or the applicant, the Planning Board's decision on the
8 Expedited Transit-Oriented Development Site Plan Application shall be deemed to be affirmed
9 by the District Council.

10 (2) The Clerk of the Council shall notify (and may do so by electronic transmission)
11 the Planning Board of the review decision or appeal, if any. The Planning Board shall transmit
12 (and may do so by electronic transmission) to the District Council, within seven (7) calendar
13 days of receipt of the notice from the Clerk, the Expedited Transit-Oriented Development Site
14 Plan Application, the official list of persons of record, and all written evidence and any other
15 materials used in the consideration of the application by the Planning Board.

16 (3) The District Council shall schedule a public hearing on the review or appeal to be
17 held within twenty-one (21) calendar days after the decision to review or the filing of an appeal
18 from the Planning Board's decision on an Expedited Transit-Oriented Development Site Plan
19 Application. A person of record or an applicant that has appealed a Planning Board's decision to
20 the District Council pursuant to this Section may also withdraw their appeal in writing to the
21 Clerk of the Council (by regular mail or hand delivery) at any time prior to notice being issued
22 for the public hearing and, provided the District Council has also not elected to review the
23 Planning Board's decision on the application, the Planning Board's decision on the Expedited
24 Transit-Oriented Development Site Plan Application shall be deemed to be affirmed by the
25 District Council so long as the review and appeal period in subsection (g)(1), above, has expired.

26 (4) The Clerk of the Council shall send written notice to all parties of record of the
27 appeal or the District Council's election to review the decision of the Planning Board including
28 notice of the public hearing, not later than ten (10) calendar days prior to any public hearing on
29 the review.

30 (5) Within seven (7) calendar days after the close of the District Council's public
31 hearing on review of the Planning Board's decision on an Expedited Transit-Oriented

1 Development Site Plan Application, the Council shall approve, approve with conditions, or
2 disapprove the application filed pursuant to this Section or the Planning Board's decision shall be
3 deemed to be affirmed. The District Council shall state the reasons for its action in writing.
4 Where the District Council approves an Expedited Transit-Oriented Development Site Plan
5 Application, the District Council shall make the same findings required for the Planning Board
6 decision. In the event no final action is taken by the District Council within twenty-eight (28)
7 calendar days after the date that the District Council elects to review the Planning Board's
8 decision or the date an appeal from the Planning Board's decision is filed, the Planning Board's
9 decision on the application shall be deemed to be affirmed. The months of August and
10 December shall not be considered for the purpose of calculating the time for consideration or
11 final action by the District Council on an application filed pursuant to this Section.

12 (6) Copies of the District Council decision on an Expedited Transit-Oriented
13 Development Site Plan Application shall be sent to all parties of record, the applicant, and the
14 Planning Board.
15

1 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.

Adopted this _____ day of _____, 2013.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.



City of College Park
240-487-3501
Facsimile: 301-699-8029

Office of the Mayor
and City Council
4500 Knox Road
College Park, MD 20740

Mayor

Andrew M. Fellows
5807 Bryn Mawr Road
301-441-8141

Council Members

District 1
Fazlul Kabir
9817 53rd Avenue
301-659-6295

Patrick L. Wojahn
5015 Lackawanna Street
240-988-7763

District 2
Robert T. Catlin
8604 49th Avenue
301-345-0742

Monroe S. Dennis
8117 51st Avenue
301-474-6270

District 3
Robert W. Day
7410 Baylor Avenue
301-741-1962

Stephanie Stullich
7400 Dartmouth Avenue
301-742-4442

District 4
Marcus Afzali
9238 Limestone Place
240-391-8241

Denise C. Mitchell
3501 Marlborough Way
240-475-7196

March 26, 2013

The Honorable Mel Franklin, Chair
Planning, Zoning and Economic Development Committee
Prince George's County Council
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: CB-6-2013 (DR-2A) and CB-12-2013 (DR-2)

Dear Chairman Franklin and Committee Members:

City of College Park staff provided testimony on the first drafts of these bills at the PZED Committee meeting on March 13, 2013 and indicated the City Council's support of CB-6 and opposition to CB-12. Only one of these bills can move forward because, even with the revisions contained in the second drafts of both bills, they are inconsistent with each other. The City of College Park continues to believe that only CB-6 should be approved and recommends the following amendment to this bill: On page 3, line 1, (d), change "in the nearby area" to "in accordance with the approved Transit District Development Plan (TDDP) or mixed-use zone." Also, page 4, line 9, (d) requires county and state agencies to comport with expedited development review and permitting. It would be helpful for these agencies to specifically define these expedited administrative procedures and share them with the public.

The City Council opposes CB-12 (DR-2) for the following reasons:

- Qualifying a project based on its location within one half mile of a Metro station is too large an area unless a transit-oriented development plan for that area has been approved.
- There is no definition for a MTA Station.
- A requirement for the Planning Board to act within 60 days of filing is not a realistic timeframe and will be detrimental to the public's ability to comment. Timing of an application should begin at acceptance of the application and an application should not be accepted by M-NCPPC until it has fulfilled all submittal requirements of the Zoning Ordinance.

While the City of College Park supports an amended CB-6-2013, the City Council urges the County Council to look beyond just the development review process in order to promote transit-oriented development. Recommendations include developing TOD plans appropriate to their context;

The Honorable Mel Franklin, Chair
PZED
March 26, 2013
Page 2

rezoning property for a mix of uses and higher densities; developing clearer, simpler development standards; providing critical infrastructure and services; forming partnerships with property owners; and offering financial incentives where necessary.

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'A M F', with a horizontal line extending from the end of the signature.

Andrew M. Fellows
Mayor

cc: The Honorable Mary Lehman, County Councilmember
The Honorable Eric Olson, County Councilmember
The Honorable Judith "J" Davis, Mayor, City of Greenbelt

11. City participation in a farmers market in north College Park

12. Four Cities
Agenda items
for April 24
meeting in
New
Carrollton

13. Boards and Committees

City of College Park
Board and Committee Appointments

Shaded rows indicate a vacancy or reappointment opportunity.
 The date following the appointee's name is the date of initial appointment.

Advisory Planning Commission			
Appointee	Represents	Appointed by	Term Expires
Larry Bleau 7/9/02	District 1	Mayor	12/15
Rosemarie Green Colby 04/10/12	District 2	Mayor	04/15
VACANT (formerly Huffman)	District 2	Mayor	11/14
James E. McFadden 2/14/99	District 3	Mayor	11/12
Clay Gump 1/24/12	District 3	Mayor	01/15
Charles Smolka 7/8/08	District 4	Mayor	08/14
Mary Cook 8/10/10	District 4	Mayor	08/13
City Code Chapter 15 Article IV: The APC shall be composed of 7 members appointed by the Mayor with the approval of Council, shall seek to give priority to the appointment of residents of the City and assure that there shall be representation from each of the City's four Council districts. Vacancies shall be filled by the Mayor with the approval of the Council for the unexpired portion of the term. Terms are three years. The Chairperson is elected by the majority of the Commission. Members are compensated. Liaison: Planning.			

Airport Authority			
Appointee	Resides in	Appointed by	Term Expires
James Garvin 11/9/04	District 3	M&C	07/14
Jack Robson 5/11/04	District 3	M&C	02/14
Anna Sandberg 2/26/85	District 3	M&C	03/16
Gabriel Iriarte 1/10/06	District 3	M&C	02/13
Christopher Dullnig 6/12/07	District 2	M&C	10/13
VACANT		M&C	
VACANT		M&C	
City Code Chapter 11 Article II: 7 members, must be residents and qualified voters of the City, appointed by Mayor and City Council, <i>term to be decided by appointing body</i> . Vacancies shall be filled by M&C for an unexpired portion of a term. Authority shall elect Chairperson from membership. Not a compensated committee. Liaison: City Clerk's Office.			

Animal Welfare Committee			
Appointee	Resides in	Appointed by	Term Expires
Cindy Vernasco 9/11/07	District 2	M&C	09/13
Linda Lachman 9/11/07	District 3	M&C	09/13
Marcia Booth 3/9/10	District 1	M&C	03/13
Dave Turley 3/23/10	District 1	M&C	03/16
Christiane Williams 5/11/10	District 1	M&C	05/13
Patti Brothers 6/8/10	Non resident	M&C	06/13
Taimi Anderson 6/8/10	Non resident	M&C	06/13

Harriet McNamee 7/13/10	District 1	M&C	07/13
Suzie Bellamy 9/28/10	District 4	M&C	09/13
Harleigh Ealley 12/14/10	District 1	M&C	12/13
Christine Nagle 03/13/12	District 1	M&C	03/15
10-R-20: Up to fifteen members appointed by the Mayor and Council for three-year terms. Not a compensated committee. Liaison: Public Services.			

Board of Election Supervisors			
Appointee	Represents	Appointed by	Term Expires
John Robson (Chief) 5/24/94	Mayoral appt	M&C	03/15
Terry Wertz 2/11/97	District 1	M&C	03/15
Maxine Gross 3/25/03	District 2	M&C	03/15
VACANT	District 3	M&C	
Charles Smolka 9/8/98	District 4	M&C	03/15
<p>City Charter C4-3: The Mayor and Council shall, not later than the first regular meeting in March of each year in which there is a general election, appoint and fix the compensation for five qualified voters as Supervisors of Elections, one of whom shall be appointed from the qualified voters of each of the four election districts and one of whom shall be appointed by the Mayor with the consent of the Council. The Mayor and Council shall designate one of the five Supervisors of Elections as the Chief of Elections. This is a compensated committee. For purposes of compensation the year shall run from April 1 – March 31. Per Council action (item 11-G-66) effective in March, 2013: In an election year all of the Board receives compensation. In a non-election year only the Chief Election Supervisor will be compensated. Liaison: City Clerk's office.</p>			

Cable Television Commission			
Appointee	Resides in	Appointed by	Term Expires
Jane Hopkins 06/14/11	District 1	Mayor	06/14
Blaine Davis 5/24/94	District 1	Mayor	12/15
James Sauer 9/9/08	District 3	Mayor	09/14
Tricia Homer 3/12/13	District 1	Mayor	03/16
Clay Gump 3/12/02	District 3	Mayor	11/13
<p>City Code Chapter 15 Article III: Composed of four Commissioners plus a voting Chairperson, appointed by the Mayor with the approval of the Council, three year terms. This is a compensated committee. Liaison: City Manager's Office.</p>			

College Park City-University Partnership			
Appointee	Represents	Appointed by	Term Expires
Robert T. Catlin	Class A Director	UMD President	01/13
Rob Specter	Class A Director	UMD President	01/13
Linda Clement	Class A Director	UMD President	01/11
Brian Darmody	Class A Director	UMD President	01/12
Andrew Fellows	Class B Director	M&C	01/14
Maxine Gross	Class B Director	M&C	01/15

Senator James Rosapepe	Class B Director	M&C	01/13
Stephen Brayman	Class B Director	M&C	01/14
Dr. Richard Wagner	Class C Director	City and University	01/13
<p>The CPCUP is a 501(c)(3) corporation whose mission is to promote and support commercial revitalization, economic development and quality housing opportunities consistent with the interests of the City of College Park and the University of Maryland. The CPCUP is not a City committee but the City makes appointments to the Partnership. Class B Directors are appointed by the Mayor and City Council; Class C Directors are jointly appointed by the Mayor and City Council and the President of the University of Maryland.</p>			

Citizens Corps Council			
Appointee	Represents	Appointed by	Term Expires
	CPNW	M&C	
Michael Burrier 3/14/06	BVFCRS	M&C	03/15
Matthew Cardoso 3/27/12	CPVFD	M&C	03/15
Dan Blasberg 3/27/12		M&C	03/15
David L. Milligan (Chair) 12/11/07		M&C	02/14
<p>Resolution 05-R-15. Membership shall be composed as follows: A Citizen Corps Coordinator for each neighborhood shall be nominated and appointed by the Mayor and Council and serve as a potential member of the CPCCC for the term of their respective office in the neighborhood group. Mayor and Council shall nominate and appoint 5 to 7 residents to serve as community coordinators and to serve on the CPCCC. At least one member of the CPCCC shall be the Neighborhood Watch Coordinator, and at least one member shall represent each of the other Citizen Corps programs such as CERT, Fire Corps, Volunteers In Police Service, etc. Each member of the CPCCC shall serve for a term of 3 years, and may be reappointed for an unlimited number of terms. The Mayor, with the approval of the City Council, shall appoint the Chair and Co-Chair of the CPCCC from among the members of the committee. The Director of Public Services shall serve as an ex officio member. Not a compensated committee. Liaison: Public Services.</p>			

Committee For A Better Environment			
Appointee	Resides in	Appointed by	Term Expires
Kennis Termini 11/9/04	District 1	M&C	05/14
Janis Oppelt 8/8/06	District 1	M&C	09/15
Stephen Jascourt 3/27/07	District 1	M&C	05/13
Suchitra Balachandran 10/9/07	District 4	M&C	01/14
Donna Weene 9/8/09	District 1	M&C	12/15
Ballard Troy 10/13/09	District 3	M&C	09/15
Alan Hew 1/12/10	District 4	M&C	01/13
Gemma Evans 1/25/11	District 1	M&C	01/14
Benjamin Mellman 1/10/12	District 1	M&C	01/15
Richard Williamson 05/08/12	District 3	M&C	05/15
Macrina Xavier 08/14/12	District 1	M&C	08/15
Stephen Brimer 02/26/13	District 1	M&C	02/16
<p>City Code Chapter 15 Article VIII: No more than 25 members, appointed by the Mayor and Council, three year terms, members shall elect the chair. Not a compensated committee. Liaison: Planning.</p>			

Education Advisory Committee			
Appointee	Represents	Appointed by	Term Expires
VACANT	District 1		
Kennis Termini 11/09/11	District 1	M&C	11/13
Charlene Mahoney	District 2	M&C	12/14
VACANT	District 2	M&C	
Harold Jimenez 4/14/09	District 3	M&C	11/13
Araceli Jimenez 4/14/09	District 3	M&C	11/13
Melissa Day 9/15/10	District 3	M&C	11/14
Carolyn Bernache 2/9/10	District 4	M&C	02/14
Doris Ellis 9/28/10	District 4	M&C	09/13
Peggy Wilson 6/8/10	UMCP	UMCP	02/14

Resolutions 97-R-17, 99-R-4 and 10-R-13: At least 9 members who shall be appointed by the Mayor and Council: at least two from each Council District and one nominated by the University of Maryland. Two year terms. The Committee shall appoint the Chair and Vice-Chair of the Committee from among the members of the Committee. Not a compensated committee. Liaison: Youth and Family Services.

Ethics Commission			
Appointee	Represents	Appointed by	Term Expires
Edward Maginnis 09/13/11	District 1	Mayor	09/13
Forrest B. Tyler 3/24/98	District 2	Mayor	06/13
Sean O'Donnell 4/13/10	District 3	Mayor	04/12
Gail Kushner 09/13/11	District 4	Mayor	09/13
Robert Thurston 9/13/05	At Large	Mayor	09/12
Alan C. Bradford 1/23/96	At-Large	Mayor	11/12
Frank Rose 05/08/12	At-Large	Mayor	05/14

City Code Chapter 38 Article II: Composed of seven members appointed by the Mayor and approved by the Council. Of the seven members, one shall be appointed from each of the City's four election districts and three from the City at large. 2 year terms. Commission members shall elect one member as Chair for a renewable one-year term. Commission members sign an Oath of Office. Not a compensated committee. Liaison: City Clerk's office.

Farmers Market Committee			
Appointee	Represents	Appointed by	Term Expires
Margaret Kane 05/08/12	District 1	M&C	05/15
Robert Boone 07/10/12	District 1	M&C	07/15
Lily Fountain 07/10/12	District 2	M&C	07/15
Leo Shapiro 07/10/12	District 3	M&C	07/15

Julie Forker 07/10/12	District 3	M&C	07/15
VACANT	District 4	M&C	
Kimberly Schumann 09/11/12	District 1	M&C	09/15
VACANT	Student	M&C	

Established April 10, 2012 by 12-R-07. Up to 7 members. Quorum = 3. Three year terms. Not a compensated committee. Liaison: Planning Department. Agreement reached during July 3, 2012 Worksession to fill the seven positions as outlined above. Effective September 11, 2012 by 12-R-17: Membership increased to 8.

Housing Authority of the City of College Park			
Helen Long 11/12/02		Mayor	05/01/17
George L. Marx 7/8/03		Mayor	05/01/13
John Moore 9/10/96		Mayor	05/01/14
Thelma Lomax 7/10/90		Mayor	05/01/15
Carl Patterson 12/11/12	Attick Towers resident	Mayor	05/01/16

The College Park Housing Authority was established in City Code Chapter 11 Article I, but it operates independently under Article 44A Title I of the Annotated Code of Maryland. The Housing Authority administers low income housing at Attick Towers. The Mayor appoints five commissioners to the Authority; each serves a five year term; appointments expire May 1. Mayor administers oath of office. One member is a resident of Attick Towers. The Authority selects a chairman from among its commissioners. The Housing Authority is funded through HUD and rent collection, administers their own budget, and has their own employees. The City supplements some of their services.

Neighborhood Stabilization and Quality of Life Workgroup		
	Appointee	Represents
1	Andrew M. Fellows	Mayor
2	Patrick L. Wojahn	District 1 Councilmember
3	Monroe Dennis	District 2 Councilmember
4	Stephanie Stulich	District 3 Councilmember
5	Marcus Afzali	District 4 Councilmember
6	Lisa Miller	PGPOA Representative
7	Paul Carlson	PGPOA Representative
8	Richard Biffi	Landlord selected by Council
9	Andrew Foose	Landlord selected by Council
10	Jackie Pearce Garrett	District 1 Resident selected by Council
11	Jonathan Molinatto	District 1 Resident selected by Council
12	Robert Thurston	District 2 Resident selected by Council
13		District 2 Resident selected by Council
14	Kelly Lueschow-Dineen	District 3 Resident selected by Council
15	Sarah Cutler	District 3 Resident selected by Council
16	Suchitra Balachandran	District 4 Resident selected by Council
17	Bonnie McClellan	District 4 Resident selected by Council
18	Dr. Andrea Goodwin	UMD representative selected by University

19	Gloria Aparicio Blackwell	UMD representative selected by University
20	Chief David Mitchell (Jagoe – alt.)	University of Maryland Police Department rep
21	Josh Ratner	University of Maryland Student Government Liaison
22	Samantha Zwerling	Student Government Association representative
23	David Colon Cabrera	Graduate Student Government Association rep
24	Greg Waterworth	IFC/PHA representative
25	Robert W. Ryan	Director, College Park Public Services Department
26	Jeannie Ripley	Manager, College Park Code Enforcement Division
27	Major Rob Brewer (or alternate)	Prince George’s County Police Department
Established September 25, 2012 by Resolution 12-R-18. No terms. Not a compensated committee. Liaison: City Clerk’s office.		

Neighborhood Watch Steering Committee			
	Resident of:	Appointed By:	Term Expires:
Robert Boone 04/12/11	District 1	M&C	04/15
Aaron Springer 02/14/12	District 3	M&C	02/14
VACANT	District 4	M&C	
The Neighborhood Watch Steering Committee was created on April 12, 2011 by Resolution 11-R-06 as a three-person Steering Committee whose members shall be residents. Coordinators of individual NW programs in the City shall be ex-officio members. Terms are for two years. Annually, the members of the Steering Committee shall appoint a Chairperson to serve for a one-year term. Meetings shall be held on a quarterly basis. This Resolution dissolved the Neighborhood Watch Coordinators Committee that was established by 97-R-15. This is not a compensated committee. Liaison: Public Services.			

Noise Control Board			
Appointee	Represents	Appointed by	Term Expires
Mark Shroder 11/23/10	District 1	Council, for District 1	11/14
Harry Pitt, Jr. 9/26/95	District 2	Council, for District 2	03/16
Alan Stillwell 6/10/97	District 3	Council, for District 3	09/16
Suzie Bellamy	District 4	Council, for District 4	12/16
Adele Ellis 04/24/12	Mayoral Appt	Mayor	04/16
Bobbie P. Solomon 3/14/95	Alternate	Council - At large	12/12
Larry Wenzel 3/9/99	Alternate	Council - At large	12/12
City Code Chapter 138-3: The Noise Control Board shall consist of five members, four of whom shall be appointed by the Council members, one from each of the four election districts, and one of whom shall be appointed by the Mayor. In addition, there shall be two alternate members appointed at large by the City Council. The members of the Noise Control Board shall select from among themselves a Chairperson. Four year terms. This is a compensated committee. Liaison: Public Services.			

Recreation Board			
Appointee	Represents	Appointed by	Term Expires
Wade Price 12/14/05	District 1	M&C	02/15
Sarah Araghi 7/14/09	District 1	M&C	07/15
Alan C. Bradford 1/23/96	District 2*	M&C	02/14
VACANT	District 2	M&C	
Adele Ellis 9/13/88	District 3	M&C	02/14
VACANT	District 3	M&C	
Barbara Pianowski 3/23/10	District 4	M&C	03/13
VACANT	District 4	M&C	
Bettina McCloud 1/11/11	Mayoral	Mayor	01/14
VACANT	Mayoral**	Mayor	

City Code Chapter 15 Article II: 10 members: two from each Council district appointed by the Mayor and Council and two members nominated by the Mayor and confirmed by the Mayor and Council. The Chairperson will be chosen from among and by the district appointees. 3 year terms. Not a compensated committee. Liaison: Public Services.

*Although Mr. Bradford lives in what is now considered District 1, his residence was part of District 2 when he was appointed. The designation of his residence was changed to District 1 during the last redistricting. He is still considered an appointment from District 2.

** Effective April 2012: Jay Gilchrist, Director of UMD Campus Recreation Services, changed his status from Rec Board member (Mayoral Appointment) to UM liaison to the Rec Board, similar to the M-NCPPC representative.

Rent Stabilization Board			
Appointee	Represents	Appointed by	Term Expires
Justin Fair 1/11/11	Member	M&C	01/14
VACANT		M&C	
Richard Biffel 6/6/06	Landlord	M&C	09/13
Bradley Farrar 6/14/11	Landlord	M&C	06/14
VACANT (formerly R. Day)		M&C	
VACANT		M&C	
Chris Kujawa 10/11/11	Resident	M&C	10/14

City Code Chapter 15 Article IX: Board shall have between 5 - 7 members appointed by M&C with priority given to the appointment of residents and to owners of real property located in the City. Three year terms. Vacancies shall be filled for unexpired portions of a term. At least two members should be tenants and two members should be landlords. Chairperson chosen by the Board from among the members. This is a compensated committee. Liaison: Public Services.

→7/10/12: Ordinance was extended until September 1, 2013, and the administration and enforcement of the law was suspended until September 1, 2013. The RSB is on hiatus. There is no need to maintain a quorum at this time.

Sustainable Maryland Certified Green Team		
Appointee	Represents	Term Expires
Denise Mitchell 04/10/12	City Elected Official	04/14
Patrick Wojahn 04/10/12	City Elected Official	04/14
Jonathan Brown	City Staff	04/14
Loree Talley 05/08/12	City Staff	05/14
Ballard Troy 05/08/12	CBE Representative	05/14
	A City School	
James Jalandoni 04/10/12	UMD Student	04/14
Eric Maring 04/10/12	UMD Faculty or Staff	04/14
Chrissy Rey - Pongos 05/08/12	City Business Community	05/14
Ben Bassett - Proteus Bicycles 09/25/12	City Business Community	09/14
Rebecca Hayes 04/10/12	Resident	04/14
Christine Nagle 04/10/12	Resident	04/14
	Resident	
	Resident	
<p>Established March 13, 2012 by Resolution 12-R-06. Up to 14 people with the following representation: 2 elected officials from the City of College Park, 2 City staff, 1 representative from the CBE, 1 representative of a City school, 1 student representative from the University of Maryland, 1 faculty or staff representative from the University of Maryland, 2 representatives of the City business community, up to 4 City residents. Two year terms. Not a compensated committee. A quorum shall be 6 people. The SMCMT shall select a Chair and a Co-Chair from among the membership on an annual basis. The SMCMT should meet at least bi-monthly. The liaison shall be the Planning Department.</p>		

Tree and Landscape Board			
Member	Represents	Appointed by	Term Expires
Dennis Herschbach 3/26/02	Citizen	M&C	07/13
John Krouse	Citizen	M&C	11/14
VACANT	Citizen	M&C	
Mark Wimer 7/12/05	Citizen	M&C	02/14
Amelia Murdoch 9/9/97	Citizen	M&C	11/11
Ballard Troy – liaison to CBE	CBE Chair		
John Lea-Cox 1/13/98	City Forester	M&C	12/14
Jonathan Brown	Planning Director		
Brenda Alexander	Public Works Director		
<p>City Code Chapter 179-5: The Board shall have 9 voting members: 5 citizens appointed by M&C, plus the CBE Chair, the City Forester, the Planning Director and the Public Works Director. Two year terms. Members choose their own officers. Not a compensated committee. Liaison: City Clerk's office.</p>			

Veterans Memorial Improvement Committee			
Appointee	Represents	Appointed by	Term Expires
Winston Hazard 1/7/01		M&C	03/14
Deloris Cass 11/7/01		M&C	12/15
Joseph Ruth 11/7/01	VFW	M&C	12/15
Leonard Smith 11/25/08		M&C	03/15
Blaine Davis 10/28/03	American Legion	M&C	12/15
Rita Zito 11/7/01		M&C	02/15
Doris Davis 10/28/03		M&C	12/15
Mary Cook 3/23/10		M&C	03/13
VACANT		M&C	
Resolution 01-G-57: Board comprised of 9 to 13 members including at least one member from American Legion College Park Post 217 and one member from Veterans of Foreign Wars Phillips-Kleiner Post 5627. Appointed by Mayor and Council. Three year terms. Chair shall be elected each year by the members of the Committee. Not a compensated committee. Liaison: Public Works.			