TUESDAY, NOVEMBER 19, 2013
(COUNCIL CHAMBERS)

7:00 P.M. WORKSESSION – Note Early Start Time

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 NEXT WEEK'S AGENDA

PROPOSED CONSENT AGENDA

WORKSESSION DISCUSSION ITEMS

1. A - Downtown College Park Farmers Market review
   B – Discussion of Hollywood Farmers Market

2. Award of Public School Education Grants – Carolyn Bernache, Chair, Education Advisory Committee

3. Presentation by College Park City-University Partnership regarding possible location of the College Park Academy – Frank Brewer, Executive Director, CPCUP

4. Amended DSP and Declaration of Covenants for Metropolitan (East side Route 1 and Cherokee Street) – Terry Schum, Director of Planning

5. Discussion of recent events at Looney's Pub vis-à-vis their Property Use Agreement – Bob Ryan, Director of Public Services and Suellen Ferguson, City Attorney

6. Changes to guidelines in the Commercial Tenant Improvement Program – Terry Schum, Director of Planning

7. Approval of Written Comments on the Prince George's County General Plan – Terry Schum, Director of Planning

8. Discussion of Proposed 2014 Council Meeting Schedule for Approval by New Council at December meeting – Janeen Miller, City Clerk

9. Appointments to Boards and Committees

COUNCIL COMMENTS

INFORMATION/STATUS REPORTS

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.

Coming Up Next Week: Closed Session at 7:00 p.m. to Consult with Counsel on a Legal Matter

1. Farmers Market Discussion

MEMORANDUM

TO: Mayor and Council

FROM: Michael Stiefvater, Economic Development Coordinator MS

THROUGH: Joseph L. Nagro, City Manager
Terry Schum, Planning Director

DATE: November 15, 2013

SUBJECT: 2013 Downtown College Park Farmers Market Evaluation

ISSUE

On April 10, 2012, the Mayor and Council established a Farmers Market Committee (the "Committee") through Resolution 12-R-07 to develop recommendations for how to structure and manage the Downtown College Park Farmers Market (the "Market") in order to maximize its success and emphasize locally-grown produce. The Committee was charged with recruiting a diverse array of local farmers and producers, designing and implementing a marketing campaign, and submitting an annual report to the Mayor and Council. In regard to the last charge, the Committee and staff have evaluated the 2013 season that concludes on November 17th and considered options for the Market's future, which are described in detail below.

BACKGROUND

In February 2013, after issuing a Request for Qualifications ("RFQ"), the City selected KSM Marketing LLC ("KSM") to serve in the role of market master for the 2013 season along with an option for the 2014 season. KSM was responsible for several tasks including the expansion of the vendor roster, marketing, and on-site management each week. KSM completed the season and fulfilled their contract; however, in October they notified the City that they were not interested in returning as market master for the 2014 season.

In order to evaluate the changes made for this season, the Committee and staff conducted surveys with patrons and vendors while reviewing attendance figures and social media interaction. Additionally, KSM provided a verbal review of the season along with their concerns for the future of the Market.

SUMMARY

The evaluation conducted by the Committee and staff highlighted several key findings culminating in a list of market management options and eventual recommendations for the 2014 season of the Market. These findings include the following:

- There remains a strong preference for locally-grown/raised produce and products according to the customer survey (extremely important for 80% of respondents, which is up from 76% last year). In addition, the number of comments supporting the

locally-grown emphasis significantly outweighs those taking issue with the ban on wholesale items.

- While the Market was viewed as an improvement from past seasons due to the locally grown emphasis, customers' needs still were not adequately met. Per the customer survey satisfaction levels increased minimally from 58.1% to 60.3%, but dissatisfaction level rose from 20% to 30.1%. Reading the comments illustrates that the majority of dissatisfied customers took issue with the limited number of vendors.
- An insufficient variety of vendors is the largest hindrance to attracting a steady customer base according to the customer survey. An additional challenge noted in the survey is competing markets that may offer more vendors, a more convenient location and/or hours of operation.
- Attendance is a significant issue that will prevent the Market from expanding in the future. Several vendors left the Market during the season due to a lack of sales. An issue affecting attendance that is outside of the Committee's control is the number of farmers markets in the nearby area, including four operating in the City itself.
- The vendor survey revealed varied levels of satisfaction with the Market. Four vendors (Bill's Backyard BBQ, Grandma Vera's Bakery, Karlaca Coffee, and Larry's Produce) are satisfied with the Market and plan on returning, one vendor (Toigo Orchard) had a mixed response but plans on returning, and the remaining three vendors (Heavenly Created Desserts, Mad Mud Studio, and Miller Farms) are dissatisfied with the Market and are unsure about returning.
- Social media (Facebook, newsletter, and Twitter) interest declined as the season went on. A more engaging social media presence is necessary to grow this marketing tool.
- Management unevenly enforced market rules in regards to locally-grown produce. Clearer rules need to be established along with repercussions for violations of policy.

Based on these findings the Committee and staff reviewed four options for the 2014 season. These options are listed below along with the main advantages and disadvantages associated with each:

1. Reissue the RFQ for a market master with the same responsibilities as included in the 2013 version.
    a. Advantages
        i. Requires minimal staff time to manage the contract, as most responsibilities are covered by the market master.
        ii. Using an experienced market master should result in few issues.
    b. Disadvantages
        i. There was limited interest last year as only three responses were received.
        ii. This is the most expensive option. Last year's bids were $28,600, $75,990, and $142,560, respectively.
2. Reissue the RFQ with fewer market master responsibilities and use the City's Economic Development Coordinator to oversee marketing and vendor recruitment (see Attachment 1 for more details on roles and responsibilities).
    a. Advantages
        i. Should result in significantly lower expenses for the City.
        ii. A more hands-on approach might be needed to establish the base for the Market's future.

b. Disadvantages
    i. Staff would absorb these tasks into their current position.
    ii. There may still be limited interest in the updated market master RFQ.

3. Apply for management from a non-profit entity (e.g. FreshFarm).
    a. Advantages
        i. Market would be run by a third party at minimal expense to the City.
        ii. Entities possess a network of strong vendors and marketing expertise.
    b. Disadvantage
        i. There are only a few entities like this and it's difficult to get on their market list.
4. Dissolve or relocate the Market until further demand is generated from new housing developments.
    a. Advantages
        i. The City would not be responsible for funding the Market if dissolved.
        ii. Reducing the number of markets might be appropriate at this time.
    b. Disadvantages
        i. There is a customer base that enjoys the Market and would be disappointed with its loss.
        ii. There are few, if any, options for relocation that would improve the Market's situation.

RECOMMENDATION

After carefully considering these options, the Committee and staff are recommending that options 2 and 3 be pursued simultaneously for the 2014 season. Option 3 requires minimal time, but the outcome is uncertain. Similarly to last year, staff would contact non-profit market managers and apply for their services.

If Option 2 is pursued, a revised RFQ would be drafted and released in early 2014. In the meantime, staff would begin recruiting vendors and preparing marketing materials. The funds for a market master contract are currently budgeted in the amount of $15,175 for the first half of the 2014 Market.

ATTACHMENTS

1. Potential Revisions to the Market Master's Responsibilities

ATTACHMENT 1: Potential Revisions to the Market Master's Responsibilities

Off-Season Planning and Reporting

Task	Responsible Party in 2013	Responsible Party in 2014
Establish operational guidelines	Market Master; slight updates for 2014 season	Committee & EDC
Recruit/select vendors	Market Master	EDC & Intern
End of season evaluation	Committee & EDC	Committee & EDC
Set goals for next market season	Committee, Council & EDC	Committee, Council & EDC
Publicize and promote the market's launch	Market Master & EDC	EDC & Intern
Design and maintain market website	Market Master; slight updates for 2014 season	EDC & Intern

In-season Management

Task	Responsible Party in 2013	Responsible Party in 2014
Set up, manage, and break down market	Market Master	New Market Master
Provide tools for market booth (tent, chair, etc)	Market Master	City
Signage for market	Market Master	City
Vendor compliance (rules, insurance, etc.)	Market Master	New Market Master
Prepare monthly reports to City staff	Market Master	New Market Master
Coordinate volunteers	Market Master	Committee, EDC & Intern
Publicize and promote the market	Market Master & EDC	EDC & Intern

2. Public School Education Grants

City of College Park
Education Advisory Committee

Memo

To: Mayor and Council

From: Carolyn Bernache, Education Advisory Committee Chair

Date: November 14, 2013

Re: Education Advisory Committee Recommendations regarding Mayor and Council Award of Public School Education Grants

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The Mayor and Council has provided grant monies to those boundary schools that serve College Park students since FY 2008 The purpose of the grants is to support local schools in enriching students' educational experience. FY 2014 available grant funds total $47,500.

Grant amounts available are in two tiers – maximum $7,500 and maximum $2,500. The amount a school is eligible for is dependent on the number of College Park students in their school.

The four schools with the largest number of College Park students, Hollywood Elementary (335 College Park students), Paint Branch Elementary (216), Greenbelt Middle (168) and Parkdale High (210) are eligible for up to $7,500. The other boundary schools, Berwyn Heights Elementary (32), Cherokee Lane (59), University Park Elementary (27), Buck Lodge Middle (19), Hyattsville Middle (22) and High Point High School (51) are eligible for a grant up to $2,500.

Of the 10 application packets that were sent to qualified schools, 8 schools submitted applications. On October 21, 2013 the Education Advisory Committee members met to review the applications. Members present included Carolyn Bernache, Chair, Charlene Mahoney, Corey Sanders, Doris Ellis and Peggy Wilson. Also present were City Staff Liaison Peggy Higgins and Recording Secretary Faheem Mahmooth. The Education Advisory Committee has asked Greenbelt Middle for additional information and will be submitting its recommendation to the Mayor and Council regarding Greenbelt Middle in December.

Following review and discussion, the Education Advisory Committee is recommending that the Mayor and Council award grant monies to the remaining schools for their submitted projects in the following amounts totaling $32,500.

Hollywood Elementary	Equipment and Materials Investment to Enhance Educational Opportunities ($7,500)
Paint Branch Elementary	Cultural Arts Program ($7,500)
Parkdale High School	Blended Learning Opportunity/Credit Recovery ($7,500)

The Education Advisory Committee also recommends that the Mayor and Council award $2,500 in grant monies to each of the following schools for their submitted projects.

Berwyn Heights Elementary	Healthy Initiative Project ($2,500)
University Park Elementary	ESOL Reading Success ($2,500)
Buck Lodge Middle School	Positive Behavior Intervention & Supports Incentive Program ($2,500)
High Point High School	Outreach Coordinator ($2,500)

Submitted applications are provided.

City of College Park
FY2014 Public School Education Grant Application
(Deadline: Monday, October 7, 2013 6:00 pm)
MAXIMUM AWARD AMOUNT = $7,500

NOTE: Certain items on this grant application have designated point values to be used in the review of applications for City Council award. Point values are noted in parentheses after section or question headings.

A. GENERAL INFORMATION:

School Name: Hollywood Elementary School

School Address: 9811 49th Ave.

City/State/Zip: College Park, MD 20740

Program Name (if different): _____

Contact Person/Title: Barbara M. Caskey, Principal

Telephone Number: 301-513-5900 FAX Number: 301-513-5383

E-mail Address: bcaskey@pgcps.org

Grant Request: $ 7500

Use of Grant Funds: Will the City of College Park Public School Education Grant be used to maintain an existing program, expand an existing program or start a new program? Check the appropriate box:

[ ] Maintain Existing Program [ ] Expand Existing Program [x] Start New Program

If existing, in what year did ***this program*** begin operating? _____

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We, the authorized representatives of the applicant school/organization, have completed or directed the completion of this application for the City of College Park Public School Education Grant and confirm that the information contained herein is true and correct to the best of our knowledge, information and belief

10/7/2013	10/7/2013
Signature/Date	Signature/Date
Barbara M. Caskey/Hollywood ES	Barbara M. Caskey, Principal
Printed Name/School Principal	Printed Name/Title

B. MERITS OF THE PROJECT (14 points)

1. Describe how the project fulfills, supports and/or advances an educational need.

This year, we are experiencing a new way for schools to budget their staff and programs. It has had an impact on our ability to fund some of the needed supplies for our students and teachers. Therefore, we are suggesting that this grant be used for three different projects that we believe will give us the support for educational programs that we would not otherwise be able to do.

a. The first project is purchasing Framework for Teachers for groups of teachers to share. The school system is developing a new teacher evaluation system that uses this as a resource. Having 12 copies (1/grade level plus additional books for specialists to share) will benefit teachers in understanding the strategies and be able to enhance their teaching skills.

b. The second project is the purchase of several pieces of equipment that teachers need to enhance instruction. This list includes: two small screens for two of the ESOL rooms. These teachers would like to be able to add technology to their lessons and need screens in order to project lessons using the computer; visualizers that will project a variety of items to allow all to view, LCD projectors to use with computers and visualizers, CD players to replace cassette players in some classrooms, earphones for our computer lab; and pencil sharpeners to replace several that are no longer working.

d. The third program is the purchase of a materials that support the instructional programs. These include: chart paper, copy paper, pocket charts, wipe-off boards for music, and fuzzy feet to help chairs move quietly in the classrooms. The music teacher needs additional equipment to enhance the music program. There is a need for recess games for students to play during inclement weather.

2. With clarity, explain your project. Be specific in detailing your project so we have a clear understanding of how your project works. If necessary, attach a copy of your plan with supporting documents that enhance our understanding of your project.

There are 3 different projects that we would like to use the grant money to support.

a. The first is the purchase of Framework for Teachers. These books have been used in the training sessions with teachers on the new evaluation system. It contains effective strategies that assist teachers in improving instruction.

b. The second project would involve using funds to purchase a variety of equipment that up-date some of our older equipment and up-date our ESOL classrooms.

c. The third project would allow us to purchase materials to support instruction at all levels.

3. List at least one measurable educational outcome. Identify and describe the method of evaluation for the educational outcome. These methods may include questionaire, interview, survey, pre- and post- test, rating scale, observation, other. Be specific.

a. By purchasing the Framework for Teachers resournce books, the outcome will be the teachers' ability to self-assess their teaching, discuss with other teachers strategies that are employed and improve instruction. The evidence will be in the students' performance on academic assessments in reading and math.

b. The equipment that will be purchased will enhance the classrooms and replace equipment that no longer works. Some of the equipment will be for the ESOL classrooms that have not had equipment to use with computers; therefore, bringing those classes more up-to-date. The educational outcomes will result in higher student acheivement as evidenced through various assessment programs.

c. The third area involves purchasing the materials that are needed to effectively support classroom instruction. The common core curriculum is asking for teachers to teach standards and rely more on concepts rather than textbooks. Therefore, there is a greater need for copy paper, chart paper, pocket charts to display concepts. There is also a need for indoor recess games. Teachers would like for students to be more engaged rather than watching videos during rainy days. Board games help with students' reading and thinking while having fun.

4. Describe the educational impact your project will have on students and/or the school community. Outcomes can be defined as the changes/benefits in skill, behavior, knowledge, attitude, conditions, status or awareness that participants experience during or after taking part in program activities. Relate the elements of your project that contribute/cause/result in the achievement of your project's educational outcomes.

a. The impact that the Framework for Teaching resource book will have on students will be by improving our teachers' abilities to teach all students by using strategies that have been proven to be highly effective.

b. Having the new equipment will allow teachers to use technology in all classrooms and help our students to become more involved with technology.

c. There is a need for the materials that support instrucion. The chart paper, pocket charts, copy paper will allow teachers to display concepts, give students copies of worksheets, information for parents, etc. The music teacher needs additional instruments to use will all classes and music wipe-off boards that will enhance her lessons. The recess games will allow students to socialize in a productive and fun way during inclement weather days.

5. Does your project have longevity and the ability to continue to have an impact beyond the first year? If so, please explain. OR why is your project vital for this year/one time? Please explain.

a. The use of the Framework for Teaching resource guide will have a long-term effect on teachers. It will help them examine their teaching strategies and enhance them.

b. The equipment should last for many years to come. It will have a positive effect on instruction and up-date several of our classrooms.

c. Several of the materials are consumable; copy paper, chart paper. Many will be used from year to year; such as, musical instruments, wipe-off boards, pocket charts, and recess games.

C. COMMUNITY OUTREACH

It is not necessary to have a community partner for this project, but if so, who are they and how is the partnership realized? Does your partner provide funds, equipment, personnel, etc.?

The PTA is supportive of our school efforts. There are monthly PTA meetings and needs are expressed as they arise. The PTA provides funds to support the school through landscaping, planting flowers and shrubs, purchasing tables for the courtyard to allow classes to use this area, and by providing funds to teachers to support instruction.

D. PROJECT ACHIEVABILITY (3 points):

1. Identify and clearly define the roles/activities of individuals involved in your project: staff, parnets, and other volunteers. If applicable, identity the average number of days or hours per month each activity will be provided to program participants and target dates of your program. A chart is provided to assist you but you may answer this question without using the chart.

Position/Title	Activity/ Specific Task	Average Days/Hrs per Month	Target Dates
All instructional staff	a. Framework for Teachers	Discussed during monthly faculty meetings.	Oct. – May
Various teachers based on needs	b. Equipment	The equipment will be used daily.	Oct. – June
All instructional staff	The materials will be used by teachers as needed or requested.	Support materials will be used throughout the year as needed.	Oct. – June

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E. PROGRAM BUDGET (2 points):

Receipts

Grant request from City of College Park ___$7500___

Foundations, other grants _____

Public agencies _____

Corporations _____

Other receipts (describe:_____) _____

In-kind contributions (goods and services donated) _____

TOTAL RECEIPTS **$___$7500___**

Expenses

Personnel costs	_____
Equipment purchases	_____
Supplies	_____
Transportation	_____
Equipment rentals	_____
Consulting fees	_____
Other services (describe:_____)	_____
Other expenses (describe:_____)	_____
TOTAL EXPENSES	**$**_____
NET SURPLUS / (DEFICIT)	**$**_____

Please include a paragraph explaining how the amounts of the money spent are determined. Some detail is needed to provide a clear understanding of the costs of the items and/or personnel costs of your program.

a. Framework for Teaching - $79.00 x 12 = $948.00

b. Equipment

- Visualizers - $598.39 x 2 = $1196.78
- Mac connectors - $30 x 5 = $30.00
- Screens - $130. 95 x 2 = 261.90
- CD players - $35.99 x 5 = $179.95
- Earphones - $17.32 x 41 = $710.12
- LCD projector - $497.17
- Pencil sharpeners - $34.99 x 5 = $174.95

c. Materials

- Chart paper - $384.65
- Copy paper - $1000.00
- Pocket charts - $154.00
- Music wipe-off boards - $75
- Music instruments - $358.50
- Recess games - $100/grade level = $600.00
- Fuzzy Feet – for 5 classrooms = $570.00

The prices are based on vendors that are approved by the school system. Shipping and handling has not been included. Additional funds may be needed to cover this expense. We will use our fund raising money or ask PTA for assistance in covering the shipping and handling fees.

City of College Park
FY2014 Public School Education Grant Application
(Deadline: Monday, October 7, 2013 6:00 pm)
MAXIMUM AWARD AMOUNT = $7,500

NOTE: A five point scale is used in review of the applications for City Council award. For more information, see Public School Grant Criteria document.

GENERAL INFORMATION:

School Name: Paint Branch ES

School Address: 5101 Pierce Ave

City/State/Zip: College Park, Md 20740

Program Name (if different): _____

Contact Person/Title: Emmett Hendershot/Principal

Telephone Number: 301-513-5300 FAX Number: 301-513-5303

E-mail Address: emm.hendershot@pgcps.org

Grant Request: $ 7,500

Use of Grant Funds: Will the City of College Park Public School Education Grant be used to maintain an existing program, expand an existing program or start a new program? Check the appropriate box:

[x] Maintain Existing Program [ ] Expand Existing Program [ ] Start New Program

If existing, in what year did ***this program*** begin operating? 2008

Included with Application is signed City of College Park Hold Harmless form Yes y

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We, the authorized representatives of the applicant school/organization, have completed or directed the completion of this application for the City of College Park Public School Education Grant and confirm that the information contained herein is true and correct to the best of our knowledge, information and belief.

10/3/13
Signature/Date

Signature/Date

Emmett Hendershot / Paint Branch ES
Printed Name/School Principal

Emmett Hendershot / Principal
Printed Name/Title

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A. **MERITS OF THE PROJECT (response rated on a 5 point scale. For more information review Grant Criteria document).**

1. Describe how the project fulfills, supports and/or addresses a genuine educational need.

   - The project will support students that will participate in the trip to China
   - The grant will support the performing arts program at PBES bt helping to fung Cultural Performances for our students
   - The grant will pay for substitute teachers that will allow classroom teachers to participate in Professional Development.

2. With clarity, explain your project. Be specific in detailing your project so we have a clear understanding of how your project works. If necessary, attach a copy of your plan with supporting documents that enhance our understanding of your project.

   - Part of the grant will be used to subsidise the 6th grade trip to China. 6th grade students are given the opportunity to use the Chinese Language they have been studying by going to China and visiting our sister school
   - Part of the grant will be used to pay for Cultural Arts performances for students to view
   - Part of the grant will be used to pay for substitute teachers to all ow classroom teachers to participate in Professional Development

3. List at least one measurable educational outcome. Identify and describe the method of evaluation for the educational outcome. These methods may include questionaire, interview, survey, pre- and post- test, rating scale, observation, other. Be specific.

   - One measurable out come will be the strenghening of the Chinese Laungnage by 6th grade students. We will administer pre and post test before and after the trip.
   - Teachers participating in the PD will use strategies learned to ensure student growth. Pre and Post test data will be used.

4. Describe the educational impact your project will have on students and/or the school community. Outcomes can be defined as the changes/benefits in skill, behavior, knowledge, attitude, conditions, status or awareness that participants experience during or after taking part in program activities. Relate the elements of your project that contribute/cause/result in the achievement of your project's educational outcomes.

- Each aspect of the program will signifigantly impact students attitudes and acheivement. Students that view the Cultural performances will have a better understanding of different cultuers throuth performance.

B. COMMUNITY OUTREACH

It is not necessary to have a community partner for this project, but if so, who are they and how is the partnership realized? Does your partner provide funds, equipment, personnel, etc.?

- A partner for the Chinese trip for grade 6 is the Confucious Institute on the campus of UMD. They provide guidance and accomodations while students are in China.

C. PROJECT ACHIEVABILITY

I. This category is rated on whether the application is clear that the project is realistic and achievable and that the defined roles of each staff member is clearly stated.

Identify and clearly define the roles/activities of individuals involved in your project: staff, parnets, and other volunteers. If applicable, identity the average number of days or hours per month each activity will be provided to program participants and target dates of your program. A chart is provided to assist you but you may answer this question without using the chart.

Position/Title	Activity/ Specific Task	Average Days/Hrs per Month	Target Dates
Principal, Teachers, parents	Preparation China Trip	25 hrs	Ongoing until trip in April
Students, Teachers, parents	Trip to China	8 days	April 12-20
Music Teacher	Setting up Cultural Arts performances	25 hrs	Monthly
Classroom Teachers	Attend professional development	1 day per month	Monthly

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D. PROGRAM BUDGET

Income

Grant request from City of College Park _____ $7500

Foundations, other grants _____

Public agencies _____

Corporations _____

Other receipts (describe:_____) _____

In-kind contributions (goods and services donated) _____

TOTAL INCOME $_____ **$7500**

Expenses

Personnel costs		_____
Equipment purchases		_____
Supplies		_____
Transportation		_____
Equipment rentals		_____
Consulting fees		_____
Other services (describe:Provide assistance to students attending China Trip)		$3000
Other expenses (describe:Pay for Cultural Arts Performances)		$2000
Other expenses (describe:Pay for substitute teachers for classroom teacher PD)		$2500
TOTAL EXPENSES	**$**	**$7500**
NET SURPLUS / (DEFICIT)	**$**	**0**

Include a paragraph (budget narrative) explaining what the money will be used for. Some detail is needed to provide a clear understanding of the costs of the items and/or personnel costs. If food is an expense of the grant, be sure to be clear in the budget narrative how the food expense supports the project and how the project meets an educational need.

Funds will be used in three ways.
1. Provide assistance for students attending the trip to China- $3000
2. Pay for Cultural Arts Performances throughout the school year- $2000
3. Pay substitute teachers so classroom teachers can participate in staff development- $2500

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RE: FY2014 Public School Education Grant

HOLD HARMLESS AGREEMENT

In consideration for the receipt of certain grant monies from the City of College Park, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Paint Branch ES (name of school) does hereby agree to indemnify and hold the City of College Park, its agents, servants and employees, harmless from and against any and all claims, demands, actions, causes of action, suits, and proceedings by others, and against all liability for damages, including attorneys' fees, incurred by reason of or arising from any program, class, equipment or activity for which funds provided by the City of College Park are used directly or indirectly, regardless of whether or not the City is named as a sponsor.

School: Paint Branch ES

Signature of Authorized Representative: [signature]

Printed Name: Emmett Hendershot

Title: Principal

Date: 10/3/13

City of College Park
FY2014 Public School Education Grant Application
(Deadline: Monday, October 7, 2013 6:00 pm)
MAXIMUM AWARD AMOUNT = $7,500

NOTE: A five point scale is used in review of the applications for City Council award. For more information, see Public School Grant Criteria document.

GENERAL INFORMATION:

School Name: Parkdale High School

School Address: 6001 Good Luck Road

City/State/Zip: Riverdale, MD 20737

Program Name (if different): Blended Learning Opportunity – *Credit Recovery*

Contact Person/Title: Agnes Njaba – Program Coordinator and Tanya Washington - Principal

Telephone Number: 301-513-5700 FAX Number: 301-513-5209

E-mail Address: Tany.Washington@pgcps.org

Grant Request: $ 7,500.00

Use of Grant Funds: Will the City of College Park Public School Education Grant be used to maintain an existing program, expand an existing program or start a new program? Check the appropriate box:

[ ] Maintain Existing Program [ ] Expand Existing Program [X] Start New Program

If existing, in what year did ***this program*** begin operating? _____

Included with Application is signed City of College Park Hold Harmless form Yes X

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We, the authorized representatives of the applicant school/organization, have completed or directed the completion of this application for the City of College Park Public School Education Grant and confirm that the information contained herein is true and correct to the best of our knowledge, information and belief.

Tanya L. Washington 10-11-2013
Signature/Date

Signature/Date

Tanya L. Washington
Printed Name/School Principal

Printed Name/Title

08/2013 rev

A. **MERITS OF THE PROJECT (response rated on a 5 point scale. For more information review Grant Criteria document).**

Describe how the project fulfills, supports and/or addresses a genuine educational need.

1. In the past, Parkdale High School has not offered programs for credit recovery. The only option students had was to attend evening or summer schools to get back on track for graduation. Evening and summer school courses cost approximately $450 per course. Typically our students do not attend evening or summer school due to lack of resources such as monies and transportation. As a results, our students get further and further behind. The further they get behind, the more invisible the graduation line gets to them. We believe some students require additional time on task and alternatives to the normal classroom setting in order to be successful. Nevertheless, we must provide our students with alternatives to meet success in school to ensure they stay motivated to graduate with their original cohort. Students who have not successfully earned required course credits must be provided with credit recovery opportunities to get back on track for on-time graduation. After a through analysis of Parkdale High School's overall data, it has been determine that we have 323 students who are not enrolled in their correct graduation cohort. In some cases students are two or more years behind their graduation cohort. In addition, the current 4-year graduation cohort rate is 67% and the 5-year graduation cchort rate is 77%. The drop-out rate for Parkdale High School is 21%. The 2014 (4-year) graduation target is 83%. While the 2014 (5-year) graduation target is 86%.

With clarity, explain your project. Be specific in detailing your project so we have a clear understanding of how your project works. If necessary, attach a copy of your plan with supporting documents that enhance our understanding of your project.

2. We would like to implement a Blend Learning Opportunity –Credit Recovery Program at Parkdale High School. This program will provide students with virtual (CompassLearning Odyssey) and extended learning opportunities to recover credit.

The CompassLearning Odyssey suite of learning solutions includes lessons and activities that are based on current and confirmed research about the way today's students think and learn. The Odyssey curricula for primary and secondary students facilitate differentiated and personalized instruction, while formative assessments and reporting tools help drive data-driven decision-making. Not only does CompassLearning Odyssey help empower teachers and engage students, it also helps facilitate parent involvement. Through the CompassLearning Odyssey log-in, parents can easily monitor their child's progress and achievement on assigned activities.

CompassLearning Odyssey also gives teachers a new way to communicate with students in the place where they live most — online. Students and teachers have access to an Odyssey-based community — one that integrates 21st century learning skills with social media capabilities. This easy-to-use tool helps build online conversations and improve student–teacher interactions all within a safe, protected environment.

List at least one measurable educational outcome. Identify and describe the method of evaluation for the educational outcome. These methods may include questionaire, interview, survey, pre- and post- test, rating scale, observation, other. Be specific.

3. Research has shown that students who miss or fail academic courses are at greater risk of dropping out of school than their peers. Recognizing that credit recovery can be an important strategy for dropout prevention, we truly believe that the Blended Learning Opportunities Program – Credit Recovery will positively impact and thus improve the drop-out rate (21.34%- 2011-2012) at Parkdale High School.

Describe the educational impact your project will have on students and/or the school community. Outcomes can be defined as the changes/benefits in skill, behavior, knowledge, attitude, conditions, status or awareness that participants experience during or after taking part in program activities. Relate the elements of your project that contribute/cause/result in the achievement of your project's educational outcomes.

4. The Blended Learning Opportunity Program – Credit Recovery will have a positive impact on all communities and students of Parkdale High School. Students, parents, and community members will begin to know and believe that Parkdale High supports them and understands that every child does not learn the same way nor do they learn at the same pace. Given this opportunity students will persist to the graduation line and enter into their futures being college and/or career ready.

B. COMMUNITY OUTREACH

We will work with the following community partners to ensure that the Blended Learning Opportunites Program – **Credit Recovery** is communicated to all Parkdale students and their families.

- PTSA
- City of College Park Parent Family and Youth Services

C. PROJECT ACHIEVABILITY

Identify and clearly define the roles/activities of individuals involved in your project: staff, parnets, and other volunteers. If applicable, identity the average number of days or hours per month each activity will be provided to program participants and target dates of your program. A chart is provided to assist you but you may answer this question without using the chart.

Position/Title	Activity/ Specific Task	Average Days/Hrs per Month	Target Dates
Agnes Njaba/ESOL Coorindator	Program Coordinator	4-6 hours	October 2013-May 2014
Core Content Chairpersons	Standards selections for student work	2-3 hours	October 2013-May 2014
Elsy N.	Community	1 hour	October 2013-May

Rosette/College Park Parent Family and Youth Services-Outreach Coorinator	Outreach		2013
Tanya L. Washington/Principal	Grant Oversight	4-6 hours	October 2013-May 2014
Dave Sellers	Technology	4-6 hours	October 2013-May 2014

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D. PROGRAM BUDGET

Income

Grant request from City of College Park	$7500.00
Foundations, other grants	
Public agencies	
Corporations	
Other receipts (describe:_____)	
In-kind contributions (goods and services donated)	
TOTAL INCOME`	**$ $7,500.00**

Expenses

Personnel costs	
Equipment purchases	
Supplies	
Transportation	
Equipment rentals	
Consulting fees/License	$4,000.00

Other services (Prodessional Development/Teacher Trainin_)	$3,500.00
Other expenses (describe:_____)	_____
TOTAL EXPENSES	**$**_____
NET SURPLUS / (DEFICIT)	**$ 0**

Include a paragraph (budget narrative) explaining what the money will be used for. Some detail is needed to provide a clear understanding of the costs of the items and/or personnel costs. If food is an expense of the grant, be sure to be clear in the budget narrative how the food expense supports the project and how the project meets an educational need.

The monies will be used to purchase a CompassLearning license and curriculum in order to implemnt a new credit recovery program for students who have fallen behind in school and are not currently enrolled in their correct grade level. CompassLearning is an approved web-based digital program/vendor for Prince George's County Public Schools..

Compass Learning offers K–12 digital curriculum and assessments in all subject areas that are aligned with State and Common Core State standards. It is an online solution which assesses, prescribes, and instructs learning. It is designed by educators and based on leading research to ensure that students achieve the academic success and personal growth needed to thrive in school and tomorrow's workforce.

Students will be required to complete 150 hours of computer time and activities at home, in addition to participating in after-school check-ins to assure they are making progress towards mastery of content, skills, and knowledge.

After successfully completing the program,, students will earn credits and in many cases will be upgraded to their correct grade level. In some cases, students may qualify to graduate at the end of the program.

08/2013 rev

RE: FY2014 Public School Education Grant

HOLD HARMLESS AGREEMENT

In consideration for the receipt of certain grant monies from the City of College Park, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Parkdale High School (name of school) does hereby agree to indemnify and hold the City of College Park, its agents, servants and employees, harmless from and against any and all claims, demands, actions, causes of action, suits, and proceedings by others, and against all liability for damages, including attorneys' fees, incurred by reason of or arising from any program, class, equipment or activity for which funds provided by the City of College Park are used directly or indirectly, regardless of whether or not the City is named as a sponsor.

School: Parkdale High School

Signature of Authorized Representative: Tanya L. Washington

Printed Name: Tanya L. Washington

Title: Principal

Date: October 10, 2013

City of College Park
FY2014 Public School Education Grant Application

NOTE: Certain items on this grant application have designated point values to be used in the review of applications for City Council award. Point values are noted in parentheses after section or question headings.

A. GENERAL INFORMATION:

School Name: Berwyn Heights Elementary School

School Address: 6200 Pontiac Street

City/State/Zip: Berwyn Heights, MD 20740

Program Name (if different): Same

Contact Person/Title: Ron Cropper/Assistant Principal

Telephone Number: 240-684-6210 FAX Number: 240-684-6216

E-mail Address: ronald.cropper@pgcps.org

Grant Request: $2500.00

Use of Grant Funds: Will the City of College Park Public School Education Grant be used to maintain an existing program, expand an existing program or start a new program? Check the appropriate box:

[X] Maintain Existing Program [X] Expand Existing Program [X] Start New Program

If existing, in what year did *this program* begin operating? Part A (2010-2011)

****

We, the authorized representatives of the applicant school/organization, have completed or directed the completion of this application for the City of College Park Public School Education Grant and confirm that the information contained herein is true and correct to the best of our knowledge, information and belief

Dr. Karen Singer 10/7/13
Signature/Date

Dr. Karen Singer, Principal
Printed Name/School Principal

10/7/13
Signature/Date

Ronald Cropper, Assistant Principal
Printed Name/Title

09/2012 rev

B. MERITS OF THE PROJECT (14 points)

1. Describe how the project fulfills, supports and/or advances an educational need.

The Healthy Initative program at Berwyn Heights Elementary addresses the rising obestiy rates and seditary lifestyles of students. Students are instructed on proper eating and exercising techniques. Exercising requires individuals to exert themselves in a manner that poses risk of injury.

Part A:

Project: We are requesting funding to hold a CPR certification class for 15 staff members. EnjoyCPR Safety Training is one of the nation's largest providers of American Heart Association CPR, AED, BLS, First Aid, and Bloodborne Pathogen classes. They have been teaching people to save lives for a decade and have trained over 300,000 people in the USA.

Part B:

Project: Purchase new equipment to enhance the overall program. The equipment will be used to support the Healthy School initative plan. The plan is designed to promote a healthly lifestyle for all students.

Part C:

Project: Purchase additional playground equipment for the grade with the best attendance for the month. This will assist us in achieving our overall attendance goal of 95%.

2. With clarity, explain your project. Be specific in detailing your project so we have a clear understanding of how your project works. If necessary, attach a copy of your plan with supporting documents that enhance our understanding of your project.

Part A:

We have approximately 450 students at Berwyn Heights Elementary that participate in the Gym-It-Minute every day. The students exercise, along with the staff, to music for one minute in their classroom. The CPR certification class will ensure that in the event of an emergency situation, multiple staff members will be able to respond in an effective and efficient manner.

Part B:

Newer equipment for the Physical Education department will enhance the curriculia. The equipment will be used to increase the physical motor skills of the students.

Part C:

The Maryland State Department of Education has set minimum standards for attendance for schools K-12. As an accredited public elementary school, we are creating incentives to encourage students to come to school daily and on time. The additional funding provided by

the grant will afford Berwyn Heights Elementary the opportunity to create an incentive to meet the goals set by the state of Maryland

3. List at least one measurable educational outcome. Identify and describe the method of evaluation for the educational outcome. These methods may include questionaire, interview, survey, pre- and post- test, rating scale, observation, other. Be specific.

   - *The measurable educational outcomes will be based on the data gathered by the school nurse and as evidenced by improvement of the schoolwide Body Mass Index (BMI).*
   - *The physical education teacher will monitor exercise logs from each class to determine the impact of the daily Gym-It-Minute.*

   Projects A/B:

   OBJECTIVES:
   - *To encourage eating in a healthy manner, i.e. eating a variety of food, including fruits, grains and vegetables, and drinking more water for energy.*
   - *Encourage physical activity including running, playing, skipping and jumping.*

   OBJECTIVES:
   - *To introduce daily exercise into the school day for each student and staff member.*
   - *To introduce students to the activity of journaling in the context of daily life.*

   Project C:
   OBJECTIVES:
   - *Be responsive in a positive manner in improving school attendance*
   - *Create an incentive for students to report to school everyday in a timely manner*
   -

4. Describe the educational impact your project will have on students and/or the school community. Outcomes can be defined as the changes/benefits in skill, behavior, knowledge, attitude, conditions, status or awareness that participants experience during or after taking part in program activities. Relate the elements of your project that contribute/cause/result in the achievement of your project's educational outcomes.

   Project A: The desired outcomes will consist of the following: (1) Students making healthier food choices that promote healthy life styles. (2) Raise the awareness level of conflict resolution to decrease and/or eliminate bullying.

   Project B: The desired outcomes will consist of the following: (1) Students will have access to newer equipment. This will increase and enhance the Physical Education curriculum.

5. Does your project have longevity and the ability to continue to have an impact beyond the first year? If so, please explain. OR why is your project vital for this year/one time? Please explain.

   Projects A/B: Students will be able to better manage their own health by making healthier food choices and exercising on a daily basis.

Project C: Attendance on a daily basis leads to an increase in academic achievement.

C. COMMUNITY OUTREACH

It is not necessary to have a community partner for this project, but if so, who are they and how is the partnership realized? Does your partner provide funds, equipment, personnel, etc.?

Alliance for Healthier Schools – Provides training and support Partnership is through Prince George's County Public Schools

D. PROJECT ACHIEVABILITY (3 points):

1. Identify and clearly define the roles/activities of individuals involved in your project: staff, parnets, and other volunteers. If applicable, identity the average number of days or hours per month each activity will be provided to program participants and target dates of your program. A chart is provided to assist you but you may answer this question without using the chart.

Position/Title	Activity/ Specific Task	Average Days/Hrs per Month	Target Dates
Ms. Carty PE Teacher	Use equipment to better track student health	Daily X 5 days	October 2013 June 2014
Ms. Shaw-Kitrell, School Nurse	Use equipment to better track student health	Daily X 5 days	October 2013 June 2014
Mr. Cropper, Assistant Principal	Develop an incentive to achieve 95% attendance for the year	Daily X 5 days	September 2013 June 2014

E. PROGRAM BUDGET (2 points):

Receipts

Grant request from City of College Park	$2500.00
Foundations, other grants	0
Public agencies	0
Corporations	0
Other receipts (describe:_____)	0
In-kind contributions (goods and services donated)	0
TOTAL RECEIPTS	**$ 2496.91**

Expenses

Personnel costs	0
Equipment purchases	$1706.91
Supplies	
Transportation	0
Equipment rentals	0
Consulting fees	0
Other services (describe: EnjoyCPR Services – CPR Certification class)	$790.00
Other expenses (describe:_____)	
TOTAL EXPENSES	**$2496.91**

NET SURPLUS / (DEFICIT) 0

Please include a paragraph explaining how the amounts of the money spent are determined. Some detail is needed to provide a clear understanding of the costs of the items and/or personnel costs of your program.

The monies were determined based on the needs of the instructional program. The equipment and the CPR certificationt show will reinforce and support the goals of a healthier school environment.

09/2012 rev

Grant Wish VAS-K,RN

Item	Vendor	Cost
CPR Certification Class	EnjoyCPR www.enjoycpr.com 1-888-973-6569	$55 / person (up to 19 participants) + $20 travel fee. Schedule two weeks in advance. 15 participants/$825+$20= $845.00
Health-o-meter Balance Beam Scale with Casters **Item #AK 58003**	School Health www.SCHOOLHEALTH.com 1-866-323-5465	$295.49
My Food Group (Bulletin Board Kit) **Item #AK 12911**	School Health	$134.49
Super Delux Healthy Choices (Prize Box) **Item # AK 91320**	School Health	$ 137.49
Healthy Food Train Bingo Game (Students identify healthy food choices on bingo cards, Ages 3-5) **Item # AK11592**	School Health	$44.35
	Total	$1,456.82

Gopher 2013/2014 Catalog

MessageMaster Board GW38-369 $179.00

Electronic Whistle GW95-489 $17.95

Screamin Orange Ekho E-15 XW67-503 $54.98

Rainbow Juggling Scarves GW20-044 $79.95

Stabilis Anti Tip Scooters GW57-063 $54.95

AssessPro Curl-Up Mats GW67-100 $179.00

AssessPro Rep-Addition Push Up Tester GW67-017 $69.95

Heavy Duty Balloons GW20-222 $10.95

Deluxe Vinyl Floor Tape GW77-856 8.95 (3) $27.00

Rainbow Reaction Balls GW69-492 $22.95

Active Academics Scramble GW93-108 $229.00

Rainbow Polypropylene Jump Ropes GW11-351 $17.95

Gopher Utility Balls GW71-261 $52.95 **Total= $996.43 plus 17% shipping**

Overall Grand Total = $2453.25

RE: FY2014 Public School Education Grant

HOLD HARMLESS AGREEMENT

In consideration for the receipt of certain grant monies from the City of College Park, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Berwyn Heights Elementary School does hereby
(name of school)

agree to indemnify and hold the City of College Park, its agents, servants and employees, harmless from and against any and all claims, demands, actions, causes of action, suits, and proceedings by others, and against all liability for damages, including attorneys' fees, incurred by reason of or arising from any program, class, equipment or activity for which funds provided by the City of College Park are used directly or indirectly, regardless of whether or not the City is named as a sponsor.

School:	Berwyn Heights Elementary
Signature of Authorized Representative:	Dr. Karen Singer
Printed Name:	Dr. Karen Singer
Title:	Principal
Date:	October 7, 2013

City of College Park
FY2014 Public School Education Grant Application
(Deadline:Monday, October 7, 2013 6:00 pm)
MAXIMUM AWARD AMOUNT = $2,500

NOTE: A five point scale is used in review of the applications for City Council award. For more information, see Public School Grant Criteria document.

GENERAL INFORMATION:

School Name: University Park E.S.

School Address: 4315 Underwood St.

City/State/Zip: Hyattsville, MD 20782

Program Name (if different): _____

Contact Person/Title: Nancy Schickner, Principal

Telephone Number: (301) 985-1898 FAX Number: (301) 927-1181

E-mail Address: nancy.schickner@pgcps.org

Grant Request: $ 2,495.00

Use of Grant Funds: Will the City of College Park Public School Education Grant be used to maintain an existing program, expand an existing program or start a new program? Check the appropriate box:

[ ] Maintain Existing Program [X] Expand Existing Program [ ] Start New Program

If existing, in what year did ***this program*** begin operating? 2009

Included with Application is signed City of College Park Hold Harmless form Yes ✓

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We, the authorized representatives of the applicant school/organization, have completed or directed the completion of this application for the City of College Park Public School Education Grant and confirm that the information contained herein is true and correct to the best of our knowledge, information and belief.

Nancy Schickner 10/11/13
Signature/Date

_____
Signature/Date

Nancy Schickner
Printed Name/School Principal

_____
Printed Name/Title

08/2013 rev

A. MERITS OF THE PROJECT (response rated on a 5 point scale. For more information review Grant Criteria document).

Currently, University Park Elementary has 163 ESOL students, 44 of them being at a Level 1 (no English) and 2 (in the early process of learning English.) These "newcomers" have the most difficulty in class, as communicating and taking in information in English requires a good command of the language. The Common Core State Standards also do not distinguish between ELL students and the general population. The lack of English proficiency impacts ELL students on the yearly assessments, as well as on daily assignments.

Last year, on the Reading MSA, only 66.7% of our ESOL fifth graders, and 33.3% of our ESOL sixth graders were proficient or advanced. In first grade, only 68% of our ESOL students read on or above grade level by the end of the school year. In second grade, 71% of our ESOL students read on or above grade level at the end of the year. There is definitely a great need for an English Learning program that will supplement our regular curriculum to help our ESOL students to become more fluent.

Using the Rosetta Stone English program, newcomers would be able to use it independently in the regular classroom. This would help to develop listening and speaking skills. The program is self correcting and the students can complete the different levels without assistance. This would give the classroom teachers the opportunity to provide independent work when the student is not able to participate in a particular classroom lesson. The students can also listen to their own recorded voices to increase fluency.

The Rosetta Stone Program can also be used to reinforce grammar skills and develop vocabulary. There are follow up activities in the workbook with pictures. Independent writing can also be developed, as the students learn to write complete sentences in English.

Also, purchasing Rosetta Stone, rather than signing up for a year's subscription for their web-based program, will ensure that we can use the program for years to come.

B. PROJECT ACHIEVABILITY

Our three ESOL teachers all have newcomer students. Kindergarten has 16 ESOL students; first grade has 12; and grades 2, 3, 4, 5, and 6th have 16 students altogether. We already have 2 Rosetta Stone English programs: we are asking for five more in order to have one for each grade level, K – 6th. The ESOL teachers will identify the newcomer students who will benefit from using Rosetta Stone, and set them up to use the program in the ESOL classroom and their regular classroom. The ESOL and classroom teachers will collaborate to determine when is the best time for the students to use the program on a daily basis.

In order to measure student growth in English, Rosetta Stone tracks progress on each student; this information is available to the teacher. In addition, for our kindergarten, first and second grade students, teachers administer running records to test for reading level. Second grade through sixth grade also take the Scholastic Reading Inventory (SRI) in order to determine reading levels; Teachers will track student progress using these assessments to determine the success of each child using the Rosetta Stone program.

D. PROGRAM BUDGET

Income

Grant request from City of College Park	$2,500.00
Foundations, other grants	
Public agencies	
Corporations	
Other receipts (describe:)	
In-kind contributions (goods and services donated)	
TOTAL INCOME`	**$ 2,495.00**

Expenses

Personnel costs	
Equipment purchases	
Supplies	
Transportation	
Equipment rentals	
Consulting fees	
Other services (describe: Rosetta Stone TOTALe English program, Levels 1-5 set, $499.00) x 5 sets	$2,495
TOTAL EXPENSES	**$2,495**
NET SURPLUS / (DEFICIT)	**$ 0**

BUDGET Paragraph:

The only expense is five Rosetta Stone TOTALe English program. Levels 1-5 at $499.00. We will use our tax-exempt card to buy the programs.

RE: FY2014 Public School Education Grant

HOLD HARMLESS AGREEMENT

In consideration for the receipt of certain grant monies from the City of College Park, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, University Park Elem. (name of school) does hereby agree to indemnify and hold the City of College Park, its agents, servants and employees, harmless from and against any and all claims, demands, actions, causes of action, suits, and proceedings by others, and against all liability for damages, including attorneys' fees, incurred by reason of or arising from any program, class, equipment or activity for which funds provided by the City of College Park are used directly or indirectly, regardless of whether or not the City is named as a sponsor.

School: University Park Elem.

Signature of Authorized Representative: Nancy Schickner

Printed Name: Nancy Schickner

Title: Principal

Date: 10/7/13

City of College Park
FY2014 Public School Education Grant Application
(Deadline:Monday, October 7, 2013 6:00 pm)
MAXIMUM AWARD AMOUNT = $2,500

NOTE: A five point scale is used to review the applications for City Council award. For more information, see Public School Grant Criteria document.

GENERAL INFORMATION:

School Name: **Buck Lodge Middle School**

School Address: **2611 Buck Lodge Road**

City/State/Zip: **Adelphi, MD 20783**

Program Name (if different): **Positive Behavior Intervention & Supports Incentive Program**

Contact Person/Title: **James T. Richardson, Principal**

Telephone Number: **301-431-6290** FAX Number: **301-431-629**

E-mail Address: **jame.richardson@pgcps.org**

Grant Request: $ 2500.00

Use of Grant Funds: Will the City of College Park Public School Education Grant be used to maintain an existing program, expand an existing program or start a new program? Check the appropriate box:

[x] Maintain Existing Program [ ] Expand Existing Program [ ] Start New Program

If existing, in what year did ***this program*** begin operating? **2011 – 2012 SY**

Included with Application is signed City of College Park Hold Harmless form Yes X

****

We, the authorized representatives of the applicant school/organization, have completed or directed the completion of this application for the City of College Park Public School Education Grant and confirm that the information contained herein is true and correct to the best of our knowledge, information and belief.

Signature/Date	Signature/Date
James T. Richardson	Principal
Printed Name/School Principal	Printed Name/Title

08/2013 rev

A. MERITS OF THE PROJECT (response rated on a 5 point scale. For more information review Grant Criteria document).

1. Describe how the project fulfills, supports and/or addresses a genuine educational need.

   Research has shown that when students are vested in their learning they perform at a higher level. Student acheivement is increased more when the learners are provided immediate feedback on assignments/assessments and appropriate awards/incentives are used as motivation for performance.

   For the past two years Buck Lodge Middle School has requested grant funds from the City of College Park for our school-wide Positive Behavioral Interventions & Supports Program (PBIS). The funds received have allowed us to provide students with a variety of Positive Interventions and incentives for academic achievement, that we would otherwise not have been able to afford. The incentives have had a tremendous impact on student achievement at BLMS. This is evidenced in the fact that last year we surpassed all previous state assessment scores by almost five percentage points.

   *We are therefore, again requesting funding for the PBIS (**Positive Behavioral Interventions & Supports)** program. Our goal is to build a positive school climate where teachers can teach and students can learn in a safe and orderly environment. In order to reach this goal we will focus on recognizing appropriate behaviors in all areas of the BLMS (Buck Lodge Middle School) Community including areas beyond the walls of our building where school-related activities may take place. We will focus on improving student academic and behavior achievement through the integration, and implementation of best evidence-based practices for all students. This includes providing students with incentives for academic achievement and positive behavior.*

2. With clarity, explain your project. Be specific in detailing your project so we have a clear understanding of how your project works. If necessary, attach a copy of your plan with supporting documents that enhance our understanding of your project.

   The overall outcome of this program is to get students excited about learning, working hard and doing their best, and increasing student achievement. In order to accomplish this, the PBIS Team will identify specific behaviors or issues which need to be addressed in the school. Once an issue is isolated, the team identifies an evidence-based strategy for intervention; monitors the implementation and effectiveness of the intervention; and, makes the necessary adjustments so that the desired outcome is reached.

   In addtion to interventions, we will be deploying a variety of academic incentives this year. We are actively seeking transformative ways to award students. This year we would like to use electronic points that students can monitor daily on their iPad. Using the electronic points alleviates teachers from having to complete tedious paper work. "Viking Bucks" also continues to be very popular amongst our students. The bucks are used to purchase items at the school store or for passes to various incentives like dances, dress down days and lunch with the principal. Finally, we try to offer "Big Ticket" incentives that students get really excited about and therefore want to participate in earning points/bucks. These incentives

include, the lastest greatest electronics (iPad mini, Kindle Fire etc., special field trips, or lunch with the principal at a location outside of school). Over the past three years, we have seen when students are vested and receive immediate feedback and rewards, they perform at a higher level.

3. List at least one measurable educational outcome. Identify and describe the method of evaluation for the educational outcome. These methods may include questionaire, interview, survey, pre- and post- test, rating scale, observation, other. Be specific.

   Our instructional Goals are:

   a. ***Educational Goal 1*** *– To increase academic achievement of all students in reading and mathematics.*
   b. ***Educational Goal 2*** *– To increase student achievement for At-Risk students to include: ESOL, SPED and FARMS.*
   c. ***Educational Goal 3*** *- To increase attendance and decrease the number of in-school and out of school suspensions.*

   Evaluation of Effectiveness:

   - *Academic state assessments such as MSA Reading and Mathematics data*
   - *Unit Reading and Mathematics Assessments*
   - *SRI assessments*
   - *Teacher created Common Core Assessments that are aligned to the instruction provided in the classroom*
   - *Number of books read on a monthly basis by students*
   - *Attendance data, suspension data and overall grade point average information will be analyzed monthly or quarterly to determine the effectiveness of the strategies utilized*

4. Describe the educational impact your project will have on students and/or the school community. Outcomes can be defined as the changes/benefits in skill, behavior, knowledge, attitude, conditions, status or awareness that participants experience during or after taking part in program activities. Relate the elements of your project that contribute/cause/result in the achievement of your project's educational outcomes.

   PBIS and the incentive program has motivated students to apply themselves and do their best on mandatory assessments. As a result, student achievement has increased for three consecutive years on state and county assessments. Attendance is up and suspensions are down. The learning environment is electrified and parents and students are excited about being partners in learning at BLMS. This is a direct corrolation to the incentive program that has been funded through the City of College Park Grant.

B. COMMUNITY OUTREACH

It is not necessary to have a community partner for this project, but if so, who are they and how is the partnership realized? Does your partner provide funds, equipment, personnel, etc.?

We have several partners that have supported the project in the past year:

- *Transforming Neighborhoods Initiative*
- *Private Donors*
- *McDonalds*
- *Nestle Corporation*
- *Domino's Pizza*
- *Atlanta Bread*
- *Dave and Busters*
- *Local Churches*
- *Local Fraternities*

C. PROJECT ACHIEVABILITY

1. This category is rated on whether the application is clear that the project is realistic and achievable and that the defined roles of each staff member is clearly stated.

   The PBIS program is achievable as it has been in exsistence for three consecutive years. We have revised the instructional and incentive program to include more options and ways for students to participate, including student choice of books, before and after-school activities, and in class projects.

   Our goal this year is to provide more incentives in order to include more students. The City of College Park grant would allow us to add to the in-kind resources from school fundraisers and community partners.

Identify and clearly define the roles/activities of individuals involved in your project: staff, parnets, and other volunteers. If applicable, identity the average number of days or hours per month each activity will be provided to program participants and target dates of your program. A chart is provided to assist you but you may answer this question without using the chart.

Position/Title	Activity/ Specific Task	Average Days/Hrs per Month	Target Dates
PBIS Team Nori Duran, AP Janita Harrell, Guidance Counselor are co-chairs for the team	*PBIS(* ***Positive Behavioral Interventions & Supports)***	Strategies will be used school-wide on a daily basis	Aug, 2012 – June 2013
James T. Richardson	iPad Project of the Month – 24 Students (2 students from each team) will be recognized for having the best iPad created project.	1 celebration per month	October 2013 – June 2014
James Richardson, Principal	Principal' s Book of the Month Celebrations – Different Theme are used each month to celebrate students reading a pre-selected Principal's Book of the Month	1 celebration per month	October 2013 – June 2014
James Richardson	Increase Test Scores Celebration	Quarterly	October 2013 – June 2014
Nori Duran and Patricia Garrett, Assistant Principals	Viking Bucks/Points Students will earn point to purchase items	Weekly	October 2013 – June 2014
Janita Harrell and Amanda Higgins, Guidance Counselors	Grade Average increase Celebration/Honor Roll Celebration -	Monthly/Quarterly	October 2013 – June 2014
Stacey Gaines	Enrichment Activity Incentive	Monthly	October 2013 – June 2014

08/2013 rev

D. PROGRAM BUDGET

Income

Grant request from City of College Park	**$2,500.00**
Foundations, other grants	_____
Public agencies	_____
Corporations	_____
Other receipts (describe:School Fundraiser)	**$640.00**
In-kind contributions (goods and services donated)	**$500.00**
TOTAL INCOME`	**$**_____

Expenses

Personnel costs	_____
Equipment purchases	_____
Supplies – Celebration Supplies/Incentive Items	
1. **Incentive Gifts for Middle School Students**	$**1885.00**
2. **Certificates of Recognition**	**$ 350.00**
3. **Food/Snacks for incentive celebration**	**$ 265.00**
Transportation -	**$500. 00** (2 buses @ $77.00)
Incentive Field Trip Entrance Fees	**$640.00** (80 students $8.00)
Equipment rentals	_____
Consulting fees	_____
Other services (describe:_____)	_____
Other expenses (describe:_____)	_____
TOTAL EXPENSES	$**3640.00**
NET SURPLUS / (DEFICIT)	**$0**

Include a paragraph (budget narrative) explaining what the money will be used for. Some detail is needed to provide a clear understanding of the costs of the items and/or personnel costs. If food is an expense of the grant, be sure to be clear in the budget narrative how the food expense supports the project and how the project meets an educational need.

08/2013 rev

Budget Narrative

- **Incentive Gifts for Middle School Students** $**1885.00 -**
  We think that it is very important to purchase incentives that would motivate middle school students to learn, display appropriate behavior and get them excited about mandatory assessments. The following items would be purchase for give-aways (iPad mini, Kindle Fire, iPod touch, gift cards, pencils, lanyards etc...).

- **Certificates of Recognition** **$ 350.00**
  Certificates will be purchased for quarterly honor award assemblies and for recognition programs (Principal Book of the Month and iPad Project of the Month).

- **Food/Snacks for incentive celebration** **$ 265.00**

  Food would be purchased from school funds for Lunch with the Principal (in school and out of school), snacks for dances and honor award assemblies.

- **Transportation** **$500. 00** (2 buses @ $77.00)
- **Incentive Field Trip Entrance Fees** **$640.00** (80 students $8.00)

  Field trips will be planned to approved locations for students that show academic improvement. These trips will be special performances or premiers. Transportation fees will be supplemented by the above funds.

City of College Park
FY2014 Public School Education Grant Application
(Deadline:Monday, October 7, 2013 6:00 pm)
MAXIMUM AWARD AMOUNT = $2,500

NOTE: A five point scale is used in review of the applications for City Council award. For more information, see Public School Grant Criteria document.

GENERAL INFORMATION:

School Name: High Point High School

School Address: 3601 Powder Mill Road

City/State/Zip: Beltsville, MD 20705

Program Name (if different): _____

Contact Person/Title: Sandi Jimenez

Telephone Number: 301-572-649 FAX Number: 301-572-6481

E-mail Address: sandra.jimenez@pgcps.org

Grant Request: $_____

Use of Grant Funds: Will the City of College Park Public School Education Grant be used to maintain an existing program, expand an existing program or start a new program? Check the appropriate box:

[ ] Maintain Existing Program [X] Expand Existing Program [ ] Start New Program

If existing, in what year did ***this program*** begin operating? 2012/2013

Included with Application is signed City of College Park Hold Harmless form Yes X

****

We, the authorized representatives of the applicant school/organization, have completed or directed the completion of this application for the City of College Park Public School Education Grant and confirm that the information contained herein is true and correct to the best of our knowledge, information and belief.

	October 17, 2013
Signature/Date	Signature/Date
Sandi Jimenez	Principal
Printed Name/School Principal	Printed Name/Title

08/2013 rev

A. MERITS OF THE PROJECT (response rated on a 5 point scale. For more information review Grant Criteria document).

High Point has a low graduation rate of 62.13%. We have implemented a variety of strategies to change this, and last year's graduating class will show an improvement. However, we must still continue to work to keep more students in school. Parents are an essential partner in keeping students in school, yet parents are typically less involved in their child's school once their students arrive at the high school level. This disengagement also puts students at risk for not going to college, since access to college requires parent involvement. Studies show that even something as minimal as dialogue with their child influences students' path towards college, not to mention the choice of schools, the financial decisions, etc. All of these elements require parent and student engagement in order to overcome and get students to successfully enroll in college. Our parent involvement and education program is designed to re-engage parents, help overcome some of the barriers that prevent them from being engaged, build their capacity to engage with their students, to understand the education system and the "road to college", and to proactively engage with these systems. Our grant proposal involves: 1) a Volunteer Coordinator whose role is to leverage parent involvement to provide mutual support to parents and parent programs, and 2). hourly payment for educators to provide support for our parent education program that targets the development of specific parent skills, as needed to support their students. We will provide the following Parent Education Programs:

- An Orientation to Prince George's County Public Schools,
- Navigating the Parent Portal on School Max (the grade and attendance computer program),
- How to Support your Child at Home,
- The Road to College,
- How to Communicate with your Adolescent Child

These sessions may be offered more than once, and will be offered in English and Spanish

The grant will also offer support Parent Support Groups at least once monthly. Additionally, information will be solicited from parents in surveys regarding their needs, and classes will be developed to address those needs.

B. COMMUNITY OUTREACH

This program will build on the volunteer program at High Point called PACE – "*Parents and Community Engaged*". The PACE program brings resources from a variety of community partners into the school to address parent needs. PACE is a subsidiary of the High Point PTSA. They have brought uniforms for students, food for needy families, done coat, hat and glove collections for other schools. The Volunteer Coordinator funded by this position works hand in hand with the PACE group to maximize the impact of his/her efforts.

C. PROJECT ACHIEVABILITY

1. This category is rated on whether the application is clear that the project is realistic and achievable and that the defined roles of each staff member is clearly stated.

   Identify and clearly define the roles/activities of individuals involved in your project: staff, parnets, and other volunteers. If applicable, identity the average number of days or hours per month each activity will be provided to program participants and target dates of your

program. A chart is provided to assist you but you may answer this question without using the chart.

Position/Title	Activity/ Specific Task	Average Days/Hrs per Month	Target Dates
Volunteer Coordinator	Solicit volunteer support for school and community activities	30 hours per month @ $13/hr = $1,500	October through May
Parent Coordinator	Parent Education Classes/Support groups	Second job assignment w PGCPS 5 hours per month @ $30 x 4 months = $600	October through May
Assistant Parent Coordiantor	Parent Education Classes/Support groups	Second job assignment w PGCPS 5 hours per month @ $20 x 4 months = $400	October through May

08/2013 rev

D. PROGRAM BUDGET

Income

Grant request from City of College Park	$2,500
Foundations, other grants	$1,000
Public agencies	
Corporations	
Other receipts (describe:_____)	
In-kind contributions (goods and services donated)	$13,000
TOTAL INCOME`	**$ $16,500**

Expenses

Personnel costs	$12,500
Equipment purchases	$1,000
Supplies	$3,000
Transportation	
Equipment rentals	
Consulting fees	
Other services (describe:_____)	
Other expenses (describe:_____)	
TOTAL EXPENSES	**$ $16,500**
NET SURPLUS / (DEFICIT)	**$ -14,000**

Include a paragraph (budget narrative) explaining what the money will be used for. Some detail is needed to provide a clear understanding of the costs of the items and/or personnel costs. If food is an expense of the grant, be sure to be clear in the budget narrative how the food expense supports the project and how the project meets an educational need.

08/2013 rev

Grant funds will be used to support personnel costs for the Volunteer Coordinator, the Parent Coordinator, and the Restorative Justice Coordinator. The Volunteer Coordinator will support parent support programs for the entire community. The Parent Coordinator will coordinate the parent education program, and the Restorative Justice Coordinator will provide education and support program support for parents. All of these programs together will provide a network of support for parents in our overall Parent Education Program.

3. CPCUP Presentation on College Park Academy

4. Metropolitan DSP

MEMORANDUM

TO: Mayor and Council

THROUGH: Joseph Nagro, City Manager
Terry Schum, Planning Director

FROM: Miriam H. Bader, Senior Planner

DATE: November 15, 2013

SUBJECT: Detailed Site Plan (DSP)-03098-03
Revision of Previously Approved Plan
Metropolitan at College Park
East side of Baltimore Avenue, South of Cherokee Street

ISSUE

The original DSP for this project was submitted by JPI Development Services, LP and was called Jefferson Square at College Park. It was approved by the District Council on March 6, 2007 with conditions. The City of College Park entered into a Declaration of Covenants and Agreement with the applicant which was never recorded as the subject property was not purchased and the project was not developed. DSP's are typically not valid beyond three years, however, the District Council has extended the validity period for county DSP's until December 31, 2013 (legislation is pending to extend this period further). Metropolitan Development Group has submitted a DSP application to M-NCPPC in order to make some changes to the already approved plans.

The Planning Board hearing is scheduled for December 5, 2013. The Maryland-National Capital Park and Planning Commission (M-NCPPC) Technical Staff Report is not yet available. However, we have received some referrals from M-NCPPC staff that are attached to this report.

SUMMARY

The following table summarizes the differences between the previous approved plan and the proposed amended plan. The Detailed Site Plan (DSP) is being reviewed for compliance under the 2002 sector plan not the 2010 plan.

	Approved Plan	Amended Plan
Total units	205	283
Townhomes (Total)	45	55
16' wide	0	31
20' wide	30	24
24' wide	15	0
Multi-family (Total)	160	228
Studio	0	39
1 bedroom	77	93
2 bedrooms	67	96
3 bedrooms	16	0
Building Height	5 stories	3-6 stories[1]
Proposed Lot Coverage	128,938 sf	130,441 sf
Percent	70.2%	71%[2]
Total parking spaces	592	398
Loading spaces	3	2[3]
Retail space	41,500 sf	4,133 sf

A minor amendment (DSP-03098-02) to the approved DSP (DSP-03098-01) was approved by the Planning Director on July 17, 2008. The minor amendment approved a departure from the width of the approved parking garage spaces (from 9.5-feet to 9.0-feet) and an additional 45 garage parking spaces for a total of 592 spaces. The departure to increase the number of parking spaces is no longer needed since the applicant is now requesting 313 garage parking spaces; however, the applicant proposes the same nine-foot wide garage parking spaces.

Footnotes:

[1]The townhouses are three stories. The mixed-use, multi-family building is primarily five stories with 4 stories above ground floor retail and amenity space along Route 1 and part of Cherokee Street.

[2]A modification to increase maximum lot coverage for multi-family buildings with four or more stories from 70% to 71% was previously approved by the District Council for the former DSP.

[3]Meets loading space standards.

Traffic Impact

The applicant prepared a new Traffic Impact Analysis on September 18, 2013. This study concluded that the proposal will not require any off-site roadway improvements because the MD 193 and Route 1 improvement was already satisfied by others. There is still a requirement for the installation of a traffic signal at the US 1 and Cherokee

Street intersection. This signal was previously designed and approved by the Maryland State Highway Administration. The placement of some of the equipment will be placed outside the State Highway Administration right-of-way but agreements from the impacted property owners have previously been obtained. These agreements may need to be revised to reflect the current impacted property owners.

LEED Certification

Even though LEED certification is not required in the 2002 Sector Plan, the applicant has stated in their statement of justification that the project will be designed with the goal of obtaining LEED certification. The applicant has submitted a LEED scorecard, a copy of which is attached to this report.

District Council Conditions

The proposal was reviewed in terms of compliance with the District Council conditions of approval for Detailed Site Plan (DSP-03098-01) reflected in Zoning Ordinance No. 3-2007. The District Council and Planning Board conditions are attached. The Planning Board conditions were for the most part incorporated into the District Council conditions.

The applicant is requesting revisions to some of the previous conditions. The applicant-requested revision language is underlined and deleted language is shown as strikethrough. The District Council conditions and their status are discussed below:

1. Prior to certificate approval, the applicant shall:

    a. Revise the Landscape Plan to provide Section 4.7 schedule on the site plan in accordance with S4.E.

    City staff comment: The applicant has completed this condition; see Sheet L-7 and Sheet L-10.

    b. Install facilities, which will upgrade the existing tot lot, owned by the City of College Park, near the southeast corner of the property. Such facilities will be shown on the DSP and approved by the Planning Board or its designee, in consultation with the City of College Park, prior to certificate approval of this DSP. The cut sheets for all proposed recreation facilities shall be provided on the site plan.

    Applicant's proposed revision: Upon completion of the 55 townhouses, ~~I~~ *install facilities, which will upgrade the existing tot lot, owned by the City of College Park, near the southeast corner of the property. Such facilities will be shown on the DSP and approved by the Planning Board or its designee, in consultation with the City of College Park, prior to certificate approval of this DSP. The cut sheets for all*

proposed recreation facilities shall be provided on the site plan.

City staff comment: This condition was satisfied by the previous applicant, JPI, so does not need to be addressed by the applicant.

c. Provide a building-mounted signage plan for the multifamily/commercial building to be reviewed and approved by the Planning Board or its designee.

City staff comment: The applicant still needs to satisfy this condition, as no building-mounted signage plan was submitted to City staff. On Sheet A-6, there is a general note that states, "Commercial signs gross area shall not exceed 10% of the façade area of the commercial portion of the building." This standard coincides with the 2010 Sector Plan requirement.

d. Provide sign face area calculation for the proposed entrance feature sign for the townhouse development.

City staff comment: This condition was met. The applicant provided this calculation on Sheet L-5. This monument sign is proposed to have a sign face area of 17.25 square feet.

e. Revise the site plan and landscape plan to be consistent with Development District Overlay Zone standards P1. C. regarding safe crossing for pedestrians and P2. E. regarding crosswalk finishing. The details shall be provided on the detail sheet.

City staff comment: Development District Standard P1. C. states that, "Intersections in areas of new development within the development district should employ "safe-crosses" on streets which provide on-street parking. This treatment enhances pedestrian safety by expanding the sidewalk area in the unused portion of the on-street parking lane adjacent to the intersection."

Development District Standard P2. E. states that "Crosswalks shall be provided at all intersections along US 1 and Paint Branch Parkway within the development district. Crosswalks at primary intersections shall be constructed of interlocking concrete pavers. Crosswalks at secondary intersections shall have striped markings in the pavement. Crosswalk materials for primary intersections shall be consistent along Baltimore Avenue and Paint Branch Parkway. Primary intersections are all intersections with existing and proposed traffic signals on Baltimore Avenue and Paint Branch Parkway. All other intersections are secondary

[Requirements shall be coordinated with appropriate public agencies]. All signalized intersections shall have pedestrian crossing signals."

The applicant has revised the site plan (Sheet C-3) and landscape plan (Sheet L-1) to show needed crosswalks. Sheet L-5 provides a detail of the crosswalk to be used at primary intersections which complies with the 2002 sector plan; however, the State and City crosswalk specifications have changed since 2002. The applicant shall coordinate the crosswalk specifications they plan to use with the appropriate public agency prior to installation. Decorative inlaid thermoplastic asphalt pavement markings such as "Duratherm" is now recommended instead of using the unit pavers shown on Sheet L-5.

f. Provide the following pedestrian related improvements:

(1) The applicant shall revise the site plan to accurately reflect the ultimate right-of-way line along US 1 showing a 60-foot dedication and shall revise the streetscape along Route 1 to include road- widening, removal of existing sidewalk, new sidewalk, curb and gutter, and street trees per Maryland State Highway Administration direction.

City staff comment: Sheet C-3 revised the streetscape along US 1 to show road-widening, new sidewalk, curb, gutter and street trees; however, it does not show a 60-foot right-of-way dedication but rather a 54-foot right-of-way dedication (from centerline). This discrepancy needs to be corrected or addressed by the applicant.

(2) Bicycle parking for a minimum of 20 bicycles utilizing inverted "U" bicycle racks.

City staff comment: Sheets C-3 and L-1 show bicycle parking for a minimum of 20 bicycles (4 bike racks that can each accommodate 4 bicycles on US 1 and 3 bike racks that can each accommodate 4 bicycles on Cherokee Street for a total accommodation of 28 bicycles). A detail of the "U" bicycle rack is provided on Sheet L-4.

(3) A standard sidewalk along the subject site's frontage of Cherokee Street.

City staff comment: A five-foot wide sidewalk is shown on the subject site's frontage on Cherokee Street, see Sheet C-3.

(4) A standard sidewalk along the subject site's frontage of Catawba Street.

City staff comment: A five-foot wide sidewalk is shown on the subject site's frontage on Catawba Street, see Sheet C-3.

g. The condominium/HOA covenants shall provide that all residents of the multifamily/townhouse shall have equal access to the fitness center within the multifamily building and all marketing materials regarding this project shall reflect this.

City staff comment: City staff has not received a copy of the condominium/HOA covenants. These covenants along with marketing materials have likely not been prepared at this stage of the process. City staff has discussed this requirement with the applicant and is proposing to include this condition in the Declaration of Covenants and Agreement with the City.

h. Provide evidence to show that the subject detailed site plan is consistent with the approved stormwater management concept plan for this site.

City staff comment: The applicant submitted a DPW & T Stormwater Management Concept Approval letter to City staff for the revised site plan, dated February 21, 2013. However, this approval expired May 4, 2013. A valid Stormwater Management Concept Approval needs to be submitted. The M-NCPPC Environmental Planning staff noted in their memo that they received a concept plan approved on April 19, 2013. The memo did not indicate the need to submit a revised Stormwater Management Concept Approval letter.

2. Prior to the issuance of any building permit, an off-site landscape easement for the proposed ten-foot-wide landscape bufferyard shall be recorded among the Land Records of Prince George's County.

City staff comment: This condition will remain.

3. If needed, as determined by the Planning Board after public notice, the applicant shall request a waiver of the building setback requirement.

City staff comment: This condition will remain, unless informed by M-NCPPC that it is no longer needed.

4. Prior to issuance of any building permits for the townhouse section, the foundation for the underground parking garage serving the multifamily/ commercial building shall be completed.

Applicant's proposed revision: *"~~Prior to issuance of any building permits for the townhouse section, the foundation for the underground parking garage serving the~~*

~~*multifamily/commercial building shall be completed.*~~" The Applicant requests deletion of Condition 4 because it is no longer needed. The new design proposes an above ground structured garage enclosed by the multifamily building on all sides to screen it from adjacent uses. Also, parking requirements for the townhouse units are accommodated in individual unit garages.

City staff comment: City staff concurs with the applicant that this condition can be deleted as it is no longer needed.

5. Prior to the issuance of the 44th building permit for the townhouse section, all proposed recreation facilities and amenities associated with the townhouse section shall be constructed and completed for use by the residents.

City staff comment: This condition triggers compliance prior to the second to last building permit being issued for the townhouse. In the new proposal, the applicant is proposing 55 townhomes and not 45 as previously proposed. In order to be consistent with this trigger, City staff recommends this condition be modified from 44th to 54th.

6. The applicant shall upgrade the existing bus stop located on the property with a shelter.

Applicant's proposed revision: *"Upon completion of the 55th townhouse, the applicant shall upgrade the existing bus stop located on the property with a shelter."* This revision recognizes that construction activity associated with the multifamily section could be disruptive or damaging to the bus shelter.

City staff comment: Sheet C-3 shows the proposed bus shelter on the detailed site plan. Sheet L-4 shows a detail of this bus shelter, a bench within a covered shelter. Currently, there is only a bus stop sign at this site. City staff supports the proposed upgrade as shown but recommends that the timing of this condition be linked to "prior to the use and occupancy being issued for the multi-family building" since the bus shelter will be located in front of the multi-family building and will likely be used more frequently by these residents.

7. The applicant shall provide one on-street parking space, as allowed by the City of College Park, for Zip Car, Flex Car, or similar service. If demand warrants the location of a second car at the property, the applicant shall provide one off-street parking space in the parking garage for the second car.

City staff comment: The provision of this parking space was not labeled on Sheet C-3, the detailed site plan. It was shown on Sheet C-5, the Type II

Tree Conservation Plan. City staff recommends that the detailed site plan be amended to indicate the provision of this space.

8. The applicant shall construct an approximately five-foot-wide sidewalk on the north side of Cherokee Street from US 1 to 48th Place and any other improvements required by Prince George's County. Lighting shall be designed so that there is no excessive light spillover onto adjacent residential property.

Applicant's proposed revision: "*Upon completion of the 55th townhouse, the applicant shall construct an approximately five-foot-wide sidewalk on the north side of Cherokee Street from US 1 to 48th Place and any other improvements required by Prince George's County. Lighting shall be designed so that there is no excessive light spillover onto adjacent residential property.*"

City staff comment: The applicant shows this sidewalk on Sheet C-3. The Photometric Plan, Sheet L-11, indicates that there will be no excessive light spillover from this project onto adjacent residential property. City staff is not opposed to the applicant's proposed revision that indicates when the sidewalk will need to be constructed but for consistency, recommends it be linked to "prior to issuance of the 54th townhouse building permit."

9. The applicant shall bear the total cost for the design and construction of the traffic signal approved by SHA at the US 1 and Cherokee Street (east) intersection which, prior to the issuance of the building permit, shall be bonded for construction, and installed prior to the release of the use and occupancy permit for the 125th multifamily apartment unit, unless otherwise required by the State Highway Administration.

City staff comment: It is City staff's understanding that only one use and occupancy permit is issued upon completion of the multifamily building and not on a unit-by-unit basis. Therefore, City staff recommends that the wording of this condition be modified to read as follows *and installed prior to the release of the use and occupancy permit for the ~~125th~~ multifamily apartment ~~unit~~ building, unless otherwise required by the State Highway Administration.*

10. Prior to the issuance of any building permits for the property, the following road improvements shall have (a) full financial assurances through either private money or full funding in the County's Capital program; (b) been submitted for construction through the operating agency's access permit process; and (c) an agreed upon timetable for construction with the appropriate operating agency: Provision of a double right turn lane along westbound Greenbelt Road approach to US 1.

Applicant's proposed revision: ~~"Prior to issuance of any building permits for the~~

~~property,*Upon completion of the 55 townhouses,* the following road improvements shall have (a) full financial assurances through either private money or full funding in the County's Capital program; (b) been submitted for construction through the operating agency's access permit process; and (c) an agreed upon timetable for construction with the appropriate operating agency:~~
~~*Provision of a double right turn lane along westbound Greenbelt Road approach to US 1.*~~
The Applicant requests deletion of Condition 10 because the condition was previously completed."

City staff comment: City staff supports the applicant's request to delete this condition since it has been completed.

11. The applicant shall provide two and one-half (2 ½ acres) of tree mitigation including the credit received for on-site street tree coverage. The applicant shall provide at least two (2) acres of off-site tree mitigation. The first priority for off-site tree mitigation shall be within the City of College Park, at locations designated by the City and approved by the District Council; however, no off-site tree mitigation requirement may be satisfied on land subject to any type of conservation easement or is currently preserved from development due to ownership by a governmental agency, quasi-governmental agency, or non-profit organization. If the City of College Park does not designate an appropriate site for mitigation within the City within nine (9) months from the date of this Order, then the applicant may satisfy mitigation requirements by purchasing tree conservation easements or transferable development rights in satisfaction of this condition, subject to the same restrictions, on land in the Rural Tier, subject to approval by the District Council.

City staff comment: This condition appears as a note on Sheet C-6, TCP II Notes and Details. It can remain as a District Council condition.

12. The applicant shall install traffic calming devices as shown on the May 4, 2004, plan prepared by The Traffic Group. The traffic calming devices east of 48th Avenue shall be installed prior to the issuance of any use and occupancy permit for the property. The traffic calming devices west of 48th Avenue shall be installed prior to the issuance of the final use and occupancy permit for the property.

City staff comment: The 2004 plan was supported by the neighborhood. A recent petition from Cherokee Street residents requested speed humps. City staff is recommending that two additional speed humps be added to The Traffic Group's Traffic Calming Plan, one along each leg of the section of Cherokee Street between 49th Avenue and 49th Place to be consistent with this request.

13. The applicant shall participate in a Transportation Study of the US Route 1 Corridor in the City of College Park for evaluation of transit strategies, including a US Route 1 shuttle operated by governmental, quasi-governmental

or private entities. The Transportation Study shall evaluate the implementation of a comprehensive corridor-wide shuttle system.

In the event that a new or enhanced US Route 1 shuttle system is operational and serving the Subject Property at the time of issuance of the final use and occupancy permit for this project, the applicant shall contribute a proportionate share of the costs of a US Route 1 shuttle, which contribution shall not exceed the cost of a private shuttle for the Subject Property alone.

In the event that a new or enhanced US Route 1 shuttle system is not operational and serving the Subject Property at the time of issuance of the final use and occupancy permit for this project, the applicant shall provide a private shuttle for residents of the development project in accordance with a schedule and routes agreed to with the City of College Park.

If, after initiation of a private shuttle, a US Route 1 shuttle system is created, then the applicant shall participate in the new shuttle system in lieu of providing a private shuttle, and it shall contribute a proportionate share of the costs of a US Route 1 shuttle, which contribution shall not exceed the cost of a private shuttle for the Subject Property alone.

It is anticipated that the applicant will coordinate its shuttle activities with the City of College Park, and that depending on the findings of the Transportation Study of the US Route 1 Corridor and depending on the success of a private shuttle or a comprehensive US Route 1 shuttle system, that this condition may be modified.

> **City staff comment:** The Route 1 Corridor Transportation Study was completed in 2008 and strongly recommended transit coordination and route consolidation in order to reduce current peak headways and increase service hours. Private shuttles were not recommended. The Route 1 Ride (The Bus Route 17) is now operational and branded as Route 1 shuttle service. County staff researching funding for the shuttle recommends establishing a Transportation Management District that could assess developers with annual fees dedicated to improving service. This proposal is not ready for implementation at this time. City staff recommends a one-time payment to the City of College Park dedicated to transit improvements (not to exceed the cost of a private shuttle) or alternatively, a payment dedicated to the Capital Bikeshare program.

14. In consultation with the City of College Park and the District Council, the applicant shall make a good faith effort to execute a memorandum of understanding with the University of Maryland that prohibits University students residing in the project from obtaining on-campus parking permits. Also, in consultation with the City of College Park and the County Council, the applicant shall make a good faith effort to discuss with the University of Maryland methods to discourage faculty and staff residing in the project from

driving their personal vehicles to the campus in the weekday morning and evening peak periods.

City staff comment: The applicant reflected the wording of this condition in site note 21 on Sheet C-1.

Modifications To Development District Standards

The applicant has requested modifications to a small number of Development District Standards in order to accommodate the new owner's development concept. These nine modifications are described below:

Modification 1: Undergrounding Utilities

P6. UTILITIES

OBJECTIVE

To reduce the visual impact of existing overhead utility lines and associated poles along Baltimore Avenue within the development district by consolidating utility pole usage, relocating utility poles, or placing existing utility lines underground.

DESIGN STANDARDS

A. ***All new development within the development district shall place utility lines underground. Utilities shall include, but are not limited to, electric, natural gas, fiber optic, cable television telephone, water and sewer service.***

Applicant's Response: The proposal places new utility lines along Cherokee Street and Catawba Street will be underground. However, a modification is requested by the Applicant for the frontage along US 1. It is noted that the District Council directed the previous owner in DSP-03098/01 (Modification C (1)) to remove the one utility pole along US 1 and place it underground. This directive was premised on the then owner, the Planning Board, the County Council and the City of College Park on developing a plan so that all tax credits received from any Revitalization Tax Credits approved for a project will be utilized to initiate a comprehensive utility relocation program along US 1 north of Route 193. The intent was to use any funds generated from the program to be used first on the subject property and then on adjacent properties.

Because a program has not been established and there are no plans at this time for a utility relocation program along US 1, the Applicant is requesting approval of a new modification that would exempt the project from removing the utility poles along US 1 and undergrounding the wires.

The Applicant believes the modification along US 1 is warranted due to site constraints in accommodating the building footprint and the utility easements and will both benefit the development and not impair implementation of the sector plan.

City staff comment: The applicant consulted with the utility company regarding undergrounding the subject utility pole. The utility company advised that the one pole should not be placed underground at this site without a more comprehensive plan for undergrounding utilities. SHA has initiated a feasibility study to analyze undergrounding utilities. The applicant has agreed to contribute funding for this study.

Modification 2: Reducing parking spaces

W. Parking Credits For Use of Alternative Modes of Transportation

1. Applicants may request from the Planning Board during the site plan review process a reduction in the minimum off-street parking requirements if they provide incentives to encourage use of alternative modes of transportation other than single occupancy vehicles. These alternatives include contributing to the county and/or city ride sharing program, providing private incentives for car- and vanpooling, participating in usage of public transportation programs such as WMATA's Metrochek and MTA's TransitPlus 2000, or provision of private shuttle bus service. Verifiable data must be produced that supports the desired reductions in the minimum off-street parking. The reduction shall range between 5 and 20 percent.

Applicant's Response: 456 parking spaces are the minimum required for the mixed-use building per Standard "T" on page 181 and Table 15 on page 182 of the Sector Plan. With an additional parking credit of 20 percent reduction for alternative modes (car ride share programs and private shuttle bus services), the total required garage parking is reduced to 365 spaces. In total there are 398 spaces provided with 313 in the mixed-use parking garage and 85 in the townhouse area. An additional 11 on-street public parking spaces exist.

A modification is requested for a reduction of 47 parking spaces. As justification, it is noted that a significant difference in calculating the number of required parking spaces has occurred between publication of the 2002 and 2010 sector plans. The 2002 sector plan largely emphasizes a suburban character of development and imposes far greater parking requirements. The more current 2010 sector plan on the other hand emphasizes a more urban character and is thus more generous in requiring less total parking (295 spaces) as the following table demonstrates:

II. Maximum Number of Spaces Per 2010 Sector Plan

Multi-Family						
Per Prince George's County Zoning Ordinance sec. 27-568 (1)(D)						
Multi-Family Apartments:						
Studio/One Bedroom Units	132	x	2	required spaces per unit	=	264 Spaces
Two Bedroom Units	96	x	2.5	required spaces per unit	=	240 Spaces
	228		Units			504 Spaces
Per Approved Central US1 Corridor Sector Plan (2010)						
Multi-Family Apartments:	228	x	1	required spaces per unit	=	228 Spaces
Multi-Family Units	228		Units			228 Spaces
Commercial Space						
Per Prince George's County Zoning Ordinance sec. 27-568 (5)(A)						
Commercial Space:	4,133 SF					
1 SP / 150 GSF for first 3,000 sf =	1 SP	/	150 GSF	3000	=	20 Spaces
1 additional SP / 200 GSF for area over 3,000 sf =	2 SP	/	200 GSF	1,133 SF	=	5.7 Spaces
			Max Parking Required for Commercial		=	**26** Spaces
Per Approved Central US1 Corridor Sector Plan (2010)						
Commercial Space:	4,133 SF					
3 SP / 1,000 sf =	3 SP	/	1,000 GSF	4,133 SF	=	12.4 Spaces
			Max Parking Required for Commercial		=	**13** Spaces
Townhomes						
Per Prince George's County Zoning Ordinance sec. 27-568 (1)						
Townhouses:						
2.04 SP / Dwelling Unit	55	x	2.04	required spaces per unit	=	112.2 Spaces
	55		**Units**			
			Max Parking Required for Resiential		=	**112.2** Spaces
Per Approved Central US1 Corridor Sector Plan (2010)						
Townhouses:						
1 SP / Dwelling Unit	55	x	1	required spaces per unit	=	55 Spaces
	55		**Units**			
			Max Parking Required for Resiential		=	**55** Spaces
Total Required Parking						
Per Prince George's County Zoning Ordinance sec. 27-568 (5)(A)			Total Parking Required for the Site		=	**643 Spaces**
Per Approved Central US1 Corridor Sector Plan (2010)			Total Parking Required for the Site		=	**296 Spaces** [2]
Provided Spaces						
Structured Garage:						313 Spaces
Townhome Garages:						85 Spaces
Total Provided						**398 Spaces**

[1] Note: If number of units are reduced, the parking count may be reduced accordingly.

[2] A modification of the development district standards is required if parking provided is greater or less than this amount.

The Applicant believes the 2010 sector plan parking requirements should be used as a benchmark to evaluate the amount of parking modification now requested under the 2002 sector plan. The difference between what the County's Zoning Ordinance requires (643 spaces), the amount required by the 2002 sector plan with parking credits (365 spaces), and the 296 spaces required by the 2010 sector plan demonstrates that flexibility in determining the amount of required parking is anticipated by the County in areas designated for mixed-use infill development within the Developed Tier. In fact, were the 2010 plan used, the Applicant would be providing 103 more total parking spaces than required. Thus, the Applicant believes the small 47 space parking modification requested is reasonable given the fact that 2002 sector plan regulations must be followed and given the more realistic market

and parking demands for this urbanized infill area. Additionally, with the 11 on-street public parking spaces, the required modification would be for 36 spaces. There is no indication that the modification requested will 'substantially impair implementation of the 2002 sector plan,' especially in light of what would be required under the 2010 sector plan.

City staff comment: City staff supports the applicant's reasoning that even with the requested parking reduction, more parking is being provided than would be required in the 2010 sector plan. Therefore, City staff supports this modification to reduce the amount of parking spaces by 47 spaces.

Modification 3: Increasing height from 4 stories to 5 stories (previously approved by District Council) with limited 6 stories for grading transition along southern property line

DESIGN STANDARDS

Height

C. Buildings on parcels or properties, one or more of whose boundaries coincide with the Height Transition Line, shall step down to be compatible with buildings in adjacent existing residential neighborhoods. Any differences in topography shall be considered when determining the height of proposed buildings. (For building heights and Heights Transition Line, see Building Heights map.)

Applicant's Response:

MIXED USE BUILDING

Subarea 4e has a four (4) story maximum height limit. However, existing DSP-03098-01 was approved with a five story height limit granted by the District Council in Modification C (4). The current proposal is for a five (5) story multifamily building with limited 6 stories for a grading transition along the southern property line. The transition from the mixed-use building to townhomes is 4 stories to 3 stories. Thus the Applicant is requesting a modification of the five (5) story height limit.

The Applicant believes the requested additional building height and modification will benefit the development by providing a building scale that is suitable at this location along US 1. There is no indication that the modification requested will "substantially impair implementation of the sector plan." In fact, the modification will allow implementation to proceed in the existing marketplace. The mixed-use building incorporates a step-back height transition adjacent to the single family residential homes east of the property and townhomes to the south of the site. The existing townhomes are located across the street on Catawba Street and 48th Place. The proposed site plan includes a step-back transition at multiple points in the block.

TOWNHOUSE UNITS

Cherokee street is considered a primary frontage street for the townhouse development.

Its entire frontage is faced with the front façade of townhouse units. From Catawba Street, another primary frontage street, the side elevations will consist of enhanced architectural elements that enliven the view from the streetscape. The front facades of these townhouses will face public open spaces at the center of the block that are accessible from the street.

City staff comment: The applicant is proposing to step down the proposed mixed-use multi-family building height from 5-6 stories to 3-story townhouses where adjacent to single-family homes. In addition, the applicant is providing a 45 foot building setback and a 20-30 foot landscaped buffer from the rear property lines of the eastern boundary single-family homes. Staff supports this modification.

Modification 4: Reduction in the number of required balconies on US 1 (previously approved by District Council)

I. All multifamily buildings should provide a balcony for each dwelling unit above the ground floor to articulate the building facade and to increase natural surveillance of the surrounding area.

Applicant's Response: A modification to Design Standard I is requested because of the proposed design of the building and proximity to US 1. The District Council approved Modification C (5) in DSP-03098-01 to have a limited number of multifamily units without balconies because of the properties proximity to US 1. Currently, there are no functional balconies proposed on the mixed-use building. However, juliet balconies are proposed on various second and fifth floor units facing the public realm in order to provide additional articulation of the public façade design. The Applicant requests a modification because of the noise generating from US 1 and articulation of the building façade using juliet balconies. There are no balconies within the court yards.

The requested modification is reasonable in light of the relationship to US 1 and will benefit the development and intent of the design standard by providing an architectural substitute that will not "substantially impair implementation of the sector plan." The location of the development does not lend itself to a garden-style apartment complex, which typically include such balconies, but rather an urbane, high-density residential building, which exhibits architectural innovation and uniqueness of design.

City staff comment: City staff supports the applicant's reasoning that balconies fronting US 1 are not necessary to meet the intent of the Sector Plan and supports this modification to reduce the number of balconies along US 1.

Modification 5: Reduction in the minimum size for townhouse units

L. The minimum size for single-family detached dwellings units shall be 2,200 square feet, not to include garages and unfinished basements. The minimum size for single-family attached dwelling units shall be 1,600 square feet, not to include garages and unfinished basements.

Applicant's Response: The townhouse units are of similar height, scale, massing and architectural detail to the adjacent townhouse units south of Catawba Street that were build several years ago. However, as detailed in Section E above, while the average size of the townhouses proposed is 1,640 square feet, the 16' wide units contain 1,350 square feet.

The Applicant believes the requested modification is reasonable given the evolving urban character of this mixed-use infill corridor and the desire to create a variety of unit sizes to meet the increasing demand for smaller attached for sale units. Thus, there is no indication that the modification requested will "substantially impair implementation of the sector plan."

City staff comment: City staff supports this modification to reduce the minimum size of the townhouse units, recognizing the need to provide market and design flexibility. The 2010 sector plan eliminated this standard.

Modification 6: Reduction in the minimum size for multi-family units

M. The average size of all multifamily dwelling units in a development project shall be a minimum of:

	Average Size of Proposed Units:
_ ***750 square feet for a 1-bedroom/1-bath unit.***	629 square feet proposed.
_ ***1,050 square feet for a 2-bedroom/2-bath unit.***	963 square feet proposed.
_ ***1,275 square feet for a 3-bedroom/2-bath unit.***	There are no 3 bedroom units proposed.

Note: There are no minimum unit sizes for studios. 510 square feet is proposed by the applicant.

Applicant's Response: Due to the redesign of units created by the demand for supplying studio apartments and the elimination of three bedroom units, the proposal results in slightly smaller one and two-bedroom units. It is noted that the 2010 sector plan recognized changes in housing demand and the inflexible nature of both established suburban oriented minimum size units and bedroom percentages. This resulted in the 2010 sector plan eliminating for both in order to provide market and design flexibility. Thus, the Applicant believes the modification requested is consistent with the County's recognition and believes that this is an evolving urbanized area where design flexibility is required to respond to market demands for smaller units with a variety of bedroom types. Approval of the requested modification will not "substantially impair implementation of the sector plan."

City staff comment: City staff supports this modification to reduce the minimum size of the multi-family units. See townhouse justification above.

Modification 7: Slightly increase the two-bedroom unit percentage from 40% to 42% (previously approved by District Council)

N. Bedroom percentages for multifamily dwellings may be modified from section 27-419 of the Zoning Ordinance, if new development or redevelopment for student housing is proposed and the density is not increased above that permitted in the underlying zone.

Applicant's Response: Because of the redesign of units created by the demand for supplying studio apartments and the elimination of three bedroom units, the resulting design slightly increases the number of two-bedroom units (2%) above the 40% maximum established by Section 27-419 in the Zoning Ordinance. As explained in Section E above and its table on bedroom percentages, a bedroom modification of two (2%) was approved in DSP-03098-01 by the District Council to increase the number of two-bedroom units. The Applicant also requests the same modification to allow 42% of all units to be two-bedroom units because three-bedroom units are no longer proposed. It is noted that the 2002 sector plan anticipates modifications where student housing is proposed. Although this project is not specifically designed for student housing it is anticipated that young singles and professional couples will be attracted to this mixed-use development. Again, as with minimum unit sizes discussed above, it is noted that the 2010 sector plan does not establish bedroom percentages in the spirit of encouraging flexibility.

The multifamily unit mix is now oriented to attract young professionals associated with the University of Maryland and nearby employment that require smaller living quarters. It is noted that the 2010 Central US 1 Corridor Sector Plan's Table of Uses in the M-U-I Zone and DDOZ permits multifamily dwellings to exceed bedroom percentages. The current proposal also proposes 17% studio units and 41% one-bedroom units. Thus, the requested modification is reasonable given evolving market dynamics and demand for smaller units in an urban setting. Also, approvals of the requested modification will not "substantially impair implementation of the sector plan."

City staff comment: City staff supports this previously approved bedroom percentages modification. The 2010 sector plan does not regulate bedroom percentages.

Modification 8: To permit the use of a flat roof with a variety of heights for the mixed use residential building

B. Residential buildings should employ simple gable or hipped roofs.

Applicant's Response: The mixed-use residential building has employed a flat roof with a variety of heights. To create the look and feel of a high quality building a flat roof has been incorporated compared to a gable roof that is usually associated with suburban multi-family buildings. The single-family attached buildings have incorporated both simple and hipped roofs. The Applicant believes approval of the requested modification to roof design of the mixed-use building does not 'substantially impair implementation of

the sector plan.' Rather, the design allows for horizontal articulation of the roof line to add interest to the buildings frontage.

City staff comment: City staff supports this modification to permit a flat roof for the mixed use residential building fronting US 1. The 2010 sector plan does not prohibit flat roofs and encourages varying building heights, like those proposed.

Modification 9: To permit the use of less than 75% brick or stone on the exterior façade of the interior courtyard

C. All multifamily building types in a development shall have a minimum of 75 percent of the exterior facades in brick, stone or approved equal (excluding windows, trim and doors).

Applicant's Response: The mixed-use building exterior facade facing Route 1, Cherokee Street, including the south open space and the townhomes exceed the 75% requirement. However, a modification is requested to allow less than the required percentage in the interior court yards where the proposed courtyard elevation consists of a brick water table and hardie panels to the top floor. This is a substantial quality improvement over the use of siding that was approved in the existing DSP. Thus, the Applicant believes approval of the requested modification of building materials on the interior courtyard walls does not "substantially impair implementation of the sector plan."

City staff comment: City staff supports this modification to use less than 75% brick or stone for the interior courtyard. The courtyard elevations have been reviewed and while these drawings lack leaders to indicate the materials used, it appears that a variety of colors and materials including brick, and hardie panel are proposed.

RECOMMENDATION

Staff recommends approval of DSP-03098-03 including the requested 2002 Sector Plan modifications subject to the following conditions:

1. Prior to DSP certification, the plans shall be revised to:
   a. Provide a building-mounted signage plan for the multifamily/commercial building to be reviewed and approved by the Planning Board or its designee and the City of College Park.
   b. Accurately reflect the ultimate right-of-way line along US 1 showing a 60-foot dedication.
   c. Provide leader lines to indicate the materials used for the interior courtyard, Sheet A-8.
   d. Provide evidence to show that the subject detailed site plan is consistent with the approved stormwater management concept plan for this site.
   e. Show two parking spaces reserved for a car-share program such as Zip Cars or Car-to-Go (one on-street-Cherokee Street, and one in the garage).

f. Change crosswalk markings to reflect decorative inlaid thermoplastic asphalt pavement markings such as "DuraTherm" subject to review and approval by the appropriate agency (SHA or City).

2. The condominium/HOA covenants shall provide that all residents of the multifamily/townhouse shall have equal access to the fitness center within the multifamily building and all marketing materials regarding this project shall reflect this.

3. Prior to the issuance of any building permit:
   a. Record an off-site landscape easement for the proposed landscape bufferyard in the Land Records of Prince George's County.
   b. Provide a payment to the City of College Park in the amount of $12,500 for the Feasibility Study for Undergrounding Utilities.
   c. Provide a payment to the City of College Park in the amount of (to be determined) for enhancing existing transit service or for implementation of the Capital Bikeshare Program.

4. If needed, as determined by the Planning Board after public notice, the applicant shall request a waiver of the building setback requirement.

5. Prior to the issuance of the 54th building permit for the townhouse section:
   a. All proposed recreation facilities and amenities associated with the townhouse section shall be constructed and completed for use by the residents.
   b. The applicant shall construct an approximately five-foot-wide sidewalk on the north side of Cherokee Street from US 1 to 48th Place and any other improvements required by Prince George's County.

6. Prior to the issuance of the use and occupancy permit for the multi-family building, the applicant shall upgrade the existing bus stop located on the property with a bus shelter.

7. The applicant shall bear the total cost for the design and construction of the traffic signal approved by SHA at the US 1 and Cherokee Street (east) intersection which, prior to the issuance of the building permit, shall be bonded for construction, and installed prior to the release of the use and occupancy permit for the multifamily apartment building, unless otherwise required by the State Highway Administration.

8. The applicant shall provide two and one-half (2 ½ acres) of tree mitigation including the credit received for on-site street tree coverage. The applicant shall provide at least two (2) acres of off-site tree mitigation. The first priority for off-site tree mitigation shall be within the City of College Park, at locations designated by the City and approved by the District Council; however, no off-site tree mitigation requirement may be satisfied on land subject to any type of conservation

easement or is currently preserved from development due to ownership by a governmental agency, quasi-governmental agency, or non-profit organization. If the City of College Park does not designate an appropriate site for mitigation within the City within nine (9) months from the date of this Order, then the applicant may satisfy mitigation requirements by purchasing tree conservation easements or transferable development rights in satisfaction of this condition, subject to the same restrictions, on land in the Rural Tier, subject to approval by the District Council.

9. The applicant shall install traffic calming devices as shown on the May 4, 2004, plan prepared by The Traffic Group. The traffic calming devices east of 48th Avenue shall be installed prior to the issuance of any use and occupancy permit for the property. The traffic calming devices west of 48th Avenue shall be installed prior to the issuance of the final use and occupancy permit for the property. In addition, two additional speed humps shall be added along each leg of the section of Cherokee Street between 49th Avenue and 49th Place.

10. The applicant shall enter into a Declaration of Covenants and Agreement with the City of College Park in substantially the form as attached (to be provided by the City Attorney).

ATTACHMENTS

1. District Council Notice of Conditional Zoning Approval, No. 3-2007
2. Planning Board Resolution No. 06-227
3. Declaration of Covenants and Agreement with JPI Development Services LP
4. Traffic Calming Concept Plan
5. Applicant's Statement of Justification dated September 19, 2013
6. LEED Scorecard
7. Stormwater Management Concept Approval, dated February 21, 2013
8. M-NCPPC Referrals
9. Site Plan
10. Elevations
11. Architectural Drawings
12. Landscape and Lighting Plans

Case No. SP-03098/01

Applicant: JPI

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

ZONING ORDINANCE NO. 3 - 2007

AN ORDINANCE to approve an amendment to the Zoning Map, with conditions.

WHEREAS, Application No. SP-03098/01 was filed for property known as Jefferson Square, described as approximately 4.54 acres of land in the M-U-I/DDOZ (0.9 acres) and R-T/DDOZ (3.6 acres) zones, located in the southeast corner of the intersection of Baltimore Avenue and Cherokee Street, in College Park, for approval of a rezoning of the R-T part of the property (3.6 acres) to the M-U-I Zone, and approval of a detailed site plan showing 160 multifamily dwelling units, 45 townhouses, and 41,500 square feet of commercial retail uses; and

WHEREAS, the Technical Staff reviewed the application and filed recommendations with the Planning Board and District Council; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the Planning Board held a public hearing on the application and filed recommendations with the District Council; and

WHEREAS, having reviewed the record, the District Council has determined that the application, including the rezoning from R-T to M-U-I and the detailed site plan showing a development project of mixed residential and commercial uses, should be approved; and

WHEREAS, to protect adjacent properties and the neighborhood, this rezoning and site plan approval are granted subject to conditions; and

WHEREAS, as the basis for this action, the District Council adopts the Planning Board resolution, PGCPB No. 06-227, as its findings of fact and conclusions of law, as follows:

A. The Council adopts paragraphs 1 through 7 of PGCPB No. 06-227, which describe the property and neighborhood and the proposed development project.

B. The Council approves paragraphs 8 and 9 of the resolution, explaining how the application meets Zoning Ordinance and College Park U.S. 1 Sector Plan requirements and guidelines, except the portion addressing the placement of utilities underground as discussed below. The proposed mixed use project has a lower residential density than the applicant's prior site plan proposal, and the project as now proposed is compatible with and in keeping with the surrounding residential neighborhood and the residential streets in the property's vicinity. The present proposal meets the Sector Plan vision for mixed residential and commercial uses in this part of Route 1, including new multifamily buildings.

C. The Council approves modifications of development district standards, as follows:

(1) The applicant shall remove the utility pole and place underground the utility lines along the Route 1 frontage. The applicant may seek a Revitalization Tax Credit designation, to offset the cost of this condition. The applicant, the Planning Board, the County Council and the City of College Park will develop a plan so that all tax credits received will be utilized to initiate a comprehensive utility relocation program on Route 1 north of Route 193. The funds generated from the program shall be used first on the Subject Property and then on adjacent properties. (Public Areas Standard P6.A.)

(2) The maximum lot coverage for multifamily buildings with four or more stories should be 70 percent, but the proposed building may have 71% coverage. The additional coverage will allow the applicant to limit the height of the building. (Site Design Standard S3.L.)

(3) An off-site landscaped bufferyard of 10 feet is permitted. (Site Design Standard S4.)

(4) Building height for the multifamily and retail may be five stories, even though the Sector Plan recommends a limit of four stories in Area 4. The applicant is providing parking below ground, beneath the first floor. (Building Design Standard B1.)

(5) The applicant is permitted to have a limited number of multifamily units without balconies, though the Sector Plan recommends balconies for all units above the ground floor. The applicant's innovative building design compensates for the absence of balconies facing Route 1, the only part of the building lacking balconies. (Building Design Standard I.)

D. The Council agrees that the applicant's proposed parking scheme is acceptable and should be approved, even though the Sector Plan recommends on-street parking, "where possible." (Public Areas Standard P1.A.) On-street parking on Route 1 is not possible, and Cherokee Street and the other residential streets have only limited space available.

E. The Council also approves the applicant's minor amendment to allow 42% two-bedroom units, though the Zoning Ordinance, in § 27-419, would limit two-bedroom units to 40% of the total.

F. The Council approves the conclusions by staff and Planning Board in paragraphs 10 (preliminary plan of subdivision), 11 (Landscape Manual), 12 (Woodland Conservation and Tree Preservation Ordinance) except as provided below, and 13 (referral comments).

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended by rezoning the R-T portion (3.6 acres) of the property that is the subject of Application No. SP-03098/01 from the R-T Zone to the M-U-I Zone, subject to the conditions stated below.

SECTION 2. The detailed site plan, as amended, filed with Application No. SP-03098/01 is hereby approved, subject to the conditions stated below.

SECTION 3. The rezoning and detailed site plan approved herein are subject to the following conditions:

1. Prior to certificate approval, the applicant shall:

   a. Revise the Landscape Plan to provide Section 4.7 schedule on the site plan in accordance with S4.E.

   b. Install facilities, which will upgrade the existing tot lot, owned by the City of College Park, near the southeast corner of the property. Such facilities will be shown on the DSP and approved by the Planning Board or its designee, in consultation with the City of College Park, prior to certificate approval of this DSP. The cut sheets for all proposed recreation facilities shall be provided on the site plan.

   c. Provide a building-mounted signage plan for the multifamily/commercial building to be reviewed and approved by the Planning Board or its designee.

   d. Provide sign face area calculation for the proposed entrance feature sign for the townhouse development.

   e. Revise the site plan and landscape plan to be consistent with Development District Overlay Zone standards PIC regarding safe crossing for pedestrians and P2E regarding crosswalk finishing. The details shall be provided on the detail sheet.

   f. Provide the following pedestrian related improvements:

      (1) The applicant shall revise the site plan to accurately reflect the ultimate right-of-way line along US 1 showing a 60-foot dedication and shall revise the streetscape along Route 1 to include road-widening, removal of existing sidewalk, new sidewalk, curb and gutter, and street trees per Maryland State Highway Administration direction.

      (2) Bicycle parking for a minimum of 20 bicycles utilizing inverted "U" bicycle racks.

      (3) A standard sidewalk along the subject site's frontage of Cherokee Street.

      (4) A standard sidewalk along the subject site's frontage of Catawba Street.

g. The condominium/HOA covenants shall provide that all residents of the multifamily/townhouse shall have equal access to the fitness center within the multifamily building and all marketing materials regarding this project shall reflect this.

h. Provide evidence to show that the subject detailed site plan is consistent with the approved stormwater management concept plan for this site.

2. Prior to the issuance of any building permit, an off-site landscape easement for the proposed ten-foot-wide landscape bufferyard shall be recorded among the Land Records of Prince George's County.

3. If needed, as determined by the Planning Board after public notice, the applicant shall request a waiver of the building setback requirement.

4. Prior to issuance of any building permits for the townhouse section, the foundation for the underground parking garage serving the multifamily/ commercial building shall be completed.

5. Prior to the issuance of the 44th building permit for the townhouse section, all proposed recreation facilities and amenities associated with the townhouse section shall be constructed and completed for use by the residents.

6. The applicant shall upgrade the existing bus stop located on the property with a shelter.

7. The applicant shall provide one on-street parking space, as allowed by the City of College Park, for Zip Car, Flex Car, or similar service. If demand warrants the location of a second car at the property, the applicant shall provide one off-street parking space in the parking garage for the second car.

8. The applicant shall construct an approximately five-foot-wide sidewalk on the north side of Cherokee Street from US 1 to 48th Place and any other improvements required by Prince George's County. Lighting shall be designed so that there is no excessive light spillover onto adjacent residential property.

9. The applicant shall bear the total cost for the design and construction of the traffic signal approved by SHA at the US 1 and Cherokee Street (east) intersection which, prior to the issuance of the building permit, shall be bonded for construction, and installed prior to the release of the use and occupancy permit for the 125th multifamily apartment unit, unless otherwise required by the State Highway Administration.

10. Prior to the issuance of any building permits for the property, the following road improvements shall have (a) full financial assurances through either private money or full funding in the County's Capital program; (b) been submitted for construction through the operating agency's access permit process; and (c) an agreed upon timetable for construction with the appropriate operating agency: Provision of a double right turn lane along westbound Greenbelt Road approach to US 1.

11. The applicant shall provide two and one-half (2 ½ acres) of tree mitigation including the credit received for on-site street tree coverage. The applicant shall provide at least two (2) acres of off-site tree mitigation. The first priority for off-site tree mitigation shall be within the City of College Park, at locations designated by the City and approved by the District Council; however, no off-site tree mitigation requirement may be satisfied on land subject to any type of conservation easement or is currently preserved from development due to ownership by a governmental agency, quasi-governmental agency, or non-profit organization. If the City of College Park does not designate an appropriate site for mitigation within the City within nine (9) months from the date of this Order, then the applicant may satisfy mitigation requirements by purchasing tree conservation easements or transferable development rights in satisfaction of this condition, subject to the same restrictions, on land in the Rural Tier, subject to approval by the District Council.

12. The applicant shall install traffic calming devices as shown on the May 4, 2004, plan prepared by The Traffic Group. The traffic calming devices east of 48th Avenue shall be installed prior to the issuance of any use and occupancy permit for the property. The traffic calming devices west of 48th Avenue shall be installed prior to the issuance of the final use and occupancy permit for the property.

13. The applicant shall participate in a Transportation Study of the US Route 1 Corridor in the City of College Park for evaluation of transit strategies, including a US Route 1 shuttle operated by governmental, quasi-governmental or private entities. The Transportation Study shall evaluate the implementation of a comprehensive corridor-wide shuttle system.

    In the event that a new or enhanced US Route 1 shuttle system is operational and serving the Subject Property at the time of issuance of the final use and occupancy permit for this project, the applicant shall contribute a proportionate share of the costs of a US Route 1 shuttle, which contribution shall not exceed the cost of a private shuttle for the Subject Property alone.

    In the event that a new or enhanced US Route 1 shuttle system is not operational and serving the Subject Property at the time of issuance of the final use and occupancy permit for this project, the applicant shall provide a private shuttle for residents of the development project in accordance with a schedule and routes agreed to with the City of College Park.

    If, after initiation of a private shuttle, a US Route 1 shuttle system is created, then the applicant shall participate in the new shuttle system in lieu of providing a private shuttle, and it shall contribute a proportionate share of the costs of a US Route 1 shuttle, which contribution shall not exceed the cost of a private shuttle for the Subject Property alone.

    It is anticipated that the applicant will coordinate its shuttle activities with the City of College Park, and that depending on the findings of the Transportation Study of the US Route 1 Corridor and depending on the success of a private

shuttle or a comprehensive US Route 1 shuttle system, that this condition may be modified.

14. In consultation with the City of College Park and the District Council, the applicant shall make a good faith effort to execute a memorandum of understanding with the University of Maryland that prohibits University students residing in the project from obtaining on-campus parking permits. Also, in consultation with the City of College Park and the County Council, the applicant shall make a good faith effort to discuss with the University of Maryland methods to discourage faculty and staff residing in the project from driving their personal vehicles to the campus in the weekday morning and evening peak periods.

SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall become effective initially on the date of its enactment, and the rezoning approved herein shall become effective when the applicant accepts in writing the conditions in Section 3.

Ordered this 6th day of March, 2007, by the following vote:

In Favor: Council Members Exum, Campos, Dernoga, Harrington and Turner

Opposed:

Abstained:

Absent: Council Members Bland, Dean and Knotts

Recused: Council Member Olson

Vote: 5-0

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:_____
Camille A. Exum, Chair

ATTEST:

_____
Redis C. Floyd
Clerk of the Council

Case No.: SP-03098/01

Applicant: JPI

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the applicant's acceptance of conditional zoning and to grant final conditional zoning approval.

WHEREAS, the District Council approves Application No. SP-03098/01, to approve with conditions a rezoning of the R-T part of the property (3.6 acres) to the M-U-I Zone; and

WHEREAS, the applicant has duly consented in writing to the conditions; and

WHEREAS, the District Council, having reviewed the application and the administrative record, deems it appropriate to accept the applicant's consent to the conditions and to approve final development district rezoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Application No. SP-03098/01 is hereby granted. The applicant's written acceptance of the conditions referred to above, at the time of initial conditional rezoning approval, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the Subject Property as conditionally rezoned shall be subject to all requirements in the applicable zones and to the requirements in the conditions referred to above. Failure to comply with any stated condition shall constitute a zoning violation and shall be sufficient grounds for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute

appropriate civil or criminal proceedings; or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective on May 8, 2007, the date of receipt of the applicant's acceptance of the conditions imposed.

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:_____
Camille A. Exum, Chair

ATTEST:

_____
Redis C. Floyd
Clerk of the Council

PGCPB No. 06-227 File No. DSP-03098/01

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on October 26, 2006 regarding Detailed Site Plan DSP-03098/01 for Jefferson Square Apartments at College Park, the Planning Board finds:

1. **Request:** The subject application is for approval of a mixed-use project with 160 mid-rise multifamily residential apartment units, 45 townhouse units and 41,540 square feet of commercial retail space. The applicant is also requesting to change the underlying zone for the portion of the site in the R-T (Residential Townhouse) Zone to the M-U-I (Mixed-use Infill) Zone.

2. **Development Data Summary:**

	EXISTING	**PROPOSED**
Zone(s)	M-U-I/R-T/DDOZ	M-U-I/DDOZ
Use(s)	Commercial	Townhouse and Multifamily, Commercial Office/Retail
Acreage	4.76	4.76
Lots	0	0
Parcels	1	1
Square Footage/GFA	3,300(vacant)	41,540 (commercial/retail)
Dwelling Units:	-	205
Of which multifamily dwelling units	-	160
townhouse dwelling units	-	45

OTHER DEVELOPMENT DATA
Bedroom Unit Mix—Multifamily

Unit Type	**Number of Units**	**Average Square Footage**
1 Bedroom	77	784*
2 Bedrooms	67	1,165
3 Bedrooms	16	1,465
Total	**160**	

*See Finding 9 for the requested amendment discussion relating to size of bedroom units.

Bedroom Percentage

Unit Type	Proposed Percentage	Percentage Per Section 27-419
1 Bedroom	48	50
2 Bedrooms	42*	40
3 Bedrooms	10	10
	100	100

Notes: * See Finding 9 below for discussion of the requested amendment relating to the proposed bedroom percentages.

Parking Requirements Per Section 27-568(a)

Uses	Parking Spaces
Multifamily Apartments (160 units)	
Of which one bedroom units (2 spaces per unit)	154
Two bedroom units (2.5 spaces per unit)	168
Three bedroom units (3 spaces per unit)	48
Townhouses (45 units in eight sticks. 2.04 spaces per unit)	92
Commercial Space (41,540 square feet)	
For the first 3,000 square feet (1space per 150 sq. ft.)	20
For the remaining 38,540 square feet (1 space per 200 sq. ft.)	193
Total rezoned for commercial	231
Total	**674**
S2. The minimum number of off-street parking spaces permitted for each land use type shall be reduced by 10 percent from the required spaces of Section 27-568 (a) pursuant to Site Design S2. Parking Area, Standard T. of the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*	**607**

Shared Parking by Time Period (Pursuant to Table 15, Page 182 on Sector Plan)

	Weekday		Weekend		Nighttime
Uses	Daytime	Evening	Daytime	Evening	
Residential (416 spaces)	60%=250	90%=374	80%=333	90%=374	100%=416
Commercial (191 spaces)	60%=115	90%=173	100%=192	70%=135	5%=10
Total Spaces	**365**	**547†**	**525**	**509**	**426**

Parking Provided*	**547 spaces**
Structure parking spaces	367
Townhouse surface parking spaces	90
Townhouse garage parking spaces	90

Notes: † The highest number of parking spaces occupancy becomes the minimum number of spaces required; therefore a total of 547 spaces is required. The plan provides a total of 547 parking spaces and complies with the parking requirements. No amendments to the parking requirements have been requested.

* For a total of 547 parking spaces required, two percent of the total parking spaces (equivalent to 11 spaces) should be for the handicapped. Out of the required 11 parking spaces for the handicapped, at least one parking space should be a van accessible space. The site plan does not provide enough information regarding parking for the handicapped. A condition of approval has been recommended to require the applicant to provide the required parking spaces for the physically handicapped prior to certificate approval.

Loading

Required per Section 27-582	**4**
Retail	3
Multifamily	1 space /100-300 dwelling units
Provided*	**3**
Retail	3 spaces
Residential	Shared with retail use

Notes*: The DSP plan indicates that a reduction from the number of required loading spaces has been requested to allow the residential use to share one loading space with the retail/commercial uses. Staff supports the sharing of loading spaces for the mixed-use component of this site plan because functionally they are clustered and will serve all the uses in the building. The plan continues to meet the goals and purposes of the sector plan with the proposed sharing of loading spaces between retail and residential uses.

3. **Location:** The site is located on the east side of US 1, at the southeast quadrant of the intersection of Baltimore Avenue and Cherokee Street within the City of College Park, in Planning Area 66, and Council District 3. The site is also located in Area 4 (Central Gateway Mixed-use Area), Subarea 4e, of the College Park US 1 Corridor sector plan.

4. **Surrounding Uses:** The site is bounded on the west side by US 1; on the south by the State Highway Administration ramp from MD 193 to US 1 and by Catawba Street, an existing 50-foot wide residential street that provides access to an existing townhouse development in the R-T

Zone known as College Park Mews; to the east by an existing single-family residential development in the R-55 Zone; and to the north by Cherokee Street, which has a variable right-of-way width. Across Cherokee Street are rental apartments in the R-18 Zone and an existing church in the C-S-C Zone.

5. **Previous Approvals:** The subject site carries two types of zoning designations. The 1.16-acre part that is fronting US 1 was zoned C-S-C and developed with a one-story brick building shared by Mandalay Café and Atlantic Wireless Store, which is currently under-utilized. The 3.6-acre part was zoned R-T and remains undeveloped. The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*, which was approved by the District Council on April 30, 2002 (CR-18-2002), rezoned the 1.16-acre part into the M-U-I Zone, retained the 3.6-acre part in the R-T Zone and superimposed a development district overlay zone on both parts.

The site is the subject of Preliminary Plan of Subdivision 4-03141,which was approved by the Planning Board (via PGCPB Resolution No. 04-117) and was valid through June 10, 2006. The preliminary plan received a one-year extension on June 22, 2006, extending it validity to June 10, 2007. On August 24, 2006, the applicant filed a reconsideration application to request the Planning Board to reconsider Condition 11 that imposed a trip cap on the subject site. The Planning Board approved the reconsideration request at the public hearing on September 21, 2006. The substantive hearing for this case was held on October 26, 2006. The Planning Board approved the reconsideration of Condition 11 of 4-03141 with conditions.

The applicant filed a detailed site plan, DSP-03098, for approval of a mixed-use development with 237 mid-rise rental apartments, 8 rental townhouses and 3,405 square feet of commercial retail space and an amendment to the Development District Overlay Zone to change the underlying R-T Zone to the M-U-I Zone. The Planning Board (via PGCPB Resolution 04-193) approved DSP-03098 on July 29, 2004. On May 9, 2005, the District Council remanded this case back to the Planning Board. The Planning Board [via PGCPB Resolution No. 04-193(a)] reapproved the DSP on September 8, 2005. On February 13, 2006, the District Council denied the DSP, based primarily on the development intensity and type of housing products, which were found not to be compatible with the surrounding neighborhood and inconsistent with the land use recommendation of the Sector Plan. The site also has an approved Stormwater Management Concept Plan 23871-2003, which will be valid through November 14, 2006.

6. **Design Features:** The subject site is a rectangular shaped property fronting on US 1. The proposed mixed-use project consists of two parts. Along the US 1 frontage is the proposed vertical mixed-use section, which is composed of 160 units of multifamily apartments, approximately 41,540 square feet of commercial retail uses, and an underground parking structure for 367 spaces. The proposed residential and commercial/retail uses are designed in one building with a courtyard above the ground level commercial retail uses. The rear of the site is to be developed exclusively for 45 townhouse units in eight building sticks, which occupies less than two-thirds of the entire site. The building height of the development on the site varies from a five-story vertical mixed-use building, approximately 70 feet in height along US 1 frontage, to the three-story townhouse units, approximately 40 feet in height. The townhouse section provides a

transition in building height and mass between the larger mixed-use building along the US 1 Corridor and the existing single-family detached units and townhouses to the south and the east of the subject site.

The site plan shows two vehicular access points to the site from Cherokee Street. For the mixed-use building, there are storefronts along both US 1 and Cherokee Street. Sidewalks and pedestrian amenities have been shown along the two street frontages. The residential lobby of the multifamily apartments is located at the northeast end of the building, as well as the entrance to the underground parking structure that serves the apartments. The proposed townhouses are also located along Cherokee Street, maintaining a continuous street wall. The remaining townhouse building sticks are arranged parallel to US 1 and in pair to create a common walkable area between two buildings.

The frontage along US 1 will be improved with an eight-foot-wide landscape strip and a sidewalk of varied width between the commercial storefront and US 1. There are seating areas and lighting fixtures in the landscape strip.

The main façade fronting Baltimore Avenue is designed in a three-part composition with a projected first floor for retail/commercial use forming a strong base section. The second to the fifth floor of the building is for multifamily residential dwellings. The façade is finished with a combination of brick and cementitious panel. The elevation features three fenestration patterns with an elaborated tower at the corner of Baltimore Avenue and Cherokee Street. Various height profiles of vertically divided modules provide a varied roofline. The elaborated base section wraps the corner tower, breaks for several bays and continues to the end of the elevation fronting Cherokee Street at the entrance to the underground parking garage. The triangular parapet on the multifamily building has been strengthened by the cross-gable and triangle pedimented dormer window of the townhouse units along Cherokee frontage. The townhouse is finished with a combination of brick veneer and standard siding. Similar brick arched windows also appear on the townhouse units. An optional deck is offered on the interior townhouse rear elevation. The design of the townhouse and multifamily sections are compatible in style and building treatment. The project as a whole is also compatible with the existing neighborhood.

The site plan includes two monumental signs to be placed in front of the mixed-use building, along US 1, and the main entrance to the townhouse section, along Cherokee Street. The monumental signage to the townhouse section is acceptable. Placing monumental sign in front of the mixed-use building at the corner of US 1 and Cherokee Street does not comply with the vision for Area 4. Even though the DDOZ standards do not specifically prohibit monumental signs, the Urban Design Section believes building-mounted signage of both the residential real estate identification and the store-front signage is more appropriate at this location. In addition, the plans do not clearly indicate the proposed sign face area. DDOZ standards allow up to a maximum 100 square feet sign area for a freestanding sign. Staff believes that the proposed signage should meet the above sign face area standard. A condition of approval has been proposed in the recommendation section to require the applicant to provide this information on the site plan.

The applicant has not provided a phasing plan for the development. Staff is concerned about the possibility of the townhouse section being constructed under the variable development standards for the project that are allowed when a project is built in accordance with Section 27-546.18. That section states that when an owner proposes a mix of residential and commercial uses on a single lot or parcel, the site plan shall set out the regulations to be followed including, but not limited to, the setbacks, height, lot size, and density. Since the project is proposed on one lot, which includes the mixed-use building and the townhouses, the density and the dimensional requirements that would normally govern townhouse development do not apply. However, if the townhouses were to built first and the mixed-use building never constructed, there would be no bona fide mixed use on the site to justify any variation from standard regulations for the district. Therefore, it is necessary to require a condition to phase the plan for the project in order to ensure mixed-use development on the site, with the proposed increase in density for the townhome component.

7. **Recreation Facilities:** The subject DSP includes a recreational facility and amenity package consisting of a 1,500 square-foot fitness area, a 1,000 square-foot club/pub room, a business center, an interior landscaped courtyard with seating for the multifamily section of the development. Internal sidewalks and a landscaped courtyard is proposed for the townhouse section. Per the current formula for determining the value of recreational facilities to be provided in subdivisions, for 160 multifamily dwelling units and 45 townhouse units in Planning Area 66, a recreation facility package of approximately $192,000.00 is required. Several items such as club/pub, otherwise required sidewalks, do not qualify as a recreational facility. In addition, no recreational facilities have been proposed for the townhouse section. As discussed in the below Finding 10 for compliance with the approved Preliminary Plan of Subdivision 4-03141, the staff believes that the site plan does not have adequate recreation facility for the development. Additional information regarding recreation facilities for multifamily complex is also needed. During the public hearing for this detailed site plan, the Planning Board agreed to the proffer by the applicant to provide additional recreational facilities on an existing tot lot adjacent to the subject site and therefore determined that the recreational facility for this application is adequate.

COMPLIANCE WITH EVALUATION CRITERIA

8. **Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the Development District Overlay Zone for amendment of the approved underlying zone to change from the R-T Zone to the M-U-I Zone and the requirements of the M-U-I Zone of the Zoning Ordinance as follows:

   a. This DSP application includes a request to change the underlying zone for a section of the property from R-T to M-U-I, in accordance with Section 27-548.26(b) in the Development District Overlay Zone section of the Zoning Ordinance. The area of the property zoned R-T is approximately 3.6 acres in size and lies behind the M-U-I-zoned portion of the development that fronts onto Baltimore Avenue. The area to be rezoned is bounded by Cherokee Street to the north, a 20-foot-wide paper alley to the east, and Catawba Street to the south. The owner of the property may request changes to the

underlying zone in conjunction with the review of a detailed site plan. Pursuant to Section 27-548.26(b)(3), the Planning Board is required to hold a public hearing on the application and make a recommendation to the District Council. Only the District Council may approve a request to change the underlying zone of a property. The applicant is also required to meet the requirements of Section 27-546.16 of the Zoning Ordinance for the Mixed-Use Infill Zone (M-U-I).

Under Section 27-548.26(b)(5), the District Council is required to find that the proposed development conforms to the purposes and recommendations for the Development District as stated in the Master Plan, Master Plan Amendment or Sector Plan, and meets applicable site plan requirements. The development generally conforms to the applicable site plan requirements. As mentioned in Finding 9 below, the applicant has applied for several amendments to the Development District Standards. The sector plan identifies four primary goals under Sector Plan Summary to be implemented through the Development District Standards:

First, to create an attractive and vibrant gateway corridor leading to The University of Maryland and the City of College Park.

Second, to promote quality development by transforming US 1 into a gateway boulevard, main street, and town center in a pedestrian and bicycle-friendly environment.

Third, to provide a diverse mix of land uses in compact and vertical mixed-use development forms in appropriate locations along the corridor.

Fourth, to encourage multifamily development to reduce the use of the automobile and also to expand the opportunity for living, working and studying within the corridor.

Under Area and Subarea Recommendations of the sector plan, land use and urban design recommendations are provided that establish the preferred mix, type and form of development desired in the six areas and their subareas. For Subarea 4e, the sector plan envisioned the following:

The vision for this subarea is for infill and redevelopment including a mix of retail, office, and residential uses in mid-rise buildings. Adequate buffers should be provided and building heights should step down to be compatible with adjacent existing residential neighborhood.

The Community Planning Division in a memorandum dated September 26, 2006 (Williams to Zhang), recommended approval of the rezoning request citing that the application is consistent with the Sector Plan's land use recommendation for Subarea 4 and meets goals 1, 3 and 4 of the sector plan by presenting an attractive and an attractive

and vibrant mixed-use development along the US 1 Corridor, incorporating both retail and multifamily uses along a transit corridor, resulting in a diverse mix of vertical land uses that can take advantage of existing transit options to reduce the use of the automobile.

The community planner further explains why this portion of the site was retained in the R-T Zone at time of sector plan as follows:

> "The bulk of the subject property was not rezoned to the M-U-I Zone at the time of approval of the sector plan due to the lack of redevelopment proposals at the time. The portion of the subject property with frontage upon US 1, which was classified in the M-U-I Zone at the time of plan approval to meet the plan's second goal, is very narrow (approximately 130 feet in width), limiting the redevelopment potential of the portion zoned M-U-I. However, the Detailed Site Plan submitted by the applicant includes the entirety of the site, providing sufficient land assembly to support a viable development proposal. The request to rezone the R-T portion of the property to the M-U-I Zone is appropriate given the intended vision for the character of development along the US 1 Corridor, the plan's recommendations concerning future rezoning when land assembly has occurred, and the regulations of the M-U-I and Development District Overlay Zones."

Under Section 27-546.16(b)(2) of the Zoning Ordinance, the owner is required to show that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties. In addition, pursuant to Section 27-546.16(c), the M-U-I Zone may be approved only on property which adjoins existing developed properties for 20 percent or more of its boundaries, adjoins property in the M-U-I Zone, or is recommended for mixed-use infill development in an approved Master Plan, sector plan, or other applicable plan. Adjoining development may be residential, commercial, industrial, or institutional and must have a density of at least 3.5 units per acre for residential or a floor area ratio of at least 0.15 for non-residential development.

The applicant has provided a justification statement that outlines how the proposed development plan meets the above requirements. In general, the goals and recommendations of the sector plan have been met by providing a compact and vertically mixed-use development. The proposed mixed-use building will create a strong presence on Baltimore Avenue, articulating the corner location with the provision of ground-level retail with residential above while providing for an attractive and vibrant gateway to the City of College Park. The main building will be sited close to the street, with attractive streetscapes consisting of special paving and lighting, street furniture, bicycle racks, outdoor seating areas for restaurants, and an abundance of public and private landscaping. As the development transitions back into the lower townhouse residential section, the architecture of the buildings has been designed to incorporate more residential-scaled details such as dormers, reverse gables, decorative window and door

treatment, balconies, and green areas with attractive landscaping. The architecture depicts building materials that are compatible with the existing surrounding residential neighborhoods. Three-story townhouses are proposed as a transition in building height in order to be compatible with the adjacent existing residential neighborhood consisting of single-family detached homes to the east and townhouses to the south, across Catawba Street.

The parking for the multifamily section will be provided in an underground parking structure, accessed from Cherokee Street. For the townhouse section each dwelling will have two garage spaces. The proposed parking will be behind the townhouse sticks that are facing Cherokee Street and between the buildings for those interior units.

The applicant has proffered to provide a private shuttle that will go to the Greenbelt Metro Station on a regular basis to help reduce automobile use. The applicant has also proffered to upgrade the existing bus stop along US 1 in front of the site. The bus stop is currently served by Metrobus and The Bus.

Adequate landscape buffers that are in conformance with the requirements of the Landscape Manual (subject to several conditions as discussed in Finding 11 below) have been provided between the development and the existing neighborhoods. The City of College Park has agreed to provide the developer with a landscape easement for the use of the city-owned, 20-foot-wide unpaved alley for screening the development from the existing single-family homes to the east. A required 20-foot-wide landscape buffer also has been provided along the eastern property line that is adjacent to the existing single-family houses. A required 25-foot-wide landscape buffer between the townhouse section and the existing multifamily and townhouse project has been provided along the southern property line.

In conclusion, staff supports the rezoning of the property from the R-T Zone to the M-U-I Zone because the property adjoins existing developed properties in the M-U-I Zone for more than 20 percent of its boundaries. Staff further finds that the proposed development conforms to the purposes and recommendations for the development district, as stated in the sector plan and meets applicable site plan requirements.

b. The general purpose of the M-U-I Zone is to permit, where recommended in applicable plans (in this case the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment)*, a mix of residential and commercial uses as infill development in areas that are already substantially developed.

Section 27-546.19. Site Plans for Mixed Uses requires that:

(c) A detailed site plan may not be approved unless the owner shows:

1. The site plan meets all approval requirements in Part 3, Division 9;

2. **All proposed uses meet applicable development standards approved with the Master Plan, Sector Plan, Transit District Development Plan, or other applicable plan;**

Comment: The site plan meets all site design guidelines and Development District Standards of the 2002 *Approved College Park US 1 Corridor Sector Plan* and the standards of the Development District Overlay Zone (DDOZ), as amended.

3. **Proposed uses on the property will be compatible with one another;**

4. **Proposed uses will be compatible with existing or approved future development on adjacent properties and an applicable Transit or Development District; and**

Comment: The application proposed a mixture of multifamily residential and commercial office/retail in a vertical mixed-use format in a five-story building fronting Baltimore Avenue and 45 townhouse units in eight building sticks behind the vertical mixed-use building. The proposed parking for the multifamily section will be in the parking garage located in the building along with the commercial office/retail. The proposed uses on the subject property will be compatible with each other and will be compatible with existing or approved future development on adjacent properties in the main street area of the US 1 corridor.

5. **Compatibility standards and practices set forth below will be followed, or the owner shows why they should not be applied:**

   (A) **Proposed buildings should be compatible in size, height, and massing to buildings on adjacent properties;**

Comment: In order to achieve that, the DSP specifically employs the townhouse section as a transition in building height and mass from the mixed-use building, so as to be compatible to the existing both single-family and multifamily dwellings to the east and south of the subject site.

   (B) **Primary facades and entries should face adjacent streets or public walkways and be connected by on-site walkways, so pedestrians may avoid crossing parking lots; and**

Comment: The site plan shows primary facades for the mixed-use building along Baltimore Avenue and Cherokee Street. Sidewalks will be provided along Baltimore Avenue, Catawaba Street and Cherokee Street. The proposed parking

for the multifamily section is underground. The parking for the town house section is located in garages. Pedestrians have direct access to units without crossing parking lots.

(C) Site design should minimize glare, light, and other visual intrusion into and impacts on yards, open areas, and building facades on adjacent properties;

Comment: The site plan shows a mixed-use complex at the front portion of the site and a townhouse section at the rear to provide a transition to the existing neighborhood. The lighting proposed for the multifamily building is located along both frontages of Baltimore Avenue and Cherokee Street. The lighting proposed for the townhouse section is located within the interior of the section. As a result, the glare, light, and other visual intrusion into neighborhoods is greatly minimized.

(D) Building materials and color should be similar to materials and color on adjacent properties and in the surrounding neighborhoods, or building design should incorporate scaling, architectural detailing, or similar techniques to enhance compatibility;

Comment: The commercial /retail component of this project is located at the street level of the vertical mixed-use building that is fronting Baltimore Avenue. The rest of the stories of the building are for the proposed multifamily units. Behind the five-story building are three-story townhouses. The proposed building design and materials of the development will be an upgrade of the existing buildings.

(E) Outdoor storage areas and mechanical equipment should be located and screened to minimize visibility from adjacent properties and public streets;

Comment: The application does not include outdoor storage. The mechanical equipment will be located within the building.

(F) Signs should conform to applicable Development District Standards or to those in Part 12, unless the owner shows that its proposed signage program meets goals and objectives in applicable plans; and

Comment: A sign package consists of two monumental signs. The applicant has requested an amendment to Site Design, S5. Freestanding Signs of the Development District Standards to allow the sign for the mixed-use section to be

located closer than 10 feet behind the ultimate right-of-way. As discussed in Finding 9 below, the staff believes that building-mounted signage is appropriate for the mixed-use development. The rest of the proposed signage is in general compliance with the applicable development district standards.

(G) The owner or operator should minimize adverse impacts on adjacent properties and the surrounding neighborhood by appropriate setting of:

(i) Hours of operation or deliveries;

(ii) Location of activities with potential adverse impacts;

(iii) Location and use of trash receptacles;

(iv) Location of loading and delivery spaces;

(v) Light intensity and hours of illumination; and

(vi) Location and use of outdoor vending machines. (CB-10-2001; CB-42-2003)

Comment: According to the applicant, the hours of operation or deliveries for the stores fronting Baltimore Avenue and Cherokee Street will follow the normal schedule of the existing business establishments. Since the vehicular access to both the mixed-use section and townhouse section and access to the proposed loading and delivery spaces will be from Cherokee Street, the impact to the existing residential neighborhood has been minimized. Trash receptacles are to be located on the sidewalks along Baltimore Avenue. No vending machines have been proposed. No freestanding luminaries have been proposed for the commercial/retail component. Additional trash receptacles will be provided at the outdoor play area in the townhouse section. In the townhouse section, three types of lighting fixtures have been provided. Two types are for the subdivision and one is streetlight along Catawaba Street.

9. **The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* and the standards of the development district overlay zone (DDOZ):** The 2002 College Park US 1 Corridor Plan defines long-range land use and development policies, detailed zoning changes, design standards and a DDOZ for the US 1 corridor area. The land use concept of the sector plan divides the corridor into six areas for the purpose of examining issues and opportunities and formulating recommendations. Each area has been further divided into subareas for the purpose of defining the desired land use types, mixes, and development character. The subject site is in Area 4 (Central Gateway Mixed-use Area), Subarea 4e, on the east side of US 1. The vision for Area 4 is to create a mixed-use neighborhood with a variety of retail and office uses, and the introduction of multifamily residential development in mid-and high-rise buildings.

Buildings may be sited further from the street and from each other than in the concepts set forth for the town center and main street areas. Parking should be located in lots sited to the side or rear of properties. Shared parking is strongly encouraged. Sidewalk setback from the curb edge with trees and landscaping on both sides will create the gateway boulevard envisioned for US 1.

The sector plan also provides specific subarea land use recommendations for Subarea 4e, east side of US 1 and north of MD 193. The plan encourages and promotes infill development and redevelopment to include a mix of retail, office, and residential uses in mid-rise buildings. Adequate buffers should be provided and building height should step down to be compatible with the adjacent existing residential neighborhood. The application as proposed in the subject detailed site plan including the mixture of residential, commercial and retail uses, the site layout and transition of building height to be compatible to the existing adjacent neighborhoods of single-family detached and single family attached units, and is in general compliance with the land use vision and recommendation for Subarea 4e.

Section 27-548.25 (b) requires that the Planning Board find that the site plan meets applicable development district standards. The development district standards are organized into three categories: public areas; site design, and building design. The applicant has submitted a statement of justification that provides detailed explanation of how the proposed condominium project conforms to each development district standard.

a. The detailed site plan meets most of the standards with the exception of several development district standards, for which the applicant has requested an amendment. In order to allow the plan to deviate from the development district standards, the Planning Board must find that the alternative development district standards will benefit the development and the development district and will not substantially impair implementation of the sector plan. The amendments that the applicant has requested are discussed below.

PUBLIC AREAS:

P6. Utilities

A. All new development within the development district shall place utility lines underground. Utilities shall include, but are not limited to, electric, natural gas, fiber optics, cable television, telephone, water and sewer.

Comment: The applicant has requested an amendment to modify the above standard. The applicant states, "there is only one utility pole carrying overhead lines located along the US 1 frontage of the subject property. This sole utility pole is to be retained. The applicant does not intend to underground the overhead utilities since there is no financing program in place at this time to implement a systematic undergrounding of utilities along the US 1 corridor." The applicant also quotes from the sector plan that "the standard is to reduce the visual impact of existing overhead utility lines and associated poles along

Baltimore Avenue within the development district by consolidating utility pole usage, relocating utility poles, or placing existing utility lines underground." The above standard has been met since the applicant is not providing any additional utility poles along US 1, and the visual impact of the utility lines will be improved by the provision of attractive architecture, street trees, street lighting, and furniture. Therefore, the alternate Development District Standard will benefit the development and the development district and will not substantially impair implementation of the sector plan.

SITE DESIGN

S3. Building Siting and Setbacks

L. The maximum lot coverage for multifamily dwellings having 4 or more stories shall be 70 percent of the overall net lot area

Comment: The applicant has requested a one percent increase of the maximum lot coverage for the multifamily section due to the change of site design in order to respond to the land use recommendation of the sector plan and as a direct result of community input and desire for lower buildings, which covers more land area. Staff agrees with the amendment to the maximum lot coverage of 70 percent given the fact that one percent increase in the maximum lot coverage will not substantially impair implementation of the sector plan and will be visually undetectable.

S5. Freestanding Signs

A. The location of freestanding signs shall not be located closer than 10 feet behind the ultimate right-of-way as modified by Section 27-614(a), Freestanding Signs, in Part 12 of the Zoning Ordinance. In the main street (3a and 3b) and town center (1a,1b,1c, 1d and 1e) subareas, freestanding signs are discouraged and building signs should be used instead wherever possible. Placement of freestanding signs shall not hinder vision or obscure site lines for motorists.

Comment: The applicant proposes a sign package including two monumental signs, one for each of the commercial/multifamily dwelling and townhouse sections. The applicant also requests an amendment to the 10-foot setback for the multifamily section sign to be placed within the right-of-way of Baltimore Avenue. As discussed previously, the Sector Plan envisions a main street environment for this subarea. The monumental sign will be placed on the sidewalk, which will interfere with the normal pedestrian flow. Locating the sign as requested by the applicant is not consistent with the sector plan recommendation along this frontage. Building-mounted signage would be more appropriate. Staff recommends disapproval of this amendment request. Instead the applicant should provide building-mounted signage. A condition of approval has been proposed in the recommendation section of this report.

BUILDING DESIGN

B 1. Height, Scale, Massing and Size

Height

Maximum height in general is four stories (p. 201, Sector Plan)

Comment: The sector plan is clear in that the community vision for this main street area is for mid-rise (four to six-story) mixed-use buildings. Specifically, the building heights map on page 201 of the sector plan indicates that the maximum height, in general, for Subarea 4 is four stories. However, the sector plan, in its economic development strategy section, reiterates that the redevelopment of this corridor is driven by the market. The sector plan's land use and zoning strategies are aimed at establishing a flexible policy and regulatory framework to facilitate market-based decisions by the private sector. The sector plan also allows additional stories upon demonstration by the application that market and design considerations justify additional height and additional stories.

The site plan consists of a multifamily dwelling section along Baltimore Avenue and a townhouse section behind the multifamily section. The proposed multifamily section proposes a five-story building, which is one story higher than the maximum allowable for this area. The townhouse section is three stories in height, which is within the height limit. The applicant is requesting an amendment to allow the multifamily building to be built at five stories.

The applicant has submitted a market study that justifies the proposed number of the multifamily dwelling units. The Research Section's review (Kowaluk to Zhang October 4, 2006) indicates that there is sufficient market demand for higher-end multifamily units in this area. In terms of design considerations, the Urban Design Section notes that because of the narrow site frontage, off-street parking has to be provided in the form of structured parking beneath the buildings, which increases the building height of residential uses by one story. Staff believes that the proposed building at five-story height provides enclosure to the street that enhances the main street feeling. Staff does not object to the applicant's amendment to increase the height limitation from four to five stories.

Massing

I. All multifamily buildings should provide a balcony for each dwelling unit above the ground floor to articulate the building facade and to increase natural surveillance of the surrounding area.

Comment: Balconies have been proposed on most of the interior courtyard units and

Juliet balconies on some of the exterior facades facing Baltimore Avenue. The applicant also has provided an open terrace for the second level units facing Baltimore Avenue because of a setback starting from the second level. Due to noise generating from US 1 and articulation of the building facade, the applicant has not provided all units with balconies. The location of the development does not lend itself to a garden-style apartment complex, which typically include such balconies, but rather an urbane, high-density residential building, which exhibits architectural innovation and uniqueness of design. Staff agrees with the applicant's proposal and the design of the façade that is orientated toward Baltimore Avenue. Staff believes that the combination of balconies and various fenestration patterns, along with accented roof treatment and finishing materials as proposed by the applicant provide a more attractive façade than it would be by providing balconies for every unit. The second level terraces and Juliet balconies will provide extra "eyes on the street" that will meet the intent of the second part of this requirement.

M. The average size of all multifamily dwelling units in a development project shall be a minimum of:

- **750 square feet for a 1-bedroom/1-bath unit.**
- **1,050 square feet for a 2-bedroom/2-bath unit.**
- **1,275 square feet for a 3-bedroom/2-bath unit.**

Comment: The application meets the minimum average size for 1-bedroom, 2-bedroom and 3-bedroom units. The applicant wants to reserves the right to alter the size of all units in order to respond to the market and thus requests an amendment to allow them to use smaller size. Staff does not agree with the applicant because any size smaller than the minimum square footage for each type of bedroom as specified by the Sector Plan will result in unpredictable variations in size of units.

b. The applicant does not request an amendment to the following standards. However, the staff believes that the standards warrant discussion:

PUBLIC AREAS:

P1. Road Network

A. Development should, where possible, provide for on-street parking.

Comment: Baltimore Avenue (US 1) is a principal arterial, undivided five-lane section highway. The annual average daily trips passing through this section of US 1 is 32,500 vehicle trips. On-street parking is regulated by the State Highway Administration (SHA) for US 1. All parking provided will be within the underground parking garage for the

multifamily and commercial section and within the subdivision of the townhouse section. The Urban Design Section believes that the proposed off-street parking is the best alternative for this site. The site plan does show parking on Cherokee Street, which is regulated by the City of College Park.

C. **Intersections in areas of new development within the development district should employ "safe-crosses" on streets which provide on-street parking. This treatment enhances pedestrian safety by expanding the sidewalk area in the unused portion of the on-street parking lane adjacent to the intersection.**

Comment: The site plan shows on-street parking on Cherokee Street. But the site plan does not provide detailed information how this standard is addressed. A condition of approval has been proposed in the recommendation section of this report.

P2. Sidewalks, Bikeways, Trails and Crosswalks

E. **Crosswalks shall be provided at all intersections along US 1 and Paint Branch Parkway within the development district. Crosswalks at primary intersections shall be constructed of interlocking concrete pavers. Crosswalks at secondary intersections shall have striped markings in the pavement. Crosswalk materials for primary intersections shall be consistent along Baltimore Avenue and Paint Branch Parkway. Primary intersections are all intersections with existing and proposed traffic signals on Baltimore Avenue and Paint Branch Parkway. All other intersections are secondary. All signalized intersections shall have pedestrian crossing signals.**

Comment: The site plan shows a pedestrian crossing on Cherokee Street with only striping without detailed information on the pavement pattern and material. A condition has been proposed in the recommendation section of this report.

BUILDING DESIGN:

B1. Height, Scale, Massing and Size

N. Bedroom Percentages:

Bedroom percentages for multifamily dwellings may be modified from Section 27-419 of the Zoning Ordinance, if new development or redevelopment for student housing is proposed and the density is not increased above that permitted in the underlying zone.

Comment: Refer to Finding 2 above for more details on bedroom and percentage. Section 27-419 allows for up to 40 percent two bedroom units, 10 percent three bedroom

units and no limit for one-bedroom units. The application provides 48 percent of 1-bedroom and 42 percent of 2-bedroom which does not meet the requirement of Section 27-419. Staff is not opposed to such a minor amendment to this requirement because the higher-end market needs more larger-sized units that results in the increase in 2-bedroom units and decrease in 1-bedroom units. However, the applicant should provide a justification to this amendment at time of public hearing in order to amend this standard.

10. **Preliminary Plan of Subdivision 4-03141:** The Planning Board approved the Preliminary Plan of Subdivision 4-03141 with 11 conditions. The preliminary plan remains valid until June 10, 2007 after a one-year extension, which was approved on June 22, 2006.

At the writing of this staff report, the Planning Board has approved the applicant's reconsideration request. A reconsideration hearing on the Condition 11 was held on October 26, 2006.

Of the 11 conditions of approval, the conditions related to the review of the subject detailed site plan are as follows:

5. **The applicant shall allocate appropriate and developable areas for the private recreational facilities. At the time of Detailed Site Plan review, the Urban Design Section shall review the type and location of these facilities.**

Comment: The applicant has provided a recreational facility and amenity package with this DSP. Staff noted that most of the facilities proposed do not qualify as a recreational facility. Staff believes that additional outdoor playing facilities should be provided for the multifamily and townhouse sections. Given a total of 205 dwelling units being proposed, staff believes that an outdoor play area for toddlers and preteens plus a one-half multipurpose court would satisfy the needs of the future community. The play area and one-half multipurpose court should be centrally located to be easily accessed by residents from both the multifamily and townhouse section and be fenced with a minimum six-foot-high, vinyl-clad chain link fence. Staff recommends that plans be revised to include the above-mentioned facilities directly west of the entrance into the townhouse development where there are currently five townhouse units proposed. Staff recommends the deletion of the five townhouse units in order to provide space for the recreational facilities. The Planning Board has determined during the public hearing that additional recreational facilities should be provided to an existing tot lot, in accordance with the proffer by the applicant, and further determined that it is not necessary to delete the five townhouse units from the site plan.

6. **The recreational facilities shall be constructed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines. Recreational facilities shall be subject to the following:**

   a. **The applicant, his heirs, successors, and/or assignees shall allocate appropriate and developable areas for the private recreational facilities. The**

private recreational facilities shall be reviewed by the Urban Design Review Section of the Development Review Division (DRD) for adequacy and property siting, prior to approval of the detailed site plan by the Planning Board.

b. **A site plan shall be submitted to the DRD of the Prince George's County Planning Department that complies with the standards outlined in the Parks and Recreation Facilities Guidelines.**

c. **Submission of three original, executed Recreational Facilities Agreements (RFA) to the DRD for their approval, three weeks prior to a submission of a final plat. Upon approval by the DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.**

d. **Submission to the DRD of a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DRD, within at least two weeks prior to applying for building permits.**

e. **The developer, his successor and/or assignees shall satisfy the Planning Board that there are adequate provisions to assure retention and a future maintenance of the proposed recreational facilities.**

Comment: As discussed previously, additional recreation facilities should be required for both the townhouse and multifamily sections in conformance with the Parks and Recreation Facilities Guidelines. The rest of this condition will be enforced at the appropriate time as the above sub-conditions specify. The Planning Board has determined during the public hearing that given additional recreational facilities will be provided by the applicant on an existing tot lot adjacent to the subject site, the recreational facility for this project is adequate.

9. **Development shall be in conformance with the approved Stormwater Management Concept Plan 23871-2003-00, or any approved revisions thereto.**

Comment: The Stormwater Management Concept 23871-2003-00 submitted with this application approval is valid through November 14, 2006. At time the staff report was written, the Department of Environmental Resources had not yet responded to the referral request. A condition has been proposed in the recommendation section of this report to require the applicant provide evidence that the detailed site plan is consistent with the approved stormwater management concept plan prior to certificate approval of this DSP.

11. **Total development of the subject property shall be limited to uses which generate no more than 138 AM and 164 PM peak-hour vehicle trips. Any development other than that identified herein above shall require an additional Preliminary Plan of Subdivision with a new determination of the adequacy of transportation facilities.**

Comment: The applicant has requested a reconsideration of this trip cap condition on August 24, 2006. The Planning Board approved the reconsideration request and a substantive hearing for this reconsideration request was held on October 26, 2006. A review by the Transportation Planning Section (Masog to Zhang, October 10, 2006) indicates that the approval of this DSP hinges on the revision of development quantities and the resulting trip cap condition currently pending the Planning Board's approval. Unless the reconsideration application is approved by the Planning Board, the subject DSP is not approvable. The Planning Board approved the reconsideration of Condition 11 on October 26, 2006, with the following modifications:

11. Total development of the subject property shall be limited to uses which generate no more than 152 AM and 331 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Comment: The subject DSP is within the revised trip cap.

11. ***Landscape Manual:*** The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* and the standards of the Development District Overlay Zone (DDOZ) have modified the applicable sections of the Landscape Manual. In this case, the site plan is subject to residential planting requirements and buffering incompatible uses requirements of the Landscape Manual.

    a. Development District Overlay Zone Standards, Site Design, S4, Buffers and screening, Design standards G, requires residential uses within the development district to comply with the Residential Planting Requirements of the Landscape Manual. Section 4.1(f) of the Landscape Manual requires a minimum total of 1.5 major shade trees and one ornamental or evergreen tree per dwelling unit for townhouse, to be located on individual lots and in common space, and 4.1 (g) requires a minimum of one shade tree per 1,600 square feet or fraction of green area provided for multifamily dwellings. The landscape plan does not provide the breakdown information between Section 4.1(f) and 4.1 (g). A condition of approval has been proposed in the recommendation section of this report to require the applicant to revise the landscape plan to provide a separate calculation for each section with respective landscape schedule. It should be noted that street trees must be separated out from these calculations.

    b. Development District Overlay Zone Standards, Site Design, S4, Buffers and screening, Design Standard E, allows a 50 percent reduction of bufferyard requirements, in terms of the width of the bufferyard and the number of the planting units, in order to facilitate a compact form of development compatible with the urban character of the US 1 corridor. The subject DSP has one boundary area adjacent to the existing uses that needs to be buffered in accordance with the Landscape Manual. The area is along the eastern property line where the proposed townhouse is adjacent to the existing single-family houses. A Type "A" bufferyard of a 10-foot-wide landscape strip and a minimum 20-foot

building setback to be planted with 40 units per 100 linear feet of property line is required. The applicant does not utilize the buffer reduction provision of the Sector Plan. Instead the landscape plan provides sufficient buffer yard and planting units. However, about a 10-foot width of the bufferyard is located off-site on the property of the City of College Park. No required schedule is provided. A condition of approval has been proposed in the recommendation section of this report to require a Section 4.7 schedule be provided and an off-site easement is to be recorded among land records of Prince George's County.

12. **The Woodland Conservation and Tree Preservation Ordinance**: This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet; there are more than 10,000 square feet of existing woodland on site, and there is a previously approved Type I Tree Conservation Plan TCPI/05/04, which was approved in conjunction with the approval of Preliminary Plan of Subdivision 4-03141.

    a. A detailed forest stand delineation (FSD) for this site was submitted and reviewed in conjunction with the Preliminary Plan of Subdivision 4-03141 found to address the requirements for a detailed forest stand delineation and was in compliance with the requirements of the Woodland Conservation Ordinance. No additional information is needed with regard to the forest stand delineation.

    b. Type II Tree Conservation Plan TCPII/27/04-01, submitted with this application, has been reviewed and was found to require significant revisions. A second review by the Environmental Planning Section of the revised plans indicates that TCPII/27/04-01 is in general conformance with the requirements of the Woodland Conservation Ordinance, if the deficiencies as identified in the conditions of approval are corrected.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

    a. The Community Planning Division in a memorandum dated September 26, 2006 indicated that the application is consistent with the 2002 General Plan Development Pattern policies for Corridors in the Developed Tier, and conforms to the land use recommendations of the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* for a mix of retail, office, and residential uses in mid-rise buildings. The community planner also noted that the proposed development does not adequately address several development district standards.

    Comment: The community planner has provided a detailed discussion on the rezoning application included in this DSP. In summary, the Community Planning Division believes that the proposed rezoning of the R-T portion of the property to the M-U-I Zone to achieve the proposed development vision satisfies three of the four goals of the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment.* The proposal is also consistent with the land use recommendation envisioned by the Sector

Plan for Subarea 4e, where the DSP site is located, by presenting an attractive and vibrant mixed-use development along the US 1 Corridor, incorporating both retail and multifamily uses along a transit corridor, resulting in a diverse mix of vertical land uses that can take advantage of existing transit options to reduce the use of the automobile.

The non-compliance development district standards identified by the community planner include build-to line, minimum 60 percent of masonry on three sides of a single-family dwelling, underground utilities, building height, balconies, and freestanding signage. The applicant has filed amendments to underground utilities, building height, balconies and freestanding signage. The applicant also revised the plan to meet the build-to line and the minimum percentage of masonry on three sides of a single-family dwelling.

b. The Transportation Planning Section in a memorandum dated October 10, 2006, provided a detailed review of the applicable transportation-related conditions of Preliminary Plan of Subdivision 4-03141 and indicated that the development quantities and the resulting trip cap condition will be revised in the preliminary plan resolution. The Transportation Planner concludes that vehicular access and circulation within the site is acceptable.

In a separate memorandum from the Transportation Planning Section dated October 9, 2006, on detailed site plan review for master plan trail compliance, the Trails Planner noted that the subject application is in conformance with the Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment. Staff recommends approval of this DSP and supports the provision of sidewalks along Baltimore Avenue (US 1), Cherokee Street and Catawba Street and bicycle racks as shown on the detailed site plan. The Trails Planner's recommendations have been incorporated into the recommendation section of this report.

c. In a memorandum dated October 4, 2006, the Subdivision Section identified conditions of approval attached to Preliminary Plan of Subdivision 4-03141 that pertains to the review of this DSP. No additional subdivision issues have been identified with this application. See above Finding 10 for a detailed discussion.

d. In a memorandum dated October 3, 2006, the Environmental Planning Section recommended approval of Detailed Site Plan DSP-03098/01 and Type II Tree Conservation Plan TCPII/27/04-01 with no conditions.

e. In a memorandum dated October 4, 2006, the Permit Section provided eighteen comments and questions regarding compliance with the Sector Plan and development district standards, signage, existing building, parking, loading, recreation facilities, and building height. Most of the questions have been answered. Those outstanding items have been incorporated into conditions of approval in the recommendation section of this report

f. The Department of Environmental Resources (DER) had not responded to the referral

request yet at the time the staff report was written. However, the applicant submitted an approved stormwater management concept letter issued by DER which will be valid through November 14, 2006.

g. In a memorandum dated August 29, 2006, the Department of Parks and Recreation noted that Condition 5 attached to the approval of Preliminary Plan of Subdivision 4-03141 is applicable to this DSP. See above Finding 10 for a complete discussion on compliance with Preliminary Plan of Subdivision 4-03141.

h. In a memorandum dated September 12, 2006, the Fire/EMS Department of Prince George's County provided a standard memorandum and listed applicable regulations regarding access for fire apparatus, fire lane and location and performance of fire hydrants. Nothing specific to this site was mentioned.

i. In a memorandum dated October 24, 2006, the State Highway Administration (SHA) required frontage dedication from the subject site.

Comment: Frontage improvement requirement for development fronting the State roads is usually enforced at time of issuance of the access permit by the State Highway Administration. As a result, no specific condition has been proposed in the recommendation section of this report.

j. In a memorandum dated September 13, 2006, Washington Suburban Sanitary Commission (WSSC) stated that a revision is required to the original approval by the WSSC to reflect building layout and additional condominium units. An additional hydraulic review may be required.

k. In two memoranda dated August 25, 2006, the Public Facilities and Historic Preservation Section concluded that the proposed development has no effect on historic resources. No archeological review is required for this site.

l. In a memorandum dated October 4, 2006, the Research Section agreed with the conclusion of the market study that there is sufficient market demand for higher-end retail units on the subject site. Staff also noted that the market study does not include analysis on the retail portion of the project.

m. In a memorandum dated October 25, 2006, the City Council of the City of College Park voted unanimously to approve the subject DSP with fourteen conditions. The Planning Board has determined to incorporate ten conditions with modifications into the recommendation section of this report.

n. As of the writing of this report, neither the City of Berwyn Heights nor the City of Greenbelt had yet responded to the referral request.

14. As required by Section 27-285 (b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type II Tree Conservation Plan (TCPII/27/04-01) and further APPROVED Detailed Site Plan DSP-03098/01 for the above-described land, subject to the following conditions:

A. Staff recommends that the Planning Board recommend to the District Council APPROVAL of the rezoning request to rezone approximately 3.6 acres in the R-T (Residential Townhouse) Zone to the M-U-I (Mixed-use Infill) Zone.

B. Staff recommends APPROVAL of the alternative development district standards for:

1. P6. Utilities, A. (to allow the applicant to retain the above-ground existing utilities at the current location without relocating underground)

2 S3. Building Siting and Setbacks, L. [to allow one percent increase in maximum lot coverage (from 70 to 71 percent) for the multifamily dwelling section]

3 S4. Buffers and Screening, E. (to allow a 10-foot-wide off-site landscape buffer yard)

4. B 1. Height, Scale, Massing and Size, Height (to allow the height of the multifamily dwelling building to be one story higher than the maximum height limit of four stories)

5. B 1. Height, Scale, Massing and Size, Massing, I. (to allow the applicant not to provide balconies for every units for multifamily section, instead to allow the applicant to use a combination of balcony, terrace along other façade elements to articulate the façade and to increase natural surveillance of the surrounding area.)

C. Staff recommends DISAPPROVAL of the alternative development district standards for:

1 S5. Freestanding Signs, A. (to allow a monumental sign to be located less than 10 feet behind the ultimate right-of-way of Baltimore Avenue)

2 B 1. Height, Scale, Massing and Size, Size M. (to allow the applicant to use bedroom size that is smaller than the minimum required by the Sector Plan).

D. Staff recommends APPROVAL of DSP-03098/01, for Jefferson Square Apartments at College Park, and Type II Tree Conservation Plan TCPII/27/04-01, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:

   a. Revise Landscape Plan to provide Section 4.7 schedule on the site plan in accordance with S4.E.

   b. Install facilities, which will upgrade the existing tot lot, owned by the City of College Park, near the southeast corner of the property. Such facilities will be shown on the DSP and approved by the Planning Board or its designee, in consultation with the City of College Park, prior to certificate approval of this DSP. The cut sheets for all proposed recreation facilities shall be provided on the site plan.

   c. Provide a building-mounted signage plan for the multifamily/commercial building to be reviewed and approved by the Planning Board or its Designee.

   d. Provide sign face area calculation for the proposed entrance feature sign for the townhouse development.

   e. Revise the site plan and landscape plan to be consistent with Development District Overlay Zone standards P1C regarding safe crossing for pedestrians and P2E regarding crosswalk finishing. The details shall be provided on the detail sheet.

   f. Provide the following pedestrian related improvements:

      (1) The Applicant shall revise the site plan to accurately reflect the ultimate right-of-way line along US 1 showing a 60-foot dedication and shall revise the streetscape along Route 1 to include road-widening, removal of existing sidewalk, new sidewalk, curb and gutter, and street trees per Maryland State Highway Administration direction.

      (2) Bicycle parking for a minimum of 20 bicycles utilizing inverted U bicycle racks.

      (3) A standard sidewalk along the subject site's frontage of Cherokee Street.

      (4) A standard sidewalk along the subject site's frontage of Catawba Street.

   g. The condominium/HOA covenants shall provide that all residents of the multifamily/townhouse shall have equal access to the fitness center within the multifamily building and all marketing materials regarding this project shall reflect this.

   h. Provide evidence to show that the subject detailed site plan is consistent with

the approved stormwater management concept plan for this site.

2. Prior to issuance of any building permit, an off-site landscape easement for the proposed ten-foot-wide landscape bufferyard shall be recorded among the Land Records of Prince George's County.

3. If needed, as determined by the Planning Board or its designee, the applicant shall request a waiver of the building setback requirement.

4. Prior to issuance of any building permits for the townhouse section, the foundation for the underground parking garage serving the multifamily/commercial building shall be completed.

5. Prior to issuance of the 44th building permit for the townhouse section, all proposed recreation facilities and amenities associated with the townhouse section shall be constructed and completed for use by the residents.

6. The applicant shall upgrade the existing bus stop located on the property with a shelter.

7. The applicant shall provide one on-street parking space, as allowed by the City of College Park, for Zip Car, Flex Car, or similar service. If demand warrants the location of a second car at the Property, the applicant shall provide one off-street parking space in the parking garage for the second car.

8. The applicant shall construct an approximately five-foot wide sidewalk on the north side of Cherokee Street from U.S. Route 1 to 48th Place and any other improvements required by Prince George's County at the detailed site plan stage. Lighting shall be designed so that there is no excessive light spillover onto adjacent residential property.

9. The applicant shall bear the total cost for the design and construction of the traffic signal approved by SHA at the U.S. Route 1 and Cherokee Street (east) intersection which, prior to the issuance of the building permit, shall be bonded for construction, and installed prior to the release of the use and occupancy permit for the 125th multifamily apartment unit, unless otherwise required by the State Highway Administration.

10. Prior to the issuance of any building permits for the Property, the following road improvements shall have (a) full financial assurances through either private money or full funding in the County's Capital program, (b) been submitted for construction through the operating agency's access permit process, and (c) an agreed upon time table for construction with the appropriate operating agency: Provision of a double right turn lane along westbound Greenbelt Road approach to U.S. Route 1.

11. The applicant shall meet the reforestation requirements of the project within the City of College Park at locations designated by the City and approved by M-NCPPC.

12. The applicant shall install traffic calming devices as shown on the May 4, 2004 plan prepared by The Traffic Group. The traffic calming devices east of 48th Avenue shall be installed prior to the issuance of any use and occupancy permit for the property. The traffic calming devices west of 48th Avenue shall be installed prior to the issuance of the final use and occupancy permit for the property.

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

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Eley and Parker voting in favor of the motion, and with Commissioner Vaughns abstaining at its regular meeting held on Thursday, October 26, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of November 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:HZ:bjs

AMENDED AGREEMENT

THIS AGREEMENT is made this 25 day of Oct, 2006 by and between JPI DEVELOPMENT SERVICES, L.P. ("JPI"), and the CITY OF COLLEGE PARK, MARYLAND (the "City") a municipal corporation of the State of Maryland.

WHEREAS, JPI is the contract purchaser of certain property located in College Park, Maryland which is more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Preliminary Plan of Subdivision No. 4-03141 ("Preliminary Plan"), was approved by the Maryland-National Capital Park and Planning Commission ("M-NCPPC"), and Detailed Site Plan No. 03098 ("DSP") was approved the M-NCPPC in regard to the development of the Property; and

WHEREAS, JPI had asked the City to recommend approval of Preliminary Plan No. 4-03141 and Detailed Site Plan No. 03098 to the Prince George's County Planning Board ("Planning Board") and the District Council for Prince George's County, Maryland; and

WHEREAS, the City agreed to make said recommendations conditioned upon certain conditions, some of which are included in this Agreement and some of which are included in a Declaration of Covenants; and

WHEREAS, JPI acknowledges the City's favorable action regarding Preliminary Plan No. 4-03141 and Detailed Site Plan No. 03098; and

WHEREAS, JPI has applied for a reconsideration of the approved Preliminary Plan of Subdivision 4-03141 and a revision of Detailed Site Plan 03098/01, which includes a rezoning request; and

WHEREAS, JPI has requested that the City recommend approval of the reconsideration of PP 4-03141 and the revision of DSP 03098/01; and

WHEREAS, the City has agreed to make said recommendations conditioned upon certain conditions, which shall be executed by JPI, some of which are in this amended agreement, and some of which are included in an amended declaration of covenants running with the land, which agreement and covenants may be enforced by the City.

NOW THEREFORE, in consideration of the foregoing, the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. JPI shall construct a sidewalk approximately five (5') feet wide (this is due to existing trees and other impediments on the other side of the street) on the north side of Cherokee Street from U.S. Route 1 to 48th Place and any other improvements required by Prince George's County at the detailed site plan stage. Lighting shall be designed so that there is no excessive light spillover onto adjacent residential property.

2. JPI shall bear the total cost for the design and construction of the approved traffic signal at the U.S. Route 1 and Cherokee Street (east) intersection which, prior to the issuance of the building permit, shall be bonded for construction, and installed prior to the release of the use and occupancy permit for the 125th unit, unless otherwise required by the State Highway Administration. A copy of the said bond shall be provided to the North College Park Citizens' Association.

3. Prior to the issuance of any building permits for the Property, the following road improvements shall have (a) full financial assurances through either private money or full funding in the County's Capital program, (b) been submitted for construction through

the operating agency's access permit process, and (c) an agreed upon time table for construction with the appropriate operating agency:

Provision of a double right turn lane along westbound Greenbelt Road approach to U.S. Route 1.

4. JPI shall meet the reforestation requirements of the project within the City of College Park at locations designated by the City and approved by M-NCPPC.

5. JPI shall install traffic calming devices as shown on the May 4, 2004 plan prepared by The Traffic Group and which is attached hereto as Exhibit B. The traffic calming devices east of 48th Avenue shall be installed prior to the issuance of any use and occupancy permit for the property. The traffic calming devices west of 48th Avenue shall be installed prior to the issuance of the final use and occupancy permit for the property.

6. JPI shall make its best efforts to insure that construction traffic for the project shall use U.S. Route 1 for ingress and egress, using Cherokee Street and 48th Place for access to the site, and that such traffic does not utilize other neighborhood streets except in extraordinary circumstances. These best efforts shall include but not be limited to monitoring said traffic and including the restrictions of this paragraph as to construction traffic in any contracts between JPI and contractors working at or delivering to the site. Construction personnel and other employees involved in the project shall park on site. Construction vehicles shall be parked on site and construction materials shall be stored on site. When the structured parking garage on the property is available for use, such vehicles and materials shall be parked/stored therein, where practicable.

7. If required to meet the minimum requirement for on-site recreational facilities, JPI shall provide an additional outdoor play area to be centrally located between the

multifamily and townhouse sections. The play area shall provide recreation facilities for both toddlers and preteens, plus a one-half multipurpose court to be fenced with a minimum six-foot-high vinyl-clad chain link fence. The cut sheets for all proposed recreation facilities shall be provided on the site plan. In the alternative, JPI shall pay a fee in lieu for acquisition of recreational facilities to be dedicated to the public use, which shall be located within the area bounded by Route 1, Rhode Island Avenue, Route 193 and Indian Lane, unless otherwise directed by M-NCPPC. Any fee in lieu shall equal the difference between the County recreational facility minimum requirement, and the amount credited for recreational facility improvements installed on site.

8. JPI shall promote the use of Zip Car, Flex Car, or a similar service to its residents. JPI is not required to provide garage parking for the first such vehicle located at the Property for use by residents. If use by Property residents warrants the location of a second car at the Property, JPI shall provide one off street parking space in the garage for the second car.

9. 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 JPI pursuant to the provisions of this Agreement. In the event the City is required to enforce this Agreement and JPI is determined to have violated any provision of this Agreement, JPI will reimburse the City for all reasonable costs of the proceeding including reasonable attorneys' fees. Should JPI prevail in any action brought by the City to enforce a provision of this Agreement, the City shall reimburse JPI for all reasonable costs of the proceeding including reasonable attorneys' fees.

10. It is recognized that this Agreement is made prior to the approval of the revised detailed site plan for the project. This Agreement shall be amended to include any conditions adopted by the Prince George's County Planning Board in the approval of the revised detailed site plan, as designated by the City.

11. Neither any failure nor any delay on the part of the City in exercising any right, power or remedy hereunder or under applicable law shall operate as a waiver thereof nor shall a single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or remedy.

12. This Agreement shall be binding upon, and shall inure to the benefit of, the respective affiliates, transferees, successors and assigns of the parties hereto.

13. All notices given hereunder shall be in writing and shall be deemed to have been given when hand delivered upon delivery, in the event of mailing, three (3) days after deposit with the United States Postal Service, as registered or certified mail, return receipt requested, postage prepaid, in the event of delivery by overnight service, one day after depositing with such service, and if by facsimile, on the date indicated on a confirmation sheet indicating successful transmission, addressed:

(i) If to JPI:

Aaron Liebert
JPI Development Services, L. P.
8300 Greensboro Drive, Suite 600
McLean, VA 22102

(ii) If to the City:

City Manager
City of College Park
4500 Knox Road
College Park, Maryland 20740
with copy to:

Robert H. Levan, Esquire
Levan, Ferguson & Levan, P.A.
6325 Woodside Court
Suite 230
Columbia, Maryland 21046

14. This Agreement may not be amended or modified except in 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.

15. The provisions of this Agreement shall be deemed severable, so that if any provision hereof is declared invalid, all other provisions of this Agreement shall continue in full force and effect.

16. This Agreement shall be construed in accordance with and governed by the laws of the State of Maryland.

17. These obligations are subject to and contingent upon final approval of the aforesaid reconsideration of the approved Preliminary Plan and revision of the DSP (both of said approvals being beyond appeal). In the event that JPI assigns or relinquishes its contract purchase rights prior to taking title to the Property, JPI agrees that the said contract purchase rights shall be assigned or relinquished subject the provisions of this Agreement and that the Agreement contained herein shall be effective immediately as to JPI and shall be binding on its heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

WITNESS/ATTEST:

JPI DEVELOPMENT SERVICES, L. P.

By: Aaron Liebert,
Vice President and Area Managing Partner

WITNESS/ATTEST:

Janeen S. Miller, City Clerk

CITY OF COLLEGE PARK, MARYLAND

By: Joseph L. Nagro, City Manager

APPROVED AS TO LEGAL SUFFICIENCY:

By: Suellen M. Ferguson, City Attorney

AMENDED DECLARATION OF COVENANTS AND AGREEMENT REGARDING LAND USE

THIS DECLARATION OF COVENANTS, is made this 25 day of Oct, 2006 by and between JPI DEVELOPMENT SERVICES, L.P. ("JPI"), and the CITY OF COLLEGE PARK, MARYLAND (the "City") a municipal corporation of the State of Maryland.

WHEREAS, JPI is the contract purchaser of certain property located in College Park, Maryland which is more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Preliminary Plan of Subdivision No. 4-03141 ("Preliminary Plan"), was approved by the Maryland-National Capital Park and Planning Commission ("M-NCPPC"), and Detailed Site Plan No. 03098 ("DSP"), was approved by the M-NCPPC in regard to the development of the Property; and

WHEREAS, JPI had asked the City to recommend approval of Preliminary Plan No. 4-03141 and Detailed Site Plan No. 03098 to the Prince George's County Planning Board ("Planning Board") and the District Council for Prince George's County, Maryland; and

WHEREAS, the City agreed to make said recommendations conditioned upon certain conditions, which were executed in the form of a separate agreement, and covenants running with the land by JPI; and

WHEREAS, JPI acknowledges the City's favorable action regarding Preliminary Plan No. 4-03141 and Detailed Site Plan No. 03098; and

WHEREAS, JPI has applied for a reconsideration of the approved Preliminary Plan of Subdivision 4-03141 and a revision of Detailed Site Plan 03098/01, which includes a rezoning request; and

WHEREAS, JPI has requested that the City recommend approval of the reconsideration of PP 4-03141 and the revision of DSP 03098/01; and

WHEREAS, the City has agreed to make said recommendations conditioned upon certain conditions, which shall be executed by JPI in the form of a separate amended agreement, and these amended covenants running with the land, as set forth below, which agreement and covenants may be enforced by the City

NOW, THEREFORE, in consideration of the aforesaid recommendations by the City, JPI 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.

(a) The ~~forty-five (45)~~ 53 townhouse units contemplated by the detailed site plan to be developed for the Property, if developed and operated as rental properties, shall be managed as rental units consistent with the management of the apartment units. In the event the ~~forty-five~~ 55 townhouse units are sold to one owner, the new owner must employ a professional management agent with a strong reputation in property management and 10 years experience managing multifamily rental properties in the D.C. metropolitan area. JPI will not sell any of the townhouse units separately from the remaining townhouse units, and will not sell any of the multi-family apartment units separately from the remaining multi-family apartment units, except as set out in Section 1(c). Any

of the townhouse and multi-family apartment units that are leased shall be rented to applicants who do not require a co-signer to qualify financially for a lease.

(b) When all or a portion of the Property not part of a condominium regime is operated as a rental facility, in order to insure high quality unitary management, said units shall be managed by JPI or its affiliates, or in the alternative, by a professional management agent with a strong reputation in property management and 10 years experience managing multifamily rental properties in the D.C. metropolitan area. Any decision to discontinue such required professional property management shall require the prior written consent of the City of College Park

(c) JPI agrees that no more than one master condominium regime and two sub-residential condominium regimes may be established on the Property. Any such regime including at least one townhouse must include all townhouses. Any such regime including at least one apartment unit shall include all apartment units. Any such regime shallbe included in and governed by a master condominium document. In the event JPI determines to establish condominium regimes under which units, including apartments or townhouse units, may be individually sold, JPI, to the reasonable satisfaction of the City, will include provisions in the applicable condominium documents not subject to amendment except as set out herein, as follows:

i. To insure high quality management of the common areas, require unitary management for each such regime by a professional condominium management agent not owned or operated by any unit owner (except JPI or its affiliates or other similar exercised multifamily owner/operators) that has a strong reputation in the property management industry and at least ten (10) years of experience managing

multifamily projects in the Washington, D.C. metropolitan region. Any decision by the Board of Directors of a condominium to discontinue professional property management would require the prior written consent of the City of College Park;

ii. A provision prescribing that the condominium association provide a sample lease to unit owners for units which may be individually leased, which lease shall include a notice to proposed tenants of applicability of City ordinances relating to tenant rights and obligations and requiring unitary high quality maintenance and management with enforcement rights granted to the City and the condominium association to monitor and enforce tenant compliance with lease and other tenant obligations as set out herein and the City noise, nuisance and parking ordinances.

iii. The condominium documents shall provide that, except in cases of actual hardship, no more than twenty-five percent (25%) of the units within the condominium may be leased at any time, unless otherwise approved by the City. Any owner wishing to lease a unit must notify the Board of Directors of its intention to lease. Except in the event of actual hardship, the Board of Directors shall deny the right of a unit owner to lease a unit if such lease would result in more than twenty-five percent (25%) of the units within the Condominium being leased. Hardship is defined as need based on military service, loss of employment, involuntary relocation, death, disability, or other such circumstances. In the event an exception to the 25% rental limit is granted due to hardship, any lease so granted shall not exceed twelve months in duration unless approved by the City. In no event shall the total rental percentage, including hardship exception rentals, exceed 30% of the units within the Condominium.

Any unit owner seeking to lease a unit must comply with all applicable laws, including obtaining any required rental licenses. At the request of the Board of Directors or the City of College Park, each occupant of a unit may be required, not more than once in any twenty-four (24) month period (or more often if reasonably necessary), to complete an affidavit certifying the status of the unit occupancy (i.e., whether the occupant is a unit owner, member of the unit owner's family, guest or invitee, or a lessee). The affidavit shall be in a form subject to the reasonable approval by the City of College Park and may require that each occupant provide reasonable verification of the information contained in the affidavit. The minimum lease term for all leases within the for-sale condominium shall be twelve (12) months, and any rental of units will be subject to the prior review and approval of the Board of Directors. In this manner, the Board of Directors would be able to monitor the extent of leasing activity. No changes or modifications to these leasing restrictions will be permitted without the prior written consent of the City of College Park. The City of College Park would also be afforded the right, but not the obligation, to enforce these leasing restrictions against the individual unit owners, and would have the right, but not the obligation, to enforce other material use restrictions and rules against individual unit owners.

iv No transient tenants may be accommodated in any Unit, nor shall any Unit be utilized for short-term hotel purposes. No portion of a Unit (other than the entire Unit) may be rented. All agreements of the lease of a Unit shall provide that the terms of the lease shall be subject in all respects to the provisions of the Maryland

Condominium Act, the Condominium Declaration and Bylaws and that any failure of the lessee to comply with the terms of such provisions shall be a default under the lease, which default may be remedied by the Unit Owner in accordance with the lease and by the Condominium Association, in accordance with the Act. All leases must be in writing.

v. No Condominium Unit Owner or occupant shall make or permit to be made any disturbing noise in the Common Elements or in the Units by himself, his family, guests, tenants, employees, servants or invitees, nor permit anything to be done by any such persons as would materially interfere with the rights, comfort or convenience of other Unit Owners or occupants. No Unit Owner or occupant of any Unit shall carry on, or permit to be carried on, any practice in his Unit or on the Property which unreasonably interferes with the quiet enjoyment and proper use of another Unit or the Common Elements by the Unit Owner or occupant of any other Unit, or which creates or results in a material hazard or nuisance on the Condominium.

vi. Unit Owners and occupants must deposit all rubbish or litter in the designated areas and receptacles provided for such purpose.

viii. Unless specific portions of the General Common Elements are designated by the Board of Directors for such purpose, no portion of the General Common Elements shall be used for the storage or placement of furniture or any other article, including, but not limited to, plants, boxes, shopping carts, bicycles, shoes or other articles of clothing and the like.

viii. The Unit Owners and occupants shall not cause or permit the blowing of any

horn from any vehicle in which his guests, family, tenants, invitees or employees shall be occupants, approaching or upon any of the driveways or parking areas serving the Condominium, except as may be necessary for the safe operation thereof.

ix. The owners and occupants of the Units shall in general not act or fail to act in any manner that unreasonably interferes with the rights, comfort and convenience of other Unit Owners and occupants.

x. No Unit Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his Unit any flammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

xi. Subject to the provisions in the Condominium Declaration and in the Bylaws, household birds and fish, house dogs or domesticated house cats are allowed, provided that the same shall not disturb or annoy other Unit Owners or occupants. Breeds of dogs that are prone to barking or howling are not allowed. Any inconvenience, damage or unpleasantness caused by such pets shall be the sole responsibility of the respective owners thereof. All such pets shall be kept under the direct control of their owners at all times and shall not be allowed to run free or unleashed or to otherwise interfere with the rights, comfort and convenience of any of the Unit Owners or occupants. All pets shall be attended at all times and shall be registered, licensed and inoculated as may from time to time be required by law, and must be registered with the condominium managing agent. Pets shall be walked on the condominium property only where indicated and must be

cleaned up after.

xii. Units shall be occupied by no more persons than the maximum permitted by law for the Unit.

xiii. No rugs shall be beaten on Common Elements or the patios, decks, balconies or porches of any Unit, nor dust, rubbish or litter swept from the Unit or any other room or the patios, decks, balconies or porches thereof onto any of the Common Elements.

xiv. No immoral, improper, offensive, or unlawful use shall be made of the Condominium or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof shall be observed. All laws, orders, rules, regulations, or requirements of any governmental agency having jurisdiction thereof, relating to the maintenance and repair of any portion of the Condominium, shall be complied with, by and at the sole expense of the Unit Owner or the Board of Directors, whichever shall have the obligation to maintain or repair such portion of the Condominium. No Unit Owner shall permit his Unit to be used or occupied for any prohibited purpose.

xv. No one shall interfere in any manner with the lighting in or about the buildings and Common Elements.

xvi. Unit Owners and occupants, their employees, servants, agents, visitors, licensees and their families will obey the parking regulations posted at the parking areas, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owners and occupants.

xvii. Except as herein elsewhere provided, no junk vehicle or unlicensed or

inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), shall be kept upon any portion of the Condominium or upon the public or private streets adjacent to the Condominium (except for bona fide emergencies), nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon.

xviii. Streets and other exterior surface parking areas within the Condominium shall be used by Unit Owners, occupants and guests for fully operable, inspected and registered four-wheel passenger vehicles, two wheel motorized bicycles and standard bicycles only. No recreational vehicles, vans (other than non-commercial passenger vans), mobile homes, trailers, boats, trucks (unless licensed as a passenger vehicle and less than three-quarter ton capacity) or commercial vehicles (whether or not registered as a commercial vehicle with the Maryland Department of Motor Vehicles) shall be permitted to be parked on the Property, except on a day-to-day temporary basis in connection with repairs, maintenance or construction work on the Unit.

xix. Outdoor cooking or barbequing is prohibited on any patios, decks, balconies or porches.

xx. Each Unit Owner shall maintain his Unit in a safe, clean and sanitary manner and condition, in good order and repair and in accordance with all applicable restrictions, conditions, ordinances, codes and any rules or regulations which may be applicable hereunder or under law.

xxi. Portions of a Unit visible from the exterior of the Unit and the Limited

Common Elements must be kept in an orderly condition so as not to detract from the neat appearance of the Condominium community. In this regard, no motorcycles or other motorized vehicles may be parked on the patios, decks, balconies or porches. No clotheslines and no outdoor clothes drying or hanging shall be permitted anywhere in the Condominium, nor shall anything be hung, painted or displayed on the outside of the windows (or inside, if visible from the outside) or placed on the outside walls or outside surfaces of doors of any of the Units, and no awnings, canopies or shutters (except for those heretofore or hereinafter installed by Declarant) shall be affixed or placed upon the exterior of a Units, or any part thereof, nor relocated or extended, without the prior written consent of the Board of Directors. Window air conditioners are prohibited. The Board of Directors, in its sole discretion, may determine whether the portions of a Unit visible from the exterior of the Unit and the Limited Common Elements are orderly. If an Owner shall fail to keep the portions of the Owner's Unit or the Limited Common Elements (if any) appurtenant thereto, that are visible from the exterior of such Unit or Limited Common Elements orderly, the Board of Directors may have any objectionable items removed from the portions of the Unit that are visible from the exterior of the Unit or the Limited Common Elements so as to restore their orderly appearance, without liability therefor, and charge the Unit Owner for any costs incurred in connection with such removal.

xxii. With the exception of lawn care equipment used by the Condominium Association, its employees or contractors, motorized vehicles may only be used or maintained on the roadways within or adjacent to the Condominium and no

unlicensed vehicles are allowed within the Condominium. Motorized vehicles including, but not limited to, mini-bikes, snowmobiles and motorcycles, may not be driven on the Common Elements by any Unit Owner, occupant or guest.

xxiii. Each Unit Owner shall maintain his Unit in a manner satisfactory to the Association and in accordance with the Declaration and rules and regulations of the Association. In the event that a Unit is not so maintained, the Association shall have the right to enter the Unit to maintain the same, after giving the Unit Owner at least fifteen (15) days written notice to cure any maintenance problems or deficiencies. In the event that the Association exercises its right of entry for maintenance purposes, the Association shall have the right to assess the particular Unit Owner for the cost of such maintenance. The Association, by its Board of Directors, shall have the right to establish Rules governing the maintenance of any Unit.

2. JPI shall not challenge the City's right to close Cherokee Street to through traffic after the construction of the project, and will not institute any action to litigate the issue.

3. JPI agrees to participate in a Transportation Study of the US Route 1 College Park Corridor involving an evaluation of transit strategies, including a US Route 1 shuttle, and to contribute its proportionate share in accordance with the recommendation of the study in implementing a comprehensive corridor-wide shuttle system, which shall not exceed the cost of a private shuttle system for the JPI project alone. JPI would like to actively participate in the planning process for the shuttle system. In the event a new or enhanced US 1 shuttle service is operational and serving the Property at the time of issuance of the use and occupancy permit for the project, the applicant shall make financial contributions to assist with funding of the service.

In the event that the new or enhanced US 1 shuttle service is not operational and serving the property at the time of issuance of the final use and occupancy permit for the project, the applicant shall provide a private shuttle bus for project residents to and from the Greenbelt Metro station beginning at the receipt of the final use and occupancy permit. The private service shall operate between the hours of 6:00 and 9:30 a.m. and 3:30 and 7:30 p.m., and shall operate at a frequency of approximately 30 minutes. The service shall utilize vehicles with a capacity of approximately 15 passengers and be free to residents. Shuttle service may be provided in cooperation with other Baltimore Avenue area property owners in College Park. Specifications and financial assurances for the service shall be provided at the time of first use and occupancy permit. The applicants shall survey their residents concerning commuting patterns and habits and adjust schedules and locations based upon the results of the survey. The applicant shall provide information on the shuttle service in any marketing or leasing brochure prepared for the project, including to rental and condominium units. In the event such survey, subject to verification by the City, evidences that the shuttle ridership is less than 25% during a period of 3 months, or a comprehensive-corridor-wide shuttle system is not operated by January 1, 2011, JPI may terminate such private shuttle bus service. The 25% ridership shall be determined by using the average number of persons using the 15 person bus during said period. In the event that JPI determines that ridership has fallen below the 25% mark and wishes to terminate the system under this paragraph, it shall investigate to determine the reasons for the lack of use, and take reasonable steps to resolve barriers or hindrances to ridership, during an additional three month period. If, despite these efforts, of which proof shall be given to the City, ridership does not exceed 25% on average, then the service may be terminated. The parties recognize that a Transportation Study of the US Route 1 College Park Corridor will be conducted, with results

expected in the summer of 2007. In the event that the study results indicate that the shuttle service required herein should be changed, or be part of a unified system, or that some other transportation strategy is more efficient, the parties agree that this paragraph may be amended to conform to those recommendations.

4. Garages associated with the townhouse units shall not be converted to bedroom space under any circumstance, and in the event of condominium conversion, the condominium documents shall contain a prohibition not subject to amendment against such conversion to bedroom space.

5. In consultation with the City, JPI shall make a good faith effort to execute a memorandum of understanding with the University of Maryland that prohibits University students residing in the project from obtaining on-campus parking permits. Also in consultation with the City, JPI shall make a good faith effort to discuss with the University of Maryland methods to discourage faculty and staff residing in the project from driving to the campus in the weekday a.m. and p.m. peak periods in their personal vehicles. JPI agrees to participate in discussions with the city and others regarding transit and shuttle service options for the Route 1 corridor; and to pay a pro-rata share of the cost of a transit study not to exceed $10,000.

6. At the time of final plat approval, JPI shall dedicate a right of way of sixty feet (60') from the center line of Route 1 as shown upon the submitted preliminary subdivision plan.

7. Total development of the Property shall be limited to uses which generate no more than 152 A.M. and 332 P.M. peak hour vehicle trips. Any development other than that identified herein shall require an additional preliminary plan of subdivision with a new determination of adequacy of transportation facilities.

8. The uses that are prohibited for the retail portions of the Project are attached hereto as Exhibit B and incorporated herein by reference. JPI may request that a fast food restaurant be allowed on the basis of economic or aesthetic hardship. Such a request may not be considered by the City Council unless and until notice of such request has been given to the North College Park Civic Association, the residents of Cherokee Street east of US Route 1, and residents within a radius of one block north and one block south of the Property. The granting of such a hardship request, after notice as herein provided, shall not be unreasonably withheld.

9. 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.

10. These obligations are subject to and contingent upon final approval of the aforesaid reconsideration of the approved Preliminary Plan and revision of the DSP (both of such approvals being beyond appeal) and shall be recorded upon title to the Property being vested in JPI.

11. In the event that JPI assigns or relinquishes its contract purchase rights prior to taking title to the Property, JPI agrees that the said contract purchase rights shall be assigned or relinquished subject to the provisions of the Declaration of Covenants and Agreement and that the Agreement referenced herein shall be effective immediately as to JPI and shall be binding on its heirs, successors and assigns.

12. 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.

13. 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 JPI pursuant to the provisions of this Declaration of Covenants. In the event the City is required to enforce this Declaration of Covenants and JPI is determined to have violated any provision of this Declaration, JPI will reimburse the City for all reasonable costs of the proceeding including reasonable attorneys' fees. Should JPI prevail in any action brought by the City to enforce a provision of this Declaration of Covenants, the City shall reimburse JPI for all reasonable costs of the proceeding including reasonable attorneys' fees.

14. This 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.

15. This Declaration of Covenants shall be construed in accordance with the laws of the State of Maryland. The provisions of this Agreement shall be deemed severable, so that if any provision hereof is declared invalid, all other provisions of this Agreement shall continue in full force and effect.

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

WITNESS/ATTEST:

Diane Ferree

JPI DEVELOPMENT SERVICES L. P.

By: Aaron Liebert
Vice President and Area Mangaing Partner

STATE OF ~~MARYLAND~~ Virginia)
) ss:
COUNTY of Fairfax)

I HEREBY CERTIFY, that on this 25 day of Oct. 2006, before me, a Notary Public in and for the State aforesaid, personally appeared Aaron Liebert, and that he executed the foregoing Declaration of Covenants for the purposes therein contained by signing in my presence.

WITNESS my hand and Notarial Seal.

Diane Ferree (SEAL)
Notary Public
My Commission Expires: March 31, 2009

Diane Ferree
NOTARY PUBLIC
Commonwealth of Virginia
My Commission Expires 3/31/09

WITNESS/ATTEST:

CITY OF COLLEGE PARK

Janeen S. Miller, City Clerk

By: Joseph L. Nagro, City Manager

STATE OF MARYLAND)
) ss:
COUNTY OF Prince Georges

I HEREBY CERTIFY that on this 15th day of November, 2006, before me, the subscriber, a Notary Public in the State and County aforesaid, personally appeared Joseph L. Nagro, who acknowledged himself to be the City Manager of the City of College Park, and that he, as such City Manager, being authorized so to do, executed the foregoing Declaration of Covenants for the purposes therein contained by signing, in my presence, the name of said City of College Park, by himself, as City Manager.

WITNESS my hand and notarial seal.

PAULINE TERESA WAY
Notary Public
Prince Georges County
MARYLAND
My Commission Expires August 16, 2008

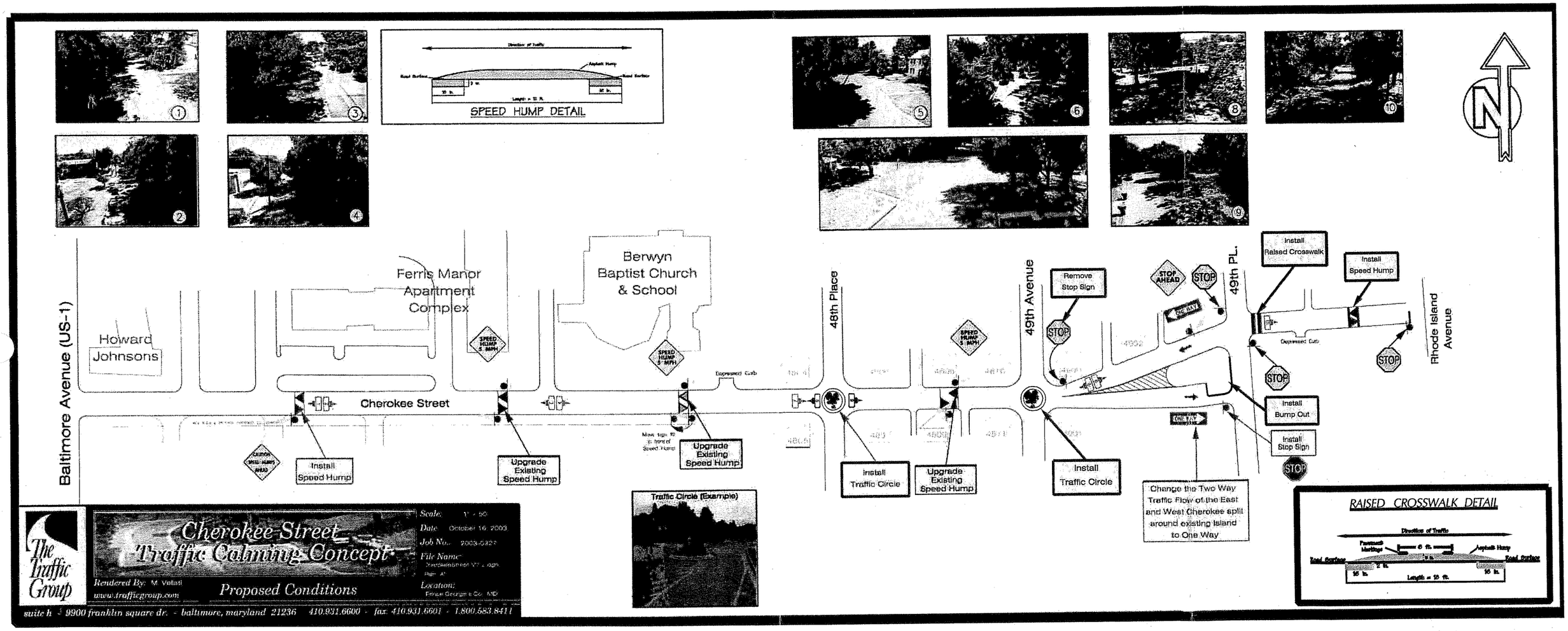
(SEAL)
Notary Public
My Commission Expires: 8-16-2008

THIS IS TO CERTIFY that the within instrument has been prepared under the supervision of the undersigned Maryland attorney-at-law duly admitted to practice before the Court of Appeals.

Suellen M. Ferguson

This document shall be recorded in the Land Records of Prince George's County. After recording, please return to:

Suellen M. Ferguson, Esq.
Levan, Ferguson & Levan, P.A.
6325 Woodside Court, #230
Columbia, MD 21046


SPEED HUMP DETAIL
Baltimore Avenue (US-1)
Howard Johnsons
Ferris Manor Apartment Complex
Berwyn Baptist Church & School
Cherokee Street
48th Place
49th Avenue
49th PL.
Rhode Island Avenue
Install Speed Hump
Upgrade Existing Speed Hump
Upgrade Existing Speed Hump
Install Traffic Circle
Upgrade Existing Speed Hump
Install Traffic Circle
Remove Stop Sign
Install Raised Crosswalk
Install Speed Hump
Install Bump Out
Install Stop Sign
Change the Two Way Traffic Flow of the East and West Cherokee split around existing island to One Way
Traffic Circle (Example)
RAISED CROSSWALK DETAIL
Cherokee Street Traffic Calming Concept
Proposed Conditions
Rendered By: M. Vellati
www.trafficgroup.com
Scale:
Date: October 16, 2003
Job No.:
File Name:
Location:
The Traffic Group
suite h · 9900 franklin square dr. · baltimore, maryland 21236 410.931.6600 · fax: 410.931.6601 · 1.800.583.8411

REVISED STATEMENT OF JUSTIFICATION

Detailed Site Plan (DSP-03098-03)

For

Metropolitan at College Park

September 19, 2013

M-NCPPC
P.G. PLANNING DEPARTMENT
RECEIVED
SEP 20 2013
DEVELOPMENT REVIEW DIVISION

Request: Revision to Detailed Site Plan (DSP-03098-01 and 02)

Applicant, Metropolitan Development Group at College Park, by and through their attorneys, Arthur J. Horne, Jr., and Shipley & Horne, P.A., hereby submit this statement of justification in support of a revision to existing Detailed Site Plan (DSP-03098-01 and 02) in accordance with Section 27-289 of the Zoning Ordinance for Prince George's County, being also Subtitle 27 of the Prince George's County Code. The revision seeks to modify the architecture, quantity and type of multifamily and townhouse dwellings, building height, parking, bedroom unit percentages, including reducing the amount of commercial floor area among other minor revisions. The requested revision is based on the requirements in the *2002 College Park US 1 Corridor Sector* Plan and Sectional Map Amendment because existing DSP-03098 was approved in accordance with said plan.

This revised justification statement replaces the statement submitted on July 12, 2013 that was based on regulations contained in the *2010 Central US 1 Corridor Sector Plan* and its Development District Overlay Zone (DDOZ). Because the instant application has been determined to be a revision to approved DSP-03098-01, planning staff and the Commission's General Counsel recommended that it be prepared and reviewed under the same requirements contained in the 2002 sector plan based on DDOZ exemption 10 in the 2010 sector plan. This exemption provides that properties with a valid DSP prior to April 1, 2010 that was approved under the requirements of the 2002 sector plan shall be permitted to develop in accordance with the approved DSP unless the validity period has expired. It is noted, however, that the Applicant initially developed the proposal pursuant to the design standards contained in the 2010 Sector Plan and has incorporated these standards where appropriate.

The Detailed Site Plan has been prepared in accordance with the following criteria:

1. Requirements of the Zoning Ordinance for Multifamily and Townhouse Dwellings
2. Requirements of the Zoning Ordinance for Off-Street Parking and Loading
3. Requirements of the Zoning Ordinance for Mixed-Use Site Plans
4. Requirements in the Woodland Conservation and Tree Preservation Ordinance
5. Requirements of the Landscape Manual
6. Requirements for the preparation of Detailed Site Plans

7. Requirements of the M-U-I Zone
8. Requirements of the *2002 College Park US 1 Corridor Sector Plan's* Development District Overlay Zone (DDOZ) Standards
9. Selected Requirements in the *2010 Central US 1 Corridor Sector Plan* and Development District Overlay Zone (DDOZ) Standards
10. Requirements of pertinent County General, Master and Functional Master Plans.

A. *Description of Subject Property*:

The subject property is located in the City of College Park and contains 4.56 gross acres, 4.22± net acres (183,823 square feet), in the M-U-I Zone and associated Development District Overlay (DDOZ) Zone. The site is partially developed with a small older commercial building that has frontage along Baltimore Avenue. The overall site is located in the southeast corner of the intersection formed by Baltimore Avenue (US 1) and Cherokee Street. More specifically, the property is identified as Parcel 72 of the Jefferson Square at College Park Subdivision, on Tax Map and Grid 25E4 with tax account 3950995. It is subject to recommendations and regulations within the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* (SMA) where detailed site plan review is required in accordance with the Development District Overlay Zone (DDOZ) in the Central Gateway Mixed-Use Area (4e).

The property slopes gently downward toward the southeast. There are no streams, wetlands or 100-year floodplain or highly erodible soils or Marlboro Clay at the site and there is no indication that noise issues are associated with the site because US 1 is a major collector highway, which is not regulated for noise.

B. *Surrounding Uses*:

The site is bounded on the west by US 1; on the south by the SHA ramp from MD 193 to northbound US 1 and by Catawba Street, a 50-foot residential street that provides access to College Park Mews, an existing townhouse development in the R-T Zone; and to the east by four (4) existing single-family dwellings. A 20-foot-wide paper (unpaved) street/alley separates the subject property from these four (4) dwellings. Cherokee Street forms the north boundary. A hotel, rental apartments and a church are along the north side of Cherokee Street.

C. *Previous Approvals*:

Preliminary Plan of Subdivision 4-03141 (PGCPB Resolution No. 04-117) and a Type I Tree Conservation Plan (TCPI/05/04) were approved for one 4.56 acre parcel by the Planning Board on June 10, 2006. The preliminary plan proposed 237 multifamily apartments and eight (8) townhouse condominiums, with 3,405 square feet of retail space. The preliminary plan is valid until December 31, 2013. On August 24, 2006, the previous applicant filed a reconsideration request with the Planning Board to reconsider Condition 11 that imposed a vehicle trip cap. The request was approved by the Planning Board at a public hearing on September 21, 2006. The Planning Board approved the reconsideration of Condition 11 of 4-03141 with conditions on October, 26, 2006. Total development at the site (per PGCPB No. 04-117(A)) shall be limited to

no more than 152 AM and 331 PM peak hour vehicle trips.

Detailed Site Plan (DSP-03098) was approved by the Planning Board (PGCPB No. 04-193) on July 29, 2004 to permit 237 mid-rise rental apartments, eight (8) townhouses and 3,405 square feet of commercial space. The case was reviewed by the District Council who remanded the case back to the Planning Board. Subsequently, the Planning Board (via PGCPB No. 04-193 (A)) reapproved the DSP on September 8, 2005 for 178 mid-rise apartments, 18 rental townhouses and 8,054 square feet of retail. On February 13, 2006, the District Council denied the DSP, based primarily on the intensity and type of housing products that were found not to be compatible with the surrounding neighborhood and inconsistent with the land use recommendations in the 2002 College Park US 1 Corridor Sector Plan.

On October 26, 2006 the Planning Board approved Detailed Site Plan 03098-01 (via PGCPB No. 06-227) to permit 160 multifamily apartments and 45 townhouse dwellings, including 41,540 square feet of commercial space and 607 parking spaces. Subsequently, the District Council approved DSP-03098-01 (via Zoning Ordinance No. 3-2007) on March 6, 2007 with the same development levels and 14 conditions. The approval also rezoned 3.6 acres of the property from the R-T Zone to the M-U-I Zone, including allowing five (5) modifications to some of the DDOZ design standards in the 2002 sector plan, except the standard addressing the placement of utilities underground. These modifications pertain to the following and are addressed herein where appropriate:

1. Required the undergrounding of a utility pole along US 1 and placement underground (Public Areas Standard P6.A);
2. Allowed increasing lot coverage for multifamily buildings from 70 % to 71% (Site Design Standard S3.L);
3. Allowed an off-site landscape bufferyard of 10 feet in width (Site Design Standard S4);
4. Allowed the height of the multifamily and retail building to increase from four to five stories (Building Design Standard B.1);
5. Allowed limiting the number of multifamily units without balconies, from the requirement that all units above the ground floor have balconies (Building Design Standard B1.I);
6. A minor amendment allowed on-site and garage parking in lieu of on-street parking, "where possible", as required by the 2002 sector plan because parking on US 1 is not possible and on-street parking on adjoining residential streets is limited (Public Areas Standard P1.A); and
7. A minor amendment regarding Section 27-419 of the Zoning Ordinance that limits the number of two-bedroom multifamily units to 40%. The Council approved 42%.

Detailed Site Plan (DSP-03098-02) was approved by the Planning Director on July 17, 2008 as a minor amendment to DSP-03098-01. This minor amendment approved a departure from the width of approved parking garage spaces and an additional 45 garage parking spaces for a total of 592 spaces. The applicant in these previous applications is no longer involved. However, the current Applicant proposes using the same nine-foot wide garage parking spaces for the 313 garage spaces now proposed.

D. *Nature of Request and Development Data Summary:*

Nature of Request:

The Applicant's proposed revision to DSP-03098-01 and 02 pertains to modifying certain site amenities and architecture, quantity and type of multifamily and townhouse dwellings, bedroom unit percentages, the number of garage parking spaces and garage design, including reducing the amount of commercial floor area, among other minor changes. The Tables on pages 6-8 summarize and compare the proposal with the approved DSP-03098-01 and -02.

Although the scale and mass of the multi-family building is generally the same as the original building, the number of units has been increased from 160 to 228 units. The change is due to the types, reduced unit sizes and percentage of bedrooms. Three bedroom units have been eliminated and small studio units have been added.

The architecture for the multifamily is redesigned to provide for a building that is refined, simple and elegant. The building has been redesigned that generally matches the vision of the updated Sector Plan Design Guidelines with the inclusion of simpler vertical elements with a greater proportion of brick on the highly visible elevations. The townhome elevations conceptually are identical; however they have been updated to coordinate with the multi-family building.

The commercial space has been decreased from 41,500 square feet to 4,133 square feet of locally serving convenience retail use. Overall net square footage for the multifamily and retail space is decreased approximately 34,000 square feet.

Garage parking is decreased from 367 spaces to 313 since there is less parking demand for reduced commercial space and fewer multiple bedroom units. The approved underground parking garage is proposed with an above ground garage that is surrounded by the apartment buildings to screen it from adjacent land uses. The nine-foot wide parking spaces approved in DSP-03098-02 are retained in the current proposal.

The site amenities are increased to include an outdoor swimming pool and related recreational uses. With these changes, however, the proposed development maintains the adequacy of public facilities and services previously approved.

The number of townhouse dwellings was increased from 45 to 55 dwellings. The original site plan included only 20' wide townhomes. The proposed site plan has a mixture of both 16' and 20' wide dwellings, comprising 30 and 25 units, respectively. Townhouse parking is adjusted from the previously approved 90 surface and 90 garage spaces to 85 individual unit garage spaces.

Modifications to a small number of Development District Standards are requested to accommodate the new owner's development concept. These modifications are described under pertinent design standards in Section G *and relate to the following:*

1. *Public Areas Standard P6.A (utilities)*
2. *Site Design Standard S4.e (bufferyards)*
3. *Building Design Standard B1.I (multifamily balconies)*
4. *Building Design Standard B1.L (size of attached units)*
5. *Building Design Standard B1.M (size of multifamily bedrooms)*
6. *Building Design Standard B1.N (percentage of bedrooms)*

Project Design Features:

The subject site is a rectangular shaped property fronting on US 1. The proposed mixed-use project consists of two parts. Along the US 1 frontage is the proposed vertical mixed-use section, which is composed of 228 units of multifamily rental apartments, 4,133 square feet of commercial retail uses, and a 313 space parking garage surrounded by the multifamily structure. The proposed residential and commercial/retail uses are designed in one building. The rear of the site is to be developed exclusively for 55 townhouse units in eight building groups.

The building height of the development on the site varies from four-story to six-story in the mixed-use building, to the three-story townhouse units. The townhouse section provides a transition in building height and mass between the larger mixed-use building along the US 1 Corridor and the existing single-family detached units and townhouses to the south and the east of the subject site.

The site plan shows three vehicular access points to the site from Cherokee Street, one for the mixed use building and two for the townhomes. For the mixed-use building, there are storefronts along both US 1 and for a limited portion of Cherokee Street. Sidewalks and pedestrian amenities have been shown along the two street frontages. The residential lobby of the multifamily rental apartments is located in the northwest corner of the building along Route 1.

The frontage along US 1 will be improved with a six-foot-wide landscape strip and a sidewalk of varied width between the commercial storefront and US 1. There are seating areas and lighting fixtures in the landscape strip.

The main façade fronting Baltimore Avenue is designed in a three-part composition with a projected first floor for retail/commercial use forming a strong base section. The second to the fifth floor of the building is for multifamily residential dwellings. The façade is finished with a combination of brick and cementations panel. The elevation features three fenestration patterns with an elaborated tower at the corner of Baltimore Avenue and Cherokee Street. Various height profiles of vertically divided modules provide a varied roofline. The elaborated base section wraps the corner tower, breaks for several bays and continues to the end of the elevation fronting Cherokee Street.

The front townhome elevations are brick veneer. Vinyl siding is along the rears and along the not highly visible side elevations. The side elevations along Catawba Street are all brick. An optional deck is offered on the interior townhouse rear elevation. The design of the townhouse

and multifamily sections are compatible in style and building treatment. The project as a whole is also compatible with the existing neighborhood.

Recreation Facilities: The subject DSP includes a recreational facility and amenity package consisting of a 923 square-foot fitness area, a 727 square-foot club/pub room, a business center, an interior landscaped courtyard with seating for the multifamily section of the development. Internal sidewalks and landscaped courtyards are proposed for the townhouse section. Per the current formula for determining the value of recreational facilities to be provided in subdivisions, for 228 multifamily dwelling units and 55 townhouse units in Planning Area 66, a recreation facility package of approximately $265,596.50 is required. No specific recreational facilities have been proposed for the townhouse section.

The project will be designed with the goal of reaching LEED by achieving as many credits as reasonably possible. The location of the project lends itself to achieving many of the credits that focus on location and transportation. Water efficient plumbing and the use of native and adaptive plants that do not require supplemental water once established will help contribute to a reduction in the use of potable water. Furthermore, building systems that reduce energy consumption will be a focus of the integrated design team to reduce the consumption of energy. The use of low VOC materials and regional materials will also be a focus that the design teams will coordinate to reduce the overconsumption of natural resources and improve the indoor air quality for the building occupants.

A LEED Scorecard is attached to this justification statement.

E. Development Data Summary and Comparison:

Specific proposed revisions to approved Detailed Site Plan (DSP-03098-01 and -02) are described below in Section G. The approved plans were found to be in accordance with the land use and zoning regulations in the *2002 College Park US 1 Corridor Sector Plan* and its Development District Overlay Zone (DDOZ) design standards. The instant revision has also been prepared based on the approved DSP and the DDOZ design standards contained in the 2002 sector plan. Section G of this justification statement discusses compliance with the DDOZ design standards in the 2002 Sector Plan.

	Approved Plan	**Proposed Plan**
Zone	M-U-I/DDOZ	M-U-I/ DDOZ
Use(s)	Undeveloped	Apartment and condominium townhouse dwellings, commercial space and garage parking
Acreage	4.22 net acres	4.22 net acres
Lots	0	0
Parcels	1	1
Green Area	1.26 / (29.8%)	1.22 AC / (28.9%)
Building Lot Coverage	2.96 (70.2%)	2.99 AC / (71.5%) 50.3% multifamily bldg. 21.2% townhomes

Square Footage/GFA	-	223,062 sq. ft. (does not include townhomes)
Building Height	5 stories	4 - 6 Stories
Total Parking Spaces Provided	592	398

Multifamily Units & Retail Square Footage:

Net Square Feet	Approved Plan	Proposed Plan
Multifamily	161,863	174,300
Retail	41,540	4,133
Total Net Square Feet	203,363	178,433

Bedroom Types and Numbers:

	Approved Plan			Proposed Plan		
Bedroom Type	**No.**	**Percent**	**Average Sq. Ft.**	**No.**	**Percent**	**Average Sq. Ft.**
Studio	0		0	39	17 %	510
1 Bedroom	77	48 %	784	93	41 %	629
2 Bedroom	67	42 %	1,165	96	42 %	963
3 Bedroom	16	10 %	1,465	0	0.0 %	0
Total (160)	**160**	**100 %**		**228**	**100 %**	

Bedroom Percentage:

	Approved Plan		Proposed Plan	
Bedroom Type	**Percent**	**Maximum Percentage Per Section 27-419**	**Percent**	**Maximum Percentage Per Section 27-419**
Studio		None	17 %	None
1 Bedroom	48 %	None	41 %	None
2 Bedroom	42 %	40 % *	42 %	40 % *
3 Bedroom	10 %	10 %	0.0 %	10 %
Total (160)	**100 %**	**100**	**100 %**	

* **Note:** A modification of two (2%) was approved in DSP-03098-01 to increase number of two-bedroom units. The proposed revision requests the same modification because three-bedroom units are no longer proposed. It is noted that the 2010 Central US 1 Corridor Sector Plan's Table of Uses in the M-U-I Zone and DDOZ permits multifamily dwellings to exceed bedroom percentages.

Proposed Townhouse Units:

	Approved Plan	Proposed Plan
Number	45	55
Building Height	3 stories	3 stories
Square footage	2,160	1,530-1,800

Site Plan Comparison

Multifamily & Retail	Approved Plan	Proposed Plan
Garage Parking: Including Retail	367	313
Amenities		
Fitness Area	1,000	923
Club/Pub Room	Yes	727
Business Center	Yes	Yes
Outdoor Pool w/ Amenities	No	Yes
Cyber Café	No	Yes
Multifamily & Retail	**Approved Plan**	**Proposed Plan**
Conference Center	No	Yes
Total Amenities (Square Feet)		**5,511**
Building Height Multifamily	5 stories	4 to 6 stories
Building Materials	Brick, Hardy Panel & Siding	Brick & Hardy Panel
Average Exterior Percentage of Brick	75%±	80%±

Loading:

1) Required (Per County Code, Subtitle 27-582)

Retail	1 Retail Store	4,133 SF	=	1 (1 Space (15'x33')/2,000-10,000 GFA)
Residential	(Multi-Family)	228 UNITS	=	1 (1 Loading Space for 100-300 Multi-Family Dwelling Units)
	Total Spaces Required	=		2

2) Provided Spaces

Retail	1 Space (12'x33') (Per 27-578)
Residential	1 Space (12'x30') Shared Space with Retail Loading-Waiver Requested
Total Provided	2 Spaces 1 at (12'x33') and 1 at (12'x30')

Bicycle Spaces (Per County Code Subtitle 04-117)

Required	2 Spaces/10,000 GFA		
	Retail=	4,133 SF=	1 Space
Provided	Total of 132 Spaces		

F. Proposed DSP Revision:

The requested revision of Detailed Site Plan (DSP-03098/01 and 02) is required to accommodate the new owner's development concept. Approval of the request will nullify the parking departures approved in DSP-03098-02. Compliance with the development district standards in the 2002 College Park US 1 Sector Plan is discussed in Section G of this justification statement

below.

The proposed development remains within approved public facility and traffic capacity limits approved in Preliminary Plan of Subdivision (4-03141) and other conditions contained therein. The proposal has also been compared to the conditions of approval for Detailed Site Plan (DSP-03098/01), approved by the District Council in Zoning Ordinance No. 3-2007.

The Applicant is also requesting revision of some previous conditions related to phasing off-site improvements until after construction of the 55 unit townhouse section is completed or after construction of the multifamily section because of financial and construction considerations. Specifically, revisions to the following conditions in Zoning Ordinance No. 3-2007 are requested in order to delay construction of the off-site amenities until after the townhouse or multifamily sections are completed. Requested revision language is underlined and deleted language is shown as strikethrough:

1. Condition 1 (b) - "Upon completion of the 55 townhouses, ~~I~~ *install facilities, which will upgrade the existing tot lot, owned by the City of College Park, near the southeast corner of the property. Such facilities will be shown on the DSP and approved by the Planning Board or its designee, in consultation with the City of College Park, prior to certificate approval of this DSP. The cut sheets for all proposed recreation facilities shall be provided on the site plan."*
2. Condition 4 - *"~~Prior to issuance of any building permits for the townhouse section, the foundation for the underground parking garage serving the multifamily/commercial building shall be completed.~~"* The Applicant requests deletion of Condition 4 because it is no longer needed. The new design proposes an above ground structured garage enclosed by the multifamily building on all sides to screen it from adjacent uses. Also, parking requirements for the townhouse units are accommodated in individual unit garages.
3. Condition 6 - "*Upon completion of the 55 townhouses, the applicant shall upgrade the existing bus stop located on the property with a shelter.*" This revision recognizes that construction activity associated with the multifamily section could be disruptive or damaging to the bus shelter.
4. Condition 8 – "*Upon completion of the 55 townhouses, the applicant shall construct an approximately five-foot-wide sidewalk on the north side of Cherokee Street from US 1 to 48th Place and any other improvements required by Prince George's County. Lighting shall be designed so that there is no excessive light spillover onto adjacent residential property.*"
5. ~~Condition 10 – "Prior to issuance of any building permits for the property,~~*~~Upon completion of the 55 townhouses,~~* ~~the following road improvements shall have (a) full financial assurances through either private money or full funding in the County's Capital program; (b) been submitted for construction through the operating agency's access permit process; and (c) an agreed upon timetable for construction with the appropriate operating agency:~~
   ~~*Provision of a double right turn lane along westbound Greenbelt Road approach to US 1.*~~
   The Applicant requests deletion of Condition 10 because the condition was previously completed.

Also, at the suggestion of planning staff, the Applicant may be submitting a draft site plan along with this DSP revision demonstrating a possible lotting pattern for fee simple townhouse ownership for the purpose of receiving unofficial staff comments only without delaying approval of the DSP application.

With approval of the above revisions, the Applicant believes the proposed development is consistent with the remaining previously approved conditions and, with approval of a small number of modifications to development standards requested herein, will remain compatible with surrounding development and the goals of the 2002 sector plan.

A revision to Detailed Site Plan (DSP-03098-02) is requested to reduce the number of structured garage parking spaces from 367 approved spaces to 313 garage spaces. The 2002 Sector Plan requires 365 structured garage parking spaces to accommodate both the multifamily and retail uses while the proposal is providing 313 garage parking spaces. The townhouses require parking spaces and are providing 85 garage parking spaces. Because the 9-foot wide garage parking spaces are unchanged, no amendment is sought to width of parking spaces.

G. *Compliance with 2002 College Park US 1 Corridor Sector Plan Development District Overlay Design Standards* –

DEVELOPMENT CHARACTER:

The overall mixed-use development herein proposed is very similar in many respects to that which was approved for the subject property under DSP-03098/01. That DSP was found to be consistent with the 2002 General Plan's Development Pattern for Corridors in the Developed Tier. The DSP revisions herein proposed retain the essential character of the existing DSP and are not inconsistent with the previous approvals. The property is located in a General Plan designated Corridor within the Developed Tier. The vision for Corridors is mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development. This development should occur at local centers and other appropriate nodes within one-quarter mile of major intersections or transit stops along the corridor. The proposed development is consistent with this vision.

The *2002 College Park US 1 Corridor Sector Plan* recommends retail-commercial fronting Baltimore Avenue, corresponding to the former C-S-C zoning boundary, with single-family attached use in the R-T Zone for the remaining rear portion of the property. However, the property was rezoned from the R-T Zone to the M-U-I Zone as part of DSP-03098/01 by the District Council in Zoning Ordinance No. 3-2007. In approving the zoning and DSP, the District Council found that both the rezoning and the DSP conform to the 2002 Sector Plan's vision for mixed-uses, including multifamily dwellings, and are "*...compatible with and in keeping with the surrounding residential neighborhood and the residential streets in the property's vicinity.*" The SMA also placed the property in the Development District Overlay Zone (DDOZ), which requires site plan review.

The 2002 Sector Plan's land use concept is intended to provide flexibility so that future

development can be determined by market demand within the context of the development character recommendations for each area and subarea. The plan's urban design concept promotes compact, pedestrian friendly and mixed-use neighborhoods that emphasize the spatial relationship of buildings to the street, all achievable through use of the DDOZ. The concept for Subarea 4e encourages land assembly and comprehensive redevelopment as herein proposed.

Implementation of the sector plan is regulated by the plan's DDOZ design standards that fall into three main categories (public areas, site design, and building design). Regulatory standards define the character of new development and are mandatory. They are quantitative and modify existing regulations contained in the Zoning Ordinance and Landscape Manual. Modifications to the DDOZ standards are permitted through the process described in Section 27-548.25 (c) of the Zoning Ordinance. There are five modifications that have already been approved for DSP-03090/01, plus an additional two minor amendments, and, where necessary are addressed herein. Performance standards support the regulatory standards and establish a consistent design framework for site and building construction. The following addresses all design standards that are pertinent to the subject property's location within the DDOZ as follows:

DESIGN STANDARDS

PUBLIC AREAS

P1. ROADNETWORK DESIGN STANDARDS:

OBJECTIVE

To provide a multimodal circulation system within the development district which will stimulate development, the use of Metro and other transit within a network of interconnected streets which are user-friendly for pedestrians and bicyclists and also accommodate motorists.

DESIGN STANDARDS

A. ***Development should, where possible, provide for on-street parking***

Response: The District Council in DSP-03098-01 has previously approved the use of off-street in lieu of on-street parking as described above. The Applicant is NOT requesting that such a modification be extended to the subject proposal. However, there are 11 current on-street parking spaces along Cherokee Street. The location of these spaces will be modified to match the location of new curb cuts for access into the garage and alleys.

B. ***Cul-de-sacs as the terminus to streets shall be avoided. Cul-de-sacs may be used when developable land is surrounded by environmentally sensitive features.***

Response: There are no cul-de-sacs that terminate streets.

C. ***Intersections in areas of new development ... should employ "safe crosses" on streets which provide on-street parking. The treatment enhances pedestrian safety by expanding the sidewalk area in the unused portion of the on-street parking land adjacent to the intersection.***

Response: Previously approved details for sidewalks and crosswalks have been

incorporated. Condition 1e in DSP-03098/01 already requires that the site and landscape plan be consistent with DDOZ Standard PI (C) regarding safe crossings for pedestrians and P2 (E) regarding crosswalk finishing.

D. Standard not applicable to Subarea 4e.

PUBLIC AREAS

P2. SIDEWALKS, BIKEWAYS, TRAILS & CROSSWALKS

OBJECTIVE

To encourage alternative modes of transportation to the automobile by creating safe opportunities for walking and bicycling. To provide a continuous system of sidewalks and crosswalks with convenient trail connections. To establish a comfortable and inviting pedestrian-oriented environment within the development district.

DESIGN STANDARDS

A. ***All roads shall have a continuous system of sidewalks on both sides of the road.***
Response: Sidewalks will be provided along US 1, Cherokee Street and Catawba Street. Construction documents along US 1 have been approved.

B. ***Sidewalks along Baltimore Avenue shall be compatible in materials to provide a consistent appearance throughout the US 1 corridor. Brick, concrete pavers, poured-in-place concrete or other similar materials should be used along US 1 and other streets. Asphalt shall not be used as sidewalk paving***
Response: Plan Sheet L4 identifies material to be used.

C. ***All sidewalls shall have accessible ramps and comply with American with Disabilities Act (ADA) regulations.***
Response: All sidewalks comply with ADA standards.

D. ***A five-foot wide sidewalk adjacent to a private access or service road shall be furnished if no other alternative pedestrian connections are provided.***
Response: A five-foot sidewalk is located at both entrances to the townhomes along Cherokee street.

E. ***Crosswalks shall be provided at all intersections along US 1 and shall have pedestrian crossing signals if located at a signalized intersection.... Crosswalks at primary intersections shall be constructed of interlocking concrete pavers. Crosswalks at secondary intersections shall have striped markings in the pavement. Crosswalk materials for primary intersections shall be consistent along Baltimore Avenue.... Primary intersections are all intersections with existing or proposed traffic signals.... All other intersections are secondary.***
Response: Condition 1 (f) in DSP-03098/01 already requires that the site plan reflect the ultimate US 1 right-of-way showing a 60-foot dedication for road widening, removal of existing sidewalk, new sidewalk, curb and gutter, and street trees per Maryland State Highway Administration direction. The site plan shows a 10' paver crosswalk across US

1 at the intersection with Cherokee Street. Two striped crosswalks are provided that cross Cherokee Street.

F. ***Connections to the trail network shall be provided from the sidewalk system at designated locations.***
Response: There are no trail segments in the vicinity of the subject property. There is an on-street bike lane along US 1.

G. ***Internal pedestrian ways shall be clearly marked and distinguished from vehicular travel ways and shall also connect to the external trail system.***
Response: Since the internal sidewalks are located within courtyards, they are clearly distinguished from vehicle travel ways.

H. Standard not applicable to subject property because it will have no naturally vegetated areas.

I. ***Bicycle parking facilities shall be located in highly visible and well-lit areas.***
Response: A total of 132 bicycle spaces are provided within the parking garage. Additional bicycle spaces for the retail area are located on bicycle racks within a well-lit area along Cherokee Street and along US 1.

J. ***The location and number of bicycle racks, lockers and other features shall be determined at site plan review.***
Response: The required number of bicycle spaces for the residential section is 132 spaces (1 per 3 vehicular spaces). All the residential bicycle spaces are accommodated within the parking garage.

K. ***All new retail and office development shall provide a minimum of two bicycle parking spaces per 10,000 square feet.***
Response: The 4,133 square feet of retail space requires 2 bicycle spaces. There are approximately 6 bicycle racks provided along Cherokee Street and 6 bicycle racks located along US 1.

PUBLIC AREAS

P3. STREET FURNITURE

OBJECTIVE

To create a positive identity and a pedestrian-friendly street environment, a compatible group of street furniture should be located along Baltimore Avenue and other appropriate locations within the development district. This furniture includes, but is not limited to, benches, trash receptacles, bicycle racks, light fixtures, banners, bus shelters, kiosks, planters and bollards.

DESIGN STANDARDS

A. ***Street furniture shall be constructed of durable materials and require minimal maintenance.***

B. ***Development should provide benches, trash receptacles and bicycle racks in strategic locations, such as public plazas and within retail/commercial activity areas.***

C. ***Benches, trash receptacles and bicycle racks should be provided along trails, in high pedestrian activity areas, urban parks and bus stops along US 1.***

Response to Items P3. A-C: The streetscape along the US 1 corridor and Cherokee Street provides an urban scale that complies with standards for building form, street trees, lighting, site furnishings and transit access. The walkable character is also continued to the secondary Cherokee Street that connects to the proposed townhouse development and the existing, established residential community. Open spaces for social activity occur along the street, within the courtyard of the multifamily residences and between townhome unit courtyards.

PUBLIC AREAS

P4. STREET TREES

OBJECTIVE

To enhance the visual character of the exterior environment with the introduction of street trees along the major road corridors and on individual parcels in the development district. Trees serve several aesthetic functions, such as defining edges and spaces, directing views, strengthening vistas and providing buffers between incompatible uses. Environmental functions served by trees include reduction in ambient air and surface temperatures, reductions in ground-level ozone, and improvements to air quality.

DESIGN STANDARDS

A. ***Street trees shall be used along both sides of all roadways within the development district to define the street edge, provide a shaded overhead canopy and establish a unifying element to the street environment.***

B. ***Medium to large deciduous shade trees shall be utilized for street trees, and shall be planted between 30 and 40 feet on center. Street trees shall be installed at a minimum height of 12 feet and 2½ inch caliper.***

C. ***Ornamental and flowering trees shall be planted instead of deciduous shade trees (street trees) in areas with existing or proposed overhead obstructions. Ornamental and flowering trees shall be installed at a minimum height of eight feet and with an ultimate height of between 20 and 40 feet.***

D. ***A limited tree palette shall be selected for each roadway to provide consistency, uniformity and a distinct identity to the major roads within the development district.***

E. ***Plant selection for street trees shall consider the following characteristics: shape of canopy, sun/shade tolerance, overhead utility lines, drought tolerance, maintenance requirements and tolerance of adverse urban conditions. Native tree species are***

strongly recommended.

F. ***The minimum planting area for street trees shall be six feet in width, eight feet in length and four feet deep. Wherever possible, the tree planting areas below the sidewalk paving should be connected so that root zone space for trees can be shared.***

Response to Items P4. A-F: Street tree spacing will be adjusted to not exceed 40 foot on center spacing. The tree species along U.S. 1 will be changed to an ornamental and flowering species. It was our understanding that US 1 was supposed to reflect an urban streetscape look with individual tree pits a minimum of 6 feet wide and 8 feet long. Tree pits along US 1 will be adjusted to meet minimum width requirements.

PUBLIC AREAS

P5. LIGHTING

OBJECTIVE

To assist in creating a distinct identity along the US 1 corridor by introducing the use of ornamental street lighting. Exterior lighting should enhance the visual appearance, as well as contribute to user safety and improved nighttime visibility. New and existing light fixtures should use energy-efficient lamps. The use of cut-off shields and timers is also encouraged to reduce light spill-over and usage.

DESIGN STANDARDS

A. ***Pole-mounted light fixtures shall effectively illuminate all streets and sidewalks within the development district.***

B. ***One consistent type of ornamental pole and luminaire should be used along US 1 and Paint Branch Parkway.***

C. ***Standard not applicable to Subarea 4e.***

D. ***Light levels from nonresidential uses shall not negatively impact adjacent residential properties and neighborhoods. Within the development district, light fixtures shall incorporate internal cut-off shields to direct light to intended areas and reduce light spill-over to adjacent properties.***

Response to Items P5 A-D: Proposed lighting for the site will be designed to provide adequate light and safety during the evening hours. The site will not contain any "showy" or exorbitant lighting to highlight the architecture or retail. Daytime glare from glass and windows is minimal due to the fact that the buildings were designed to provide adequate light to the interior spaces, and are not over-glazed on the façade. During the evening and nighttime, site and building lighting is designed to provide adequate amounts of light for visibility and safety.

PUBLIC AREAS

P6. UTILITIES

OBJECTIVE

To reduce the visual impact of existing overhead utility lines and associated poles along Baltimore Avenue within the development district by consolidating utility pole usage, relocating utility poles, or placing existing utility lines underground.

DESIGN STANDARDS

A. ***All new development within the development district shall place utility lines underground. Utilities shall include, but are not limited to, electric, natural gas, fiber optic, cable television telephone, water and sewer service.***

Response: **MODIFICATION REQUESTED** – The proposal places new utility lines along Cherokee Street and Catawba Street will be underground. However, a modification is requested by the Applicant for the frontage along US 1. It is noted that the District Council directed the previous owner in DSP-03098/01 (Modification C (1)) to remove the one utility pole along US 1 and place it underground. This directive was premised on the then owner, the Planning Board, the County Council and the City of College Park on developing a plan so that all tax credits received from any Revitalization Tax Credits approved for a project will be utilized to initiate a comprehensive utility relocation program along US 1 north of Route 193. The intent was to use any funds generated from the program to be used first on the subject property and then on adjacent properties.

Because a program has not been established and there are no plans at this time for a utility relocation program along US 1, the Applicant is requesting approval of a new modification that would exempt the project from removing the utility poles along US 1 and undergrounding the wires.

The Applicant believes the modification along US 1 is warranted due to site constraints in accommodating the building footprint and the utility easements and will both benefit the development and not impair implementation of the sector plan.

SITE DESIGN

S1. VEHICULAR CIRCULATION/ACCESS

OBJECTIVE

To provide access to businesses/properties that is clearly defined and safe for motorists and pedestrians. The circulation pattern within parking lots shall be designed to facilitate clear vehicular movement and to ensure safe and convenient pedestrian access from parked cars to building entrance(s).

DESIGN STANDARDS

A. ***Common, shared entrances (curb cuts) shall be utilized for access to nonresidential property, wherever feasible, instead of individual entry points to each property. The amount of curb cuts used for all new development shall be minimized throughout the development district. The need for more than one curb cut from US 1 shall be***

demonstrated for each new development proposal. Vehicular access from side streets (perpendicular to US 1) should be utilized.

B. Vehicular entrance drives shall permit safe and clear pedestrian crossings. Sidewalk material(s) should continue across driveway aprons.

C. The width of entrance drives should be visually minimized, where appropriate, by the provision of a planted median of at least six feet in width separating incoming and outgoing traffic, especially if two or more lanes are provided in each direction.

D. In an attached row or group of buildings in a block, the number of vehicular connections from the front to the rear of the property shall be minimized.

E. Standard is not applicable as no drive-through windows are proposed.

Response to items S1 A-E: There are only 3 curb cuts for access. The curb cuts are all off Cherokee Street thus vehicular entrance drives have been designed to provide safe pedestrian. The crossings include the use of a continuous sidewalk material.

Two of the internal alley networks are for the townhomes. All integral garages on the townhouse site are accessed via alleys that are located towards the center of the site. No vehicular access is provided to Catawba Street.

SITE DESIGN

S2. PARKING AREAS

OBJECTIVE

To reduce the visual impact of parked cars in parking lots adjacent to all roadways with plantings and walls. To provide parking credits and incentives will encourage the use of shared parking facilities for two or more adjacent land uses. To promote alternative modes of transportation other than single occupancy vehicles which will reduce the number of cars and parking spaces on the US 1 corridor. The use of parking garages is also strongly encouraged in the main street and town center areas of the development district. The use of pervious pavement for parking areas should be explored to reduce the amount of surface run-off.

DESIGN STANDARDS

Parking Lots

A. Surface parking lots shall be located to the side or rear of buildings to reduce the visual impact of parked cars and large expanses of asphalt adjacent to public streets. The number of parking spaces located between buildings and the street frontage of roadways shall be minimized.

Response: There are no surface parking lots, thus this standard is not applicable.

B. Overflow parking areas and areas required for emergency access only shall be

constructed with pervious pavement.
Response: There are no overflow parking areas or areas required for emergency access, thus this standard is not applicable.

C. ***Landscaping, screening and buffering of all parking lots and parking garages shall comply with the provisions of the Landscape Manual, except as modified by the standards for the development district.***
Response: No on-street spaces are visible thus this standard is not applicable.

D. Standard not applicable in Subarea 4e.

E. ***In areas 4, 5 and 6, Parking Lot Landscape Strip requirements shall comply with either Option 1, Option 3 or Option 4 (as modified by the standards for the development district) in the Landscape Manual.***
Response: No parking lots abut any streets thus this standard is not-applicable.

F. ***Parking lots utilizing berms are not permitted, as illustrated in Parking Lot Landscape Strip, Option 2 of the Landscape Manuel.***
Response: Standard is not applicable as no parking lot berms are used.

G. ***Parking lots shall provide uniform light distribution, without any dark areas. Internal pedestrian ways shall be well-illuminated and clearly delineated within parking lots.***
Response: Does not apply since there are no surface parking lots.

H. ***Single, large surface parking lots are not permitted. Instead, parking should be provided in smaller defined areas separated by planted medians. The arrangement and design of long, straight aisles within parking areas should be avoided to reduce the opportunities for increased speed of vehicles.***
Response: Does not apply since there are no surface parking lots.

I. ***The placement of parking lots shall avoid creating isolated and remote areas. Parking areas should be clearly visible from adjacent windows, doorways and walkways to maximize natural surveillance.***
Response: Does not apply since there are no surface parking lots.

J. ***Wheel stops shall be provided to prevent damage to buildings, landscaping and overhangs of vehicles blocking pedestrian or vehicular access. Materials for wheel stops include concrete or recycled materials; timber wheel stops are not permitted.***
Response: Wheel stops will be used in appropriate locations within the parking garage.

K ***All parking lots shall be in compliance with the Americans with Disabilities Act (ADA).***
Response: ADA compliant parking is located in the structured garage.

L. ***Innovative solutions for parking of retail, office and multifamily housing should be explored to reduce the amount of land area needed for surface parking lots. These***

options include parking at grade underneath the building, and/or parking a half level or one full level below grade.

Response: As illustrated on Sheet #A3 and A4, the parking garage is enclosed on all three sides. The design of the proposed parking garage requires minimal land area for parking and the location of the spaces will provide a safe and efficient access for the residents into their units.

Parking for all townhouse units is located in integral garages. All alleys that have visible ends from a perimeter street are screened from view through the use of a 42″ high wall that is integrated with the retaining wall and enhanced with shrubs.

Parking Garages:

M. ***Parking garages shall not dominate the street edge and shall incorporate architectural design or landscape features to screen parked vehicles from passing pedestrians and motorists.***

N. ***Parking garages shall be an integral component with the buildings and structures located on a parcel or property and shall incorporate similar high-quality building materials, color(s) and massing. The height of the parking garage shall not exceed the height of the adjacent buildings on the property. Whenever possible, the parking structure should be located in the interior of the parcel.***

O. ***The facade of a parking garage should not be sited directly on US 1 throughout the development district. If no other location is feasible, the facade(s) sited on US 1 shall be mitigated through innovative architectural facade treatments which enhance the pedestrian environment.***

P. ***Convenient, well-marked and illuminated pedestrian connections shall be provided between parking garages and adjacent buildings/destinations.***

Q. ***The use of parking garages should be explored in the main street (3a and 3b) and town center (1a, 1b, 1c, 1d and 1e) subareas. Parking garages with compatible uses should be considered as part of a mixed-use development.***

Response to Items M-Q: The parking for the multi-family building is within an integral structured parking garage. All sides of the garage are flanked by the multi-family building to screen it from Route 1, Cherokee Street, Catawba Street and adjoining properties. The entrance to both the parking garage and the loading/service area is located off of Cherokee Street. All sides of the proposed structured parking are set back more than 50′ from the property line with the exception of the frontage along Cherokee Street. The parking structure is set back a distance of 43′ from Cherokee Street.

Adequacy of Transportation Facilities

R. ***The transportation facilities adequacy standard shall be Level-of-Service E, based on the average peak period levels of service for all signalized intersections in the three designated segments of the US 1 corridor. These segments are (1) Capital Beltway to MD 193, (2) MD 193 to Paint Branch Parkway/Campus Drive, and (3) Paint Branch Parkway/Campus Drive to Guilford Drive.***

Response: The July 15, 2013 Traffic Impact Analysis submitted with this application indicates an existing morning and evening peak hour Level of Service "D". The analysis indicates in Exhibit 10 that Level of Service D is maintained after accounting for existing and background traffic. Also, the proposal remains within the approved trip caps established in the Preliminary Plan pursuant to PGCPB No. 04-117(A)) limiting trips to no more than 152 AM and 331 PM peak hour vehicle trips.

Off-Street Surface Parking Requirements for all Development (except Mixed-Use Development Projects) –

S. ***The maximum number of off-street surface parking spaces permitted for each land use type shall be equal to the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance.***

T. ***The minimum number of off-street surface parking spaces permitted for each land use type shall be reduced 10 percent from the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance.***

Response: This standard is used to calculate parking requirements for this mixed-use development since mixed-use Standard 'U' below cannot be used because the property contains less than five (5) acres. Accordingly, the following tables show parking requirements with the 10% reduction applied:

(Step 1): Parking requirements per section 27-568(a) - 10% reduction:

Multifamily:

Uses	Parking spaces	10% reduction*
Multifamily (Studios) @ 2 spaces per studio	39 x 2 = 78	
Multifamily (1 Bedroom unit) @ 2 spaces per unit	93 x 2 = 186	
Multifamily (2 Bedroom unit) @ 2.5 spaces per unit	96 x 2.5 = 240	
Total	**504**	**453.6**

Town Homes:

Uses	Parking spaces	10% reduction*
Town Homes @ 2.04 spaces per unit	55 x 2.04 = 112.2	
Total	**112.2**	**101**

Retail:

Uses	Parking spaces	10%

		reduction*
Commercial space up to 3,000 SF @ 1 space per 150 SF	20	
Commercial space of 1,133 SF above 3,000 SF @ 1 space per 200 SF	5.6	
Total spaces for total of 4,133 SF	**25.6**	**23**
Total for All Uses	**641.8 = 642**	**578**

Off-Street Parking Requirements for Mixed-Use Development Projects

U. ***The minimum and/or maximum number of parking spaces required for a mixed-use development project which contains a minimum of five adjoining gross acres and two or more uses shall be calculated by the applicant in accordance with the requirements of Section 27-574 of the Zoning Ordinance and submitted with a detailed site plan.***
Response: This standard does not apply since subject property is less than 5 acres. Therefore, required parking has been calculated based on "off-street surface parking requirements for all development (except mixed-use development projects)" Standard "S" per section 27-568(a) of the Zoning Ordinance and Standard "T".

Parking Credits

Reductions to the required minimum number of off-street parking spaces as described in (T) above, may be approved if such reductions are in accordance with the requirements described in the following text and Table 15. An applicant may be granted one or more credits. Where multiple credits are granted, after an initial reduction is applied for the first credit, additional reductions for each successive credit shall apply to the balance of the off-street parking spaces required.

V. ***Parking Credits for Shared Parking–To facilitate shared parking within the development district, Section 27-570, Multiple Uses, and Section 27-572, Joint Use of a Parking Lot, shall be waived.***
1. Single Ownership. When any land and/or building is under the same ownership and used for two or more uses, the number of parking spaces shall be computed by multiplying the minimum amount of parking required for each land use, as stated under section (T) above, by the appropriate percentage as shown in the shared parking requirements by time period (Table 15). The number of parking spaces required for the development is then determined by adding the results in each column. The column totaling the highest number of parking spaces becomes the minimum off-street parking requirement.
Response: The minimum off-street parking requirement is the column totaling the highest number of parking spaces in Table 15.

(Step 2): Parking requirements per section 27-568(a) - Parking reduction per table 15 (shared parking requirements by time period):

Uses	Weekday	Weekend	Night time

	Daytime	Evening	Daytime	Evening	
Residential (**453.6** spaces)	453.6 x 60% = **273**	453.6 x 90% = **409**	453.6 x 80% = **363**	453.6 x 90% = **409**	453.6 x 100% = **454**
Commercial (**23.4** spaces)	23 x 60% = **15**	23 x 90% = **22**	23 x 100% = **24**	23 x 70% = **17**	23 x 5% = **2**
Total Spaces	**288**	**431**	**387**	**426**	**456**

The minimum total parking required in this step = 456 spaces

2. Multiple Ownership. The off-street parking requirements for two or more uses with different ownership may be satisfied by providing a joint parking facility, and the minimum parking requirements may be reduced in accordance with the procedure outlined above for shared parking for Single Ownership, provided:
a. The Planning Board shall determine that shared parking is appropriate for the proposed uses and location.
b. The shared parking facility is within 500 linear feet, measured along the most appropriate walking routes between the shared parking facility and the entrances to all establishments being served.
c. The applicant provides a recorded shared-use parking agreement signed by all owners involved which ensures the shared parking facility will be permanently available to all current and future uses and also contains a provision for parking facility maintenance.
Response: This standard is not applicable as the property is under single ownership.

W. Parking Credits For Use of Alternative Modes of Transportation
1. Applicants may request from the Planning Board during the site plan review process a reduction in the minimum off-street parking requirements if they provide incentives to encourage use of alternative modes of transportation other than single occupancy vehicles. These alternatives include contributing to the county and/or city ride sharing program, providing private incentives for car- and vanpooling, participating in usage of public transportation programs such as WMATA's Metrochek and MTA's TransitPlus 2000, or provision of private shuttle bus service. Verifiable data must be produced that supports the desired reductions in the minimum off-street parking. The reduction shall range between 5 and 20 percent.

Response: 456 parking spaces are the minimum required for the mixed-use building per Standard "T" on page 181 and Table 15 on page 182 of the Sector Plan. With an additional parking credit of 20 percent reduction for alternative modes (car ride share programs and private shuttle bus services), the total required garage parking is reduced to 365 spaces. In total there are 398 spaces provided with 313 in the mixed-use parking garage and 85 in the townhouse area. An additional 11 on-street public parking spaces exist.

A MODIFICATION is requested for a reduction of 47 parking spaces. As justification, it is noted that a significant difference in calculating the number of required parking spaces has occurred between publication of the 2002 and 2010 sector plans. The 2002 sector plan largely emphasizes a suburban character of

development and imposes far greater parking requirements. The more current 2010 sector plan on the other hand emphasizes a more urban character and is thus more generous in requiring less total parking (295 spaces) as the following table demonstrates:

II. Maximum Number of Spaces Per 2010 Sector Plan

Multi-Family						
Per Prince George's County Zoning Ordinance sec. 27-568 (1)(D)						
Multi-Family Apartments:						
Studio/One Bedroom Units	132	x	2	required spaces per unit =		264 Spaces
Two Bedroom Units	96	x	2.5	required spaces per unit =		240 Spaces
	228		Units			504 Spaces
Per Approved Central US1 Corridor Sector Plan (2010)						
Multi-Family Apartments:	228	x	1	required spaces per unit =		228 Spaces
Multi-Family Units	228		Units			228 Spaces
Commercial Space						
Per Prince George's County Zoning Ordinance sec. 27-568 (5)(A)						
Commercial Space:	4,133 SF					
1 SP / 150 GSF for first 3,000 sf =	1 SP	/	150 GSF		3000 =	20 Spaces
1 additional SP / 200 GSF for area over 3,000 sf =	2 SP	/	200 GSF		1,133 SF =	5.7 Spaces
			Max Parking Required for Commercial =			**26** Spaces
Per Approved Central US1 Corridor Sector Plan (2010)						
Commercial Space:	4,133 SF					
3 SP / 1,000 sf =	3 SP	/	1,000 GSF		4,133 SF =	12.4 Spaces
			Max Parking Required for Commercial =			**13** Spaces
Townhomes						
Per Prince George's County Zoning Ordinance sec. 27-568 (1)						
Townhouses:						
2.04 SP / Dwelling Unit	55	x	2.04	required spaces per unit =		112.2 Spaces
	55		**Units**			
			Max Parking Required for Resiential =			**112.2** Spaces
Per Approved Central US1 Corridor Sector Plan (2010)						
Townhouses:						
1 SP / Dwelling Unit	55	x	1	required spaces per unit =		55 Spaces
	55		**Units**			
			Max Parking Required for Resiential =			**55** Spaces
Total Required Parking						
Per Prince George's County Zoning Ordinance sec. 27-568 (5)(A)			Total Parking Required for the Site =			**643 Spaces**
Per Approved Central US1 Corridor Sector Plan (2010)			Total Parking Required for the Site =			**296 Spaces** [2]
Provided Spaces						
Structured Garage:						313 Spaces
Townhome Garages:						85 Spaces
Total Provided						**398 Spaces**

[1] Note: If number of units are reduced, the parking count may be reduced accordingly.

[2] A modification of the development district standards is required if parking provided is greater or less than this amount.

The Applicant believes the 2010 sector plan parking requirements should be used as a benchmark to evaluate the amount of parking modification now requested under the 2002 sector plan. The difference between what the County's Zoning Ordinance requires (643 spaces), the amount required by the 2002 sector plan with parking credits (365 spaces), and the 296 spaces required by the 2010 sector plan demonstrates that flexibility in determining the amount of required parking is anticipated by the County in areas designated for mixed-use infill development within

the Developed Tier. In fact, were the 2010 plan used, the Applicant would be providing 103 more total parking spaces than required. Thus, the Applicant believes the small 47 space parking modification requested is reasonable given the fact that 2002 sector plan regulations must be followed and given the more realistic market and parking demands for this urbanized infill area. Additionally, with the 11 on-street public parking spaces, the required modification would be for 36 spaces. There is no indication that the modification requested will "substantially impair implementation of the 2002 sector plan", especially in light of what would be required under the 2010 sector plan.

SITE DESIGN

S3. BUILDING SITING AND SETBACKS

OBJECTIVE

To provide a consistent setback close to the right-of-way line or street edge within an attached row or block of mixed-use, multifamily or commercial buildings. Setbacks should maintain a continuous building edge to define the public zone of the street. This defined and close edge enlivens commercial areas by encouraging window shopping and street side activity. Residential building setbacks from public streets should be minimized to encourage a more active street environment.

DESIGN STANDARDS

A. ***Buildings shall be oriented to and face the street edge along the entire US 1 frontage. Primary entrances to a building shall be clearly visible from the street. Prominent entrances are encouraged for architectural interest and as an element of scale and orientation. The primary building entrance accessed from interior-facing parking lots should be avoided. Secondary rear and/or side building entrances shall be provided if served by an adjacent parking area. These entrances shall be inviting, well-lit and clearly articulated.***

Response:

MIXED-USE BUILDING

The mixed-use building front is oriented to face Route 1, Cherokee Street and the southern property line adjoining public open space. The main building frontage is facing Baltimore Avenue which is the primary frontage street. The façade design is articulated more along this frontage so that it defines the streetscape edge and adds interest to the adjacent public realm. Cherokee Street is considered a secondary frontage street for the multi-family site (west site). The architectural detail of the primary façade will maintain a continuous level of articulation along this secondary frontage street. A similar façade will run along open space on the south side of the block, which will be visible from Baltimore Ave. The rear facades of the building are oriented towards the center of the block.

TOWNHOUSE UNITS

Cherokee Street is considered a primary frontage street for this block. Its entire frontage is faced with the front façade of townhouse units. From Catawba Street, another primary frontage street, the side elevations of the townhouse rows are visible. The design of these sides will consist of enhanced architectural elements that enliven the view from the streetscape. The front facades of these townhouses will face public open spaces at the center of the block that are accessible from the street. All townhouses are rear-loaded, and designed to be accessed from alleys located within the block.

B. This standard is not applicable to Subarea 4e.

C. ***A front build-to line between 10 and 20 feet from the ultimate right-of-way shall be established for all buildings in areas 4, 5 and 6. See Type II Street Edge***
Response: The front build to line is established at 14 feet for the Baltimore Avenue frontage because of an existing utility easement. A front build to line along Cherokee Street is 12′-2″.

D. ***Building facades in the remainder*** (Subarea 4) ***of the development district shall occupy a minimum of 50 percent of a property's street-facing frontage on US 1. Parking may be provided in front of the building facade only if it is one parking row wide for either parallel or angle-in, short-term parking.***
Response: Building façade along Route 1 exceeds 90%. There is no parking provided along Route 1.

E. This standard is not applicable to Subarea 4e.

F. ***Streets which intersect with US 1 within the development district should have compatible street edge treatments.***
Response: The mixed-use building at the corner of Route 1 and Cherokee Street has been designed with identical details, materials and mass on the street frontage of both streets.

G. Residential buildings shall front onto public streets, whenever possible.
Response: Residential buildings front all 3 of the public streets.

H. This standard is not applicable to attached single-family units.

I. This standard is not applicable to attached single-family units.

J. ***The maximum building coverage for single-family attached dwelling units shall be 50 percent of the overall net tract area.***
Response: The site coverage for the single-family attached units is 39,000 square foot. The single family lot coverage is 21.2% of the net lot area.

K. This standard is not applicable to multifamily buildings with 4 stories or less.

L. ***The maximum lot coverage for multifamily dwellings having 4 or more stories shall be 70 percent of the overall net lot area.***

Response: The site coverage for the multi-mixed use building is 92,441 square feet. The multi-family lot coverage is 50.3% of the net lot area.

Note: The project will be developed in accordance with the above standards J and L. Minimum building frontages and coverage's are satisfied. In approving DSP-03098-01, the District Council approved Modification C (2) granting a 1% increase to maximum lot coverage for the multifamily building above the 70% maximum allowed.

SITE DESIGN

S4. BUFFERS AND SCREENING

OBJECTIVE

To provide an attractive, positive image of the community by screening unsightly views and providing adequate buffers between incompatible uses. Materials selected for buffers shall be of high quality and enhance the character of the built environment.

DESIGN STANDARDS

A. ***All mechanical equipment, dumpsters, storage, service, loading and delivery areas shall be screened from public view, adjacent residential property and rights-of-way with an appropriate buffer consisting of plantings, walls or fences in compliance with the Screening Requirements of the Landscape Manual.***

Response:

MULTI-FAMILY BUILDING

Service and loading areas are contained within the building footprint, and thus are not visible from the street or anywhere on site. The service and loading is accessed from Cherokee Street, thus the loading area can be closed off when not used in order to keep the service are out of view from the public.

TOWNHOUSE UNITS

Parking for all townhouse units is located in integral garages. There is no surface parking proposed for any portion of this site. All alleys that have visible ends from a perimeter street are screened from view through the use of 42" high barricade that is integrated with the retaining wall and further screened with evergreen trees. Dumpsters, storage and service areas are located off of the internal alleys or in individual garages.

B. ***Chain-link fencing (of any type), corrugated metal, corrugated fiberglass, sheet metal or wire mesh shall not be used as a screening material. The use of barbed/razor wire is not permitted.***

Response: There are no Chain-link fencing (of any type), corrugated metal, corrugated fiberglass, sheet metal or wire mesh shall not be used as a screening material.

C. ***Appropriate elements for a buffer include continuous solid, opaque fences and masonry walls. Evergreen plant material may also be used in combination with metal picket-type/rail fencing. Plant material shall be of an appropriate species, size and quantity to provide an effective, immediate year-round buffer.***

Response: There are no buffer requirements, thus this standard is not applicable

D. ***Above-ground utility structures shall be screened with walls that have architecturally compatible materials and design features with the associated building.***
Response: The transformers between the mixed-use building and the townhomes are set back from Cherokee Street to allow for a brick wall. The location of the brick wall is subject to the approval of PEPCO.

E. ***The bufferyard requirements within the development district may be reduced to facilitate a compact form of development compatible with the urban character of the US 1 corridor. The minimum bufferyard requirements (landscape yard) for incompatible uses in the Landscape Manual (Section 4.7) may be reduced by 50 percent. The plant units required per 100 linear feet of property line or right-of-way shall also be reduced by 50 percent. Alternative Compliance shall not be required for these reductions. A six-foot-high, opaque masonry wall or other opaque screening treatment shall be provided in conjunction with the reduced width of the bufferyard between office/retail/commercial uses and residential uses.***
Response: In the previously approved DSP-03098, a 5' min bufferyard was required between the proposed townhomes and the existing single-family units. The proposed development will have a 15' minimum bufferyard provided.

F. This standard is not applicable to Subarea 4e.

G. ***Residential uses within the development district shall comply with the Residential Planting Requirements of the Landscape Manual.***
Response: Landscaping complies with the Landscape Manual.

H. ***Walls, fences and plantings should be used to define boundaries, provide access control and also distinguish private and public areas.***
Response: A 7 to 8 foot high retaining wall is proposed along Catawba Street with sidewalks and one pedestrian stairway to access the development from Catawba Street.

I. ***The placement of walls, fences and plantings shall not create blind spots or hiding places.***
Response: Hardscape and landscape features avoid creating blind spots and hiding places.

SITE DESIGN

S5. FREESTANDING SIGNS

Response: This standard is not applicable to the subject property because no freestanding signs are proposed.

SITE DESIGN

S6. TREES, PLANTINGS AND OPEN SPACE

OBJECTIVE

To enhance the visual character of the exterior environment with the introduction of trees and plantings as green infrastructure elements that reduce ambient air temperatures and ground-level ozone, and improve air quality and community aesthetics.

DESIGN STANDARDS

Trees and Plantings

A. ***All design standards for planting street trees shall also apply to the planting of landscape trees and plants on sites proposed for new development and/or redevelopment. (See P4. Street Trees.)***

B. ***The planting of trees on sites proposed for new development and/or redevelopment shall be counted toward meeting the Woodland Conservation Ordinance requirements. Street trees planted on abutting road rights-of-way may also be counted toward meeting the requirement.***

C. ***Afforestation shall be accomplished through the provision of shade and ornamental trees. Tree cover shall be provided for a minimum of 10 percent of the gross site area and shall be measured by the amount of cover provided by a tree species in 10 years. Street trees planted along abutting rights-of-way may be counted toward meeting this standard. Exceptions to this standard shall be granted on redevelopment sites where provision of 10 percent tree cover is not feasible due to existing buildings and site features.***

D. ***Plant materials shall be selected that will maintain an appropriate height and shall not obscure sight lines.***

Open Space

E. ***Parks, open space, recreational facilities and playgrounds shall be located to maximize natural surveillance from adjacent buildings, roadways, sidewalks and trails.***

F. ***The boundaries and access routes to parks, open space, recreational facilities and playgrounds shall be clearly delineated through grading, path locations, landscaping, fences or woodland edges.***

G. ***In residential developments, parks, open space, recreational facilities and playgrounds shall be centrally located to encourage use and serve as the focus for the development.***

Response for Items S6 A-G: The streetscape along the US 1 corridor and Cherokee Street provides an urban scale that complies with standards for building form, street trees, lighting, site furnishings and transit access. The walkable character is also continued to the secondary Cherokee Street that connects to the proposed townhouse development and the existing, established residential community. Open spaces for social activity occur along the street, within the courtyard of the multifamily residences and between

townhome unit front yards.

SITE DESIGN
S7. STORMWATER MANAGEMENT

OBJECTIVE
To protect and enhance the natural stream system through the treatment of stormwater to improve quality and to reduce volume and velocity of stormwater entering receiving streams.

DESIGN STANDARDS

A. ***Low impact development techniques, as contained in the current version of the design manual "Low-Impact Development Design Strategies an Integrated Design Approach," as published by the Department of Environmental Resources, shall be used on all sites as either the primary or secondary method of collecting and/or treating stormwater.***

B. ***Existing stormwater management facilities which are to be used to meet stormwater management requirements shall be retrofitted to the maximum extent possible to incorporate low-impact development techniques.***

C. ***If the construction of stormwater management facilities results in the removal of trees or existing woodland, the area should be replaced within the same site. Wherever possible, bioengineering techniques should be used to reestablish the woodland lost.***

D. ***The use of underground retention facilities shall be considered throughout the development district, especially in the main street (3a and 3b) and town center (1a, 1b, 1c, 1d and 1e) subareas.***

E. ***Stormwater management facilities should be designed as visual amenities that are visible from a building or a street, rather than located in isolated areas. Openings in any screening treatments shall be provided to facilitate observation of the area.***

Response to Items S7 A-E: The approved stormwater management facilities are all subterranean in nature. There are no surface stormwater management amenities within the project.

SITE DESIGN
S8. NOISE

OBJECTIVE
To mitigate the impacts of unwanted noise to an established level.

DESIGN STANDARDS

A. ***Noise impacts from the proposed use:***
Each site plan shall show the location of the projected noise contours for the proposed use based on the zoning of the adjacent properties as stated in the table below. When

the noise contours for the proposed use are located beyond the property lines for that use, each site plan shall provide a noise study that contains appropriate mitigation measures to reduce the projected noise levels at or below the maximum noise levels listed below. If a noise study is required, it shall be reviewed and approved by staff prior to Planning Board approval of the site plan. If it is clear, based on the use of the property and its location, that noise levels will be well below the projected noise contours stated above, the site plan shall contain a note providing justification for not providing noise information for the proposed use.

B. Noise impacts from transportation-generated noise:
Transportation-generated noise shall be measured for residential sites located along arterials, expressways and freeways. Each site plan for residential development shall show the location of the 65 dBA (Ldn) noise contour based on projected average daily traffic volumes on the subject roadway. Upon plan submission, the Planning Department shall determine if a noise study is required based on the delineation of the noise contour. If it is determined that a noise study is required, it shall be reviewed and approved prior to approval of any site plan. The study shall include appropriate mitigation measures and the use of acoustical design techniques to obtain exterior noise levels of 65 dBA (Ldn) and interior noise levels of 45 dBA (Ldn) or less. A typical cross-section profile shall be provided for noise emissions from the road to the nearest habitable structure.
Response: In the previously approved DSP-03098, it was determined that there were no noise issues with the subject property. Route 1 with a 60 foot right-of-way does not justify a noise study.

BUILDING DESIGN

B1. HEIGHT, SCALE, MASSING AND SIZE

OBJECTIVE
To ensure proposed buildings are an appropriate height, scale and massing for their intended function(s) and location along the US 1 corridor.

DESIGN STANDARDS

Height

A. Standard not applicable to Subarea 4e.

B. Standard not applicable to Subarea 4e.

C. ***Buildings on parcels or properties, one or more of whose boundaries coincide with the Height Transition Line, shall step down to be compatible with buildings in adjacent existing residential neighborhoods. Any differences in topography shall be considered when determining the height of proposed buildings. (For building heights and Heights Transition Line, see Building Heights map.)***

Response:

MIXED USE BUILDING

MODIFICATION REQUESTED - Subarea 4e has a four (4) story maximum height limit. However, existing DSP-03098-01 was approved with a five story height limit granted by the District Council in Modification C (4). The current proposal is for a five (5) story multifamily building with limited 6 stories for a grading transition along the southern property line. The transition from the mixed-use building to townhomes is 4 stories to 3 stories. Thus the Applicant is requesting a modification of the five (5) story height limit.

The Applicant believes the requested additional building height and modification will benefit the development by providing a building scale that is suitable at this location along US 1. There is no indication that the modification requested will "substantially impair implementation of the sector plan." In fact, the modification will allow implementation to proceed in the existing marketplace. The mixed-use building incorporates a step-back height transition adjacent to the single family residential homes east of the property and townhomes to the south of the site. The existing townhomes are located across the street on Catawba Street and 48th Place. The proposed site plan includes a step-back transition at multiple points in the block.

TOWNHOUSE UNITS

Cherokee street is considered a primary frontage street for the townhouse development. Its entire frontage is faced with the front façade of townhouse units. From Catawba Street, another primary frontage street, the side elevations will consist of enhanced architectural elements that enliven the view from the streetscape. The front facades of these townhouses will face public open spaces at the center of the block that are accessible from the street.

Scale

D. Individual buildings shall utilize human-scaled architectural elements. Oversized/exaggerated elements or large monolithic box-like structures shall be avoided.

E. Nonresidential and multifamily buildings shall articulate the first story and primary entrances with pedestrian-scaled architectural features and a basic three-part organizational structure of ground level, middle stories and roof.

Response to Items D-E: The architectural elevation of the mixed-use building contains an expression line that starts above the first floor along Route 1. As the building continues along Cherokee Street, the mixed use building transitions from a five (5) story building to a four (4) story building. The architectural expression line is accentuated above the first floor. At the all 4 corners of the building there is architectural hierarchy and relief.

The mixed-use building primary façade facing the public realm is brick except for the top floor. For architectural variety, the top floor is composed of hardi-panel. To add a third dimension to the elevations, juilet balconies and a variety of brick colors are incorporated. The building ends have been punctuated with additional height. The main façade of the mixed-use building along Route 1 has been designed in a three-part composition. There is a strong pedestrian base including middle and top elements.

All the front and side elevations of the townhomes fronting on a public street and open space are brick.

Massing

F. Buildings shall be articulated with wall plane projections, recesses or offsets on facades greater than 100 feet in horizontal length (measured in linear feet) and which face onto public streets.

G. Architectural components should be designed as integral elements of the building and should not appear to be attached or applied onto the building facade.

Response to Items F-G: To provide a strong expression line, the building has been designed with the front facades constructed as close to the curb line as possible. To provide recess and offsets on the façade the building has been articulated and Juliet balconies have been incorporated in strategic locations along the public realm.

H. This standard for single-family detached units is not applicable.

I. All multifamily buildings should provide a balcony for each dwelling unit above the ground floor to articulate the building facade and to increase natural surveillance of the surrounding area.

Response: **MODIFICATION REQUESTED** – A modification to Design Standard I is requested because of the proposed design of the building and proximity to US 1. The District Council approved Modification C (5) in DSP-03098-01 to have a limited number of multifamily units without balconies because of the properties proximity to US 1. Currently, there are no functional balconies proposed on the mixed-use building. However, juliet balconies are proposed on various second and fifth floor units facing the public realm in order to provide additional articulation of the public façade design. The Applicant requests a modification because of the noise generating from US 1 and articulation of the building façade using juliet balconies. There are no balconies within the court yards.

The requested modification is reasonable in light of the relationship to US 1 and will benefit the development and intent of the design standard by providing an architectural substitute that will not "substantially impair implementation of the sector plan." The location of the development does not lend itself to a garden-style apartment complex, which typically include such balconies, but rather an urbane, high-density residential building, which exhibits architectural innovation and uniqueness of design.

J. ***Service areas shall be architecturally integrated into the overall design of buildings.***
Response: The service area is located within the first floor of the building, thus it is integrated within the overall design of the building

Size

K. ***Within an attached row or group of buildings in a block, infill buildings should maintain and reinforce the existing pattern of development. The height, scale, massing, architectural features and roof form shall be compatible with adjacent buildings.***
Response: The design of the site has been designed to reinforce this goal. The mixed-use building has been designed to blend and transition with the existing community by the variety of heights. The proposed three (3) story townhomes match the height, scale and massing of the townhomes with the area. The townhomes also provide for a transition along the residences on 48th Place.

L. ***The minimum size for single-family detached dwellings units shall be 2,200 square feet, not to include garages and unfinished basements. The minimum size for single-family attached dwelling units shall be 1,600 square feet, not to include garages and unfinished basements.***
Response: **MODIFICATION REQUESTED:** The townhouse units are of similar height, scale, massing and architectural detail to the adjacent townhouse units south of Catawba Street that were build several years ago. However, as detailed in Section E above, while the average size of the townhouses proposed is 1,640 square feet, the 16' wide units contain 1,350 square feet.

The Applicant believes the requested modification is reasonable given the evolving urban character of this mixed-use infill corridor and the desire to create a variety of unit sizes to meet the increasing demand for smaller attached for sale units. Thus, there is no indication that the modification requested will "substantially impair implementation of the sector plan"

M. ***The average size of all multifamily dwelling units in a development project shall be a minimum of:***

	Average Size of Proposed Units:
_ ***750 square feet for a 1-bedroom/1-bath unit.***	629 square feet proposed.
_ ***1,050 square feet for a 2-bedroom/2-bath unit.***	963 square feet proposed.
_ ***1,275 square feet for a 3-bedroom/2-bath unit.***	There are no 3 bedroom units proposed.

Note: There are no minimum unit sizes for studios. 510 square feet is proposed

Response: **MODIFICATION REQUESTED:** Due to the redesign of units created by the demand for supplying studio apartments and the elimination of three bedroom units, the proposal results in slightly smaller one and two-bedroom units. It is noted that the 2010 sector plan recognized changes in housing demand and the inflexible nature of both

established suburban oriented minimum size units and bedroom percentages. This resulted in the 2010 sector plan eliminating for both in order to provide market and design flexibility. Thus, the Applicant believes the modification requested is consistent with the County's recognition and believes that this is an evolving urbanized area where design flexibility is required to respond to market demands for smaller units with a variety of bedroom types. Approval of the requested modification will not "substantially impair implementation of the sector plan." Also see the Bedroom Types and Numbers Table in Section E above.

Bedroom Percentages

N. ***Bedroom percentages for multifamily dwellings may be modified from section 27-419 of the Zoning Ordinance, if new development or redevelopment for student housing is proposed and the density is not increased above that permitted in the underlying zone.***
Response: **MODIFICATION REQUESTED:** Because of the redesign of units created by the demand for supplying studio apartments and the elimination of three bedroom units, the resulting design slightly increases the number of two-bedroom units (2%) above the 40% maximum established by Section 27-419 in the Zoning Ordinance. As explained in Section E above and its table on bedroom percentages, a bedroom modification of two (2%) was approved in DSP-03098-01 by the District Council to increase the number of two-bedroom units. The Applicant also requests the same modification to allow 42% of all units to be two-bedroom units because three-bedroom units are no longer proposed. It is noted that the 2002 sector plan anticipates modifications where student housing is proposed. Although this project is not specifically designed for student housing it is anticipated that young singles and professional couples will be attracted to this mixed-use development. Again, as with minimum unit sizes discussed above, it is noted that the 2010 sector plan does not establish bedroom percentages in the spirit of encouraging flexibility.

The multifamily unit mix is now oriented to attract young professionals associated with the University of Maryland and nearby employment that require smaller living quarters. It is noted that the 2010 Central US 1 Corridor Sector Plan's Table of Uses in the M-U-I Zone and DDOZ permits multifamily dwellings to exceed bedroom percentages. The current proposal also proposes 17% studio units and 41% one-bedroom units. Thus, the requested modification is reasonable given evolving market dynamics and demand for smaller units in an urban setting. Also, approvals of the requested modification will not "substantially impair implementation of the sector plan."

BUILDING DESIGN
B2. ROOFS

OBJECTIVE
To utilize an appropriate roof form for the height, size, type and function(s) of a proposed building within the development district.

DESIGN STANDARDS

A. This Standard is only applicable to commercial buildings and is not applicable to the proposal.

B. ***Residential buildings should employ simple gable or hipped roofs.***
Response: **MODIFICATION REQUESTED:** The mixed-use residential building has employed a flat roof with a variety of heights. To create the look and feel of a high quality building a flat roof has been incorporated compared to a gable roof that is usually associated with suburban multi-family buildings. The single-family attached buildings have incorporated both simple and hipped roofs. The Applicant believes approval of the requested modification to roof design of the mixed-use building does not "substantially impair implementation of the sector plan." Rather, the design allows for horizontal articulation of the roof line to add interest to the buildings frontage.

C. ***Overly complex roof forms, as well as gambrel and mansard roofs, shall be avoided.***
Response: Overly complex roof forms, as well as gambrel and mansard roofs, have not been used.

BUILDING DESIGN
B3. ARCHITECTURAL FEATURES

OBJECTIVE
To select materials and architectural details which are appropriate to a building's use, location and surrounding context. Windows and doors are major elements which express the design character of a building's exterior appearance and their appropriate selection should establish scale, proportion and rhythm for a building's intended use and location. The treatment of commercial storefronts should vary in architectural character but remain harmonious in overall appearance by utilizing compatible materials and details. The use of arcades, bays and other architectural features at street level should draw in pedestrians and reinforce street activity. Awnings on storefronts provide pedestrians with protection from the weather, shade window displays and articulate the three-dimensional quality of building facades which will enhance the pedestrian-focus within the development district. Fabric awnings, such as a canvas-type, are highly recommended. Metal awnings should generally be avoided.

DESIGN STANDARDS
Architectural Materials and Details

A. ***High quality materials which are durable and attractive shall be used on all proposed nonresidential and vertical mixed-use buildings within the development district. Exterior building materials such as precast concrete, brick, tile, wood and stone are recommended. Tilt-up concrete panels, smooth-faced concrete masonry units and prefabricated metal panels are not permitted.***

B. This standard for single-family units is not applicable.

C. ***All multifamily building types in a development shall have a minimum of 75 percent of the exterior facades in brick, stone or approved equal (excluding windows, trim and***

doors).

Response: The mixed-use building exterior facade facing Route 1, Cherokee Street, including the south open space and the townhomes exceed the 75% requirement. However, a **MODIFICATION is requested** to allow less than the required percentage in the interior court yards where the proposed courtyard elevation consists of a brick water table and hardi panels to the top floor. This is a substantial quality improvement over the use of siding that was approved in the existing DSP. Thus, the Applicant believes approval of the requested modification of building materials on the interior courtyard walls does not "substantially impair implementation of the sector plan."

D. ***Above-grade foundation walls shall be clad with finish materials compatible with the primary facade material. Exposed foundation walls of unclad or unfinished concrete are prohibited. Exterior facade materials shall be extended down to 12 inches of finished grade, avoiding exposed unfinished concrete or concrete masonry unit (CMU) basement walls.***

Response: On the first floor the fronts of all buildings are brick.

E. ***All residential detached/attached building types where a chimney is provided shall incorporate masonry on the exterior of the chimney. Masonry material shall be brick or stone.***

Response: There are no chimneys proposed.

F. ***Building facades which are composed of highly reflective or mirrored glass are not permitted. These materials do not convey a sense of human scale and are not compatible with a pedestrian-focused environment.***

Response: Highly reflected or mirrored glass is not provided along the retail fronts on Route 1.

G. ***Imitation or synthetic exterior building materials which simulate the appearance of stone or brick should be avoided.***

Response: Imitation or synthetic stone or brick is not proposed.

H. ***Buildings which are composed of "ribbons or bands" of glass and architectural precast panels shall be avoided.***

I. ***The exterior appearance of building facades within a residential development shall avoid the use of repetitive architectural elements and building forms. Residential dwellings shall employ a variety of architectural building designs incorporating features such as roofline, dormers, window and door treatments, porches, balconies, color and materials.***

Response to Items H-I:

MULTI-FAMILY BUILDING

Façade articulation for the multi-family building includes cornices, window lintels and sills, expression lines above the first and fourth floors, as well as display windows and bulkheads. Storefront windows along Baltimore Avenue contain transparent glass

display windows that start 1′ above grade and extend 9′ above grade. The proposed percentage of glass along this retail frontage is over 50%. Entrance doors along the storefront glass are located approximately every 50′.

The primary proposed building material for the multi-family building is brick. Multiple shades of brick are used to break up the mass of the building, making it appear as a series of multiple buildings along the street front. The top floor of the building utilizes fiber cement board (such as Hardy panels) to lighten the appearance of the building and enhance the tectonic properties of the materials used. To enrich the transition between the brick and fiber cement material, masonry caps that project a minimum of ½″ are used. Window sills and headers within the masonry façade are comprised of precast concrete or soldier and header brick courses. All sills and headers extend a slightly past the extents of the window frame and project a minimum of 1" from the face of the façade.

TOWNHOUSE UNITS
To maintain the character of the development the primary material for the townhouses is also brick. Hardy panels and trim battens are used as accents in certain portions of the façade, such as bays and entrances. Precast and brick sills and headers are also used to heighten the detailing on the façade design. Townhouse sides which face primary and secondary roads will maintain brick as the primary façade material. Those sides that face ally-ways, as well as the rear facades, will be comprised of mainly fiber cement siding as the primary material.

Where the ground floor frontage contains residential units, the finished floor for these units is set at least 24″ off of grade. To add an additional layer of privacy for those residential units, the percentage of windows along the residential portion of the ground floor façade is kept to only 20-30%. All residential floors above the ground floor have an average of 20-30% transparent windows on the façade. The ground floor of all units that face a public street are set at least 24″ off of grade to maintain privacy for the resident.

J. This standard is not applicable as no trademark buildings with franchise architecture are proposed.

<u>Window and Door Openings</u>

K. Nonresidential buildings shall have clearly defined and highly visible customer entrances and shall be recessed or framed by a sheltering element such as an overhang, arcade, portico or other roof form.

L. Individual "punched" or framed windows shall be provided instead of horizontal "ribbon or band" type windows. Glass curtain walls and other continuous, floor-to-ceiling windows shall be avoided.

M. Large display windows shall be provided for storefronts with retail uses at street level throughout the US 1 corridor. Display windows within the main street (3a and 3b) and town center (1b, 1c and 1d) subareas shall encompass a minimum of 40 percent and a maximum of 80 percent of a storefront's frontage (measured in linear feet).

Response to Items K-M: Does not apply.

N. ***Patterns of window openings or articulation of bays should be used to create a sense of scale and add visual interest to building facades.***
Response: To create a sense of scale and visual interest a combination of two opening and three opening windows has been incorporated. For additional variety Juliet balconies have been incorporated in the design.

O. ***Large, blank building walls shall not permitted when facing public areas such as streets, parking lots or zones of pedestrian activity.***

P. ***Overly small or large windows which convey a distorted sense of scale shall be avoided.***

Q. ***Existing windows shall not be blocked in and replaced with a smaller or incompatible window. Replacement windows shall match the existing window in design, materials and size as closely as possible.***

R. ***Exterior burglar bars on windows and doors shall not permitted within the development district. Burglar bars convey a negative image, and other less visually obtrusive security methods should be employed instead.***

Response to Items O-R: Does not apply. Burglar bars will not be used or permitted.

S. ***Merchandise shall not be displayed in front of or leaning against the exterior facade(s) of a building.***
Response: Merchandise will not be displayed in front of or leaning against the exterior facade of the building.

Awnings

T. ***The design of awnings, including the selection of a material and color, shall complement the architectural style and character of a building.***

U. ***Large buildings with several storefronts shall have compatible, though not necessarily identical, awnings. Awnings should be the same general style, material and proportion, although awnings may employ different but harmonious colors and patterns.***

V. ***Awnings (canopies) may project up to three feet beyond the build-to line into the public right-of-way and the bottom of the canopy shall be at a minimum of eight feet above the sidewalk.***

Response to Items T-V: Uniform awnings are proposed on the multi-family building where retail fronts the streetscape. The awnings also provide a surface for retail signage that is visible to both pedestrians and vehicles from Baltimore Avenue. The proposed canvas awnings project a minimum of 5′ from the façade and have a clearance of at least

8′ from grade. No awnings are proposed above the ground floor, or on any portions of the ground floor facade that contain residential units. There are no proposed galleries or arcades.

Building Amenities

W. All multifamily buildings and mixed-use developments with residential units having four or more stories should provide amenities including, but not limited to:

1. *1. A furnished lobby, security system for building access, a fitness center and a porte-cochere at the building's primary entrance.*
   2. A washer/dryer and a security system in each dwelling unit.
   Response: The proposal provides all of the above amenities.

X. All multifamily buildings having less than four stories should provide amenities including, but not limited to:

1. A fitness center for a development project with 100 or more dwelling units.

2. A washer/dryer and a security system in each dwelling unit.

Response: The proposal provides all of the above amenities even though the multi-family building is greater than 4 stories.

BUILDING DESIGN

B4. LIGHTING

OBJECTIVE

To incorporate lighting as a distinctive and character-defining element on building facades within the development district.

DESIGN STANDARDS

A. Lighting shall be an integral component in the overall architectural design of all buildings within the development district.

B. Lighting shall provide adequate safety and visibility around building entrance(s) and the building's perimeter. Building light fixtures shall be placed to avoid blind spots, glare areas, and shadows.

C. High intensity light fixtures that are mounted to the exterior of a building shall direct glare away from adjoining properties and public rights-of-way.

D. Building lighting shall be coordinated with site lighting, when appropriate.

Response: Building lights are proposed along the main entrance, garage entrance and retail store frontage. The lighting character will complement the architecture of the mixed-use building. Lighting for the townhomes, in the front and rear, will also reflect the scale and style of the architecture. The site will not contain any "showy" or exorbitant lighting.

BUILDING DESIGN

B5. SIGNS (ATTACHED TO A BUILDING OR CANOPY)

OBJECTIVE

To create a positive image with attractive and well-maintained signs along the US 1 corridor. Signs should also enhance and contribute to the architectural character of the buildings within the development district.

DESIGN STANDARDS

A. This standard is not applicable to Subarea 4e.

B. ***Signs located above or projecting from the roof line or parapet wall are not permitted throughout the development district as modified from Section 27-613(b) of the Zoning Ordinance.***

C. ***Projecting signs shall not interfere with the vehicular or pedestrian traffic adjacent to the sign.***

D. ***Signs shall be simply designed, contain a minimum amount of information, and shall primarily serve to identify the name, type, logo and street address of a business establishment.***

E. ***Signs that have flashing or blinking components are not permitted.***

F. ***Building signs shall be constructed of permanent, quality materials. Temporary signs which are attached to the building facade are not permitted.***

G. ***The placement of a sign shall be integrated into the overall architectural design of a building. The materials, colors, type, style and size of signs shall be compatible with other architectural features of a building.***

H. ***Signs that are externally lit are recommended and shall be directed to illuminate the sign face only. Entire sign faces (box signs) that are internally lit are not recommended. Individual letters or characters should be lit instead of the entire sign face.***

I. ***Window signs (attached to the inside or outside of a window) shall not obscure the interior view of a business/retail establishment and shall not occupy more than 25 percent of the total area of the window in which the sign is located.***

J. ***Canopy (awning) signs may contain the name of a business, logo and business street number.***

K. ***Signs for multitenant buildings shall be consistent and coordinated in terms of design, placement, size, materials and color.***

L. ***Flags and banners attached to a building facade in a commercial zone shall be included in the calculations for a building sign.***

M. Pennants, pinwheels and similar circus- or carnival-type attractors which are attached to a building, other site features or strung between buildings and other site features are not permitted.

N. All new institutional, office and retail/commercial buildings shall provide a common sign plan when there is more than one principal building or multitenant (three or more businesses) building on a single parcel or a combination of parcels under common ownership. Common sign plans shall specify standards including lighting, colors, lettering style, size, height, quantity and location within the site and on the building. Requests for major exterior renovation (50 percent or more based on front facade in linear feet) or major rehabilitation (50 percent or more increase in GFA) shall also submit a common sign plan. The location, height and area of building-mounted signs shall be equal to or less than that allowed by Part 12, Section 27-613, of the Zoning Ordinance.

Response to B-5, A-N:

MULTI-FAMILY BUILDING

All signage proposed for the ground floor retail is contained on proposed awnings and within the storefront windows. Awning signage will be screen printed canvas that compliments the style and architecture of the multi-family building. Signage for the multi-family residences will be located near the main lobby entrance. It will consist of blade signs which display the name and address of the residential property. All signs will conform to the District Standards. Directional signage for the parking and service areas will also be included on the building façade. Such signage will be in conformance with the recommendations of the Sector Plan. No signage listed in the "not permitted" category of the Standards is proposed.

TOWNHOUSE UNITS

Address numbers will be the only signage proposed on the townhouse units. The address numbers will consist of wall mounted plaques that are consistent with the architectural style of the townhouses.

BUILDING DESIGN

B6. BUILDING SERVICES

OBJECTIVE

To locate and screen all mechanical equipment and storage areas from public view.

DESIGN STANDARDS

A. The screening requirements within the development district shall comply with the Landscape Manual.

B. Rooftop mechanical equipment shall be located below sight lines from adjacent streets and shall be architecturally integrated or screened with compatible building materials by the use of parapet walls or other comparable roof forms.

C. ***Ground level mechanical equipment including storage, service and delivery areas shall be located in a visually inconspicuous area, such as in the rear of a building or site and out of public view.***

D. ***Exterior window air-conditioning units shall not be permitted on new building construction within the development district.***

E. ***Access to a building for services such as deliveries or trash removal should be provided from the rear of a site, whenever possible.***

F. ***Dumpsters shall be enclosed with a continuous solid, opaque masonry wall or other opaque screening treatment. Buildings should consolidate their garbage storage needs in a single, central location away from public view.***

Response to Items A-F: The development complies with the Landscape Manual and mechanical equipment is screened from views both on and off-site. All storage, trash and service areas for the townhouse site are located along alleys on the interior of the block. Most storage for this site will take place in integral garages of the townhomes. Mechanical units for the townhomes will be located towards to the rear of the buildings (on the alley side).

A storage and service area for the Multi-family building is located adjacent to the parking garage entrance, inside of the building, thus screened from view at all times. Trash receptacles are located within a designated service and loading area inside of the building. This area is accessed from one entrance off of Cherokee Street through an operable overhead door that can be closed off when not in use. All rooftop mechanical units will be screened from view with parapets. All elevator overruns and mechanical enclosures that are visible from grade are treated with the same architectural detailing as the main façade. The locally serving commercial convenience retail uses will be operated generally between the hours of (8 AM and 11 PM). Deliveries will occur between the hours of 8 AM and 6 PM.

BUILDING DESIGN

B7. FORMER RESIDENTIAL BUILDINGS IN COMMERCIAL USE

Response to Items A-G: This standard is not applicable to the subject property.

H. Planning Considerations:

The proposed DSP revision and overall development must be found to be consistent with the goals and objectives in the 2002 General Plan and 2002 College Park US 1 Corridor Sector Plan and Sectional Map Amendment (SMA) and its DDOZ design standards. The subject property is within the General Plan's Developed Tier and Baltimore Avenue Corridor. The proposed development is compatible with and implements the General Plan's vision for the Developed Tier which seeks a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods. "The vision for corridors is

mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development. This development should occur at local centers and other appropriate nodes within one-quarter mile of major intersections or transit stops along the corridor. Under General Plan Policy I in the Developed Tier strategies are given urging compatible infill and redevelopment that include streamlining and simplifying the development review process and zoning regulations to achieve quality redevelopment (emphasis). The General Plan intends that subsequent master and sector plans will develop design guidelines and development standards that will guide future development. The 2002 Sector Plan's DDOZ has implemented this recommendation.

The Applicant has prepared the proposal and any requested modifications to design standards consistent with the 2002 College Park US 1 Corridor Sector Plan's vision, land use and urban design goals and principles and has not found any inconsistency . The proposed plan is in conformance with the mixed-use residential land use recommended and the plan's design standards, with approval of the requested modifications. In the few instances where DDOZ standards are not met, largely due to the physical constraints of the property and resulting development layout, including market demand considerations, modifications to the standards are proposed. Moreover, the Applicant also examined the design standards in the 2010 Central US 1 Corridor Sector Plan and has found the proposal to be in conformance with requirements of this later planning document, provided that the few requested modifications were to be approved.

Moreover, as illustrated in the tables in Section D above, the proposed plan is less intensive and dense that the existing plan. The multifamily unit mix is now oriented to attract young professionals associated with the University of Maryland and nearby employment that require smaller living quarters. The architectural design, building materials, and site amenities are superior to those in the approved plan. Although townhouse units are increased they are designed and in a layout that has a quaint presence on the street frontage. Commercial space is reduced to serve the convenience needs of residents residing in and living nearby in the local community. The reduced commercial space results in reduced parking demand. Traffic generation remains within the levels approved in the Preliminary Plan of Subdivision.

The Sector Plan requires that all new development within the DDOZ shall comply with the Development District Standards and the general intent and goals of the Central US 1 Corridor Sector Plan. For development standards not included in the DDOZ, the other applicable sections of the Zoning Ordinance and Landscape Manuel shall serve as the requirement. Compliance with DDOZ design standards was discussed in Section G above. Compliance with other applicable sections in the Zoning Ordinance is discussed in Section I below.

I. Relationship to Requirements in the Zoning Ordinance:

1. ***Table of Uses*:**

The applicable table of uses in this case is contained within the 2002 College Park US 1 Corridor Sector Plan. The subject property is shown in the Sector Plan with retail commercial and attached residential land use. Subsequently, in approving DSP-03098-01

for the subject property, the District Council approved the M-U-I Zone and Development District Overlay Zone. The proposed mix of uses (retail, office, multifamily and townhouse residential) are permitted in the M-U-I Zone.

2. ***Section 27-548.25 - Site Plan Approval (DDOZ)*:**

(a) Prior to issuance of any grading permit for undeveloped property or any building permit in a Development District, a Detailed Site Plan for individual development shall be approved by the Planning Board in accordance with Part 3, Division 9. Site plan submittal requirements for the Development District shall be stated in the Development District Standards. The applicability section of the Development District Standards may exempt from site plan review or limit the review of specific types of development or areas of the Development District.

RESPONSE: This DSP amendment is being filed pursuant to Section 27-289 of the Zoning Ordinance and the site plan submittal requirements in the 2002 College Park US 1 Corridor Sector Plan (Sector Plan Page 163). Section 27-289 also requires that all requirements for the filing and review of an original Detailed Site Plan shall apply to an amendment (revision) as herein requested. Also, the Planning Board must follow the same procedures and make the same findings as required in the original approval. This application addresses each submittal requirement for a Detailed Site Plan pursuant to Section 27-282 of the Zoning Ordinance and is submitted in accordance with Part 3, Division 9 of the Zoning Ordinance (Section 27-282). In addition, the DSP application includes the following additional elements as listed in the Sector Plan:

- *Architectural elevations in full color*;
- *Street and streetscape sections*;
- *Build-to lines*;
- *Traffic Study* (not required as trip caps are established in Preliminary Plan of Subdivision 4-43041; PGCPB No. 04-117(A));
- *Circulation Plan showing pedestrian and bicycle facilities, transit service, impacted roadways, and intersections*;
- *Supporting documentation where requested in the DDOZ design standards (discussed in Section F above; and*
- *LEED scorecard addressing sustainability issues (attached).*

(b) In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.

RESPONSE: The Applicant believes the proposed DSP meets all applicable DDO requirements and, where a modification is requested pursuant to this Section (27-548.25 (c)); the modification "will benefit the development and the Development District and will not substantially impair implementation of the ... Sector Plan." In each instance where a modification is requested, the Applicant believes that the modification is either required by site constraints or offers an equivalent or better practice or product relative to evolving market considerations. Modifications requested are discussed under pertinent design standards in Section G of this

justification above.

(c) ***If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.***

RESPONSE: See previous response above.

(d) ***Special Exception procedures shall not apply to uses within a Development District. Uses which would normally require a Special Exception in the underlying zone shall be permitted uses if the Development District Standards so provide, subject to site plan review by the Planning Board. Development District Standards may restrict or prohibit any such uses. The Planning Board shall find in its approval of the site plan that the use complies with all applicable Development District Standards, meets the general Special Exception standards in Section 27-317 (a)(1), (4), (5), and (6), and conforms to the recommendations in the Master Plan, Master Plan Amendment, or Sector Plan.***

RESPONSE: This section is not applicable because a Special Exception is not proposed, required, or permitted in the DDOZ.

(e) ***If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.***

RESPONSE: This section is not applicable because a variance or departure is not required.

3. ***Section 27-281 - Purposes of Detailed Site Plans:***

(a) Examples of detailed site plans are listed in this section.

(b) General DSP Purposes:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

RESPONSE: The proposal amends an approved DSP and will continue to conform to applicable land use recommendations contained in the 2002 College

Park US 1 Corridor Sector Plan and with its Development District Overlay Standards, provided the requested modifications to DDO standards are approved.

(B) To help fulfill the purposes of the zone in which the land is located;

RESPONSE: The "purposes of the M-U-I Zone" are in Section 27-546.15 of the Zoning Ordinance and are listed and discussed below:

> ***(a) The general purpose of the M-U-I Zone is to permit ... a mix of residential and commercial uses as infill development in areas which are already substantially developed. The M-U-I Zone may be approved on properties which adjoin developed properties or otherwise meet plan recommendations and which have overlay zone regulations requiring site plan review ....***

RESPONSE: The subject property is in the M-U-I Zone and the mixed-use residential proposal is consistent with the infill land use recommendations of the 2002 College Park US 1 Corridor Sector Plan .

> ***(b) The specific purposes of the M-U-I Zone are:***
> ***(1) To implement recommendations in approved Master Plans, Sector Plans, or other applicable plans by encouraging residential or commercial infill development in areas where most properties are already developed;***
> ***(2) To simplify review procedures for residential, commercial, and mixed residential and commercial development in established communities;***
> ***(3) To encourage innovation in the planning and design of infill development;***
> ***(4) To allow flexibility in the process of reviewing infill development;***
> ***(5) To promote smart growth principles by encouraging efficient use of land and public facilities and services;***
> ***(6) To create community environments enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses; and***
> ***(7) To permit redevelopment, particularly in areas requiring revitalization, of property owned by a municipality or the Prince George's County Redevelopment Authority.***

RESPONSE: Development of the subject property for mixed-use residential development has already been found to be in conformance with the applicable sector plan and other applicable plans. The instant proposal requests a revision to approved DSP-03098-01 and will remain in harmony with the general character and intensity of previous development plans approved provided requested modifications to DDO standards are approved.

(c) To provide for development in accordance with the site design guidelines established in this Division; and

RESPONSE: The proposed development is designed in accordance with site design guidelines in this Division as modified by the DDOZ design standards in the 2002 College Park US 1 Corridor Sector Plan.

(c) Specific DSP Purposes:

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

(B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

RESPONSE: The proposed DSP and supporting descriptive material described herein demonstrate compliance with the above specific purposes. General Note 17 indicates that the Applicant will make a good faith effort to consult with the University of Maryland and the District Council to execute a memorandum of understanding with the University of Maryland that prohibits university students residing in the project from obtaining on-campus parking permits. Also, in consultation with the City of College Park and the County Council the Applicant will make good faith efforts to discuss with the University of Maryland methods to discourage faculty and staff residing in the project from driving their personal vehicles to the campus during the morning and evening peak periods.

4. *Section 27-548.20 – Purposes of Development District Overlay Zones*:

(a) The specific purposes of the Development District Overlay Zone are:

(1) To provide a close link between Master Plans, Master Plan Amendments, or Sector Plans and their implementation;

(2) To provide flexibility within a regulatory framework to encourage innovative design solutions;

(3) To provide uniform development criteria utilizing design standards approved or amended by the District Council;

(4) To promote an appropriate mix of land uses;

(5) To encourage compact development;

(6) To encourage compatible development which complements and enhances the character of an area;

(7) To promote a sense of place by preserving character-defining features within a community;
(8) To encourage pedestrian activity;
(9) To promote economic vitality and investment.

RESPONSE: The 2002 College Park US 1 Corridor Sector Plan and DDOZ exists to ensure that development meets the plan's land use goals and objectives. The DDOZ also establishes numerous design standards that have been followed in the instant DSP revision for a property located in Subarea 4e character area. The instant revision reflects a flexible response to changing housing and convenience retail demands and provides innovative design solutions for compatible infill development in an established community. These responses have required the revision of the approved DSP-03098-01 and will remain in general harmony with the previous development plans approved provided requested modifications to DDO standards are approved.

5. *Section 27-546.18 - Regulations in the M-U-I Zone*:

(a) Except as provided in Subsection (b), the regulations governing location, setbacks, size, height, lot size, density, and other dimensional requirements in the M-U-I Zone are as follows:

(1) R-18 Zone regulations apply to all uses in Section 27-441(b)(3), Miscellaneous;
(2) R-18 Zone regulations apply to all uses in Section 27-441(b)(6), Residential/ Lodging, except hotels and motels;
(3) C-S-C Zone regulations apply to hotels and motels and all other uses; and
(4) Multifamily residential densities up to forty-eight (48) units per acre are permitted.

(b) Where an owner proposes a mix of residential and commercial uses on a single lot or parcel in the M-U-I Zone, the site plan as approved shall set out the regulations to be followed. The approved regulations may reduce parking requirements by thirty percent (30%), where evidence shows that proposed parking will be adequate, notwithstanding provisions in Part 11.

RESPONSE: A mix of residential and commercial uses is proposed in the M-U-I Zone. Regulations governing location, setbacks, size, height, lot size density and other dimensional requirements are established in the 2002 Sector Plan DDOZ standards and are shown on the DSP or otherwise described herein.

6. *Section 27-546.19 Site Plans for Mixed Uses (M-U-I Zone)*:

(a) An owner proposing mixed residential and commercial development on the same lot or parcel in the M-U-I Zone may not obtain permits before a Detailed Site Plan is approved in accordance with this Section.

RESPONSE: Understood.

(b) The owner shall file a Detailed Site Plan application which meets the requirements of Part 3, Division 9, and includes:

(1) Architectural elevations;
(2) A statement showing how the proposed uses on the subject property are compatible with one another; and
(3) A statement showing how the proposed uses are compatible with existing or approved future uses on adjacent properties.

RESPONSE: A set of color architectural elevations are included with the submission. The DSP request is very similar to the approved DSP that already contains a mix of residential and commercial uses very similar to those herein proposed, except for revisions to the amount of commercial and minor modifications to the number of multifamily and townhouse dwellings and parking. Moreover, the arrangement of buildings and uses on the site, the proposed scale and architecture of the buildings and arrangement of uses within the site are more sensitive to and compatible with the surrounding residential and commercial uses.

(c) A Detailed Site Plan may not be approved unless the owner shows:
(1) The site plan meets all approval requirements in Part 3, Division 9;

RESPONSE: As discussed herein, the proposed DSP, with approval of the requested design standard modifications discussed in Section G above, will meet all approval requirements in Part 3 Division 9 (Section 27-285 (b) of the Zoning Ordinance), discussed in Section 7 of this justification below.

(2) All proposed uses meet applicable development standards approved with the Master Plan, Sector Plan, Transit District Development Plan, or other applicable plan;

The proposed DSP and uses proposed, with approval of the requested design standard modifications discussed in Section G above, will meet all DDOZ design standards within the 2002 College Park US 1 Corridor Sector Plan and DDOZ.

(3) Proposed uses on the property will be compatible with one another;
RESPONSE: Compatibility among commercial and residential uses on the site has already been determined in the approved DSP-03098.

(4) Proposed uses will be compatible with existing or approved future development on adjacent properties and an applicable Transit or Development District; and

RESPONSE: Compatibility with existing or future development on adjacent properties is assured by improved landscaping, buffering, architecture and building materials. The improvements proposed will further compatibility beyond what would exist if the

approved DSP were developed. As discussed in Section G above, a step-back transition is proposed because of the fact that the subject property is adjacent to single family residential homes along the east and south ends of the site.

(5) Compatibility standards and practices set forth below will be followed, or the owner shows why they should not be applied:

(A) Proposed buildings should be compatible in size, height, and massing to buildings on adjacent properties;

RESPONSE: Buildings in the immediate area of the site are currently 2-3 story retail facilities. While the proposed multifamily residential building along Route 1 is proposed at 4 to 6 stories, the size, height, and other dimensional properties are in conformance with the vision for the area in the 2002 College Park US 1 Corridor Sector Plan and DDOZ. On the eastern half of the site, where the vision for the adjacent properties is to remain as single family homes, the proposed townhomes are stepped down to 3 stories with a 2 story elevation reading to fit within the existing context.

(B) Primary facades and entries should face adjacent streets or public walkways and be connected by on-site walkways, so pedestrians may avoid crossing parking lots and driveways;

RESPONSE: All entrances to the Multi-family building on the west side of the site have entrances that face public sidewalks off of Route 1 and Cherokee Street. All entrances for the townhouse units on the east side of the site are located off of public streets or landscaped parks that run the entire length in front of each row of townhouses.

(C) Site design should minimize glare, light, and other visual intrusions into and impacts on yards, open areas, and building facades on adjacent properties;

RESPONSE: Daytime glare from glass and windows is minimal due to the fact that the buildings were designed to provide adequate light to the interior spaces, and are not over-glazed on the façade. During the evening and nighttime, site and building lighting is designed to provide adequate amounts of light for visibility and safety. The buildings will not contain any "showy" or exorbitant lighting to highlight the architecture or retail.

(D) Building materials and color should be similar to materials and color on adjacent properties and in the surrounding neighborhoods, or building design should incorporate scaling, architectural detailing, or similar techniques to enhance compatibility;

RESPONSE: The architectural style and detailing for the townhouse site fits within the context of the surrounding neighborhood. The vernacular and scaling is typical for this area, and the specific attention to detailing in design and

construction will add richness to the architecture of the area.

(E) Outdoor storage areas and mechanical equipment should be located and screened to minimize visibility from adjacent properties and public streets;

RESPONSE: All storage and service areas for the townhouse site are located along alleys on the interior of the block. Most storage for this site will take place in integral garages of the townhomes. Mechanical units for the townhomes will be located towards to the rear of the buildings (on the alley side). A storage and service area for the Multi-family building is located adjacent to the parking garage entrance, inside of the building, thus screened from view at all times. All rooftop mechanical units will be screened from view with parapets. All elevator overruns and mechanical enclosures that are visible from grade are treated with the same architectural detailing as the main façade.

(F) Signs should conform to applicable Development District Standards or to those in Part 12, unless the owner shows that its proposed signage program meets goals and objectives in applicable plans; and

RESPONSE: All proposed signage will be in compliance with the Development District Standards.

(G) The owner or operator should minimize adverse impacts on adjacent properties and the surrounding neighborhood by appropriate setting of:

(i) Hours of operation or deliveries;
RESPONSE: The locally serving commercial convenience retail uses will be operated generally between the hours of (8 AM and 11 PM). Deliveries will occur between the hours of 8 AM and 6 PM.

(ii) Location of activities with potential adverse impacts;
RESPONSE: Parking for the multifamily building is within the garage and hidden from surrounding uses. Service and loading areas are also within the building footprint and are not visible from the street or anywhere on the site. The loading area can be closed off when not in use because it is accessed from one entrance off of Cherokee Street.

(iii) Location and use of trash receptacles;
RESPONSE: The location of trash receptacles for the Multi-family building is located within a designated service and loading area inside of the building. This area is accessed off Cherokee Street through an operable overhead door. All trash and service areas for the townhouse site are located off of internal alleys.

(iv) Location of loading and delivery spaces;
RESPONSE: See Item ii above.

(v) Light intensity and hours of illumination; and
RESPONSE: Proposed lighting for the site will be designed to provide adequate light and safety during the evening hours. The site will not contain any "showy" or exorbitant lighting.

(vi) Location and use of outdoor vending machines.
RESPONSE: There are no proposed outdoor vending machines.

7. ***Section 27-285 (b): Required findings for Detailed Site Plans:***

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.
(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).
(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

RESPONSE: It is the Applicant's belief that the proposed DSP and associated modifications represent a reasonable alternative to satisfying the mixed-use residential land use recommendations in the Sector Plan and pertinent site design standards. The proposal offers a much more appealing product than currently approved. It enhances compatibility with surrounding land uses while realistically responding to both commercial and residential market conditions and demand. The modifications to design standards sought will not detract from the utility of the development for its intended mixed-use and in most cases are required to develop this infill site with the type of development envisioned by the Sector Plan.

A Conceptual Site Plan is not required in this case. Also, a DSP for infrastructure is not requested.

Conclusion:

The Applicant respectfully requests that the Planning Board approve the requested revisions to DSP-03098-01 and DSP-03098-02 to allow a superior mixed-use residential development to proceed in compliance with the 2002 College Park US 1 Corridor Sector Plan and its urban design standards. The proposal represents an urban scale mixed-use project that is very similar to the existing approved DSP. The project redesign has been accomplished with minimal deviation from the design standards developed for the 2002 College Park US 1 Corridor Sector Plan and it also has been prepared in recognition of many design standards contained in the 2010 Central US 1 Corridor Sector Plan. The few minor modifications requested to specific urban design standards are necessary to respond to changing market conditions and demands for alternative housing choices. Additionally, the Sector Plan anticipates that the design standards are intended to provide a consistent design framework for guiding development but at the same time provide regulatory flexibility through site plan review. The Applicant believes the modifications requested are necessary to accommodate the development as proposed and will benefit the development and the overall development district and will not substantially impair implementation of the 2002 sector plan.

Respectfully submitted,

Arthur J. Horne, Jr., Esq.

Attachment

N:\Vazquez_Carlos\ Metro SOJ 2002 Version 9 17 13

ATTACHMENT 6

9091 BALTIMORE AVENUE

LEED Scorecard

06 June 2013

LEED for New Construction v2009						Possible Points
40	15	12	42	**Total Proposed Project Score**		110
				Certified 40 to 49 points **Silver 50 to 59 points** Gold 60 to 79 points Platinum 80+ points		
15	5	1	5	**Sustainable Sites**		26
Y	M+	M-	N			
Y				SSp1	Construction Activity Pollution Prevention	0
1				SSc1	Site Selection	1
	5			SSc2	Dev. Density & Community Connectivity	5
			1	SSc3	Brownfield Redevelopment	1
6				SSc4.1	Alt. Transportation - Public Transport. Access	6
1				SSc4.2	Alt. Transportation - Bicycle Storage	1
3				SSc4.3	Alt. Transportation - LE and FE Vehicles	3
			2	SSc4.4	Alt. Transportation - Parking Capacity	2
			1	SSc5.1	Site Development - Protect/ Restore Habitat	1
			1	SSc5.2	Site Development - Maximize Open Space	1
1				SSc6.1	Stormwater Design - Quantity Control	1
1				SSc6.2	Stormwater Design - Quality Control	1
1				SSc7.1	Heat Island Effect - Non-Roof	1
1				SSc7.2	Heat Island Effect - Roof	1
		1		SSc8	Light Pollution Reduction	1
4	1	2	2	**Water Efficiency**		10
Y	M+	M-	N			
Y				WEp1	Water Use Reduction	0
2		2		WEc1	Water Efficient Landscaping	4
			2	WEc2	Innovative Wastewater Technologies	2
2	1			WEc3	Water Use Reduction, 30%, 35%, 40%	4
2	4	6	23	**Energy & Atmosphere**		35
Y	M+	M-	N			
Y				EAp1	Fundamental Commissioning	0
Y				EAp2	Min. Energy Performance	0
Y				EAp3	Fundamental Refrigerant Management	0
2	2	1	14	EAc1	Optimize Energy Performance	19
			7	EAc2	On-Site Renewable Energy	7
	2			EAc3	Enhanced Commissioning	2
			2	EAc4	Enhanced Refrigerant Management	2
		3		EAc5	Measurement & Verification	3
		2		EAc6	Green Power, 35% for 2 years	2
4	2	0	8	**Materials & Resources**		14
Y	M+	M-	N			
Y				MRp1	Storage & Collection of Recyclables	0
			3	MRc1.1	Building Reuse - Walls, Floors & Roof	3
			1	MRc1.2	Building Reuse - Interior Non-Structural	1
2				MRc2	Construction Waste Management (50%/ 75%)	2
			2	MRc3	Materials Reuse	2
1	1			MRc4	Recycled Content (10%/ 20%)	2
1	1			MRc5	Regional Materials (10%/ 20%)	2
			1	MRc6	Rapidly Renewable Materials	1
			1	MRc7	Certified Wood	1

8	**2**	**2**	**3**	**Indoor Environmental Quality**		**15**
Y	M+	M-	N			
Y				IEQp1	Minimum IAQ Performance	0
Y				IEQp2	Environmental Tobacco Smoke Control	0
			1	IEQc1	Outdoor Air Delivery Monitoring	1
			1	IEQc2	Increased Ventilation	1
1				IEQc3.1	Const. IAQ Mgt. Plan - During Construction	1
		1		IEQc3.2	Const. IAQ Mgt. Plan - Before Occupancy	1
1				IEQc4.1	Low Emitting Materials - Adhesives and Sealants	1
1				IEQc4.2	Low Emitting Materials - Paints & Coatings	1
1				IEQc4.3	Low Emitting Materials - Flooring Systems	1
		1		IEQc4.4	Low Emitting Materials - Composite Wood & Agrifiber Products	1
	1			IEQc5	Indoor Chemical & Pollutant Source Control	1
1				IEQc6.1	Controllability of Systems - Lighting	1
1				IEQc6.2	Controllability of Systems - Thermal Comfort	1
	1			IEQc7.1	Thermal Comfort - Design	1
			1	IEQc7.2	Thermal Comfort - Verification	1
1				IEQc8.1	Daylight & Views - Daylight	1
1				IEQc8.2	Daylight & Views - Views	1
5	**1**	**0**	**0**	**Innovation in Design**		**6**
Y	M+	M-	N			
1				IDc1.1	Innovation in Design: Green Cleaning	1
1				IDc1.2	Innovation in Design: Low Emitting Materials - Ceilings & Wall Systems	1
1				IDc1.3	Innovation in Design: Education/ Outreach	1
	1			IDc1.4	Innovation in Design: Low Mercury Lighting	1
1				IDc1.5	Innovation in Design: Exemplary SSc4.1	1
	1			Backup	Innovation in Design: Exemplary SSc6	0
				Backup	Innovation in Design	0
1				IDc2	LEED Accredited Professional	1
2	**0**	**1**	**1**	**Regional Priority**		**4**
Y	M+	M-	N		*Up to 4 points awarded in this category*	
1				RP1.1	Regional Priority: SSc6.1	1
			1	RP1.2	Regional Priority: WEc2	1
		1		RP1.3	Regional Priority: WEc3 (40%)	1
			N	RP1.4	Regional Priority: EAc2 (1%)	1
			N	RP1.5	Regional Priority: MRc1.1 (55%)	1
1				RP1.6	Regional Priority: MRc2 (50%)	1

THE PRINCE GEORGE'S COUNTY GO

ATTACHMENT 7

DEPARTMENT OF PUBLIC WORKS & TRANSPOR'.....
OFFICE OF ENGINEERING
9400 PEPPERCORN PLACE, SUITE 420
LARGO, MARYLAND 20774
(301) 883-5730

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: JEFFERSON SQUARE APARTMENT @ COLLEGE PARK CASE #: 23871-2003-02
APPLICANT'S NAME: Metropolitan Development Group
ENGINEER : VIKA MARYLAND, LLC

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is both PUBLIC and PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW, FEE-IN-LIEU.

These bonds apply: None.

Required water quality controls: INFILTRATION.

Required water quantity controls: 10 YEAR ATTENUATION(S).

A maintenance agreement is required.

These special conditions apply: UNDERGROUND STORAGE.

Required easements: STORM DRAIN.

Storm Water Management fee payment of $20,714.00 in lieu of providing on-site attenuation/quality control measures. (Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

AN OFFSITE PUBLIC EASEMENT IS REQUIRED AT ALL POINT WHERE THE SITE STORMDRAIN LEAVES THE RIGHT OF WAY AND CONNECTS TO EXISTING STORM DRAIN SYSTEM. THE SITE IS DIVIDED IN POST DEVELOPMENT CONDITIONS TO FOUR DRAINAGE AREAS. THE FOLLOWING AREA ALIST OF THE MANAGEMENT LEVEL REQUIRED FOR TEACH AREA:

1) DA#1: NEW IMPERVIOUS TO BE COMPENSATED FOR WQv OVERMANAGEMENT IN DA#2 OR DA#4. TOTAL NEW IMPERVIOUS = .18 ACRES.

2) DA#2: PROVIDE 1 INCH WQv, Rev, CPv AND 10 YEAR Qp CONTROL. TOTAL NEW IMPERVIOUS = .97 ACRES.

3) DA#3: NEW IMPERVIOUS TO BE COMPENSATED FOR IN WQv OVERMANAGEMENT IN DA#2 AND DA#4. TOTAL NEW IMPERVIOUS = .038 ACRES.

4) DA#4: PROVIDE 1 INCH WQv, Rev, CPv AND 10 YEAR CONTROL. TOTAL NEW IMPERVIOUS IS 2.26 ACRES.

THE AMOUNTS OF NEW IMPERVIOUS REPORTED HERE TO BE CHECKED AT THE TIME OF TECHNICAL REVIEW AND THE FEE IN LIEU IS TO BE ADJUSTED ACCORDINGLY. A 2/3 DEDUCION IS GRANTED FOR DA#2 AND #4 FOR PROVIDING ONSITE QUALITY AND QUANTITY MANAGEMENT. NO DEDUCTIONS ARE GIVEN TO DA#1 AND #3, SINCE MINIMUM WQv OFFSITE MANAGEMENT IS PROPOSED. THE WATER QUALITY SHALL BE TREATED VIA INFILTRATION OF THE 1 INCH RUNOFF. IN CASE THAT INFILTRATION IS INFEASIBLE, FILTERING DEVICES DESIGN FOR THE PRESCRIBED WQv AND IN ACCORDANCE WITH MDE 2000 MANUAL SHALL BE USED. DETENTION FO THE WQv SHALL NOT BE PERMITTED UNLESS IT'S COMBINED WITH AN APPROVED HYDRODYNAMIC SEPARATOR DEVICE.

CASE NAME: JEFFERSON SQUARE APARTMENT @ COLLEGE PARK CASE #: 23871-2003-02

ADEQUACY CHECK OF THE DOWNSTREAM RECEIVING STORMDRAIN SYSTEM IS REQUIRED AT THE TIME OF TECHNICAL. IN THE EVENT THAT THE 100 YEAR OVERFLOW PATH IS LEAVING THE SITE IS NOT CONTAINED WITHIN AN EXISTING PUBLIC EASEMENT OR RIGHT OF WAY, 100 YEAR CONTROLS WILL BE PRESCRIBED FOR DA#2 AND DA#4. THIS REVISION APPROVAL IS FOR THE NEW BUILDING LAYOUT.
SUPERCEDES PREVIOUS APPROVAL DATED 11/14/2003 and 11/21/2006.
REVIEW COMPLETED BY EM.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: February 21, 2013
EXPIRATION DATE: May 4, 2013

CC: APPLICANT, SCD, PERMITS
P.G.C. FORM #3693 (REV 04/93)

FOR OFFICE USE ONLY

ADC MAP:	4B12	200' SHEET:	211NE04
STREET NAME:	BALTIMORE AVE		
WATERSHED:	12-Paint Branch		
NUMBER OF DU'S:	335	COST PER DWELLING:	0

THE MARYLAND-NATIONAL CAPITAL PARK AND PL/

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

M-NCPPC
www.mncppc.org

P.G. PLANNING DEPARTMENT
RECEIVED
JUL 23 2013
DEVELOPMENT REVIEW DIVISION

MEMORANDUM July 31, 2013

TO: Henry Zhang, Urban Design Section, Development Review Division

FROM: Dan Janousek, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-03098-03 Metropolitan at College Park

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	X	Public Use Trail Easement	
PG Co. R.O.W.*		Nature Trails	
SHA R.O.W.*	X	M-NCPPC Parks	
HOA/Other		Bicycle Parking	X
Sidewalks		Trail Access	

**If a Master Plan Trail is within a city, county, or state right-of-way, an additional two to four feet of dedication may be required to accommodate construction of the trail.*

The subject property is within the area described in the *Central US 1 Corridor Approved Sector Plan and Sectional Map Amendment* and subject to the regulations of the plan, specifically the *Central Us-1 Corridor Development District Overlay Zone.*

The plan describes the vision for Central US 1 is a vibrant hub of activity highlighted by walkable concentrations of pedestrian and transit-oriented mixed-use development, integration of the natural and built environments, extensive use of sustainable design techniques, thriving residential communities, a complete and balanced transportation network, and a world-class educational institution. One of the main highlights of the plan is to increase multimodal mobility throughout the sector plan area for pedestrians, bicycles, transit, and automobiles (page 1).

As stated in the overlay zone: *Within the corridor infill and walkable node areas, a minimum of one bicycle parking space shall be provided within the public or private frontage for every three vehicular parking spaces that are provided. Bicycle racks shall be placed in highly visible locations along the street or within parking garages as appropriate.*

The application conforms to the above stated minimum bicycle parking requirement by providing 132 bicycle parking spaces. In the event that the applicant reduces or increases the proposed 398 vehicle parking spaces, then the appropriate bicycle parking adjustment (1/3 of the total number of vehicle parking spaces) should be made and tabulated on the detailed site plan..

The proposed bicycle parking space locations on Baltimore Avenue (US-1) and on Cherokee Street are shown on the landscape and lighting plan. The bicycle parking space locations and groupings that are proposed for these road frontages appear to be adequate for the proposed use and conform to the recommendations and requirements of the area master plan and the overlay zone. It is recommended that bicycle parking guide signs be provided in accordance with the Maryland MUTCD 2011 Edition. The final locations and signage shall be approved by the Maryland State Highway Administration (SHA) and the City of College Park within their respective rights of way, if applicable, at the time of building permit.

The total number of bicycle parking spaces and their locations within the main parking garage and the townhouses should be indicated on the detailed site plan with a symbol.

It is recommended that bicycle parking guide signs be provided in the main parking garage for all bicycle parking spaces and/or groups of bicycle parking spaces in accordance with the Maryland MUTCD 2011 Edition. Bicycle parking signage is not recommended for the internal garages of townhouses.

It is appropriate to count bicycle parking spaces for townhouses towards the overall bicycle parking requirement of the overlay zone.

The bicycle parking spaces proposed for all areas, including road frontage, the main parking garage and the townhouse garages, should be described in detail in the "site tabulations" table on sheet C-1.

Improved bikeways on US-1 will be implemented it the future by SHA. Currently, bicycles are approved to use the full lane of US-1. An improvement project for US-1 is currently being studied by SHA. The subject application appears to be dedicating property along US-1, which will facilitate the potential US-1 improvements.

All traffic control signage will be approved by SHA on US-1, and it will be approved by the City of College Park for Cherokee Street. Section 1A.08 of the Maryland MUTCD contains information regarding placement authority for traffic control devices.

The area master plan recommends that US-1 contain sidewalks and a bikeway. The walkable node policy on page 65 of the areas master plan should be followed. The policy recommends generous sidewalks along US 1 and all side streets in the walkable nodes, with a width between 15 to 20 feet along US 1 and 6 to 10 feet on the side streets. These widths provide space for outdoor dining and street trees along US 1 and a comfortable walking area on the side streets, while providing an adequate distance between the building frontages and the streets.

Recommendations

1. All bicycle parking spaces and/or groups of bicycle parking spaces along road frontages and within the main parking garage shall be signed in accordance with the Maryland MUTCD 2011 Edition and utilize the D4-3 sign guide sign or plaque. Details of the D4-3 sign or plaque shall be shown on the detailed site plan.

2. The bicycle parking space locations along the roads and within the main parking garage and the townhouses should be shown on the detailed site plan.

3. The bicycle parking spaces proposed for all areas, including road frontage, the main parking garage and the townhouse garages, should be tabulated and described in detail on the detailed site plan.

HEALTH
DEPARTMENT
Prince George's County

Division of Environmental Health

Date: August 2, 2013

To: Henry Zhang, Urban Design, MNCPPC

From: Sion Jung, Environmental Health Specialist, Environmental Engineering Program

Re: DSP-03098.03-Metropolitan at College Park

The Environmental Engineering Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the "03" revision detailed site plan submission for Metropolitan at College Park and has the following comments/recommendations:

1. There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light. While there is a Site Note on the Cover Sheet addressing spill light, the photometric plan appears to be incomplete.

2. The property is located in the recharge area for the Patuxent aquifer, a groundwater supply that serves the Beltsville Agricultural Research Center, Patuxent Wildlife Research Center and the City of Bowie. Conversion of green space to impervious surface in this recharge area could have long term impacts on the sustainability of this important groundwater resource.

3. The public health value of access to active recreational facilities has been well documented. Indicate the location of active recreational facilities for all age groups within ¼ mile of the proposed residences.

4. This property is located in an area of the county considered a "food desert" by the US Department of Agriculture, where affordable and healthy food is difficult to obtain. Health Department permit records indicate there are 6 carry-out/convenience store food facilities, but only 1 markets/grocery stores within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes. The applicant should consider setting aside retail space for a tenant that would provide access to additional healthy food choices for residents of the area.

Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, *Fax* 301-883-7266, 772/878 Dial 711
www.princegeorgescountymd.gov/health

5. During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

6. During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

If you have any questions or need additional information, please contact me at 301-883-7685 or sajung@co.pg.md.us

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

Countywide Planning Division
Environmental Planning Section
301-952-3650

July 26, 2013

MEMORANDUM

TO: Henry Zhang, Planner Coordinator, Urban Design Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section

FROM: Chuck Schneider, Senior Planner, Environmental Planning Section

SUBJECT: **Metropolitan at College Park; DSP-03098-03**

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan for Metropolitan at College Park Property stamped as received by the Environmental Planning Section on July 17, 2013. The Environmental Planning Section recommends approval of DSP-03098-03 with no required revisions. A Type 2 Tree Conservation Plan (TCP2-027-04-01) was previously approved for the site on October 29, 2007. The current proposed design as submitted is in conformance with the approved TCP and no revisions to this TCP are required. This site has a recently approved stormwater management concept plan that was approved on April 19, 2013. The stormwater concept plan is in conformance with the design proposed on the TCP2.

If you have any questions concerning these comments, please contact me at 301-952-5404 or by e-mail at alwin.schneider@ppd.mncppc.org.

ACS:acs

METROPOLITAN AT COLLEGE PARK

LIBER 5722 FOLIO 613 21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SITE NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 25-E4 AND WSSC GRID 211NE04 AND THE TAX ACCOUNT NUMBER IS 21-3950995. THE PROPERTY IS ZONED "M-U-I".

2.) THE HORIZONTAL AND VERTICAL DATUM IS BASED ON THE FOLLOWING NGS CONTROL STATIONS: NGS STATION "20427 "USNO" GPS CONTINUOUSLY OPERATING REFERENCE STATION "GODE" GPS CONTINUOUSLY OPERATING REFERENCE STATION "ANP1" GPS CONTINUOUSLY OPERATING REFERENCE STATION WSSC "BM 5443". THE VERTICAL DATUM IS NGVD29 AND THE HORIZONTAL DATUM IS NAD83/91.

3.) THE SUBJECT PROPERTY LIES IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 245208 0015 D. FOR PRINCE GEORGE'S COUNTY, MARYLAND, DATED DECEMBER 15, 1989.

4.) THE PROPERTY IS WITHIN SUBAREA 4(E) OF THE COLLEGE PARK U.S. 1 CORRIDOR SECTOR PLAN (APPROVED IN APRIL, 2010) AND IS IN THE 2-6 STORY WALKABLE NODE CHARACTER AREA. NOTE THE D-D-O ZONE IS SUPERIMPOSED OVER THE "M-U-I".

5.) THE SUBJECT PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA.

6.) THE SUBJECT PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

7.) THERE ARE NO STREAMS OR WETLANDS LOCATED ON SITE.

8.) FIELD-RUN TOPOGRAPHY SURVEY WAS PERFORMED BY VIKA INC. IN MARCH 2003.

9.) CENTERLINE OF STATE ROUTE 1 IS ESTABLISHED UTILIZING THE EXISTING PAVEMENT AS SURVEYED BY VIKA INC. IN MARCH 2003.

10.) EXISTING LAND USE IS COMMERCIAL RETAIL / VACANT LAND.

11.) PROPOSED LAND USE IS MIXED USE, 228 RESIDENTIAL MID-RISE RENTAL APARTMENTS, 55 TOWNHOUSES, AND 4,133 SF OF COMMERCIAL RETAIL SPACE. MIXED USE BUILDING WILL BE 5 STORIES AND TOWNHOUSES WILL BE 3 STORIES.

12.) 10' PUBLIC UTILITY EASEMENT IS PROPOSED ALONG BALTIMORE AVENUE, CATABAWA STREET, AND CHEROKEE STREET.

13.) TRASH DUMPSTERS WILL BE LOCATED INSIDE THE BUILDING & LOADING DOCKS.

14.) BUILDING & DIRECTIONAL SIGNAGE WILL BE IN CONFORMANCE WITH THE 2010 APPROVED CENTRAL US 1 CORRIDOR SECTOR PLAN.

15.) APARTMENT BUILDING AMENITIES INCLUDE:
- a) FURNISHED LOBBY
- b) CONTROLLED ACCESS
- c) CONDITIONED CORRIDORS
- d) COVERED MAIN ENTRY WITH CANOPY AT PRIMARY ENTRANCE TO BUILDING
- e) HEALTH CLUB
- f) CLUB/PUB ROOM
- g) LANDSCAPED COURTYARD WITH SITTING AREAS/ WALKWAYS
- h) LAUNDRY APPLIANCES IN EACH APARTMENT
- i) SWIMMING POOL

16.) PROPOSED UNIT BREAKDOWN IS AS FOLLOWS:
- a) 228 FLATS
  - 1) 17.1% STUDIO APARTMENTS (39 UNITS), AVERAGE SIZE 510 SF±
  - 2) 40.8% 1 BEDROOM APARTMENTS (93 UNITS), AVERAGE SIZE 620 SF±
  - 3.) 42.1% 2 BR APARTMENTS (96 UNITS), AVERAGE SIZE 963 SF±
- b) 31 TOWNHOMES, MINIMUM SIZE 1,530 SF. FOR THIS 16' WIDE TOWNHOUSE
  24 TOWNHOUSES, MINIMUM SIZE 1800 SF. FOR THIS 20' WIDE TOWN HOUSE

17.) CONFORMANCE TO M-U-I ZONE, SECTION 27-546.19(c):
- a) ALL OUTDOOR LIGHTING SHALL BE DESIGNED NOT TO SPILL ONTO ADJACENT PROPERTIES. (SECTIONS 27-546.19(c)(5)(C) AND 27-546.19(e)(5)(G)(v))
- b) ANY OUTDOOR MECHANICAL EQUIPMENT SHALL BE SCREENED TO MINIMIZE VISIBILITY FROM ADJACENT PROPERTIES AND PUBLIC STREETS. THERE ARE NO OUTDOOR STORAGE AREAS. (SECTION 27-546(e)(5)(E))
- e) SIGNS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT DISTRICT STANDARDS CONTAINED IN THE U.S. ROUTE 1 SECTOR PLAN. (SECTION 27-546(c)(5)(F))
- d) TRASH RECEPTACLES WILL BE LOCATED INSIDE THE BUILDING. THE RECEPTACLES WILL BE EMPTIED DURING DAYLIGHT HOURS. (SECTION 27-546.19(e)(5)(G)(ii))
- a) THERE WILL BE NO OUTDOOR VENDING MACHINES. (SECTION 27-546.19(e)(5)(G)(vi))
- f) LOADING AND DELIVERY SPACES ARE SHOWN ON THE SITE PLAN. (SECTION 27-546.19(e)(5)(G)(iv))
- g) THERE ARE NO ACTIVITIES WITH POTENTIAL ADVERSE IMPACTS PROPOSED. (SECTION 27-546.19(e)(5)(G)(ii))
- h) HOURS OF OPERATION OF THE HOUSING WILL BE 24 HOURS A DAY. HOURS OF OPERATION FOR THE STORES AND OFFICE SHALL BE SET BY THE STORE AND OFFICE OWNERS. DELIVERIES WILL BE DURING BUSINESS HOURS. (SECTION 27-546.19(e)(5)(G)(i))
- i) BUILDING MATERIALS AND COLORS ARE SHOWN ON THE ARCHITECTURAL PLANS TO ASSESS COMPATIBILITY. (SECTION 27-546.19(e)(5)(A), (B) AND (D))

18.) THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR HISTORICAL SITES ON THIS PROPERTY.

19.) SIDEWALKS SHALL BE PROVIDED ALONG BALTIMORE AVENUE (US ROUTE 1), CHEROKEE STREET AND CATAWBA STREET.

20.) THE PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER. CATEGORY W-3 AND S-3. THE TOWNHOMES WILL BE SERVED BY A PRIVATE ON-SITE WATER AND SEWER SYSTEM.

21.) IN CONSULTATION WITH THE CITY OF COLLEGE PARK AND THE DISTRICT COUNCIL, THE APPLICANT SHALL MAKE A GOOD FAITH EFFORT TO EXCUTE A MEMORANDUM OF UNDERSTANDING WITH THE UNIVERSITY OF MARYLAND THAT PROHIBITS UNIVERSITY STUDENTS RESIDING IN THE PROJECT FROM OBTAINING ON-CAMPUS PARKING PERMITS. ALSO, IN CONSULTATION WITH THE CITY OF COLLEGE PARK AND THE COUNTY COUNCIL, THE APPLICANT SHALL MAKE A GOOD FAITH EFFORT TO DISCUSS THE UNIVERSITY OF MARYLAND METHODS TO DISCOURAGE FACULTY AND STAFF RESIDING IN THE PROJECT FROM DRIVING THEIR PERSONAL VEHICLES TO THE CAMPUS IN THE WEEKDAY MORNING AND EVENING PEAK PERIODS.

22.) THERE IS NO PARK DEDICATION FOR THIS PROJECT. PER SECTION 2 OF THE RESOLUTION, THE TOT LOT OWNED BY THE CITY OF COLLEGE PARK WILL BE UPGRADED.

23.) THE STORMWATER MANAGEMENT CONCEPT NUMBER IS 23871-2013-02.

24.) REVISION 01 DECREASES THE NUMBER OF MULTI-FAMILY APARTMENTS TO 160 AND INCREASES THE NUMBER OF TOWNHOUSES TO 45.

25.) REVISION 02 ADDS 45 SPACES AND CHANGES THE PARKING GARAGE SPACES FROM 9.5 FT WIDTH TO 9 FT WIDTH.

26.) REVISION 03 INCREASES THE NUMBER OF TOWNHOUSES FROM 45 TO 55, INCREASES THE NUMBER OF MULTI-FAMILY UNITS FROM 160 TO 228, REDUCES THE RETAIL AREA FROM 41,540 SF TO 4,133 SF. SIZES AND LOCATIONS OF BUILDING FOOT PRINTS AND ASSOCIATED UTILITIES HAVE BEEN REVISED.

27.) PLAN NOW REFLECTS PARCEL AS APPROVED BY RECORD PLAT DATED APRIL 8TH 2008.

OWNER/APPLICANT
METROPOLITAN DEVELOPMENT GROUP, LLC
8521 LEESBURG PIKE, SUITE 720
VIENNA, VIRGINIA 22182
PHONE: (703)-839-8355
FAX: (703)-852-7258
CONTACT: CARLOS VAZQUEZ

ATTORNEY
SHIPLEY & HORNE, P.A.
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CONTACT: ARTHUR HORNE

CIVIL ENGINEER
VIKA MARYLAND, LLC.
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
CONTACT: DON MITCHELL, P.E.

ARCHITECT
LESSARD DESIGN INC.
8521 LEESBURG PIKE, SUITE 700
VIENNA, VIRGINIA 22182
PHONE: (571)-830-1880
CONTACT: STEVE GANG

LANDSCAPE ARCHITECT
LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
TYSONS CORNER, VA 22182
PHONE: (703)-821-2045
FAX: (703)-448-0597
CONTACT: MARK LEWIS

SITE TABULATIONS

Existing Zoning*	B-T and M-U-I			
Proposed Zoning	M-U-I			
Gross Site Area*	4.56 AC =	198,632 SF		
Net Site Area	4.22 AC =	183,917 SF		
Proposed Lot Coverage	2.99 AC =	130,441 SF	71%	
Proposed Recreational/Green Area	1.22 AC =	53,845 SF	29%	

** Reflects information as shown on original DSP 03098/01*

MIXED-USE BLDG	% of Units	No. of Units	Avg. SF
Studio	17.1%	39	510
1 Bedroom	40.8%	93	620
2 Bedroom	42.1%	96	963
Total/Avg.	100.0%	228	781

TOWNHOMES	No. of Units	Avg. SF
	55	1,845

Parking Area Requirements: [1]

I. Maximum Number of Spaces Per 2002 Sector Plan

Multi-Family Apartments:						
Studio Units	39	x	2	required spaces per unit =		78.0 Spaces
One Bedroom Units	93	x	2	required spaces per unit =		186.0 Spaces
Two Bedroom Units	96	x	2.5	required spaces per unit =		240.0 Spaces
	228	Units				504.0 Spaces
					10% Reduction	453.6 Spaces
Commercial Space:	4,133 SF					
1 SP / 150 GSF for first 3,000 sf =	1 SP	/	150 GSF		3000 =	20.0 Spaces
1 additional SP / 200 GSF for area over 3,000 sf =	1 SP	/	200 GSF		1,133 SF =	5.7 Spaces
				Max Parking Required for Commercial =		26.0 Spaces
					10% Reduction	23.4 Spaces
Single-Family Attached:						
Townhomes	55	x	2.04	required spaces per unit =		112.2 Spaces
	55	Units				112.2 Spaces
					10% Reduction	100.98 Spaces

Urban Land Institute Joint Use Calculation (Sector Plan, page 102)					
Use	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Night
Commercial	60%	90%	100%	70%	5%
	15	22	24	17	2
Residential	60%	90%	80%	90%	100%
	273	409	363	409	454
Total	288	431	387	426	456

Parking Provided*		
Structured Garage	=	313
Townhome garage	=	85
Total Parking Provided	=	398
Total Provided		

II. Maximum Number of Spaces Per 2010 Sector Plan

Multi-Family						
Per Prince George's County Zoning Ordinance sec. 27-568 (1)(D)						
Multi-Family Apartments:						
Studio/One Bedroom Units	132	x	2	required spaces per unit =		264 Spaces
Two Bedroom Units	96	x	2.5	required spaces per unit =		240 Spaces
	228	Units				504 Spaces
Per Approved Central US1 Corridor Sector Plan (2010)						
Multi-Family Apartments:	228	x	1	required spaces per unit =		228 Spaces
Multi-Family Units	228	Units				228 Spaces
Commercial Space						
Per Prince George's County Zoning Ordinance sec. 27-568 (5)(A)						
Commercial Space:	4,133 SF					
1 SP / 150 GSF for first 3,000 sf =	1 SP	/	150 GSF		3000 =	20 Spaces
1 additional SP / 200 GSF for area over 3,000 sf =	1 SP	/	200 GSF		1,133 SF =	5.7 Spaces
				Max Parking Required for Commercial =		26 Spaces
Per Approved Central US1 Corridor Sector Plan (2010)						
Commercial Space:	4,133 SF					
3 SP / 1,000 sf =	3 SP	/	1,000 GSF		4,133 SF =	12.4 Spaces
				Max Parking Required for Commercial =		13 Spaces
Townhomes						
Per Prince George's County Zoning Ordinance sec. 27-568 (1)						
Townhouses:						
2.04 SP / Dwelling Unit	55	x	2.04	required spaces per unit =		112.2 Spaces
	55	Units				
				Max Parking Required for Residential =		112.2 Spaces
Per Approved Central US1 Corridor Sector Plan (2010)						
Townhouses:						
1 SP / Dwelling Unit	55	x	1	required spaces per unit =		55 Spaces
	55	Units				
				Max Parking Required for Residential =		55 Spaces
Total Required Parking						
Per Prince George's County Zoning Ordinance sec. 27-568 (5)(A)				Total Parking Required for the Site =		643 Spaces
Per Approved Central US1 Corridor Sector Plan (2010)				Total Parking Required for the Site =		296 Spaces [2]
Provided Spaces						
Structured Garage:						313 Spaces
Townhome Garages:						85 Spaces
Total Provided						398 Spaces

[1] Note: If number of units are reduced, the parking count may be reduced accordingly.
[2] A modification of the development district standards is required if parking provided is greater or less than this amount.
2010 parking requirements provided for comparison purposes only.

V. Loading:

1) Required (Per County Code, Subtitle 27-582)

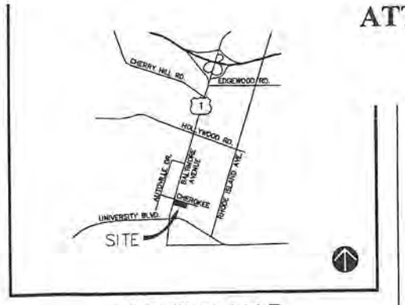
Retail	1 Retail Store 4,133 SF	=	1 (1 Space (12'x33')/2,000-10,000 GFA)
Residential	(Multi-Family) 228 UNITS	=	1 (1 Loading Space for 100-300 Multi-Family Dwelling Units)
	Total Spaces Required	=	2

2) Provided Spaces

Retail	1 Space (12'x33') (Per 27-578)
Residential	1 Space (12'x30') Shared Space with Retail Loading-Waiver Requested
Total Provided	2 Spaces 1 (12'x33') & 1 (12'x30')

VI. Bicycle Spaces (Per County Code, Subtitle 04-117)

Required	2 Spaces/ 10,000 GFA		
	Retail: 4,133 =		1 Space
Provided	Total of 132 Spaces		



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

C-1	DETAIL SITE PLAN	COVER SHEET
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C-5	DETAIL SITE PLAN	TYPE II TREE CONSERVATION PLAN
C-6	DETAIL SITE PLAN	TCP II NOTES & DETAILS
L-1	LANDSCAPE AND LIGHTING PLAN	
L-2	LANDSCAPE PLAN	ENLARGEMENT - COURTYARD
L-3	LANDSCAPE PLAN	ENLARGEMENT - TOT LOT
L-4	SITE FURNISHING	
L-5	CONSTRUCTION DETAILS	
L-6	TOT LOT CONSTRUCTION DETAILS	
L-7	PLANTING NOTES AND DETAILS	
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A4	TYPICAL FLOOR	
A5	UNIT PLANS	
A6	NORTH & WEST ELEVATIONS	
A7	SOUTH & EAST ELEVATIONS	
A8	COURTYARD ELEVATIONS	
A9	TOWNHOME ELEVATIONS	

STATE OF MARYLAND — 9/19/13

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE 9/19/13
DON MITCHELL — PRINTED NAME
TITLE: SENIOR PROJECT MANAGER
OCTOBER 3, 2014 — EXPIRATION DATE
LICENSE No. 18863

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE PRINCE GEORGE'S COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED

DATE _____ SIGNATURE _____

PRINTED NAME AND TITLE _____

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	HZ	11-7-07
02	7-18-08	HZ	9-3-08

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■
VIKA MARYLAND, LLC.
20251 CENTURY BOULEVARD, SUITE 400
GERMANTOWN, MD. 20874
(301) 916-4100 ■ FAX (301) 916-2262

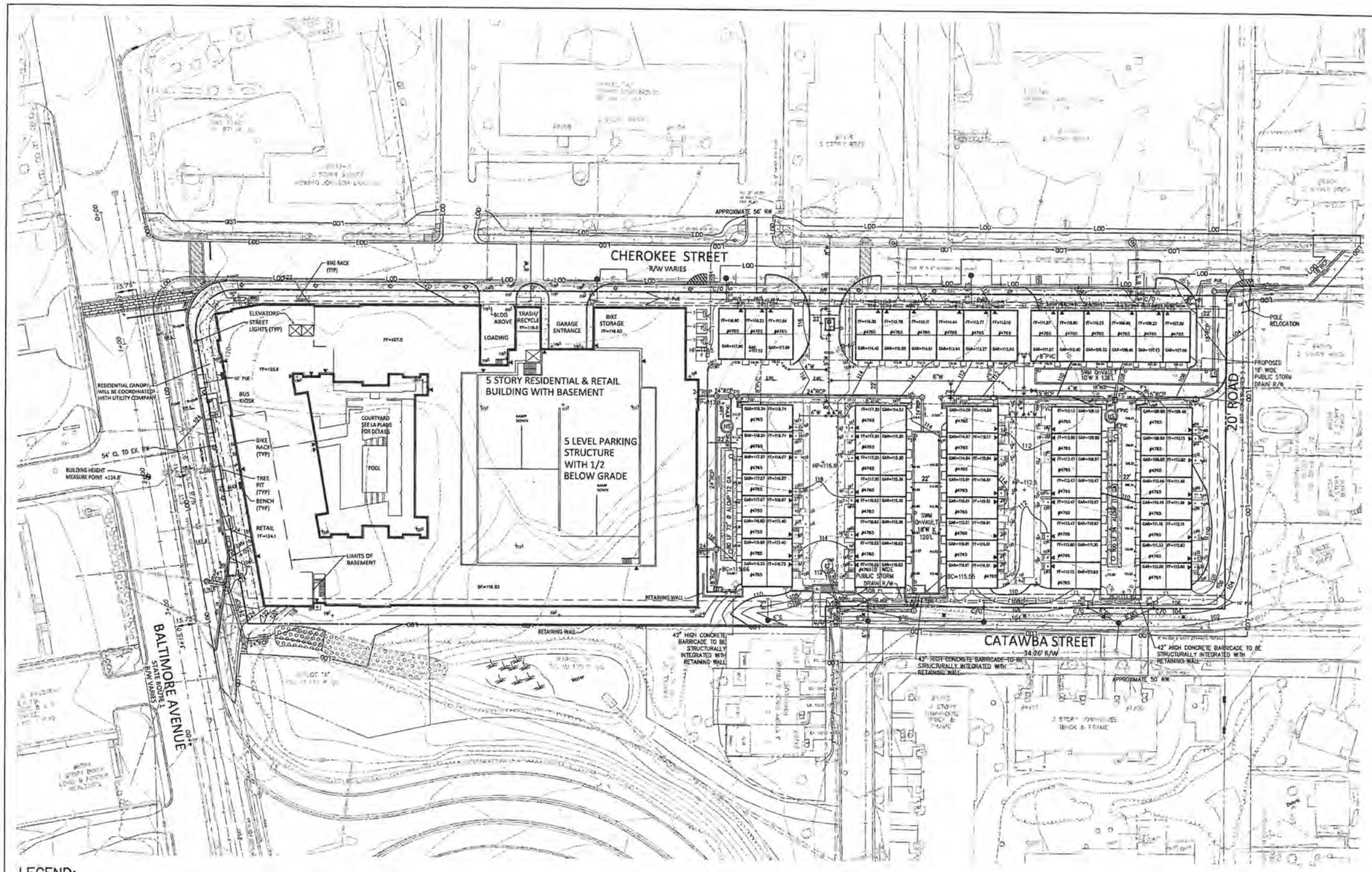
METROPOLITAN AT COLLEGE PARK
LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

COVER SHEET

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/06/07

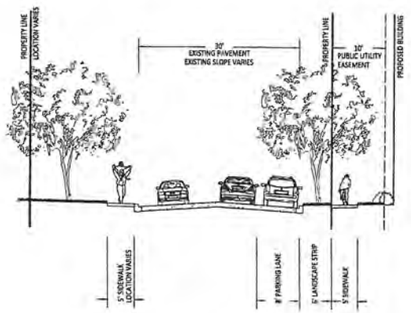
DATE: APRIL, 2013
DES. MB | DWN. CC
SCALE: NOT TO SCALE
PROJECT/FILE NO. 1203
SHEET NO. C-1



LEGEND:

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX (106)
- ELECTRICAL MANHOLE (110)
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET

- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED PROPERTY LINE
- SECTOR PLAN BOUNDARY LINE
- LOD — PROPOSED LIMITS OF DISTURBANCE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED SIDEWALK & GARAGE APRONS
- PROPOSED RETAINING WALL
- PROPOSED BUILDING WALL
- PROPOSED TREE PIT
- PROPOSED STREET LIGHT
- HH — PROPOSED BIKE RACK
- PROPOSED ELEVATOR



TYPICAL SECTION (AA)
AT CHEROKEE STREET
1"=10'

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.miss811.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The contractor must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

9/19/13

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE

DON MITCHELL — OCTOBER 3, 2014
PRINTED NAME — EXPIRATION DATE
TITLE: SENIOR PROJECT MANAGER

LICENSE No. 18863

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK

PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	HZ	11-7-07

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #100 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA. LEESBURG, VA.

METROPOLITAN AT COLLEGE PARK

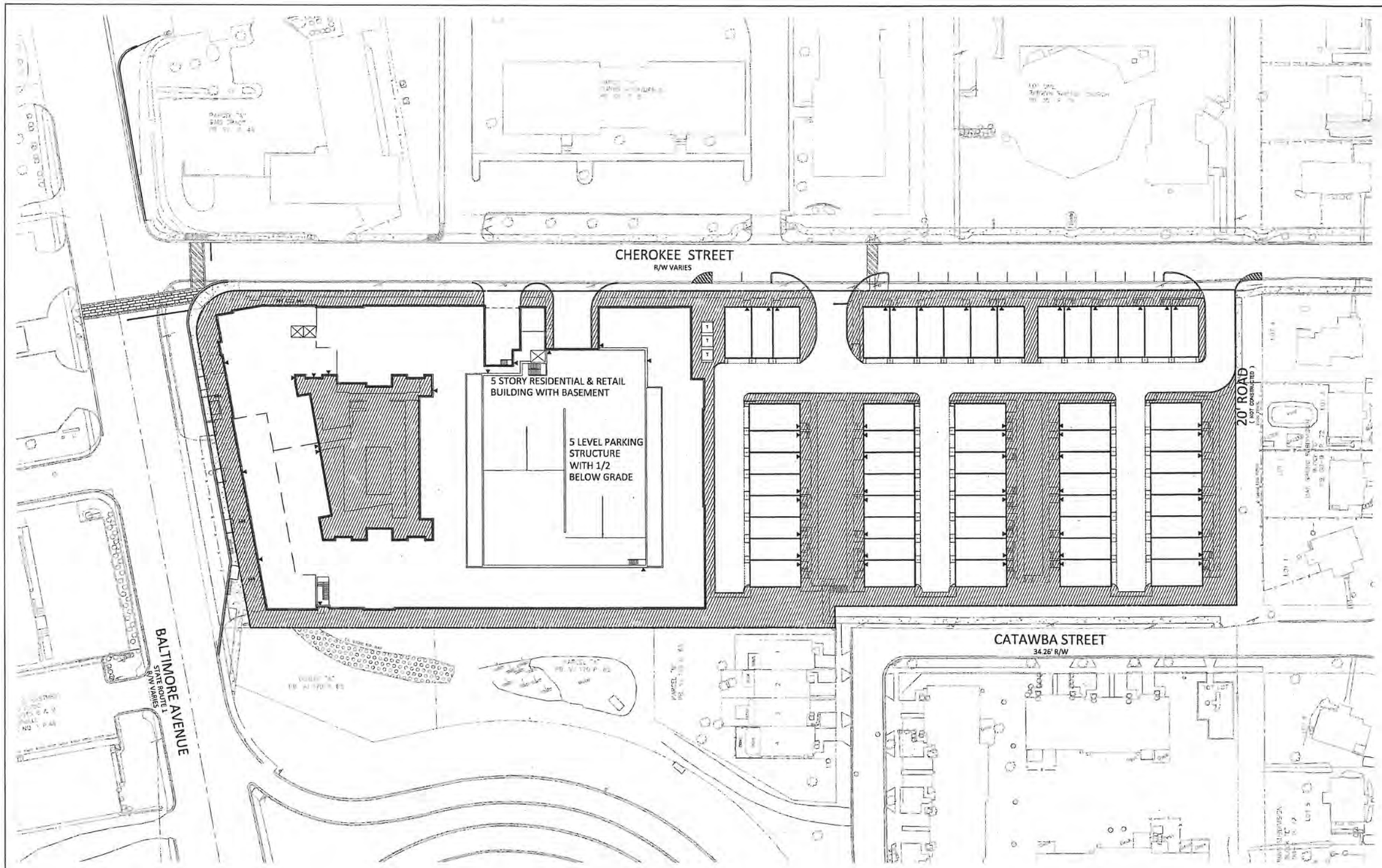
LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DETAILED SITE PLAN

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/08/07

DATE: APRIL 2013
DES. MB — DWN. CC
SCALE: 1"=30'
PROJECT/FILE NO. 1203
SHEET NO. C-3



PLAN LEGEND:

RECREATION/ GREEN AREA
53,279 sf. (1.22 ac.) – 26%

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

For excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have these facilities located by the utility companies prior to commencing excavation.

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE

DON MITCHELL — OCTOBER 3, 2014
PRINTED NAME — EXPIRATION DATE
TITLE: SENIOR PROJECT MANAGER
LICENSE No. 18883

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	HZ	11-7-07

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA. LEESBURG, VA.

METROPOLITAN AT COLLEGE PARK

LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DETAIL SITE PLAN RECREATIONAL / GREEN AREA PLAN

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 8/08/07

DATE: APRIL, 2013
DES. MB — DWN. CC
SCALE: 1"=30'
PROJECT/FILE NO. 1203
SHEET NO. C-4

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

METROPOLITAN DEVELOPMENT AT COLLEGE PARK

PERSPECTIVE FROM BALTIMORE AVENUE

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COLLEGE PARK, MD

METROPOLITAN DEVELOPMENT GROUP

lessard
DESIGN
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P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

METROPOLITAN DEVELOPMENT AT COLLEGE PARK

COURTYARD I

COLLEGE PARK, MD

METROPOLITAN DEVELOPMENT GROUP

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P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

METROPOLITAN DEVELOPMENT AT COLLEGE PARK

COURTYARD II

COLLEGE PARK, MD

METROPOLITAN DEVELOPMENT GROUP

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NOV 11, 2013

METROPOLITAN AT COLLEGE PARK

COLLEGE PARK, MARYLAND

UNIT NUMBERS AND MIX						Common	Retail	Total Building Area
Levels	Elevation	Studio	1 Br.	2 Br.	Total units	Amenity Area	Retail Area	Total Building Area
Basement	117'-4"	0	5	10	15			18,349
Ground	124'-2"	Retail					4,133	
Ground	125'-8"	Amenity and Leasing Office				5,511		
Ground	128'-0"	7	13	14	34			42,477
2nd.	139'-6"	8	20	20	48			43,768
3rd.	150'-2"	8	20	20	48			43,768
4th.	160'-10"	8	20	20	48			43,768
5th.	171'-6"	8	15	12	35			30,910
Total		**39**	**93**	**96**	**228**	**5,511**	**4,133**	**223,040**
Percentage		17%	41%	42%				

Structured Parking			
Level	Elevation	Spaces	Bicycle
Basement level	112'-10" to 118'-2"	30	
Ground level	above 118'-2" to 128'-10"	55	
2nd. Level	above 128'-10" to 139'-6"	56	
3rd. Level	above 139'-6" to 150'-2"	56	
4th. Level	above 150'-2" to 160'-10"	56	
5th. Level	above 160'-10" to 171'-6"	60	
Total Parking		**313**	
Total Bicycle For Multi-Family and Town Homes			**132**

SUMMARY	
MULTI FAMILY	**228**
16' X 38' TOWN HOMES	31
20' X 38' TOWN HOMES	24
TOTAL DWELLING UNITS	**283**

ARCHITECT

LESSARD DESIGN, INC.
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VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801
CONTACT 1: STEVE GANG
CONTACT 2: WAEL RAMADAN

OWNER

METROPOLITAN DEVELOPMENT GROUP AT COLLEGE PARK, LLC
8521 LEESBURG PIKE, SUITE 720
VIENNA, VA 22182
P: 703.839.8355 | F: 703.852.7258
CONTACT 1: CARLOS VAZQUEZ
CONTACT 2: BENJAMIN BUTLER

RESPONSE TO SDRC

SEPTEMBER 19, 2013

M-NCPPC APPROVALS			
PROJECT NAME: METROPOLITAN @ COLLEGE PARK			
PROJECT NUMBER: DSP-03088/03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	HZ	11-7-07

lessard DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.LessardDesign.com

SEAL & SIGNATURE:

OWNER REPRESENTATIVE:
Metropolitan Development Group, LLC
8521 LEESBURG PIKE
VIENNA, VA 22182

CONSULTANTS:
CIVIL ENGINEER:
VIKA, MARYLAND, LLC
20151 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
P: 301.916.4100
F: 301.916.2262

LANDSCAPE ARCHITECTURE:
LSG
1919 GALLOWS ROAD, SUITE 110
VIENNA, VA 22182
P: 703.821.2045
F: 703.442.0897

ATTORNEY:
SHIPLEY & HORNE, P. A.
1101 MERCANTILE LANE, SUITE 240
LARGO, MD 20774
P: 301.925.1800
F: 301.925.1803

UTILITY CONSULTANT:
RICHTER & ASSOCIATES
15005 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
P: 301.548.7477

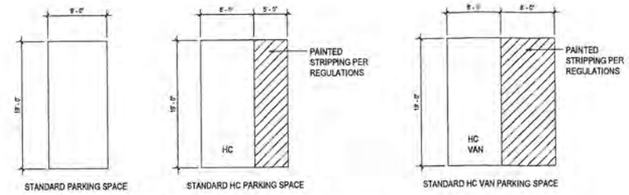
Metropolitan at College Park
College Park, MD

COVER SHEET

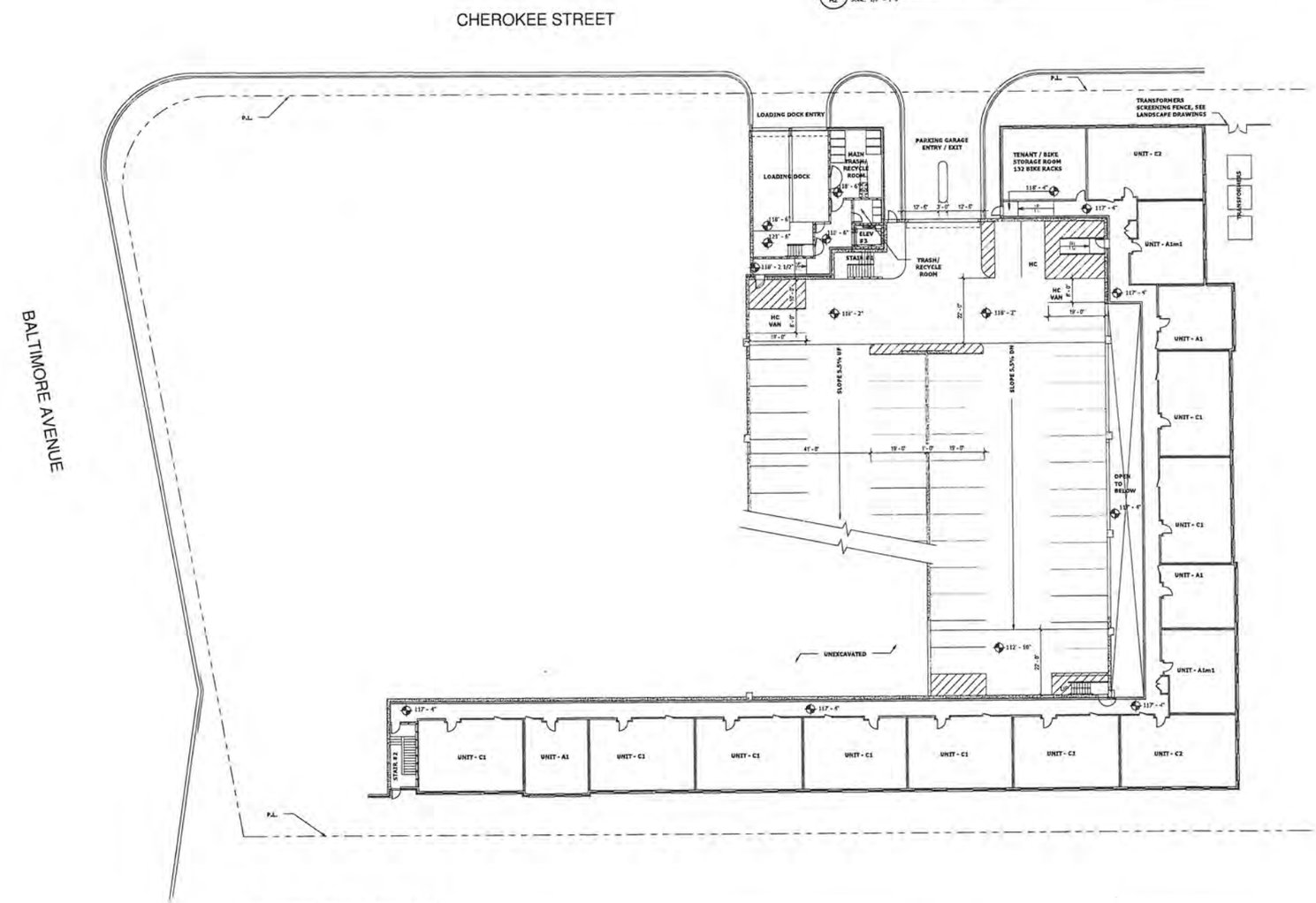
NO.	DESCRIPTION	DATE
	RESPONSE TO SDRC	09/19/13
	DSP AMENDMENT	07.01.13

PROJECT No:	HOLGR14.000
DRAWN BY:	Author
CHECKED BY:	Checker
PLOT DATE:	9/19/2013 4:34:46 PM
FILE NAME:	

A1



2 A2 PARKING SPACE SIZES
Scale: 1/8" = 1'-0"



1 A2 BASEMENT FLOOR PLAN
Scale: 1/16" = 1'-0"

M-NCPPC APPROVALS			
PROJECT NAME: METROPOLITAN @ COLLEGE PARK			
PROJECT NUMBER: DSP-03098/03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	3-8-07	HZ	11-7-07

ARCHITECT:

lessard DESIGN

9521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.LessardDesign.com

SEAL & SIGNATURE:

OWNER REPRESENTATIVE:

Metropolitan Development Group, LLC
9521 LEESBURG PIKE
VIENNA, VA 22182

CONSULTANTS:

CIVIL ENGINEER:
VIKA, MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
P: 301.916.4100
F: 301.916.2262

LANDSCAPE ARCHITECTURE:
LSG
1919 GALLOWS ROAD, SUITE 710
VIENNA, VA 22182
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F: 703.448.0587

ATTORNEY:
SHIPLEY & HORNE, P. A.
1101 MERCANTILE LANE, SUITE 240
LARGO, MD 20774
P: 301.925.1800
F: 301.925.1803

UTILITY CONSULTANT:
RICHTER & ASSOCIATES
13801 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
P: 301.549.7477

Metropolitan at College Park
College Park, MD

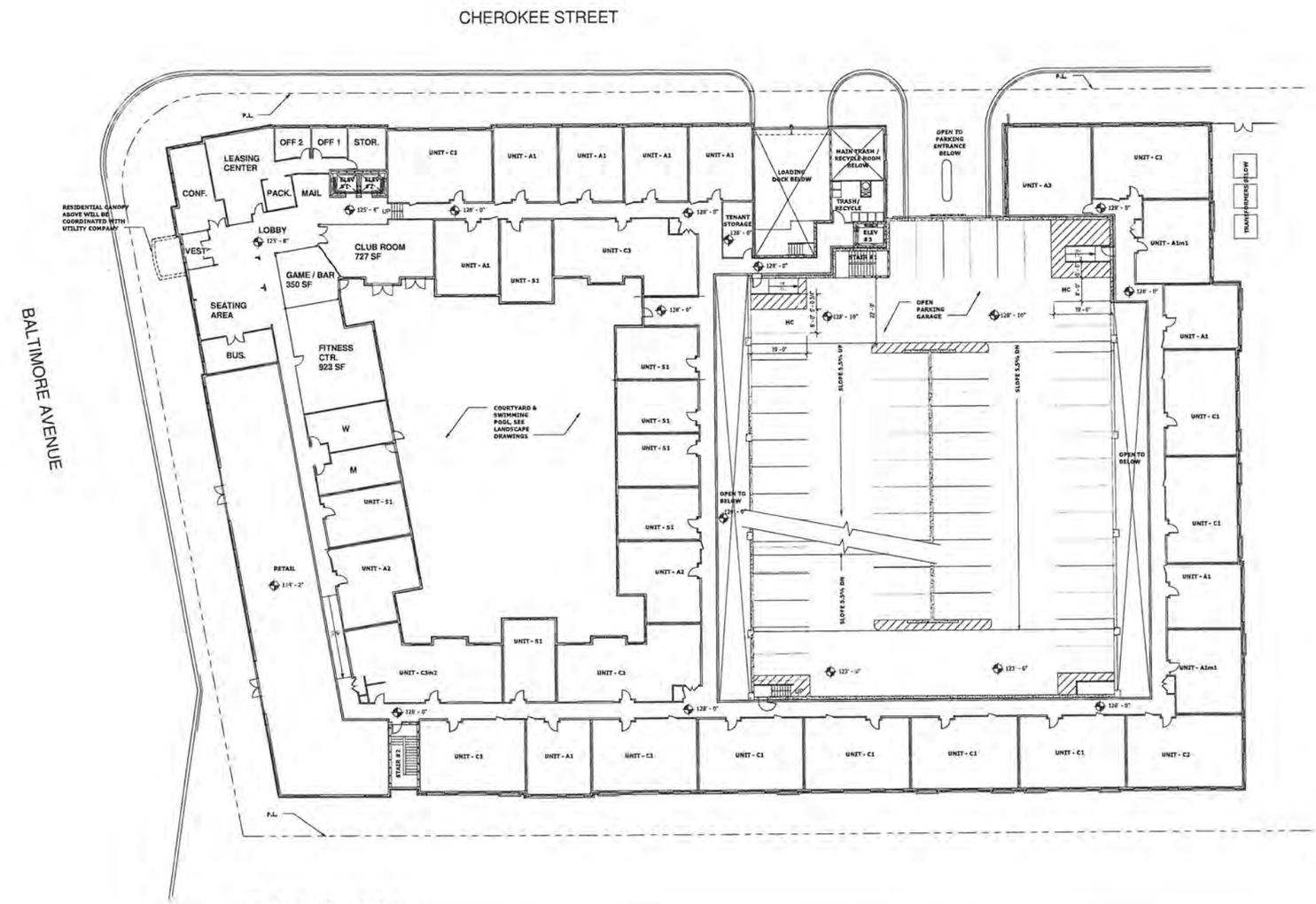
BASEMENT LEVEL

NO.	DESCRIPTION	DATE
	RESPONSE TO SDRC	09/15/13
	DSP AMENDMENT	07.03.13

PROJECT No: M2009-14.000
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 9/18/2013 2:48:18 PM
FILE NAME:

A2

C:\Users\swarnaden\Documents\M2009031C_wermaden.rvt



1 / A3 GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"

M-NCPPC APPROVALS			
PROJECT NAME: METROPOLITAN @ COLLEGE PARK			
PROJECT NUMBER: DSP-03096/03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	HT	11-7-07

ARCHITECT:

lessard DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.LessardDesign.com

SEAL & SIGNATURE:

OWNER REPRESENTATIVE:
Metropolitan Development Group, LLC
8521 LEESBURG PIKE
VIENNA, VA 22182

CONSULTANTS:

CIVIL ENGINEER:
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GERMANTOWN, MD 20874
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F: 301.916.5244

LANDSCAPE ARCHITECTURE:
LSG
1101 GALLOWS ROAD, SUITE 110
VIENNA, VA 22182
P: 703.821.2763
F: 703.442.0027

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SHIPLEY & HORNE, P. A.
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LARGO, MD 20774
P: 301.925.1800
F: 301.925.1803

UTILITY CONSULTANT:
RICHTER & ASSOCIATES
15845 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
P: 301.948.7477

Metropolitan at College Park
College Park, MD

GROUND LEVEL

NO.	DESCRIPTION	DATE
	RESPONSE TO NTAC	09/11/13
	DSP APPROVAL	07.23.13

PROJECT No:	HOD.013A-003
DRAWN BY:	Author
CHECKED BY:	Checker
PLOT DATE:	9/13/2013 1:47:08 PM
FILE NAME:	

A3

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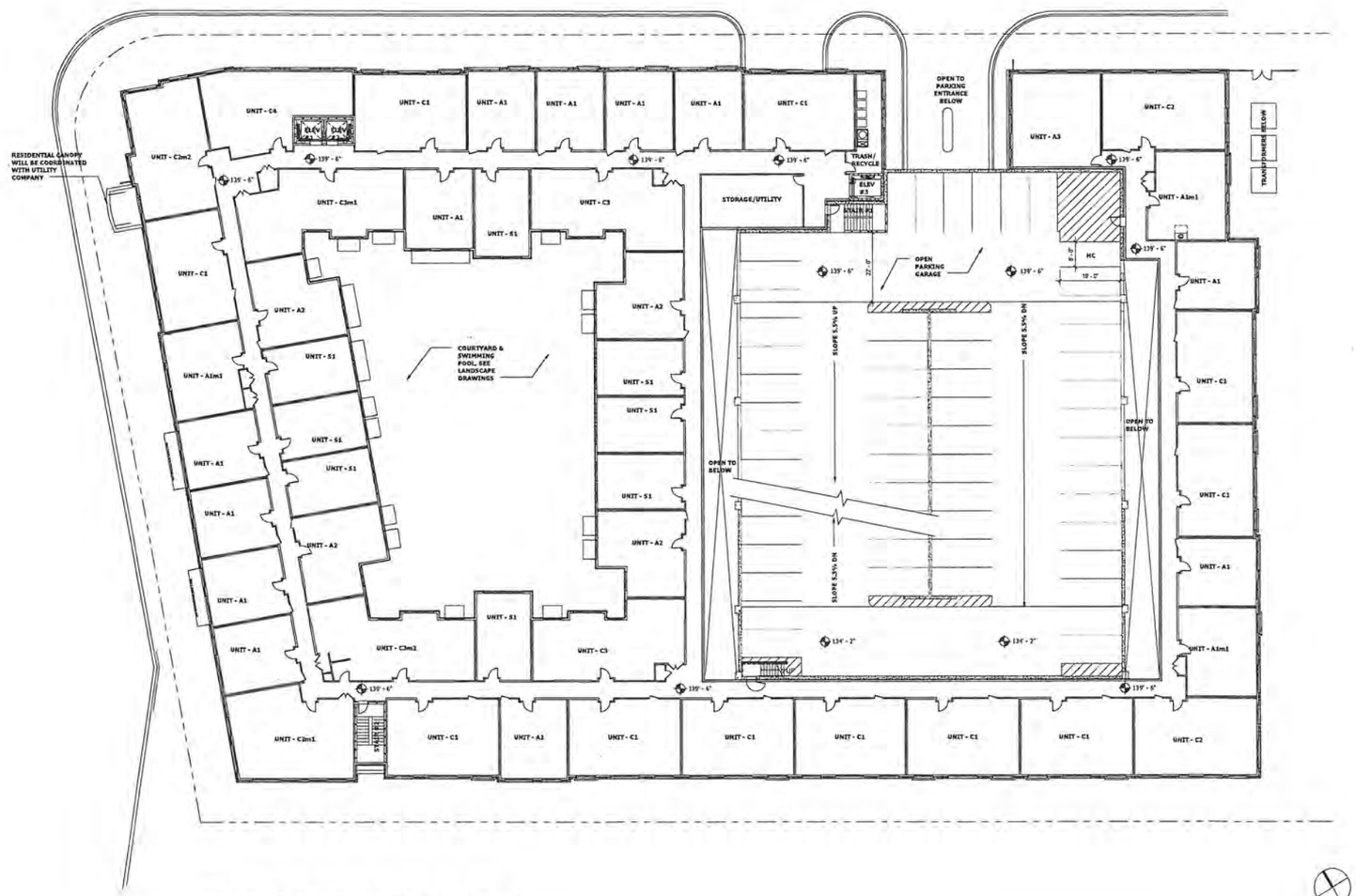

1 / A4 TYPICAL FLOOR (2ND. THROUGH 4TH)
Scale: 1/16" = 1'-0"

M-NCPPC APPROVALS			
PROJECT NAME: METROPOLITAN @ COLLEGE PARK			
PROJECT NUMBER: DSP-03098/03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Reviewers Listed Below Apply to this sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-9-07	HZ	11-2-07

ARCHITECT:

lessard DESIGN

6521 Leesburg Pike | Suite 700 | Vienna, VA 22193
P:571.830.1900 | F:571.830.1861
www.LessardDesign.com

SEAL & SIGNATURE:

OWNER REPRESENTATIVE:
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VIENNA, VA 22182

CONSULTANTS:

CIVIL ENGINEER:
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20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
P: 301.916.4100
F: 301.916.2262

LANDSCAPE ARCHITECTURE:
LSG
1419 GALLOWS ROAD, SUITE 116
VIENNA, VA 22182
P: 703.821.3043
F: 703.448.0517

ATTORNEY:
SHIPLEY & HORNE, P. A.
1301 MERCANTILE LANE, SUITE 340
LARGO, MD 20774
P: 301.952.1860
F: 301.952.1863

UTILITY CONSULTANT:
RICHTER & ASSOCIATES
15401 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
P: 301.340.7477

Metropolitan at College Park
College Park, MD

TYPICAL FLOOR

NO.	DESCRIPTION	DATE
	RESPONSE TO SDRC	09/19/11
	DSP AMENDMENT	07.01.11

PROJECT No: 2010.0126.00
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 9/19/2011 1:47:43 PM
FILE NAME:

A4

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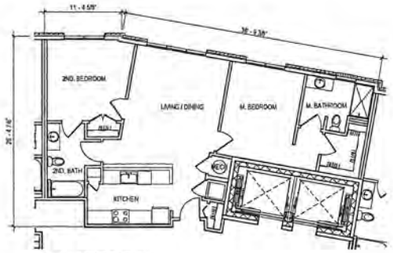
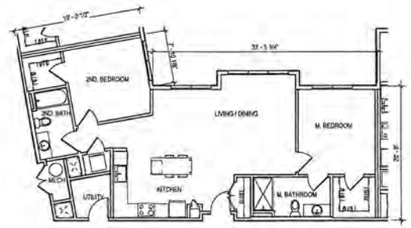


13 / A5 UNIT C4
Scale: 1/8" = 1'-0"
1,045 SF



12 / A5 UNIT C3m2
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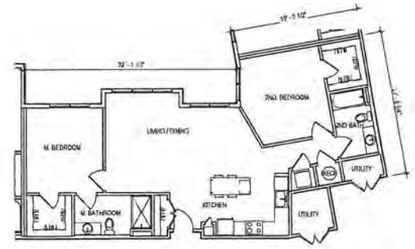
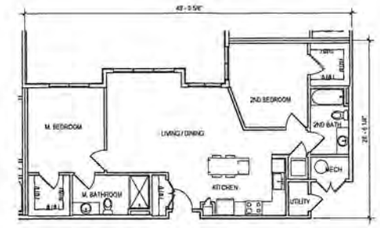
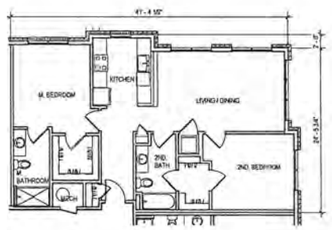
1,095 SF



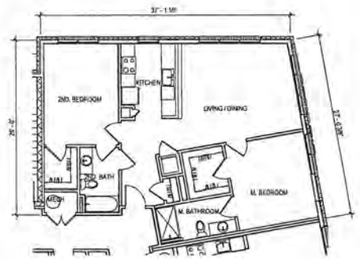
11 / A5 UNIT C3m1
Scale: 1/8" = 1'-0"
1,130 SF



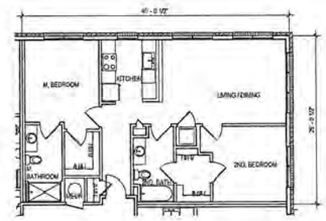
10 / A5 UNIT C3
Scale: 1/8" = 1'-0"
1,071 SF



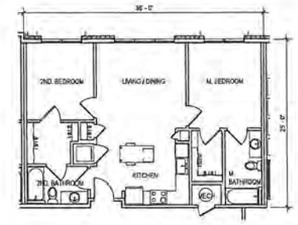
9 / A5 UNIT C2m2
Scale: 1/8" = 1'-0"
1,045 SF



8 / A5 UNIT C2m1
Scale: 1/8" = 1'-0"
1,062 SF



7 / A5 UNIT C2
Scale: 1/8" = 1'-0"
996 SF

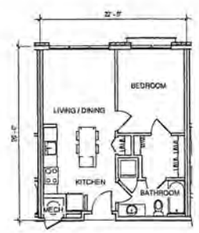


5 / A5 UNIT C1
Scale: 1/8" = 1'-0"
893 SF

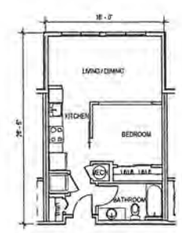
5 / A5 UNIT A3
Scale: 1/8" = 1'-0"
881 SF

4 / A5 UNIT A2
Scale: 1/8" = 1'-0"
697 SF

3 / A5 UNIT A1m1
Scale: 1/8" = 1'-0"
722 SF



2 / A5 UNIT A1
Scale: 1/8" = 1'-0"
567 SF



1 / A5 UNIT S1
Scale: 1/8" = 1'-0"
510 SF

NOTES:
1- FLOOR PLANS ARE SUBJECT TO BE MODIFIED.
2- FINAL FLOOR PLANS WILL BE SUBMITTED AT BUILDING PERMIT.

M-NCPPC APPROVALS			
PROJECT NAME: METROPOLITAN @ COLLEGE PARK			
PROJECT NUMBER: DSP-03096/03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	JQ	11-7-07

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 705 | Vienna, VA 22182
P:571.830.1800 | F:571.330.3801
www.LessardDesign.com

SEAL & SIGNATURE:

OWNER REPRESENTATIVE:
Metropolitan Development Group, LLC
8521 LEESBURG PIKE
VIENNA, VA 22182

CONSULTANTS:
CIVIL ENGINEER:
VIKA, MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
P: 301.916.4100
F: 301.916.2262

LANDSCAPE ARCHITECTURE:
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8405 GALLOWS ROAD, SUITE 110
VIENNA, VA 22182
P: 703.821.2049
F: 703.448.0587

ATTORNEY:
SHIPLEY & HORNE, P. A.
1101 MERCANTILE LANE, SUITE 240
LARGO, MD 20774
P: 301.925.1800
F: 301.925.1803

UTILITY CONSULTANT:
RICHTER & ASSOCIATES
15005 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
P: 301.948.7417

Metropolitan at College Park
College Park, MD
UNIT PLANS

NO.	DESCRIPTION	DATE
	RESPONSE TO SDRC	06/28/13
	DSP SUBMISSION	07.03.13

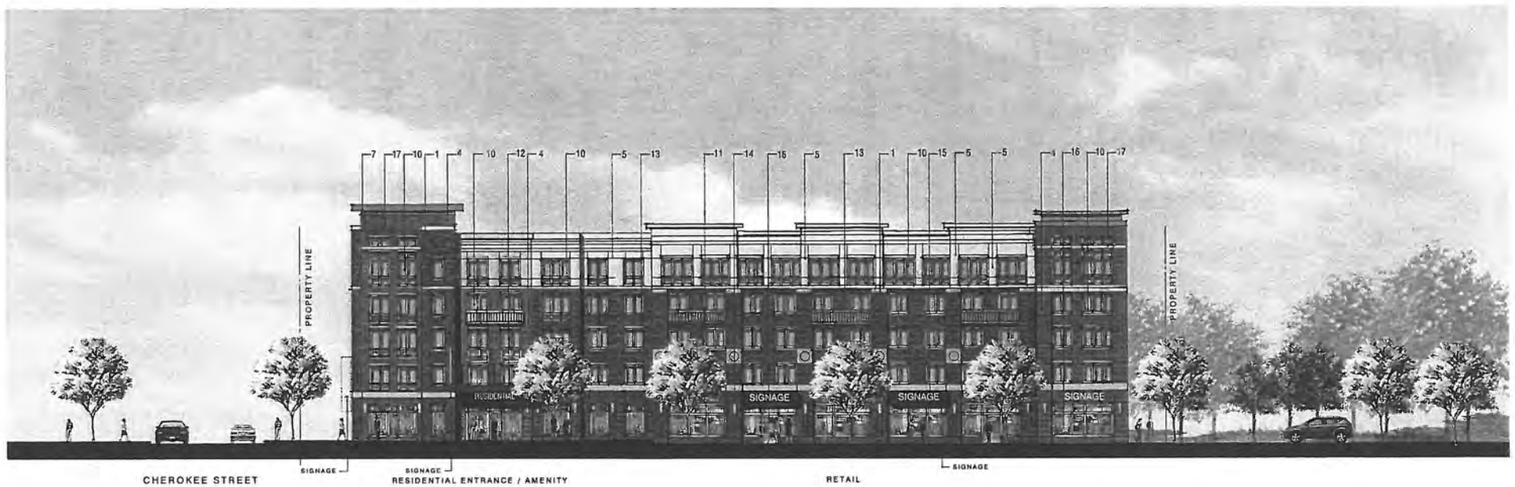
PROJECT No: 100.003A.005
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 8/02/2013 3:58:23 PM
FILE NAME:

A5

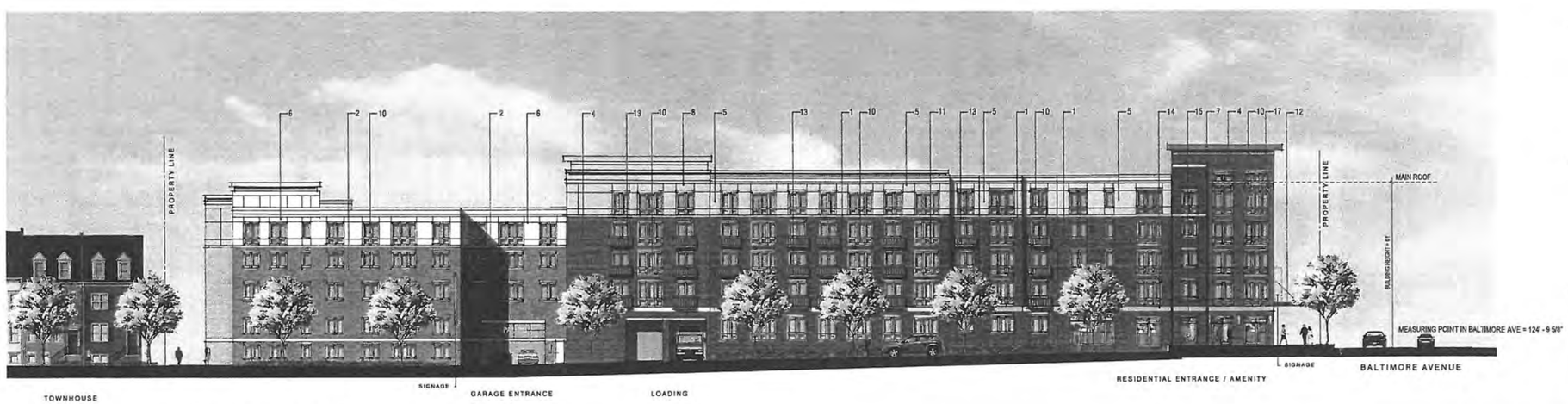
C:\Users\revanadar\Documents\100001C_revanadar.rvt

GENERAL NOTE:
COMMERCIAL SIGNS GROSS AREA SHALL NOT EXCEED 10% OF THE FACADE AREA OF THE COMMERCIAL PORTION OF THE BUILDING.

LEGEND		
Number	Material	Color
1	Brick	Red
2	Brick	Brown
3	Brick	Beige
4	Brick	Dark red
5	Hardi Panel / Trim	Tan
6	Hardie Panel / Trim	White
7	Hardie Panel / Trim	Dark Gray
8	Hardie Panel / Trim	Gray
9	Hardie Panel / Trim	Brown
10	Vynl Window	White
11	Pre-Cast Window Head and Sill	Beige
12	Metal Canopy	Dark Gray
13	Metal Railing	Dark Gray
14	Pre - Cast Stone	Gray
15	Awning	Dark Gray / Red
16	Aluminum Store front	White
17	Pre Cast Window Hood and Sill	Gray



2 A6 ELEVATION WEST
Scale: 1/16" = 1'-0"



1 A6 ELEVATION NORTH
Scale: 1/16" = 1'-0"

M-NCPPC APPROVALS			
PROJECT NAME: METROPOLITAN @ COLLEGE PARK			
PROJECT NUMBER: DSP-03098/03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	HI	11-7-07

ARCHITECT:

lessard DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.LessardDesign.com

SEAL & SIGNATURE:

OWNER REPRESENTATIVE:
Metropolitan Development Group, LLC
8521 LEESBURG PIKE
VIENNA, VA 22182

CONSULTANTS:

CIVIL ENGINEER:
VIKA, MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
P: 301.916.4100
F: 301.916.2262

LANDSCAPE ARCHITECTURE:
LSG
1919 GALLOWS ROAD, SUITE 110
VIENNA, VA 22182
P: 703.821.2645
F: 703.448.0597

ATTORNEY:
SHIPLEY & HORNE, P. A.
1101 MERCHANTILE LANE, SUITE 340
LARGO, MD 20774
P: 301.925.1800
F: 301.925.1803

UTILITY CONSULTANT:
RICHTER & ASSOCIATES
15845 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
P: 301.948.7477

Metropolitan at College Park
College Park, MD

NORTH & WEST ELEVATIONS

NO.	DESCRIPTION	DATE
	RESPONSE TO SDRC	09/18/13
	DSP AMENDMENT	07.22.13

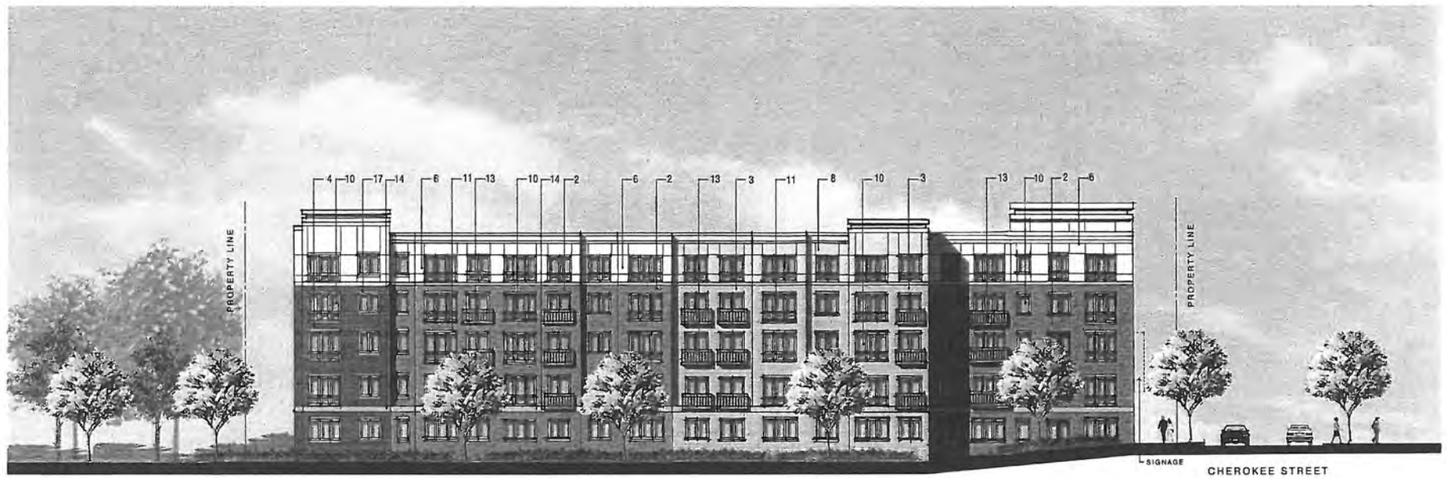
PROJECT No: MDG-NJSA-001
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
PLOT DATE: 9/19/2013 10:24 AM
FILE NAME:

A6

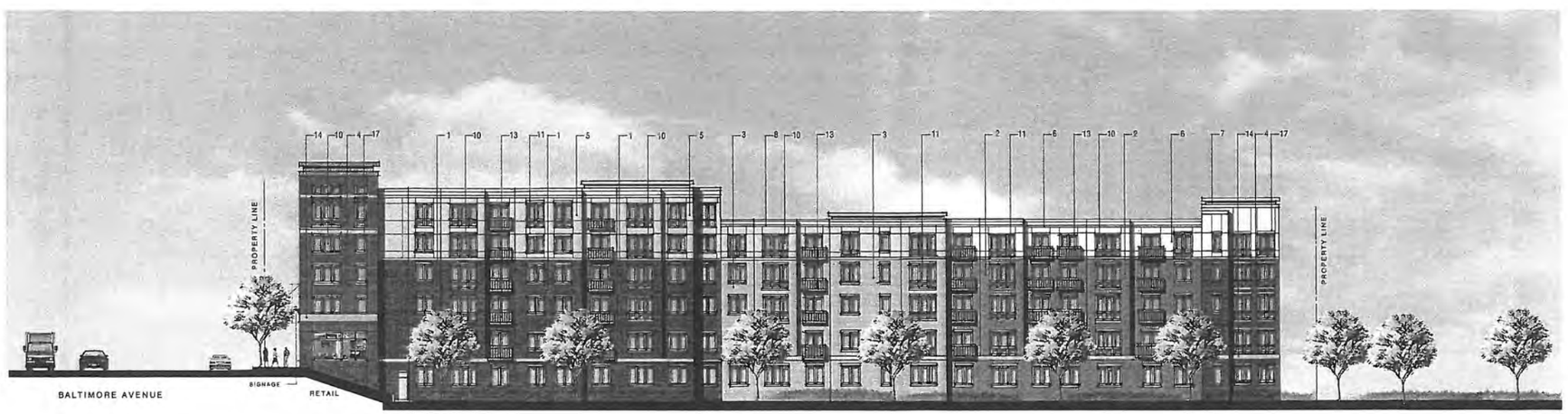
C:\Users\wrenstad\Documents\PROJDATC_wrenstad.rvt

GENERAL NOTE:
COMMERCIAL SIGNS GROSS AREA SHALL NOT EXCEED 10% OF THE FACADE AREA OF THE COMMERCIAL PORTION OF THE BUILDING.

LEGEND		
Number	Material	Color
1	Brick	Red
2	Brick	Brown
3	Brick	Beige
4	Brick	Dark Red
5	Hardie Panel / Trim	Tan
6	Hardie Panel / Trim	White
7	Hardie Panel / Trim	Dark Gray
8	Hardie Panel / Trim	Gray
9	Hardie Panel / Trim	Brown
10	Vyal Window	White
11	Pre-Cast Window Head and Sill	Beige
12	Metal Canopy	Dark Gray
13	Metal Railing	Dark Gray
14	Pre - Cast Stone	Gray
15	Awning	Dark Gray / Red
16	Aluminum Store Front	White
17	Pre-Cast Window Head and Sill	Gray



2 / A7 ELEVATION EAST
Scale: 1/16" = 1'-0"



1 / A7 ELEVATION SOUTH
Scale: 1/16" = 1'-0"

M-NCPPC APPROVALS			
PROJECT NAME: METROPOLITAN @ COLLEGE PARK			
PROJECT NUMBER: DSP-03098/03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-6-07	HZ	11-7-07

ARCHITECT:

lessard DESIGN

9521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.LessardDesign.com

SEAL & SIGNATURE:

OWNER REPRESENTATIVE:
Metropolitan Development Group, LLC
9521 LEESBURG PIKE
VIENNA, VA 22182

CONSULTANTS:

CIVIL ENGINEER:
VIKA, MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
P: 301.916.4100
F: 301.916.2262

LANDSCAPE ARCHITECTURE:
LSG
1919 GALLOWS ROAD, SUITE 310
VIENNA, VA 22182
P: 703.622.2945
F: 703.448.8597

ATTORNEY:
SHIPLEY & HORNE, P. A.
1101 MERCANTILE LANE, SUITE 240
LARGO, MD 20774
P: 301.925.1800
F: 301.925.1803

UTILITY CONSULTANT:
RICHTER & ASSOCIATES
15403 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
P: 301.548.7477

Metropolitan at College Park
College Park, MD

SOUTH & EAST ELEVATIONS

NO.	DESCRIPTION	DATE
	RESPONSE TO SDRC	09/10/12
	DSP AMENDMENT	07.05.13

PROJECT No:	MDG.06.A.R.D
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
PLOT DATE:	9/18/2013 10:14:47 AM
FILE NAME:	

A7

C:\Users\rsamadar\Documents\MDG06A1C_rsamadar.rvt

FITNESS CENTER / CLUBROOM

4 / A8 COURTYARD WEST ELEVATION
Scale: 1/16" = 1'-0"

3 / A8 COURTYARD SOUTH ELEVATION
Scale: 1/16" = 1'-0"

2 / A8 COURTYARD EAST ELEVATION
Scale: 1/16" = 1'-0"

CLUBROOM

1 / A8 COURTYARD NORTH ELEVATION
Scale: 1/16" = 1'-0"

LEGEND		
Number	Material	Color
1	Brick	Red
2	Brick	Brown
3	Brick	Beige
4	Brick	Glazed
5	Hardie Panel / Trim	Tan
6	Hardie Panel / Trim	White
7	Hardie Panel / Trim	Dark Gray
8	Hardie Panel / Trim	Gray
9	Hardie Panel / Trim	Brown
10	Vynil Window	White
11	Pre-Cast Window Head and Sill	Beige
12	Metal Canopy	Dark Gray
13	Metal Railing	Dark Gray
14	Pre - Cast Stone	Gray
15	Awning	Dark Gray / Red
16	Aluminum Store Front	White
17	Pre-Cast Window Head and Sill	Gray

M-NCPPC APPROVALS			
PROJECT NAME: METROPOLITAN @ COLLEGE PARK			
PROJECT NUMBER: DSP-03098/03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	HZ	11-7-07

ARCHITECT:

lessard DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1881
www.LessardDesign.com

SEAL & SIGNATURE:

OWNER REPRESENTATIVE:

Metropolitan Development Group, LLC
8521 LEESBURG PIKE
VIENNA, VA 22182

CONSULTANTS:

CIVIL ENGINEER:
VIKA, MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
P: 301.916.4100
F: 301.916.7232

LANDSCAPE ARCHITECTURE:
LSG
1919 GALLOWS ROAD, SUITE 110
VIENNA, VA 22182
P: 703.851.2945
F: 703.448.0597

ATTORNEY:
SHIPLEY & HORNE, P. A.
1101 MERCANTILE LANE, SUITE 240
LARGO, MD 20774
P: 301.925.1800
F: 301.925.1803

UTILITY CONSULTANT:
RICHTER & ASSOCIATES
15865 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
P: 301.548.9477

Metropolitan at College Park
College Park, MD

COURTYARD ELEVATIONS

NO.	DESCRIPTION	DATE
	RESPONSE TO SDRC	09/19/13
	DSP AMENDMENT	07.03.13

PROJECT No:	MDG-10-1A.002
DRAWN BY:	Author
CHECKED BY:	Checker
PLOT DATE:	9/17/2013 10:23:02 AM
FILE NAME:	

A8

c:\Users\wmadan\Documents\09006SIC_wamadan.rvt

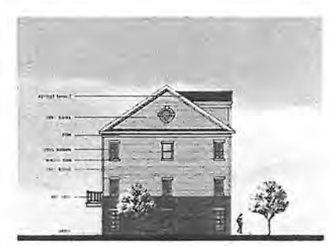
GENERAL NOTES:
1- ALL WINDOWS ON THE SIDE ELEVATION MAY BE REARRANGED SO LONG AS THE NUMBER IS CONSISTENT WITH THE NUMBER OF THE WINDOWS PRESENTED.
2- COLOR MATERIAL OPTIONS MAY BE MIXED WITH MATERIAL ANY OF THE 17 COLOR MATERIAL OPTIONS.

5 / A9 PARTIAL SIDE ELEVATION ALONG CATAWBA STREET
Scale: 1/16" = 1'-0"

2 / A9 20 FT TYPICAL REAR ELEVATION
Scale: 1/16" = 1'-0"

4 / A9 20 FT TOWNHOME STRIP ELEVATION
Scale: 1/16" = 1'-0"

1 / A9 16 FT / 20 FT TYPICAL TOWNHOME STRIP ELEVATION
Scale: 1/16" = 1'-0"



3 / A9 TYPICAL INTERIOR SIDE ELEVATION
Scale: 1/16" = 1'-0"

Item	Material	Color Options							
1	Brick	Cream	Red	Gray	Brown	Tan	Buff	White	
2	Mortar	Cream	Red	Gray	Gray	Tan	Buff	White	
3	Accent Brick 1	Cream	Red	Gray	Brown	Tan	Buff	White	
4	Accent Brick 2	Cream	Red	Gray	Brown	Tan	Buff	White	
5	Door	Dark Blue	Dark Red	Dark Gray	Dark Green	Dark Tan	Dark Brown	Dark Slate	
6	Door Trim	Light Cream	Light Red	Light Gray	Light Brown	Light Tan	Light Buff	White	
7	Vinyl Window	Cream	Green	Bronze	Green	Ivory	Champagne	White	
8	Window Trim	Light Cream	Light Red	Light Gray	Light Brown	Light Tan	Light Buff	White	
9	Vinyl Shutter	Dark Blue	Dark Red	Dark Gray	Dark Brown	Dark Green	Dark Clay	Black	
10	Vinyl Siding	Cream	Beige	Gray	Clay	Tan	Almond	White	
11	Asphalt Shingle	Black	Dark Wood	Gray	Brown	Green	Slate	Charcoal	
12	Garage Door	Cream	Almond	Gray	Brown	Tan	Buff	White	
13	Wood Railing (Deck)	Natural Wood	Mahogany	Chestnut	Oak	Maple	Chestnut	Walnut	
14	Metal Railing (Stoop)	Dark Blue	Dark Red	Dark Gray	Dark Green	Dark Tan	Dark Buff	Black	
15	Wood Fence	Natural Wood	Mahogany	Chestnut	Oak	Maple	Chestnut	Walnut	
16	Vinyl Fence	White							
17	Metal Fence	Dark Blue	Dark Red	Dark Gray	Dark Green	Dark Tan	Dark Buff	Black	

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this sheet

Approval or Resolution #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	HZ	11-2-07

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.LessardDesign.com

SEAL & SIGNATURE:

OWNER REPRESENTATIVE:
Metropolitan Development Group, LLC
8521 LEESBURG PIKE
VIENNA, VA 22182

CONSULTANTS:

CIVIL ENGINEER:
VIKA, MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
P: 301.916.4100
F: 301.916.2262

LANDSCAPE ARCHITECTURE:
LSG
1420 CALLOWS ROAD, SUITE 110
VIENNA, VA 22182
P: 703.821.2045
F: 703.448.0087

ATTORNEY:
SHIPLEY & HORNE, P. A.
1101 MERCANTILE LANE, SUITE 240
LARGO, MD 20774
P: 301.925.1800
F: 301.925.1803

UTILITY CONSULTANT:
RICHTER & ASSOCIATES
13905 CRAGER RANCH WAY
ROCKVILLE, MD 20853
P: 301.548.7477

Metropolitan at College Park
College Park, MD

TOWNHOME ELEVATIONS

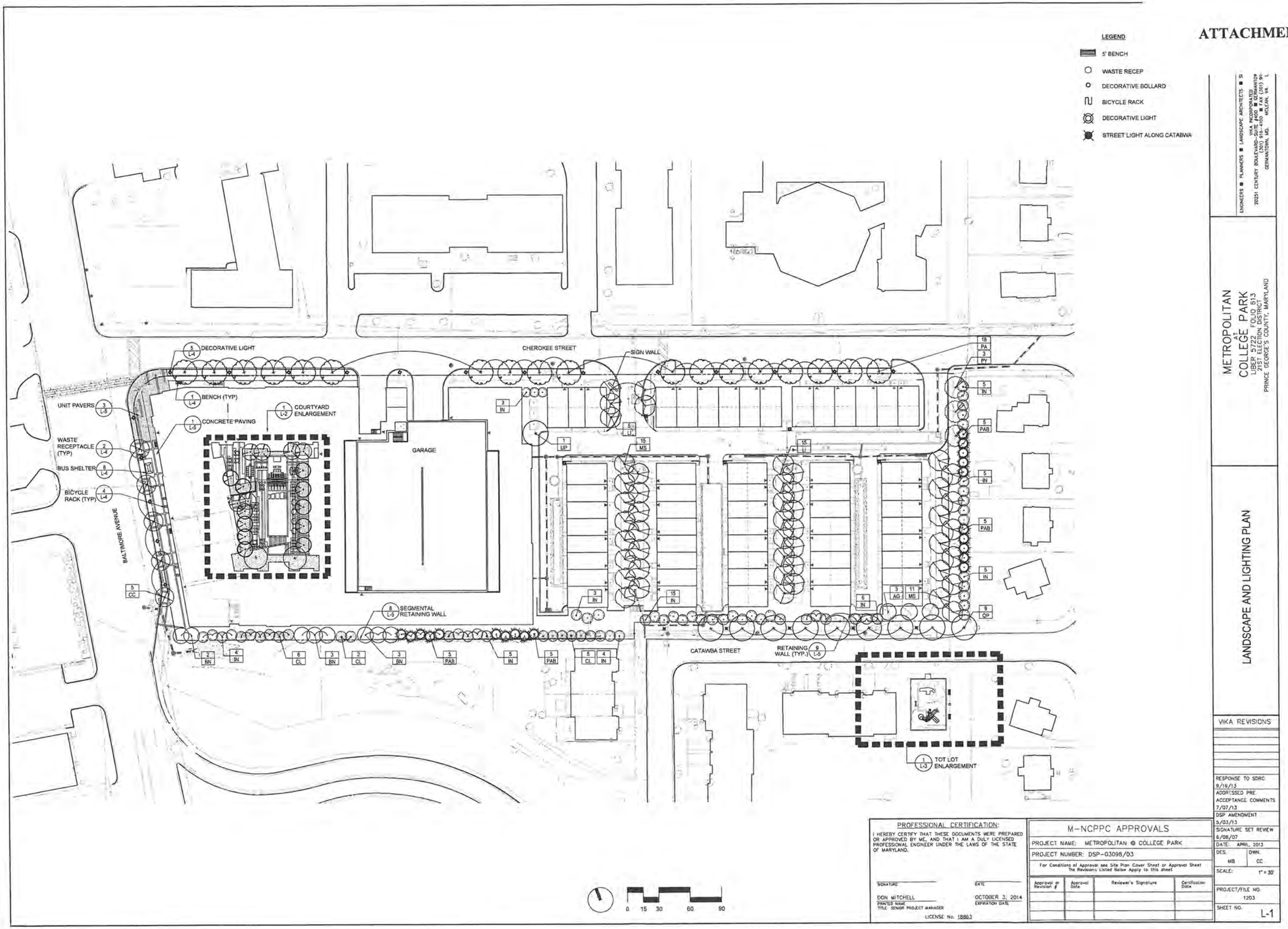
NO.	DESCRIPTION	DATE
	RESPONSE TO SDRC	06/19/13
	DSP AMENDMENT	07.01.13

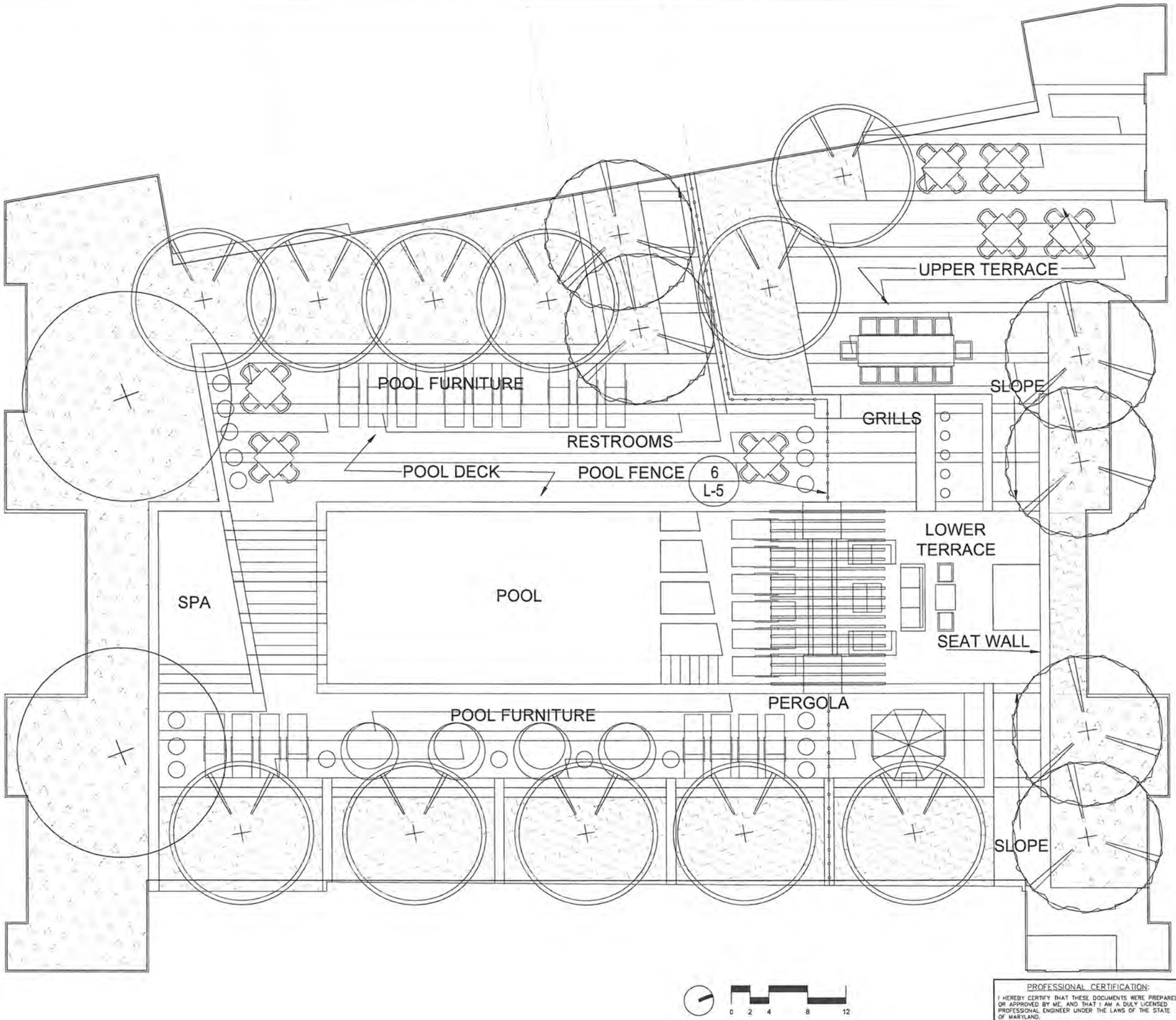
PROJECT No: MDG.001A.002
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 9/16/2013 10:15:15 AM
FILE NAME:

A9

C:\Users\ivanmolan\Documents\MDG001C_ivanmolan.rvt

ATTACHMENT 12





LEGEND

- 5' BENCH
- WASTE RECEPTACLE
- DECORATIVE BOLLARD
- BICYCLE RACK
- DECORATIVE LIGHT
- STREET LIGHT ALONG CATABWA

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
20251 CENTURY BOULEVARD–SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4960 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA. LEESBURG, VA.

METROPOLITAN AT COLLEGE PARK

LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LANDSCAPE PLAN ENLARGEMENT - COURTYARD

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE _____ DATE _____

DON MITCHELL — PRINTED NAME
TITLE: SENIOR PROJECT MANAGER
OCTOBER 3, 2014 — EXPIRATION DATE
LICENSE No. 18863

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK

PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE. ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/08/07

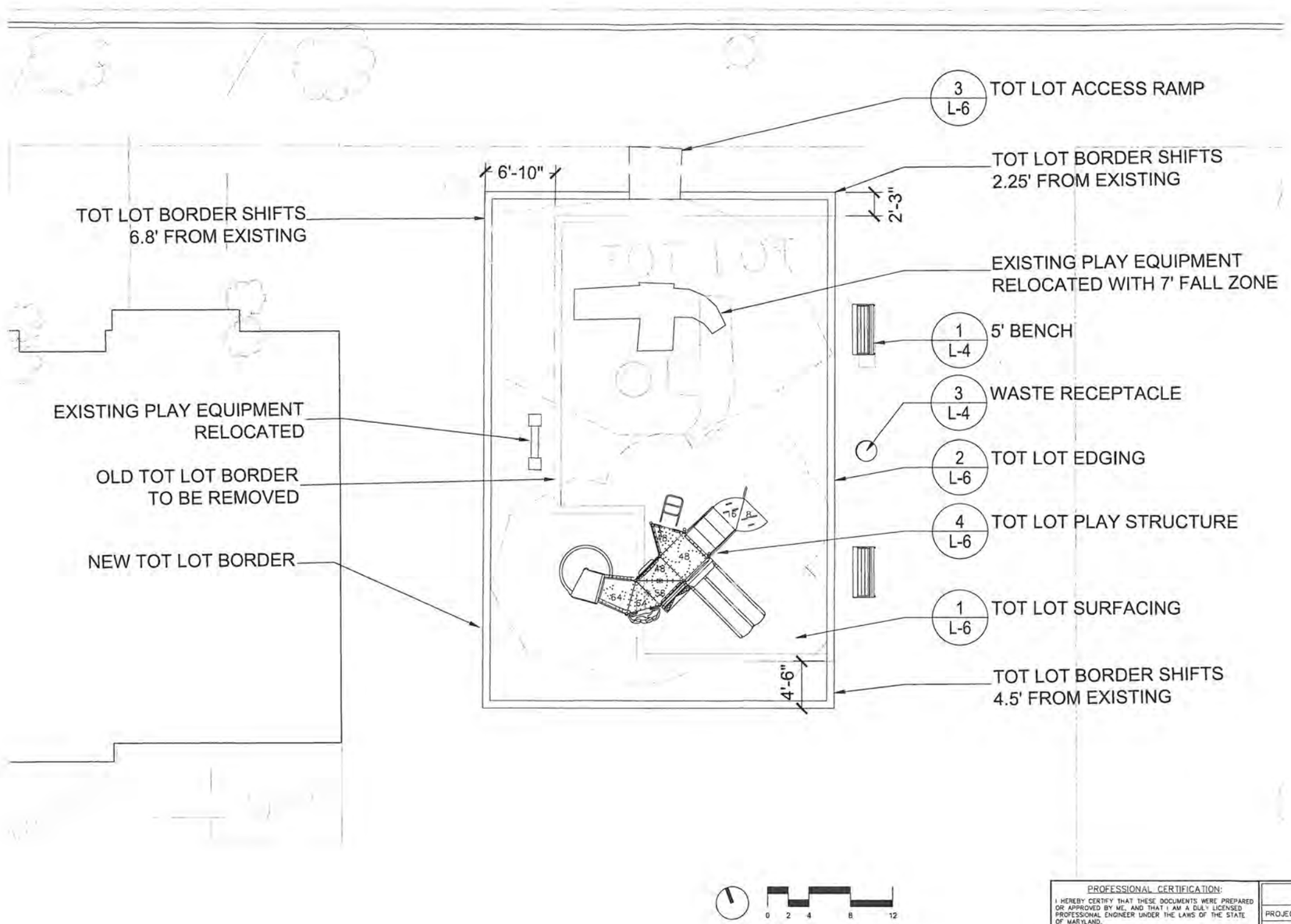
DATE: APRIL 2013

DES.	DWN.
MB	CC

SCALE: 1" = 10'

PROJECT/FILE NO. 1203

SHEET NO. L-2



LEGEND

- 5' BENCH
- WASTE RECEPTACLE
- DECORATIVE BOLLARD
- BICYCLE RACK
- DECORATIVE LIGHT
- STREET LIGHT ALONG CATABWA

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE

DON MITCHELL — OCTOBER 3, 2014
PRINTED NAME — EXPIRATION DATE
TITLE: SENIOR PROJECT MANAGER
LICENSE No. 18863

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CPS SERVICES
VIKA INCORPORATED
20251 CENTURY BOULEVARD–SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. RESTON, VA. LEESBURG, VA.

METROPOLITAN
COLLEGE PARK
LBER 5727 FOLIO 613
PLAT 2 SECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LANDSCAPE PLAN
ENLARGEMENT - TOT LOT

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/08/07

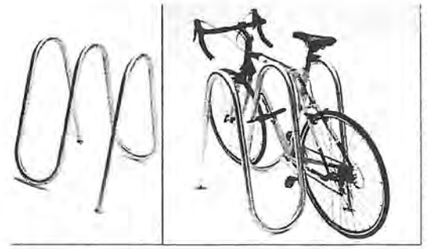
DATE: APRIL, 2013
DES. MB — DWN. CC
SCALE: 1"= 10'
PROJECT/FILE NO: 1203
SHEET NO. L-3

9" DOME STRUCTURAL FOAM POLYETHYLE
ATRIUM GRATE WITH UV INHIBITOR.
OPEN SURFACE AREA 39.28 SQIN
COLOR TO BE MATTE BLACK.

MANUFACTURED BY:
NDS
P.O. BOX 339
851 N. HARVARD AVENUE
LINDSAY, CA 93247
(800)726-1994
WWW.NDSPRO.COM

NOTES:
1. OR APPROVED EQUAL
2 INSTALL PER MANUFACTURER'S INSTRUCTIONS

7 PLANTING BED DRAIN
NTS



MANUFACTURER:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
(800)430-6209 PH.
(269)381-3455 FAX
WWW.LANDSCAPEFORMS.COM

COLLECTION NAME: FLO BIKE RACK
MODEL: 24" D X 33" H X 72" L
4 BICYCLE CAPACITY
SURFACE MOUNTED
STAINLESS STEEL

REP:
BARBARA NOLAN, INC.
PH (703)648-0848
FAX (703)648-0849

NOTES:
1. OR APPROVED EQUAL
2 INSTALL PER MANUFACTURER'S INSTRUCTIONS

4 BIKE RACK
NTS

MANUFACTURER:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
(800)430-6209 PH.
(269)381-3455 FAX
WWW.LANDSCAPEFORMS.COM

COLLECTION NAME: SANATA AND COLE
MODEL: NECCOMBO
2 ARMS, ALUMINUM SEAT
EMBEDDED

REP:
BARBARA NOLAN, INC.
PH (703)648-0848
FAX (703)648-0849

NOTES:
1. OR APPROVED EQUAL
2 INSTALL PER MANUFACTURER'S INSTRUCTIONS

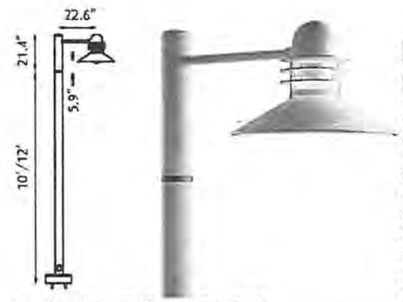
1 5' BENCH
NTS

MANUFACTURER:
DUO-GARD
40442 KOPPERNICK ROAD
CANTON, MI 48187-4279
(800)872-4404 PH.
(734)207-7995 FAX
EMAIL:
INFO@DUO-GARD.COM

COLOR: BLACK
FRAME: ALLUMINUM

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMENDATIONS AND INSTRUCTIONS.
2. FOR CONCRETE BUS SHELTER PAD, SEE DETAIL

8 BUS SHELTER
NTS



MANUFACTURER:
LOUIS POULSEN

MODEL:
NYHAVN POST TOP AND POLE
ALL SPECS TO BE DETERMINED

SUPPLIER:
ALLIANCE LIGHTING
9691C GERWIG LANE
COLUMBIA, MD 21046
(301)621-3738 PH.
(301)621-3722 FAX

QUANTITY: 27, SEE PLANS

NOTES:
1. SELECTION PER CITY OF COLLEGE PARK STANDARDS.
2. LIGHT POLE LOCATIONS ARE SCHEMATIC AND MUST BE VERIFIED BY A QUALIFIED LIGHTING CONSULTANT.
3. 10'-12' POLE HEIGHT

5 DECORATIVE POLE LIGHT
NTS

MANUFACTURER:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
(800)430-6209 PH.
(269)381-3455 FAX
WWW.LANDSCAPEFORMS.COM

COLLECTION NAME: AUSTIN
RECEPTACLE, SIDE OR TOP-OPENING
34 GALLON CAPACITY
MATERIAL: CARBON STEEL BODY PANELS, CAS
ALUMINUM TOP, CAST IRON BASE
FINISH: POWDERCOAT , SILVER
SURFACE MOUNT

REP:
BARBARA NOLAN, INC.
PH (703)648-0848
FAX (703)648-0849

NOTES:
1. OR APPROVED EQUAL
2 INSTALL PER MANUFACTURER'S INSTRUCTIONS

2 RECEPTACLE
NTS

STREET LIGHT ALONG CATAWBA TO MATCH EXISTING LIGHT FIXTURES AT COLLEGE PARK MEWS TOWNHOMES.

QUANTITY: 5, SEE PLANS

6 STREET LIGHT ALONG CATAWBA
NTS

MANUFACTURER:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
(800)430-6209 PH.
(269)381-3455 FAX
WWW.LANDSCAPEFORMS.COM

TABLE
COLLECTION NAME: TABLES
MODEL: CATENA 36" CIRCULAR TABLE
TOP SURFACE MOUNT OR FREESTANDING
FINISH: STAINLESS STEEL

CHAIR
MODEL: CATENA
ALUMINUM CHAIR
FINISH: STAINLESS STEEL
QUANTITY: 4 PER TABLE

REP:
BARBARA NOLAN, INC.
PH (703)648-0848
FAX (703)648-0849

NOTES:
1 OR APPROVED EQUAL
2 INSTALL PER MANUFACTURER'S INSTRUCTIONS

3 TABLE & CHAIRS
NTS

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE _____ DATE _____

DON MITCHELL — PRINTED NAME
TITLE: SENIOR PROJECT MANAGER
OCTOBER 3, 2014 — EXPIRATION DATE
LICENSE No. 18863

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this sheet

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VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4960 ■ (301) 916-2262 ■ (703) 724-7411
GERMANTOWN, MD. MCLEAN, VA. LEESBURG, VA.

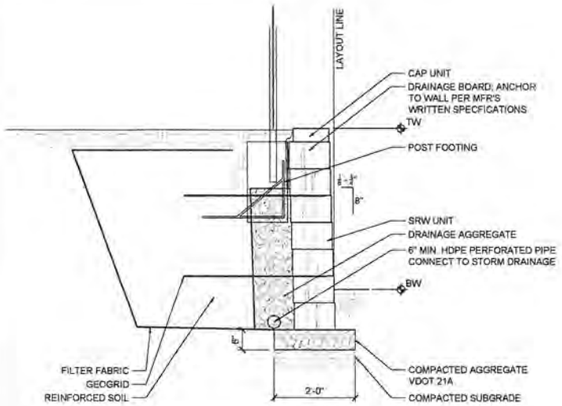
METROPOLITAN
AT
COLLEGE PARK
LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SITE FURNISHING

VIKA REVISIONS

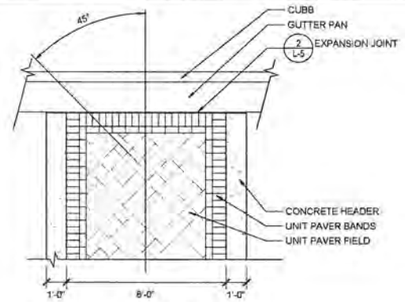
RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/08/07

DATE: APRIL, 2013
DES. MB — DWN. CC
SCALE: AS SHOWN
PROJECT/TILE NO. 1203
SHEET NO. L-4

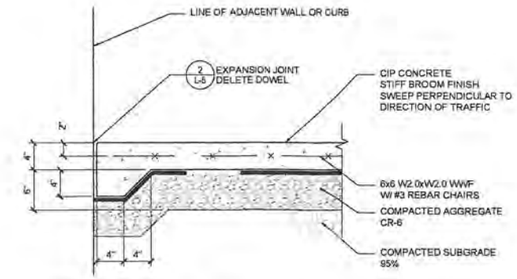


NOTES:
1. REFER TO STRUCTURAL DETAILS FOR GEOGRID, REINFORCED SOIL, AND ADDITIONAL REQUIREMENTS
2. STRUCTURAL DESIGN BY OTHERS

8 SEGMENTAL RETAINING WALL
3/4" = 1'-0"

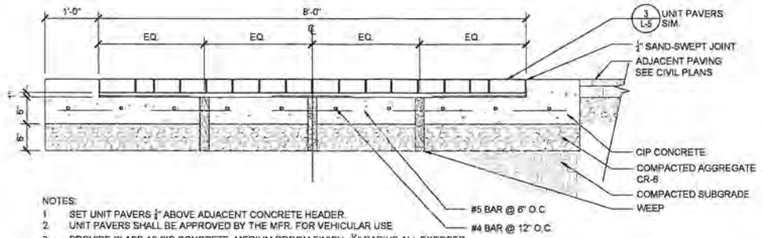


4 CROSSWALK - PLAN
3/8" = 1'-0"



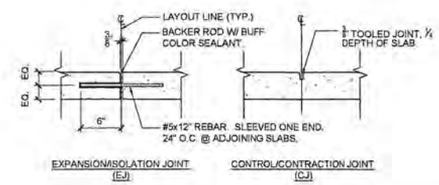
NOTES:
1. REFER TO 2/L-5 FOR JOINT TYPES.

1 CONCRETE PAVING
1 1/2" = 1'-0"



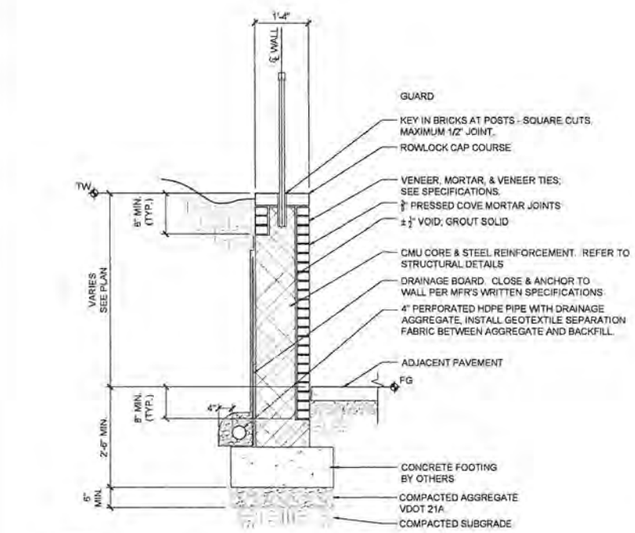
NOTES:
1. SET UNIT PAVERS 1/4" ABOVE ADJACENT CONCRETE HEADER.
2. UNIT PAVERS SHALL BE APPROVED BY THE MFR. FOR VEHICULAR USE
3. PROVIDE CLASS A3 CIP CONCRETE, MEDIUM BROOM FINISH, 1/2" RADIUS ALL EXPOSED EDGES UNLESS OTHERWISE INDICATED.
4. PROVIDE EXPANSION JOINTS IN CONCRETE PER DETAIL 2/L301 AT 10'-0" ON CENTER

5 CROSSWALK - SECTION
1" = 1'-0"



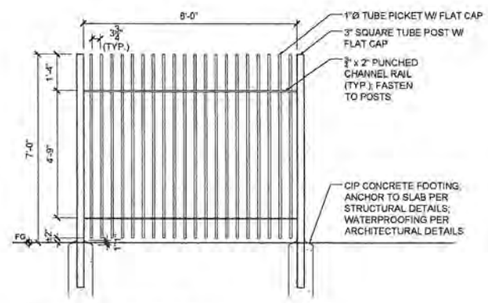
NOTES:
1. INSTALL CONTROL JOINTS AT EQUAL INTERVALS OF 5'-0" UNLESS OTHERWISE INDICATED.
2. INSTALL EXPANSION JOINTS @ 20'-0" INTERVALS MAX., UNLESS OTHERWISE INDICATED, AND WHERE SLAB MEETS ANY ADJACENT STRUCTURE.
3. TOOL ALL EXPOSED EDGES W/ 1/4" RADIUS.
4. RECESS EXPANSION JOINTS 1/4" BELOW FINISH GRADE.
5. SAWCUT JOINTS ARE PROHIBITED.

2 CONCRETE SIDEWALK JOINTS
1 1/2" = 1'-0"

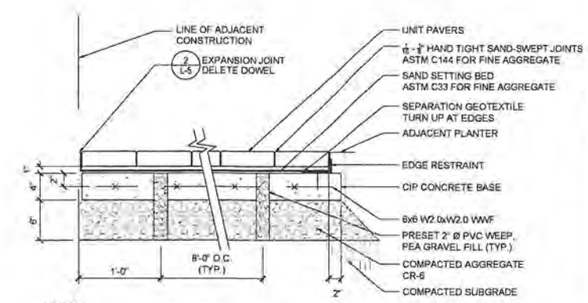


NOTES:
1. USE MATCHING SOLID BRICKS AT CORNERS AND ENDS OF COURSES THAT WOULD OTHERWISE EXPOSES CORES/FROGS.
2. CONNECT SUBDRAIN PIPE TO SITE STORM WATER SYSTEM AS INDICATED.
3. WATERPROOF BACK OF WALL BELOW GRADE.
4. STRUCTURAL DESIGN BY OTHERS

9 RETAINING WALL
3/4" = 1'-0"



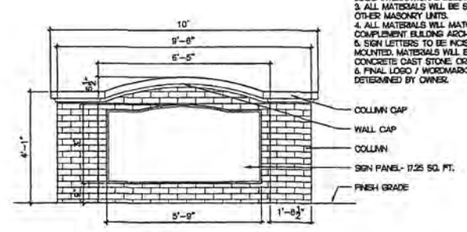
6 POOL FENCE
1/2" = 1'-0"



NOTES:
1. EDGE RESTRAINT. 2 1/2 x 4 x 3/16" GALVANIZED STEEL ANGLE, AFFIXED TO TOP OF SLAB W/ EXPANSION ANCHORS, MIN. 24" O.C.
2. INSTALL PAVER COURSES IN STRAIGHT LINES AND TRUE ARCS AND TANGENTS.
3. FOR ALL CUTS, REPLICATE EDGE CONDITION OF UNCUT UNIT.
4. INSTALL CUT UNITS MIN. 10 UNITS FROM ENDS OF COURSE. CUT UNITS LESS THAN 1/2 PAVER DIMENSION ARE PROHIBITED. REMOVE CUT UNIT AND 2 ADJACENT UNITS; INSTALL 3 EQUAL CUT UNITS.
5. FOR RADIAL COURSES, INSTALL SYMMETRICALLY CUT UNITS AT REGULAR INTERVALS. CUT EACH UNIT FOR SMALLER RADII AND AS DIRECTED BY ARCHITECT.

3 UNIT PAVING
1 1/2" = 1'-0"

NOTES:
1. DESIGN IS SCHEMATIC ONLY. STRUCTURAL COLUMN, REINFORCEMENT AND COMPACTED SUBGRADE TO BE DESIGNED, VERIFIED, AND MODIFIED AS NECESSARY BY A STRUCTURAL ENGINEER BASED ON SITE SPECIFIC GEO TECHNICAL REQUIREMENTS PRIOR TO FINAL CONSTRUCTION.
2. ALL STRUCTURAL ITEMS TO CONFORM TO 2000 INTERNATIONAL BUILDING CODE.
3. ALL MATERIALS WILL BE STONE, BRICK, OR OTHER MASONRY UNITS.
4. ALL MATERIALS WILL MATCH OR COMPLEMENT BUILDING ARCHITECTURE.
5. SIGN LETTERS TO BE INCISED OR SURFACE MOUNTED. MATERIALS WILL BE METAL, CONCRETE CAST STONE, OR OTHER.
6. FINAL LOGO / WORDMARK TO BE DETERMINED BY OWNER.



7 SIGN MONUMENT (TOWNHOMES)
1/2" = 1'-0"

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE

DON MITCHELL — OCTOBER 3, 2014
PRINTED NAME — EXPIRATION DATE
TITLE: SENIOR PROJECT MANAGER

LICENSE No. 18863

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK

PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA INCORPORATED
20251 CENTURY BOULEVARD - SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4960 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA. LEESBURG, VA.

METROPOLITAN
AT
COLLEGE PARK
LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CONSTRUCTION DETAILS

VIKA REVISIONS

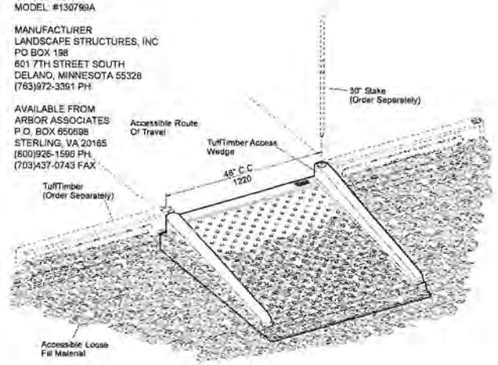
RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/08/07

DATE: APRIL 2013
DES. MB — DWN. CC
SCALE: AS SHOWN
PROJECT/FILE NO. 1203
SHEET NO. L-5

TUFFTIMBER
MODEL: #130799A

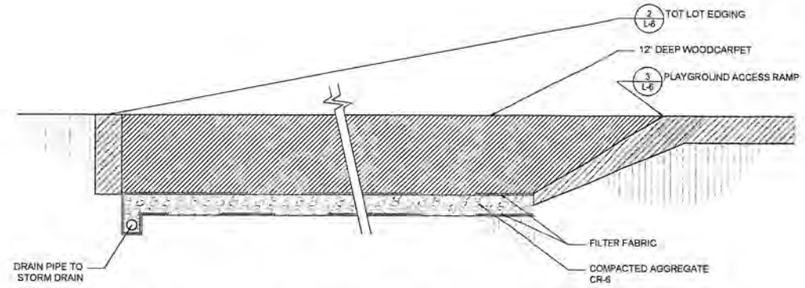
MANUFACTURER
LANDSCAPE STRUCTURES, INC
PO BOX 198
601 7TH STREET SOUTH
DELANO, MINNESOTA 55328
(763)972-3391 PH

AVAILABLE FROM
ARBOR ASSOCIATES
P.O. BOX 650598
STERLING, VA 20165
(800)926-1596 PH.
(703)437-0743 FAX



NOTES:
1. 4' WIDE ACCESS RAMP TO BE CENTERED ON WALK.
2. TOP OF ACCESS RAMP TO BE FLUSH WITH WALK.
3. SEE PLANS FOR LOCATION.
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
5. OR APPROVED EQUAL.

3 TOT LOT ACCESS RAMP
3/4" = 1' - 0"

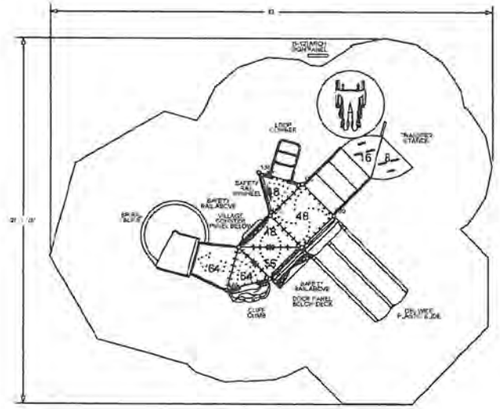


WOOD CARPET AND DURALINER BY:
ZEAGER BROTHERS INC.
4000 EAST HARRISBURG PIKE
MIDDLETOWN, PA 17057
TEL: (888)346-8524
FAX: (717)944-7881

AVAILABLE FROM:
RAPIDAN RESOURCES, INC.
6405 CREEK CROSSING
RIXEYVILLE, VA 22737
TEL: (800)727-4327

NOTES:
1. SURFACE MATERIAL MUST BE HANDICAP ACCESSIBLE.
2. ALL PLAYGROUND SURFACE TO BE THIRD PARTY CERTIFIED AND MEET IPEMA, ADA, ASTM, CSA AND SPSC GUIDELINES.
3. ALL STRUCTURAL ITEMS TO CONFORM TO 2003 IBC REQUIREMENTS.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. PERIODIC MAINTENANCE SHOULD INCLUDE REMOVING DEBRIS, RAKING AND TOPPING OFF TO MAINTAIN A MINIMUM OF 12" DEPTH.
6. FOR IMMEDIATE ACCESSIBILITY, CONTRACTOR TO INSTALL WOODCARPET IN 6" MAXIMUM LAYERS. RAKE LEVEL, WET AND MECHANICALLY COMPACT EACH LAYER TWICE WITH A FLAT SURFACE COMPACTOR. CHANGE DIRECTION 90 DEGREES ON SECOND COMPACTION.
7. OR APPROVED EQUAL.

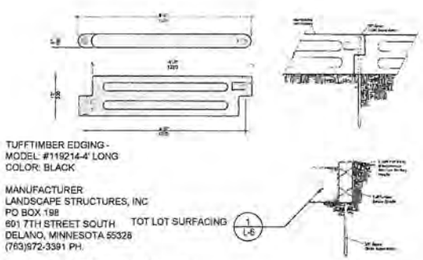
1 TOT LOT SURFACING
1 1/2" = 1'-0"



NOTES
Scale: 1/4"=1'
1 The 2010 American with Disabilities Act (ADA) along with the Consumer Product Safety Guidelines (CPSC) is a voluntary guideline. Compliance is required only by law in states and jurisdictions which accept(s) it in whole or in part. Please consult the Accessible Guidelines.
2 For play equipment to be considered accessible or accessible more than one, available with in the play area, to an identified accessible component as per ADA and ASTM standards and accessible play areas, ground level components must the total elevated components to ground level requirements including accessible routes.
All deck heights are measured from the top of the finished protective surfacing material.
Shock absorbing protective surfacing material is required under and around all play equipment within the play area.
The minimum recommended safety zone around each play structure and/or equipment piece equipment is outlined on the layout drawing.
Age appropriate rubber toddlers are marked with a toddler symbol. (*)
The requirement for a Play Station maintenance is that the operator has the ability to monitor the play area.
All deck heights are identified as non climbing (no peak height), (+) 20% or 87 represents a climbing or 87 inch deck. Base on 12 inch surfacing. Use dimensions as shown.
10 Elevated Play Activities Total: 3
- Accessible by Transfer: 3 (0 req)
- Accessible by Ramp: 0 (0 req)
Ground Level Activity Total: 2 (2 req)
Ground Level Activity Column: 7 (1 req)
*Scale for reference only. Use dimensions as shown.

Minimum recommended fall zone.
Area: 961 sq feet
Perimeter: 102 feet

4 TOT LOT STRUCTURE
1/4" = 1' - 0"



TUFFTIMBER EDGING -
MODEL: #119214-4' LONG
COLOR: BLACK

MANUFACTURER
LANDSCAPE STRUCTURES, INC
PO BOX 198
601 7TH STREET SOUTH
DELANO, MINNESOTA 55328
(763)972-3391 PH.

TUFFTIMEBER-30" GALVANIZED STAKES
MODEL: #100626A

NOTES:
1. OR APPROVED EQUAL
2. INSTALL PER MANUFACTURERS INSTRUCTIONS
3. SEE PLAN FOR LOCATIONS
4. CONSTRUCTION TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS.
5. PROVIDE DRAINAGE OUTLETS ON LOW SIDE OF TOT-LOT SURFACING, OUTFALL TO STORMDRAIN OR DAYLIGHT. (SEE CIVIL ENGINEERING PLANS). SEE TOT LOT SURFACING (1/L-6)

2 TOT LOT EDGING
3/4" = 1' - 0"

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE: DATE:

DON MITCHELL — OCTOBER 3, 2014
PRINTED NAME — EXPIRATION DATE
TITLE: SENIOR PROJECT MANAGER
LICENSE No: 15803

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
1900 CAPITAL SQUARE
20251 CENTURY BOULEVARD, SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. ■ WELDON, VA. ■ LEESBURG, VA.

METROPOLITAN
COLLEGE PARK
LOBR 5722
LOT 1, BLOCK 61
CAPITOL HEIGHTS
PRINCE GEORGE'S COUNTY, MARYLAND

TOT LOT CONSTRUCTION DETAILS

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/02/13
SIGNATURE SET REVIEW 6/08/07

DATE: APRIL 2013
DES: MB
DWN: CC
SCALE: AS SHOWN
PROJECT/FILE NO: 12033
SHEET NO: L-6

SCHEDULE FOR SECTION 4.1 - REQUIREMENTS

1) TOTAL SQUARE FEET OF GREEN AREA PROVIDED: 25,951

2) TOTAL NUMBER OF PLANTS REQUIRED: 31

3) TOTAL NUMBER OF SHADE TREES TO BE SAVED: 0

4) TOTAL NUMBER OF PLANTS REQUIRED MINUS TREES SAVED: 31

5) TOTAL NUMBER OF PLANTS PROVIDED: 28 SHADE TREES
88 EVERGREEN TREES
66 ORNAMENTAL TREES
SHRUBS

SCHEDULE FOR SECTION 4.2 - COMMERCIAL/INDUSTRIAL LANDSCAPED STRIP

NA.

SCHEDULE FOR SECTION 4.3A. - PARKING LOT LANDSCAPED STRIP

NA.

SCHEDULE FOR SECTION 4.3B. - PERIMETER AREA

NA

SCHEDULE FOR SECTION 4.3C. - INTERIOR PLANTING

1) AREA OF PARKING COMPOUND: NA

2) INTERIOR LANDSCAPE AREA REQUIRED: NA
INTERIOR LANDSCAPE AREA PROVIDED: NA

3) NUMBER OF SHADE TREES REQUIRED: NA
NUMBER OF SHADE TREES PROVIDED: NA

SCHEDULE FOR SECTION 4.4 - SCREENING

NA

SCHEDULE FOR SECTION 4.5 - STORMWATER

NA

SCHEDULE FOR SECTION 4.7 - BUFFERING
FOR ZONE: REFER TO SHEET L-10

ZONE C:

1. USE CATEGORY OF PROPOSED (NON-RESIDENTIAL) DEVELOPMENT: TOWN-HOUSE
2. IMPACT OF PROPOSED DEVELOPMENT (H,M,L): N.A.
3. USE CATEGORY OF ADJOINING (NON-RESIDENTIAL) DEVELOPMENT: SINGLE FAMILY DETACHED
4. IMPACT OF ADJOINING DEVELOPMENT (H,M,L): N.A.
5. MINIMUM REQUIRED BUFFERYARD (A,B,C, OR D): A (5' PER SECTOR PLAN)
6. MINIMUM BUILDING SETBACK: 10' (PER SECTOR PLAN)
7. MINIMUM WIDTH OF LANDSCAPE YARD: 20' (PER SECTOR PLAN)
8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY: 223'
9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLAND: 80%
10. SIX-FOOT FENCE OR WALL OR FIVE FOOT BERM EMPLOYED IN BUFFERYARD: NONE
11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN THIS BUFFER STRIP: 45
12. NUMBER OF SHADE TREES PROVIDED: 0 x 10 P.U. = 0 P.U.
NUMBER OF EVERGREEN TREES: 23 x 5 P.U. = 115 P.U.
NUMBER OF ORNAMENTAL TREES: 14 x 5 P.U. = 70 P.U.
NUMBER OF SHRUBS: 0 x 1 P.U. = 0 P.U.
13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN THIS BUFFER STRIP: 185

ZONE D-3:

1. USE CATEGORY OF PROPOSED (NON-RESIDENTIAL) DEVELOPMENT: MULTIFAMILY
2. IMPACT OF PROPOSED DEVELOPMENT (H,M,L): N.A.
3. USE CATEGORY OF ADJOINING (NON-RESIDENTIAL) DEVELOPMENT: LOW IMPACT
4. IMPACT OF ADJOINING DEVELOPMENT (H,M,L): N.A.
5. MINIMUM REQUIRED BUFFERYARD (A,B,C, OR D): A (5' PER SECTOR PLAN)
6. MINIMUM BUILDING SETBACK: 10' (PER SECTOR PLAN)
7. MINIMUM WIDTH OF LANDSCAPE YARD: 20' (PER SECTOR PLAN)
8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY: 289'
9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLAND: 95%
10. SIX-FOOT FENCE OR WALL OR FIVE FOOT BERM EMPLOYED IN BUFFERYARD: NONE
11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN THIS BUFFER STRIP: 58
12. NUMBER OF SHADE TREES PROVIDED: 0 x 10 P.U. = 0 P.U.
NUMBER OF EVERGREEN TREES: 27 x 5 P.U. = 135 P.U.
NUMBER OF ORNAMENTAL TREES: 8 x 5 P.U. = 40 P.U.
NUMBER OF SHRUBS: 0 x 1 P.U. = 0 P.U.
13. TOTAL NUMBER OF PLANT UNITS PROVIDED IN THIS BUFFER STRIP: 130

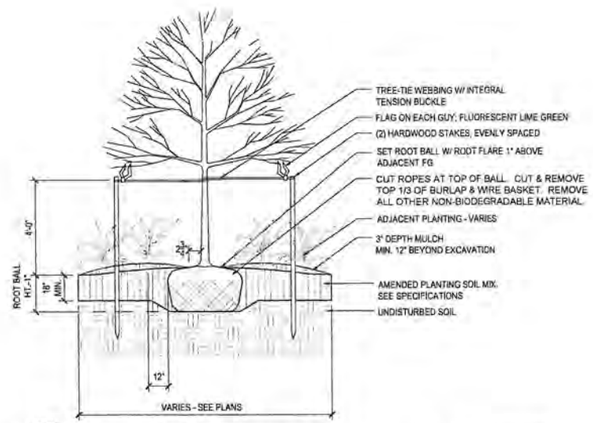
APPORESTATION PER SECTOR PLAN

PER SECTOR PLAN, COVER IS REQUIRED FOR 10% OF GROSS SITE AREA
GROSS SITE AREA: 198,692 s.f.
REQUIRED TREE COVER = 19,869 s.f.

SHADE TREE AREA: 28 TREES * 200 s.f. 10 YEAR CANOPY = 5,600 s.f.
MINOR SHADE TREE / ORNAMENTAL TREE AREA: 66 TREES
* 150 s.f. 10 YEAR CANOPY = 9,900 s.f.
EVERGREEN TREE AREA: 88 TREES.* 100 s.f. 10 YEAR CANOPY =8,800 s.f.

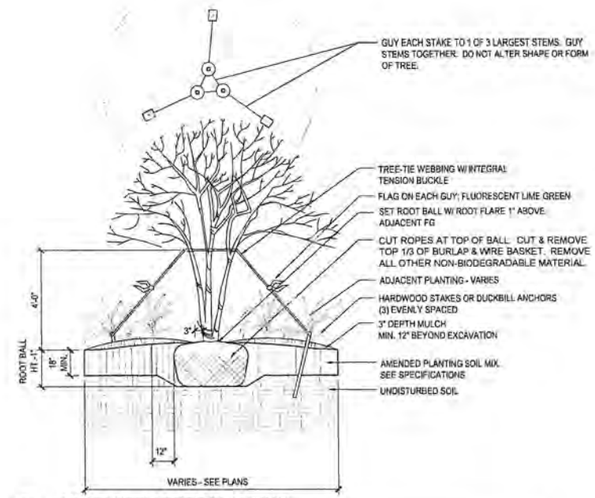
TREE COVER PROVIDED WITH 10 YEAR CANOPY: 24,300

4 PLANTING NOTES



NOTES:
1. FOR TREES MORE THAN 6" CALIPER, PROVIDE CABLE GUYS. PROVIDE TREE-TIE WEBBING AT CONTACT POINTS WITH TRUNK. PROVIDE (1) TURNBUCKLE PER GUY. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.

2 SINGLE-STEM TREE PLANTING

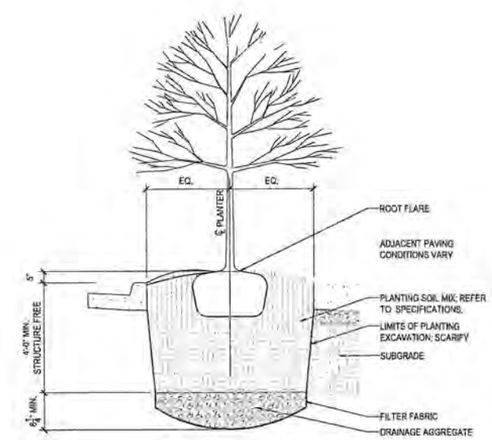


3 MULTI-STEM TREE PLANTING

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
CANOPY TREES							
PA	18	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" Cal.	B & B	As Shown	Matched Specimens
QP	9	Quercus phellos	Willow Oak	2.5" Cal.	B & B	As Shown	Matched Specimens
UP	1	Ulmus parvifolia 'Allee'	Allee Elm	2.5" Cal.	B & B	As Shown	Matched Specimens
EVERGREEN TREES							
IN	50	Ilex x Nellie R Stevens	Nellie Stevens	6'-8" Ht.	B & B	As Shown	Full to Ground, Dense
CL	18	x Cupressocyparis leylandi	Leyland Cypress	6'-8" Ht.	B & B	As Shown	Full to Ground, Dense
PAB	20	Picea abies	Norway Spruce	6'-8" Ht.	B & B	As Shown	Full to Ground, Dense
ORNAMENTAL TREES							
AG	3	Acer griseum	Paperbark Maple	1.5" Cal.	B & B	As Shown	Multi-stem, Specimen
BN	8	Betula nigra 'Heritage'	River Birch	7'-9' Hgt.	B & B	As Shown	Multi-stem, Min. 3 heavy stems, matched
CC	5	Carpinus caroliniana	American Hornbeam	7'-9' Hgt.	B & B	As Shown	Single stem, Matched Specimens
LI	20	Lagerstroemia indica 'Natchez'	'Natchez' Crape Myrtle	7'-9' Hgt.	B & B	As Shown	Multi-stem, Min. 5 heavy stems, matched
MS	27	Magnolia x soulangiana	Saucer Magnolia	7'-9' Hgt.	B & B	As Shown	Multi-stem, Min. 3 heavy stems, matched
PY	3	Prunus Yedoensis	Yoshino Cherry	1.5" Cal.	B & B	As Shown	

NOTES:
1. REFER TO SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SOIL ANALYSES AND AMENDMENT RECOMMENDATIONS; SOURCE LIST AND PHOTOGRAPHS FOR INITIAL SELECTION; PHOTOGRAPHS FOR VERIFICATION.
2. REFER TO SPECIFICATIONS FOR TREE TAGGING REQUIREMENTS.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. MEET REQUIREMENTS OF ANSI Z60.1, LATEST ADDITION, FOR ALL PLANT MATERIAL.
5. QUANTITIES GIVEN ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR MEETING THE DESIGN INTENT, AS INDICATED ON PLANTING PLANS.
6. ALL PLANTS ARE TO BE HEALTHY, FULL, BALANCED, AND EXCEPTIONALLY HEAVY.
7. PROVIDE TURF PER SPECIFICATIONS IN ALL DISTURBED AREAS NOT OTHERWISE PLANTED OR PAVED.

1 PLANT SCHEDULE



1 TREE PLANTING - PIT

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE

DON MITCHELL — OCTOBER 3, 2014
PRINTED NAME — EXPIRATION DATE
TITLE: SENIOR PROJECT MANAGER
LICENSE No. 18883

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

VIKA INCORPORATED
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METROPOLITAN AT COLLEGE PARK
LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PLANTING NOTES AND DETAILS

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/08/07

DATE: APRIL 2013
DES. MB — DWN. CC
SCALE: AS SHOWN
PROJECT/FILE NO. 1203
SHEET NO. L-7

SECTION 32 92 00 - LAWNS AND GRASSES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY
A. This Section includes the following:
1. Sodding.
B. Related Sections include the following:
1. Division 2 Section "Exterior Plants" for general landscape plantings.

1.3 DEFINITIONS
A. Finish Grade: Elevation of finished surface of planting soil.
B. Manufactured Soil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.
C. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.
D. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.

1.4 SUBMITTALS
A. Product Data: For each type of product indicated.
B. Certification of Grass Seed: From seed vendor for each grass-seed monostand or mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.
1. Certification of each seed mixture for turfgrass sod, identifying source, including name and telephone number of supplier.
C. Product Certificates: For soil amendments and fertilizers, signed by product manufacturer.
D. Qualification Data: For landscape Installer.
E. Material Test Reports: For existing surface soil and imported topsoil.
F. Planting Schedule: Indicating anticipated planting dates for each type of planting.
G. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of lawns during a calendar year. Submit before expiration of required maintenance periods.

1.5 QUALITY ASSURANCE
A. Installer Qualifications: A qualified landscape installer of no less than 5 years experience on local projects of similar size and scope whose work has resulted in successful lawn establishment.
1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress.
B. Soil-Testing Laboratory Qualifications: An independent laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.
C. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cation exchange capacity; sodium absorption ratio; deleterious material; pH; and mineral and plant-nutrient content of topsoil.
1. Report suitability of topsoil for lawn growth. State recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce a satisfactory topsoil.
D. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."

1.6 DELIVERY, STORAGE, AND HANDLING
A. Sod: Harvest, deliver, store, and handle sod according to requirements in TPI's "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in its "Guideline Specifications to Turfgrass Sodding."

1.7 SCHEDULING
A. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion.
1. Spring Planting: May 01 to June 30.
2. Fall Planting: August 15 to September 30.
B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.

1.8 LAWN MAINTENANCE
A. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:
1. Sodded Lawns: 30 days from date of Substantial Completion.
B. Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn.
1. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch. Anchor as required to prevent displacement.
C. Watering: Provide and maintain temporary piping, hoses, and lawn-watering equipment to convey water from sources and to keep lawn uniformly moist to a depth of 4 inches (100 mm).
1. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas.
2. Water lawn at a minimum rate of 1 inch (25 mm) per week.
D. Mow lawn as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 40 percent of grass height. Remove no more than 40 percent of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:
1. Mow grass 3 inches (75 mm) high.

E. Lawn Post-fertilization: Apply fertilizer after initial mowing and when grass is dry.
1. Use fertilizer that will provide actual nitrogen of at least 1 lb/1000 sq. ft. (0.45 kg/92.9 sq. m) to lawn areas.

PART 2 - PRODUCTS

2.1 TURFGRASS SOD
A. Turfgrass Sod: Certified, complying with TPI's "Specifications for Turfgrass Sod Materials" in its "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
B. Turfgrass Species:
1. Seed of grass species as follows, with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed:
a. Proportioned by weight as follows:
1) 75 percent turf-type tall fescue (Festuca arundinacea)
2) 10 percent Kentucky bluegrass (Poa pratensis).
3) 15 percent perennial ryegrass (Lolium perenne).
C. Seed Varieties: Varieties listed by the latest publication of the Maryland-Virginia Turfgrass Variety Recommendation Work Group for Category 1 tall fescue variety recommendations. Apache II, Falcon II, Mustang II, Shenandoah, and Shenandoah II, or equal. K-31 is prohibited.

2.2 TOPSOIL
A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 8 percent organic material content; free of stones 1 inch (25 mm) or larger in any dimension and other extraneous materials harmful to plant growth.
1. Topsoil Source:
a. Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
b. Supplement with imported or manufactured topsoil from off-site sources when quantities are insufficient. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches (100 mm) deep; do not obtain from agricultural land, bogs or marshes.

2.3 INORGANIC SOIL AMENDMENTS
A. Lime: ASTM C 602, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent and as follows:
1. Class: Class O, with a minimum 95 percent passing through No. 8 (2.36-mm) sieve and a minimum 55 percent passing through No. 60 (0.25-mm) sieve.
2. Provide lime in form of dolomitic limestone.
B. Sulfur: Granular, biodegradable, containing a minimum of 90 percent sulfur, with a minimum 99 percent passing through No. 6 sieve and a maximum 10 percent passing through No. 40 sieve.
C. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
D. Aluminum Sulfate: Commercial grade, unadulterated.
E. Agricultural Gypsum: Finely ground, containing a minimum of 90 percent calcium sulfate.
F. Sand: Clean, washed, natural or manufactured, free of toxic materials.

2.4 ORGANIC SOIL AMENDMENTS
A. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1/2-inch (13-mm) sieve; soluble salt content of 5 to 10 dessisemensim, not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:
1. Organic Matter Content: 50 to 60 percent of dry weight.
2. Feedstock: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed solid waste.
B. Peat: Prohibitted.
C. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
D. Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, and material harmful to plant growth.

2.5 PLANTING ACCESSORIES
A. Selective Herbicides: EPA registered and approved, of type recommended by manufacturer for application.
B. Biodegradable Resin Stakes:
1. 100% biodegradable material within 12 months.
2. 5" Length x 3/4" diameter.
3. Barbed shaft.
C. Biodegradable Resin Staples:
1. 100% biodegradable material within 12 months.
2. U-shape Universal Staple.

2.6 FERTILIZER
A. Bonemeal: Commercial, raw or steamed, finely ground; a minimum of 4 percent nitrogen and 10 percent phosphoric acid.
B. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.
C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.
D. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

2.7 MULCHES
A. Straw Mulch: Provide air-dry, clean, mildew- and seed-free, salt hay or threshed straw of wheat, rye, oats, or barley.
B. Fiber Mulch: Biodegradable, dyed-wood, cellulose-fiber mulch; nontoxic; free of plant-growth or germination inhibitors; with maximum moisture content of 15 percent and a pH range of 4.5 to 6.5.
C. Nonasphaltic Tackifier: Colloidal tackifier recommended by fiber-mulch manufacturer for slurry application; nontoxic and free of plant-growth or germination inhibitors.

2.8 EROSION-CONTROL MATERIALS
A. Erosion-Control Blankets: Biodegradable wood excelsior, straw, or coconut-fiber mat enclosed in a photodegradable plastic mesh. Include manufacturer's recommended steel wire staples, 6 inches (150 mm) long.
B. Erosion-Control Fiber Mesh: Biodegradable twisted jute or spun-coir mesh, a minimum of 0.92 lb/sq. yd. (0.5 kg/sq. m), with 50 to 85 percent open area. Include manufacturer's recommended steel wire staples, 6 inches (150 mm) long.

2.9 PLANTING SOIL MIX
A. Planting Soil Mix: Mix topsoil with soil amendments and fertilizers as recommended by qualified soil testing agency.

PART 3 - EXECUTION

3.1 EXAMINATION
A. Examine areas to receive lawns and grass for compliance with requirements and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION
A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
1. Protect adjacent and adjoining areas from hydroseeding overspray.
B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

3.3 LAWN PREPARATION
A. Limit lawn subgrade preparation to areas to be planted.
B. Newly Graded Subgrades: Loosen subgrade to a minimum depth of 4 inches (100 mm). Remove stones larger than 1 inch (25 mm) in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
1. Apply superphosphate fertilizer directly to subgrade before loosening.
2. Thoroughly blend planting soil mix off-site before spreading or spread topsoil; apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.
a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
b. Mix lime with dry soil before mixing fertilizer.
3. Spread planting soil mix to a depth of 4 inches (100 mm) but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
a. Spread approximately one-half the thickness of planting soil mix over loosened subgrade. Mix thoroughly into top 4 inches (100 mm) of subgrade. Spread remainder of planting soil mix.
b. Reduce elevation of planting soil to allow for soil thickness of sod.
C. Unchanged Subgrades: If lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, prepare surface soil as follows:
1. Remove existing grass, vegetation, and turf. Do not mix into surface soil.
2. Loosen surface soil to a depth of at least of 8 inches (200 mm). Apply soil amendments and fertilizers according to planting soil mix proportions and mix thoroughly into top 4 inches (100 mm) of soil. Till soil to a homogeneous mixture of fine texture.
a. Apply superphosphate fertilizer directly to surface soil before loosening.
3. Remove stones larger than 1 inch (25 mm) in any dimension and sticks, roots, trash, and other extraneous matter.
4. Legally dispose of waste material, including grass, vegetation, and turf, off Owner's property.
D. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch (13 mm) of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future.
E. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
F. Restore areas if eroded or otherwise disturbed after finish grading and before planting.

3.4 SODDING
A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
1. Lay sod across angle of slopes exceeding 1:3.
2. Anchor sod on slopes exceeding 1:4 with pegs spaced as recommended by sod manufacturer but not less than 2 anchors per sod strip to prevent slippage.
C. Saturate sod with fine water spray within two hours of planting. During first week, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches (38 mm) below sod.

3.5 SATISFACTORY LAWNS
A. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 5 by 5 inches (125 by 125 mm).
B. Satisfactory Sodded Lawn: At end of maintenance period, a healthy, well-rooted, even-colored, viable lawn has been established, free of weeds, open joints, bare areas, and surface irregularities.
C. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

3.6 CLEANUP AND PROTECTION
A. Promptly remove soil and debris created by lawn work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
B. Erect barricades and warning signs as required to protect newly planted areas from traffic. Maintain barricades throughout maintenance period and remove after lawn is established.
C. Remove erosion-control measures after grass establishment period.

END OF SECTION 32 92 00

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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE
DATE
DON MITCHELL
PRINTED NAME
TITLE: SENIOR PROJECT MANAGER
OCTOBER 3, 2014
EXPIRATION DATE
LICENSE No. 18863

M-NCPPC APPROVALS
PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03
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PLANTING NOTES

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
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DATE: APRIL 2013	
DES: MB	DWN: CC
SCALE: AS SHOWN	
PROJECT/FILE NO. 1203	
SHEET NO L-8	

SECTION 32 93 00 - EXTERIOR PLANTS

PART 1 - GENERAL

1.1 SUBMITTALS
A. Product Data: For each type of product indicated.
B. Samples for Verification: For each of the following:
1. 1 lb. each of topsoil, soil mix(es), and organic compost materials, each in a labeled, clear, heavy-duty, sealed bag or rigid container.
C. Product Certificates: For each type of manufactured product, signed by product manufacturer, and complying with the following:
1. Manufacturer's certified analysis for standard products.
2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.
D. Sources: Submit list of proposed sources and photos for pre-qualification review for all plant materials, including certificates of inspection of plant materials, as may be required by Federal, State, or other authorities to accompany shipments, and photographs of all proposed plant materials.
E. Qualification Data: For landscape Installer.
F. Material Test Reports: For existing surface soil, imported topsoil, and planting soil mixes, and prior to installation.
G. Percolation Test: For proposed new planting soil or existing stockpiled planting soil, and prior to installation, certifying that proposed soil has a proper water absorption rate.
H. Planting Schedule: Indicating anticipated planting dates for exterior plants.
I. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance during a calendar year.

1.2 QUALITY ASSURANCE
A. Installer Qualifications: A qualified landscape installer of no less than 5 years experience on local projects of similar size and scope whose work has resulted in successful establishment of exterior plants.
1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when exterior planting is in progress.
B. Soil-Testing Laboratory Qualifications: An independent laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.
C. Soil Analyses: Furnish soil analyses of existing topsoil, imported topsoil, and native soil, as applicable, by a qualified soil-testing laboratory, stating percentages of organic matter; gradation of sand, silt, & clay content; cation exchange capacity; sodium absorption ratio; deleterious material; pH; and mineral and plant-nutrient content of topsoil.
1. Report suitability of topsoil for plant growth. State recommended quantities of nitrogen, phosphorus, potassium nutrients & soil amendments to be added to produce a satisfactory topsoil.
2. Prior to mixing, prepare sample mix ratios for analysis, as above, for all planting soil mixes to be used on the site.
3. The following additional tests are required when the following conditions exist:
a. Sandy Soils: Boron test: 1-3 pounds/acre acceptable.
b. Hardwood forest soils or history of continuous hardwood bark mulching: Manganese test: 3-50 pounds/acre acceptable.
c. Seaside and bay side: Sodium test: 0-20 pounds/acre acceptable.
d. Imported soils, planting mixes: Mechanical analysis, including particle size analysis of sand fraction: Per soil analysis recommendation.
D. Percolation Test: Submit for each 200 CY of proposed new planting soil, or existing stockpiled planting soil, certifying that proposed soil has a proper water absorption rate.
1. Dig a rectangular pit 17" square by 18" deep and rapidly pour in water to a depth of 6 inches. Note time required for water to be completely absorbed.
2. Proposed planting soils having a water absorption rate faster than 15 minutes, or slower than 30 minutes are not acceptable.
E. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock."
F. Trees and Shrub Measurements: Measure according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements 6 inches (150 mm) above ground for trees up to 4-inch (100-mm) caliper size, and 12 inches (300 mm) above ground for larger sizes. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip-to-tip. Measure following pruning, when pruning is required. When ranges are specified, provide minimum 50% of each respective plant size/type at the maximum size.
G. Observation: Architect may observe trees and shrubs either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to observe trees and shrubs further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.
H. Source Limitations: All material of a specific size and cultivar shall be grown at the same nursery and in the same lot.
1. Notify Architect of sources of planting materials minimum 21 days in advance planned of delivery to site.
2. Trees may be obtained from up to three different locations, each within approximately 75 miles of the Washington, D.C. metropolitan area, unless otherwise approved by the Architect.
I. Pre-qualification of Materials:
1. Take photos at places of growth for pre-qualification review. Provide minimum 21 days prior to tree-tagging trips.
a. Provide representational photographs of each plant material type and size.
b. Provide additional photographs of each type and size of tree as follows:
1) Include a surveyor's rod or equivalent for scale.
2) Provide clear views of several tree canopies to demonstrate representational form, vigor, and health.
3) Provide clear views of several trunks to demonstrate representational form, health, and absence of scars and damages.
c. Architect may reject individual plants or suppliers on the basis of photographs and/or other conditions deemed pertinent by the Architect.
d. Do not dig or otherwise reserve other material prior to receiving Architect's approval of photo pre-qualification.
1) The Contractor shall be responsible for all costs related to material dug and/or reserved prior to the above.
J. Tagging: Following pre-qualification of materials, Architect will select and tag trees at places of growth prior to being prepared for transplanting.
1. Contractor shall verify adequate numbers of acceptable trees are available, as indicated in the List of Sources, for Architect's consideration prior to the tagging visit.
a. Contractor shall pay Architect's time & costs for tagging trip(s) if sufficient quantities & acceptable material, as defined by the Architect, are not available.
2. Architect may reject previously pre-qualified individual plants at any time that no longer meet specification for reasons of damage, infestation, mineral deficiency, chlorosis, necrosis, circling roots and/or unsatisfactory subsequent growth.
3. Do not dig or otherwise reserve trees prior to Architect's tagging.
a. The Contractor shall be responsible for all costs related to material dug and/or reserved prior to the above.

1.3 DELIVERY, STORAGE, AND HANDLING
A. Protect planting soil mix stockpiles after mixing from erosion, saturation, and weed growth.
B. Deliver exterior plants freshly dug. Immediately pack root system in wet straw, hay, or other suitable material to keep root system moist until planting.
C. Do not prune trees and shrubs before delivery, except as approved by Architect. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery.
D. Handle planting stock by root ball with a tree sling only. Handling by any other means including, but not limited to, jaws, chains, bars, trunk lift is prohibited.
E. Deliver exterior plants after preparations for planting have been completed and install immediately. Place trees upright immediately upon unloading; do not lay trees down at any time. If planting is delayed more than six hours after delivery, set exterior plants in shade, protect from weather and mechanical damage, and keep roots moist.
1. Heel-in bare-root stock. Soak roots in water for two hours if dried out.
2. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material.
3. Do not remove container-grown stock from containers before time of planting.
4. Water root systems of exterior plants stored on-site with a fine-mist spray. Water as often as necessary to maintain root systems in a moist condition.

1.4 COORDINATION
A. Planting Restrictions: Plant during one of the following periods.
1. Deciduous Trees and Shrubs: March 1 - May 30 or September 15 - December 1. (Oak, tupelo and beech shall be planted only in the spring).
2. Evergreen Trees, Shrubs, Groundcover and Perennials: March 1 - May 15 or September 15 - November 15.
B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.
C. Coordination with Lawns: Plant trees and shrubs after finish grades are established and before planting lawns, unless otherwise acceptable to Architect.
1. When planting trees and shrubs after lawns, protect lawn areas and promptly repair damage caused by planting operations.

1.5 WARRANTY
A. Special Warranty: Warrant exterior plants, for the warranty period indicated, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, or incidents that are beyond Contractor's control.
1. Warranty Period: One year from date of Project Turnover.
2. Contractor shall be responsible for complete and proper planting supports, installation layout, watering, fertilizing, and pest and pathogen control during warranty period.
3. Remove dead exterior plants immediately. Replace immediately unless required to plant in the succeeding planting season.
4. Replace exterior plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
5. A limit of 1 replacement of each exterior plant will be required for accepted plant material, except for losses or replacements due to failure to comply with requirements.

1.6 MAINTENANCE
A. Maintain by pruning, cultivating, watering, weeding, fertilizing, mulching, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Treat as required to keep free of insects and disease. Monitor for boring insects and signs of stress. Begin maintenance immediately after each area is planted and continue for not less than the following periods:
1. Maintenance Period: One year from date of Project Turnover.
B. Watering, General: Ensure that adequate moisture is provided to all plants.
1. Water thoroughly at time of planting.
2. Provide water weekly for a period of 1 month following planting. Provide a minimum of 1 inch of precipitation per week.
3. Provide water bi-weekly for 2 additional months.
4. If an automatic irrigation system is installed, adjust to provide adequate moisture to plant materials.
D. Fertilizer, General: Fertilize 60 days after Project Turnover.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL
A. Furnish nursery-grown material complying with ANSI Z60.1, with healthy, well-developed root systems developed by transplanting or root pruning. Provide stock grown under climatic conditions similar to those in the locality of the Project for at least 2 years and grown in soil similar to the native soil into which the stock will be planted. Provide well-shaped, fully branched, exceptionally heavy, symmetrical, healthy, vigorous stock of uniform size and free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk; crossing trunks; cut-off limbs more than 3/4 inch (19 mm) in diameter; cracked root balls; stem-girdling roots are prohibited.
2. Trees with abrasion of the bark, sunscalds, disfiguring knots, or fresh cuts more than 1 inch in diameter, which have not completely callused, will be rejected.
3. Plants that do not possess an acceptable balance of height & spread and/or height & caliper, as defined by Architect, shall be rejected.
4. Collected Stock: Do not use plants harvested from the wild, native stands, an established landscape planting, or not grown in a nursery.
B. Provide trees & shrubs of sizes & grades complying with ANSI Z60.1. Larger sizes may be used if acceptable to Architect, with a proportionate increase in size of root balls.

2.2 SHADE AND FLOWERING TREES
A. Shade Trees: Single-stem trees with straight trunk, well-balanced crown, intact leader, of height & caliper indicated, complying with ANSI Z60.1.
1. Branching Height: One-half of tree height.
B. Small Upright Trees: Branched or pruned naturally according to species & type, with relationship of caliper, height, & branching according to ANSI Z60.1: as follows:
1. Stem Form: Single stem.
C. Multi-stem Trees: Branched or pruned naturally according to species & type, with relationship of caliper, height, & branching according to ANSI Z60.1; stem form as follows:
1. Stem Form: Clump.

2.3 DECIDUOUS SHRUBS
A. Form and Size: Deciduous shrubs with not less than the minimum number of canes required by & measured according to ANSI Z60.1 for type, shape, and height of shrub.

2.4 CONIFEROUS EVERGREENS
A. Form and Size: Specimen-quality, exceptionally heavy, tightly knit, symmetrically shaped coniferous evergreens and the following grade:
1. Heavy Grade: "XXX."

2.5 BROADLEAF EVERGREENS
A. Form and Size: Normal-quality, well-balanced, broadleaf evergreens, of type, height, spread, and shape required, complying with ANSI Z60.1.

2.6 GROUND COVER PLANTS
A. Ground Cover: Provide ground cover of species indicated, established and well rooted, and complying with ANSI Z60.1.

2.7 PLANTS
A. Annuals: Provide healthy, disease-free plants of species and variety shown or listed. Provide only plants that are acclimated to outdoor conditions before delivery and that are in bud, but not yet in bloom.
B. Perennials: Provide healthy, field-grown plants from a commercial nursery, of species and variety indicated, and complying with requirements in ANSI Z60.1.
C. Vines: Provide vines of species indicated complying with requirements in ANSI Z60.1 as follows:
1. Two-year plants with heavy, well-branched tops, with not less than 3 runners 18 inches (450 mm) or more in length, and with a vigorous, well-developed root system.
D. Ornamental Grasses
1. Perennial grasses as required by and measured according to ANSI Z60.1 for type, shape, and height.

2.8 TOPSOIL
A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 4 percent organic material content; free of stones 1 inch (25 mm) or larger in any dimension and other extraneous materials harmful to plant growth.
1. Topsoil Source: Reuse existing in-place surface and/or surface soil stockpiled onsite. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
a. Supplement with imported or manufactured topsoil when quantities are insufficient. Obtain topsoil from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches (100 mm) deep; do not obtain from bogs or marshes.

2.9 INORGANIC SOIL AMENDMENTS
A. Lime: ASTM C 602, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent and as follows:
1. Class: Class O, with a minimum 95 percent passing through No. 8 (2.36-mm) sieve and a minimum 55 percent passing through No. 60 (0.25-mm) sieve.
2. Provide lime in form of dolomitic limestone.
B. Agricultural Gypsum: Finely ground, 95% or more passing 1/4" sieve, containing a minimum of 90 percent calcium sulfate, derived from natural mined gypsum, hydrite and anhydrite. Recycled gypsum meeting this specification above is acceptable.
C. Sand: Clean, washed, natural or manufactured, free of toxic materials.

2.10 ORGANIC SOIL AMENDMENTS
A. Compost: Well-composted, stable, weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing 1/2-inch sieve; soluble salt content of 5 to 10 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings, and as follows:
1. Organic Matter Content: 50 to 60 percent of dry weight.
2. Feedstock: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed solid waste.
3. Composted Sewage Sludge: Commercially available, high quality, environmentally safe, sterile, EPA-approved soil product for agronomic use; composed of lime-stabilized or naturally dewatered biosolids, combined with wood chips according to EPA standards, aerated and composted for 21 days, including 3 days at 131 degrees Fahrenheit, and screened through a ¾ inch screen. The product shall exhibit the following characteristics:
a. pH: 5.6-7.7; total nitrogen (N)1.2% available
Phosphoric Acid (P_2O_5) 1% soluble
Potash (K_2O) 0.25%
Micro-nutrient Content (Fe, Mn, S, Zn, Ni, Cu, B)
Low Cadmium Content
EPA Approval Pathogen Destruction
B. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
C. Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, and material harmful to plant growth.
D. Mycorrhizal Fungal Transplant Inoculant: Apply in accordance with manufacturer's recommended application rates.

2.11 FERTILIZER
A. Bonemeal: Commercial, raw or steamed, finely ground; a minimum of 4 percent nitrogen and 10 percent phosphoric acid.
B. Superphosphate: Commercial, phosphate mixture, soluble, a minimum of 20 percent available phosphoric acid.
C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
1. Composition:
a. At time of planting: Nitrogen, phosphorous, potassium, and minor elements in amounts recommended in soil reports from a qualified soil-testing agency.
b. During Maintenance period: Commercial fertilizer for ornamental trees, shrubs and ground cover; 10-6-4; with full range of minor elements.
D. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

2.12 MULCHES
A. Shredded hardwood: Free from deleterious materials and suitable as a top dressing of trees and shrubs.

2.13 STAKES AND GUYS
A. Upright and Guy Stakes: Rough-sawn, sound, new hardwood, redwood, or pressure-preservative-treated softwood, free of knots, holes, cross grain, and other defects, 2 by 2 inches (50 by 50 mm) by length indicated, pointed at one end.
B. Guy and Tie Wire: ASTM A 641/A 641M, Class 1, galvanized-steel wire, 2-strand, twisted, 0.106 inch (2.7 mm) in diameter.
C. Guy Cable: 5-strand, 3/16-inch- (4.8-mm-) diameter, galvanized-steel cable, with zinc-coated turnbuckles, a minimum of 3 inches (75 mm) long, with two 3/8-inch (10-mm) galvanized eyebolts.
D. Hose Chafing Guard: Reinforced rubber or plastic hose at least 1/2 inch (13 mm) in diameter, black, cut to lengths required to protect tree trunks from damage.
E. Flags: Standard surveyor's plastic flagging tape, white, 6 inches (150 mm) long.

2.14 MISCELLANEOUS PRODUCTS
A. Antidessicant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Mix according to manufacturer's written instructions.

2.15 PLANTING SOIL MIX
A. Blend planting soil mixes mechanically using a commercial mixer or shredder. Uniformly incorporate ingredients. Do not allow mix to become contaminated with foreign material or saturated.
B. Planting Soil Mix: Mix topsoil with the following soil amendments and fertilizers in the following quantities:
1. Tree Pits in Paved Areas:
a. 1/10 composted sewage sludge.
b. 1/10 pine bark fines.
c. 1/5 coarse sand.
d. 3/5 topsoil.
e. Amendments required in soil analysis report.
2. Planting Beds:
a. 1/3 topsoil.
b. 1/3 excavated soil.
c. 1/6 compost.
d. 1/6 coarse sand.
e. Amendments required in soil analysis report.
3. Container Planters on Grade:
a. 1/3 topsoil.
b. 1/3 coarse sand.
c. 1/3 compost.
d. Amendments required in soil analysis report.

PART 3 - EXECUTION

3.1 EXAMINATION
A. Examine areas to receive exterior plants for compliance with requirements and conditions affecting acceptable installation and performance. Proceed with installation only after unsatisfactory conditions have been corrected. Commencement of Work constitutes acceptance of conditions and resulting affects and potential affects on plant health. Contractor shall be responsible for correcting, at his/her expense, all unsatisfactory and defective work.

3.2 PREPARATION
A. Notify Architect minimum 10 days prior to soil installation. Do not proceed with installation of soil materials until obtaining Architect's approval of Submittals including, but not limited to, soil analyses and percolation tests.
B. Protect structures, utilities, sidewalks, pavements, and other facilities, and lawns and existing exterior plants from damage caused by planting operations.
C. Provide erosion-control measures to prevent erosion & discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
D. Lay out individual tree and shrub locations and areas for multiple exterior plantings. Stake locations, outline areas, adjust locations when requested, and obtain Architect's acceptance of layout before planting. Provide minimum notice of 10 days. Make minor adjustments as directed.
E. Apply antidessicant to trees and shrubs using power spray to provide an adequate film over trunks, branches, stems, twigs, and foliage to protect during handling.
1. If deciduous trees or shrubs are moved in full leaf, spray with antidessicant at nursery before moving and again two weeks after planting.
F. Exercise care during planting operations over structure and/or subsurface drainage to avoid damage to adjacent work. The Contractor is responsible for the cost of repairs of all damages caused by his/her forces. Should any damage occur during planting, immediately notify the Architect.

3.3 PLANTING BED ESTABLISHMENT
A. Loosen subgrade of planting beds to a minimum depth of 8 inches (200 mm). Remove stones larger than 1 inch (25 mm) in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
1. Apply fertilizer directly to subgrade before loosening.
2. Apply Transplant Inoculant.
3. Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments & fertilizer on surface, thoroughly blend planting soil mix.
a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
b. Mix lime with dry soil before mixing fertilizer.
4. Spread planting soil mix to a depth of 4 inches (100 mm) but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
a. Spread approximately one-half the thickness of planting soil mix over loosened subgrade. Mix thoroughly into top 4 inches (100 mm) of subgrade. Spread remainder of planting soil mix.
B. Finish Grading: Grade beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll & rake, remove ridges, fill depressions to meet finish grades.
C. Restore planting beds if eroded or otherwise disturbed after finish grading and before planting.
D. Bioretention planting soil mix to be installed in accordance with Civil Plans and approved storm water management plans. Coordinate with General Contractor.
1. Incorporate soil amendments are required by topsoil analysis report.
2. Proceed with remaining elements of Plant Bed Establishment as above.

3.4 TREE AND SHRUB EXCAVATION
A. Prepare continuous tree and shrub planting beds that encompass multiple tree and shrub planting locations. Except for tree pits, set Limits of Planting Bed no closer 10 feet from any tree planting location and no closer than 30 inches from any shrub planting location. For tree pits, set Limits at the edge of adjacent paving or structure. Turn and amend existing soil within the Limits to a minimum depth of 18 inches throughout.
1. Planting in and/or near a Tree Protection Zone:
a. Refer to Division 02 Section Tree Protection and Trimming for excavation restrictions and tree protection requirements.
b. Reduce Limits of Planting Bed to 3 times the radius of each rootball.
2. Obstructions: Notify Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
a. Hardpan Layer: Drill 6-inch- (150-mm-) diameter holes 5 feet (1.5 m) on center into free-draining strata or to a depth of 10 feet (3 m), whichever is less, and backfill with free-draining material.
B. Excavation:
1. Excavate circular pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.
a. Excavate approximately one and one half times as wide as ball diameter for balled and burlapped, container-grown, and fabric bag-grown stock.
b. Excavate at least 6 inches (150 mm) wider than root spread and deep enough to accommodate vertical roots for bare-root stock.
2. If subdrainage pipe is shown or required under planted areas, excavate to top of porous backfill. Do not damage fabric barrier(s).
3. Subsoil removed from excavations may be used as backfill.
C. Drainage: Notify Architect if subsoil conditions evidence unexpected water seepage or retention in tree or shrub pits.
D. Percolation test: Where no planting subdrainage system is indicated, immediately following rough grading and prior to planting, identify a typical planting location and excavate a tree pit. Fill with water to a depth of 12 inches. Report length of time for water to percolate completely into the soil. Within 6 hours, in the presence of the Architect, again fill the pit with water to a depth of 12 inches. If water does not completely percolate within 9 hours, submit a proposal for drainage system or soil penetrant. Do not proceed with planting until a determination is made by the Architect.

3.5 TREE AND SHRUB PLANTING
A. Set balled and burlapped stock plumb and in center of excavation with top of root ball 1 inch (25 mm) above adjacent finish grades.
1. To locate top of root collar, remove loose soil deposited on top of root ball during digging process.
2. Cut away and remove burlap and wire baskets from top third of root balls, but do not remove from under root balls. Remove pallets, if any, before setting.
3. Do not use planting stock if root ball is cracked or broken before or during planting operation.
4. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
B. Set container-grown stock plumb and in center of pit or trench with top of root ball 1 inch (25 mm) above adjacent finish grades.
1. Carefully remove root ball from container without damaging root ball or plant.
2. Make 4 vertical cuts, 1 inch deep, evenly spaced about the root ball with a clean, sharp utility knife.
3. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
C. Set fabric bag-grown stock plumb and in center of pit or trench with top of root ball 1 inch (25 mm) above adjacent finish grades.
1. Carefully remove root ball from fabric bag without damaging root ball or plant. Do not use stock if root ball is cracked or broken before or during planting operation.
2. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
D. Set and support bare-root stock in center of pit or trench with root collar or trunk flare flush with adjacent finish grade. Spread roots without tangling or turning toward surface, and carefully work backfill around roots by hand. Puddle with water until backfill layers are completely saturated. Plumb before backfilling, and maintain plumb while working backfill around roots and placing layers above roots. Tamp final layer of backfill. Remove injured roots by cutting cleanly; do not break.
E. Organic Mulching: Apply 3-inch (75-mm) average thickness of organic mulch extending 12 inches (300 mm) beyond edge of planting pit or trench. Do not place mulch within 3 inches (75 mm) of trunks or stems.

3.6 TREE AND SHRUB PRUNING
A. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Remove no more than 10 percent of top growth unless otherwise indicated by Architect, do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are sizes after pruning.

3.7 GUYING AND STAKING
A. Upright Staking and Tying: Stake trees of 2- through 5-inch (50- through 125-mm) caliper. Stake trees of less than 2-inch (50-mm) caliper only as required to prevent wind tip-out. Use a minimum of 2 stakes of length required to penetrate at least 18 inches (450 mm) below bottom of backfilled excavation and to extend at least 72 inches (1830 mm) above grade. Set vertical stakes and space to avoid penetrating root balls or root masses. Support trees with two strands of tie wire encased in hose sections at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree. Use the number of stakes as follows:
1. Use 2 stakes for trees up to 12 feet (3.6 m) high and 2-1/2 inches (63 mm) or less in caliper; 3 stakes for trees less than 14 feet (4.2 m) high and up to 4 inches (100 mm) in caliper. Space stakes equally around trees.
B. Guying and Staking: Guy and stake trees exceeding 14 feet (4.2 m) in height and more than 3 inches (75 mm) in caliper, unless otherwise indicated. Securely attach no fewer than 3 guys to stakes 30 inches (760 mm) long, driven to grade.
1. For trees more than 6 inches (150 mm) in caliper, anchor guys to pressure-preservative-treated deadmen 8 inches (200 mm) in diameter and 48 inches (1200 mm) long buried at least 36 inches (900 mm) below grade. Provide turnbuckles for each guy wire and tighten securely.
2. Attach flags to each guy wire, 30 inches (760 mm) above finish grade.

3.8 PLANTERS
A. Planters: Place a layer of gravel at least 4 inches (100 mm) thick in bottom of planters, cover with nonwoven fabric, and fill with planter soil mix. Place soil in lightly compacted layers to an elevation of 1-1/2 inches (38 mm) below top of planter, allowing natural settlement.

3.9 GROUND COVER AND PLANT PLANTING
A. Dig holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets.
B. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
C. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.10 PLANTING BED MULCHING
A. Apply 3-inch (75-mm) average thickness of organic mulch, and finish level with adjacent finish grades. Do not place mulch against plant stems.

3.12 CLEANUP AND PROTECTION
A. Keep adjacent pavings and construction clean and work area in an orderly condition.
B. Protect exterior plants from damage. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged exterior planting.

3.13 DISPOSAL
A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.

END OF SECTION 32 93 00

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE ____________ DATE ____________

DON MITCHELL — PRINTED NAME
TITLE: SENIOR PROJECT MANAGER
OCTOBER 3, 2014 — EXPIRATION DATE
LICENSE No. 18863

M-NCPPC APPROVALS
PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA. LEESBURG, VA.

METROPOLITAN AT COLLEGE PARK
LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PLANTING NOTES

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/08/07
DATE: APRIL 2013
DES: MB | DWN: CC
SCALE: AS SHOWN
PROJECT/FILE NO. 1203
SHEET NO. L-9

KEY	ZONE	PROPOSED / ADJACENT USES	SECTOR PLAN REQ. BUFFER	PROVIDED IN DSP	COMPLIANCE	BUFFER LENGTH **	REQ. UNITS PER 100 LINEAR FT.	PLANT UNITS REQ. ***	PLANT UNITS PROVIDED IN DSP
	A	MULTIFAMILY TO PUBLIC RIGHT-OF-WAY	NONE	17'	YES	621'	0	0	0
	B-1	TOWNHOUSE TO PUBLIC RIGHT-OF-WAY	NONE	11'	YES	361'	0	0	0
	C	TOWNHOUSE TO SINGLE FAMILY DETACHED	5'	47'	YES	220'	20	45	185
	D-1	TOWNHOUSE TO PUBLIC RIGHT-OF-WAY	NONE	30'	YES	319'	0	0	0
	D-2	TOWNHOUSE TO TOWNHOUSE	NONE	25'	YES	90'	0	0	0
	D-3	MULTIFAMILY TO LOW IMPACT	5'	10'	YES	350'	20	58	175

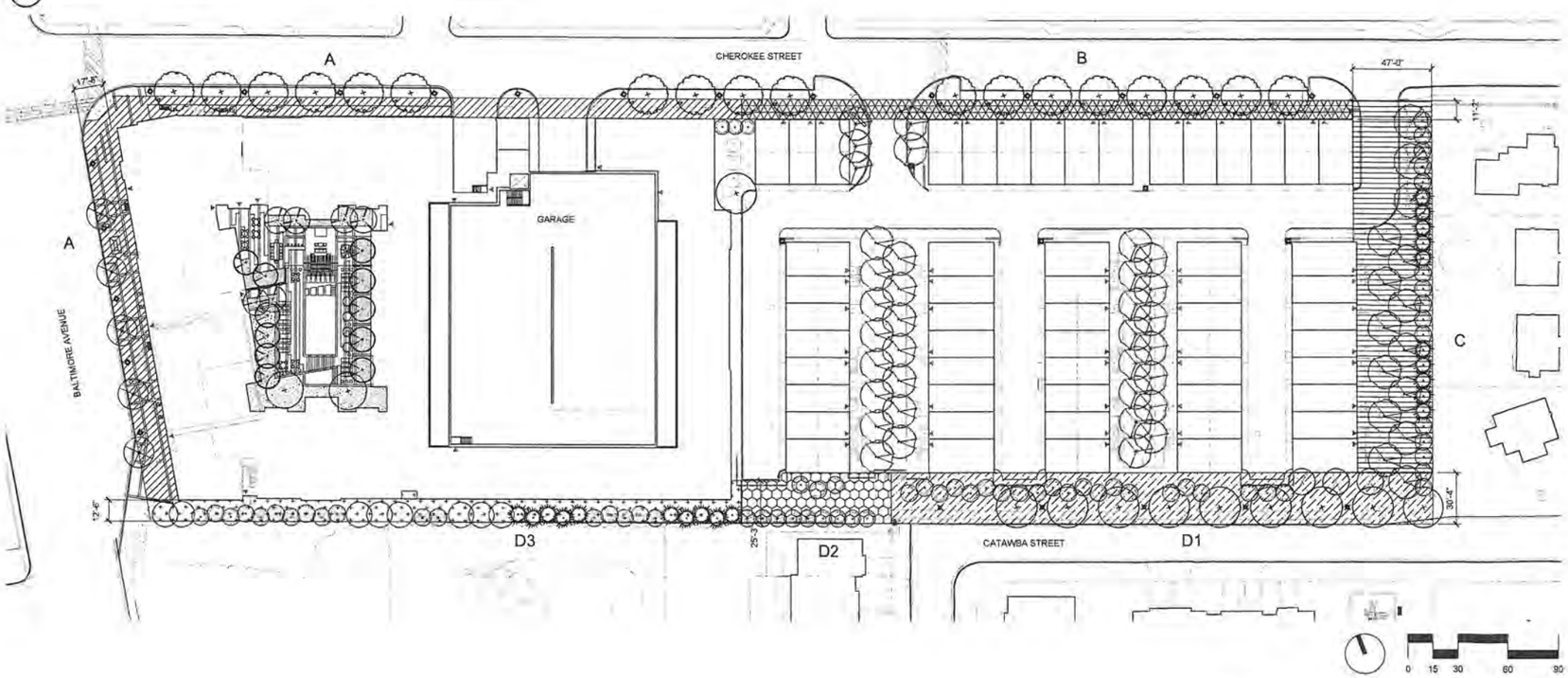
NOTES:

* FROM PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL (OCTOBER 1989) AND APPROVED COLLEGE PARK US CORRIDOR SECTOR PLAN AND SECTIONAL MAP AMENDMENT (APRIL 2002)

** SAME AS LENGTH OF PROPERTY LINE

*** CALCULATED BY MULTIPLYING BUFFER LENGTH COLUMN AND REQUIRED UNITS COLUMN, AND DIVIDING BY 100 LINEAR FT

1 LANDSCAPE BUFFER YARD REQUIREMENTS*



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SIGNATURE: DATE:

DON MITCHELL — OCTOBER 3, 2014
PRINTED NAME — EXPIRATION DATE:
TITLE: SENIOR PROJECT MANAGER
LICENSE No. 18863

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA INCORPORATED
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GERMANTOWN, MD. MCLEAN, VA. LEESBURG, VA.

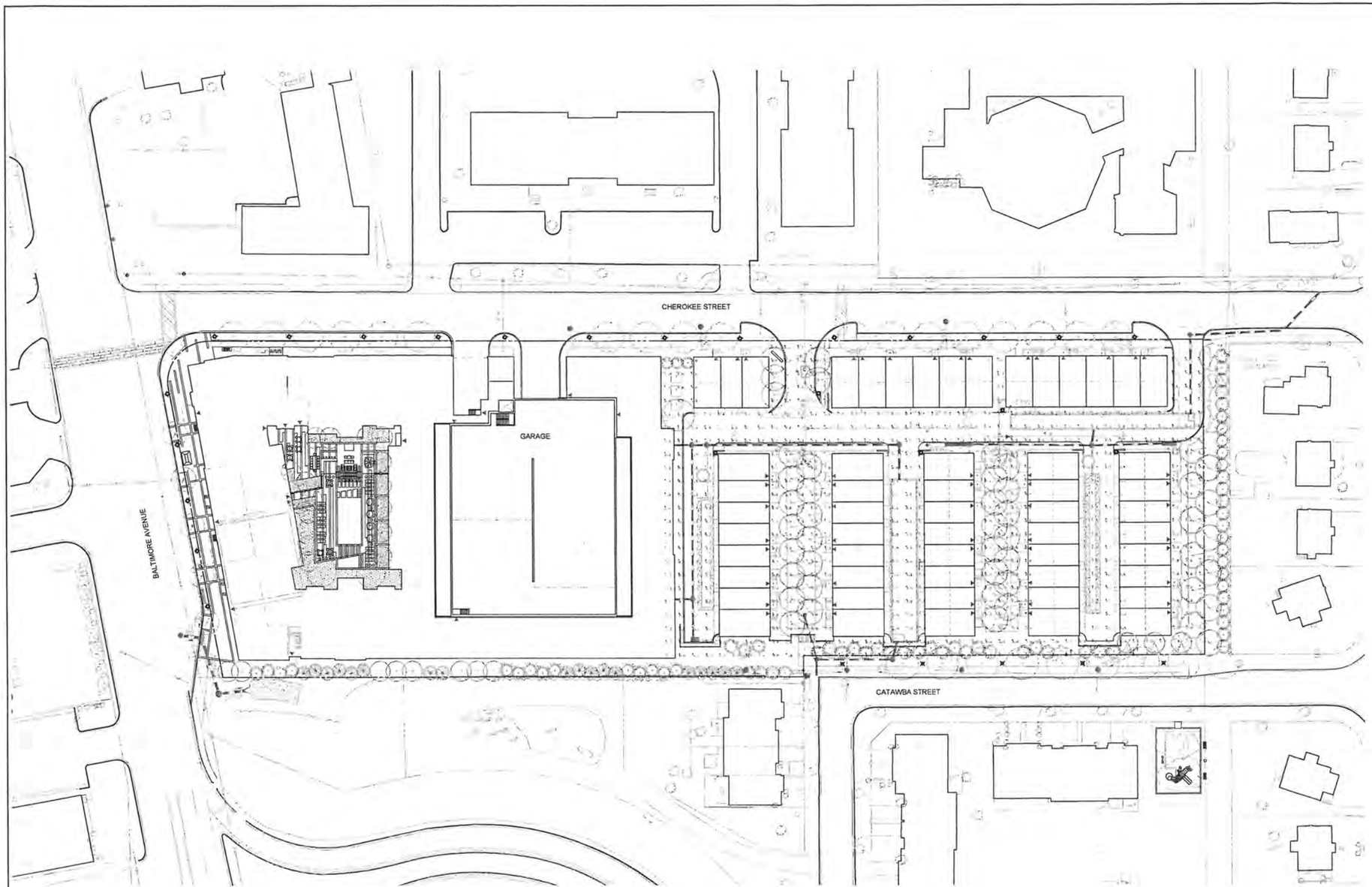
METROPOLITAN
AT
COLLEGE PARK
LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LANDSCAPE BUFFER

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/08/07

DATE: APRIL, 2013
DES. MB | DWN. CC
SCALE: AS SHOWN
PROJECT/FILE NO. 1203
SHEET NO. L-10



StatArea

Illuminance (Fc)
Average = 0.16
Maximum = 2.2
Minimum = 0.0
Avg/Min Ratio = 0.00
Max/Min Ratio = 0.00

LUMINAIRE SCHEDULE

Fixture	Symbol	Qty	Description	Lum. Watts	Total Lamp Lum.	Lum. Lumens	LLF
90495_NYPT_1_100W_MH_ED-17_ITL59538.IES		5	Nyhavn Post 1/100W/MH/ED-17 medium	100	9000	5796	0.720

0 15 30 60 90

PROFESSIONAL CERTIFICATION:

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SIGNATURE DATE

DON MITCHELL OCTOBER 3, 2014
PRINTED NAME EXPIRATION DATE
TITLE: SENIOR PROJECT MANAGER
LICENSE No. 18863

M-NCPPC APPROVALS

PROJECT NAME: METROPOLITAN @ COLLEGE PARK
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For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
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METROPOLITAN
AT
COLLEGE PARK
LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PHOTOMETRIC PLAN

VIKA REVISIONS

RESPONSE TO SDRC 9/19/13
ADDRESSED PRE ACCEPTANCE COMMENTS 7/07/13
DSP AMENDMENT 5/03/13
SIGNATURE SET REVIEW 6/08/07

DATE: APRIL, 2013
DES. MB
DWN. CC
SCALE: 1" = 30'
PROJECT/FILE NO. 1203
SHEET NO. L-11

5. Looney's Pub

MEMORANDUM

TO: Mayor and City Council

THROUGH: Joseph Nagro, City Manager

FROM: Robert W. Ryan, Public Services Director

DATE: November 15, 2013

SUBJECT: Looney's Pub at College Park

ISSUE

Mr. William A. Larney, President of Looney's Pub at College Park, Inc. has been invited to attend the Council work session on Tuesday, 19th November to discuss a recent incident and the City property use agreement (PUA).

SUMMARY

A recent incident, as reported in attached news articles, allegedly began during a beer pong tournament in Looney's. The City's PUA (attached) with Looney's does not include beer pong tournaments as one of the planned activities. The PUA specifically states that "Licensee shall not provide tables, such as a beer pong table, whose purpose is for use in drinking games. Licensee shall not sponsor or support drinking games within the Property. "

Mr. Larney has been asked to discuss with the Council the recent incident, and how the beer pong tournaments hosted at Looney's may differ from beer pong drinking games.

Mr. Larney has agreed to attend the Council meeting.

RECOMMENDATION

Council should review the PUA and, after discussions with Looney's representatives, determine compliance with the PUA and any necessary changes to the PUA.

Attachments:
(1) Property Use Agreement
(2) Email invite to 11/19/2013
(3) Email explanation of game and waiver form
(4) Diamondback article on arrest 11/13/2013
(5) Washington Post article on arrest 11/13/2013

ATTACHMENT 1

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 Nantucket 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

August 31, 2011

William A. Larney, Jr., President
Looney's Pub at College Park, Inc.
8150 Baltimore Avenue
College Park, MD 20740

RE: Property Use Agreement –
Looney's Pub at College Park, Inc.

Dear Mr. Larney:

Enclosed for your files is an executed original of the Property Use Agreement dated August 19, 2011 between Looney's Pub at College Park, Inc., and the City of College Park, Maryland.

If you have any questions, please let me know.

Sincerely,

Janeen S. Miller
City Clerk

Enclosure

Copy: Joseph F. Snee, Jr., Esq.
Suellen Ferguson, Esq., City Attorney
Robert W. Ryan, Director of Public Services

Home of the University of Maryland

PROPERTY USE AGREEMENT

THIS PROPERTY USE AGREEMENT (the "Agreement") is made as of the 19th day of August, 2011, by and between Looney's Pub at College Park, Inc. t/a Looney's Pub at College Park and William A. Larney, Jr., ("Licensee"); and the CITY OF COLLEGE PARK, a Maryland municipal corporation (the "City").

WITNESSETH

WHEREAS, Student Housing College Park, LLLC is the owner and Licensee is a tenant at the property located at 8150 Baltimore Avenue, College Park, Maryland 20740 (the "Property"); and

WHEREAS, the Property is located within the corporate limits of the City of College Park, Maryland; and

WHEREAS, Licensee has applied to the Board of Liquor License Commissioners of Prince George's County, for the issuance for Class B, Beer, Wine and Liquor License (BLX) for the Property; and

WHEREAS, the Licensee has requested the support of the City for the issuance of the Class B, Beer, Wine and Liquor License (BLX) for the Property; and

WHEREAS, in consideration of the covenants contained in this Agreement, the City will voice no objection to the Licensee's application and hearing for the Class B, Beer, Wine and Liquor License (BLX) to the Property, subject to the terms, conditions and restrictions contained herein.

NOW THEREFORE, in consideration of the foregoing, the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Repair and Maintenance of the Property. Licensee shall, from and after the date hereof, continue to keep the Property in good order and repair, and free of debris and graffiti.

2. Restrictions. Except with the express written consent of the City, which consent may be withheld in the City's sole and absolute discretion, during the period that Licensee is using or has any interest in the Property, and is using the Class B Beer, Wine and Liquor License (BLX), the use of the Property shall be restricted to the operation of the Looney's Pub at College Park or another substantially similar casual dining restaurant, which receives not more than fifty percent (50%) of its average daily receipts over any three consecutive monthly periods from the sale of alcoholic beverages, and which complies strictly with the restrictions and requirements of the State of Maryland/Prince George's County Class B, BLX License. The calculation of the percentage of alcoholic beverages sold shall include the full cost of any such beverage, and not just the alcohol contained in the beverage. Licensee will provide the City, by January 15 of each year, with summaries of each month's receipts for the sales of alcoholic beverages and food for the preceding calendar year, and, at any time, such information in such form as the City may reasonably require to permit the verification of sales required in this paragraph 2 of this Agreement. Such information need not be prepared by an accountant or auditor, but must be accompanied by a general affidavit signed by the Licensees affirming the accuracy of the information provided. Licensees may be required

by the City to provide information to permit verification of the sales ratios required in this paragraph, including daily register receipts and the identity of, and invoices from, its alcohol and food suppliers. Any such information provided by Licensee that is claimed to be confidential shall be so marked by Licensee and the City will treat such record as confidential as allowed by law.

3. Use of Property. Except as otherwise set forth herein, those uses of the Property permitted by the applicable zoning for the Property shall be permitted uses for the purposes of this Agreement. In addition, the Property shall be subject to all of the restrictions imposed by the applicable zoning of the Property.

4. Noises and Nuisances. Licensee shall not permit any nuisance to be maintained, allowed or permitted on any part of the Property, and no use of the Property shall be made or permitted which may be noxious or detrimental to health or which may become an annoyance or nuisance to persons or businesses on surrounding property.

5. Operations. Licensee shall maintain and operate Looney's Pub at College Park restaurant in a manner that all seats are available for dining, no area is designated solely for the consumption of alcoholic beverages, and no sales of alcoholic beverages for off-sale consumption shall be allowed, except for partially consumed bottles of wine purchased at the Restaurant and allowed off premises pursuant to Maryland law. Alcoholic beverages shall not be sold or served prior to 6:00 a.m. or after 2:00 a.m. Monday through Thursday – alcoholic beverages shall not be sold or served prior to 6:00 a.m. or after 3:00 a.m. Friday and Saturday. Beer, Wine and Liquor shall only be served on Sunday from 12:00 noon on Sunday until 2:00 A.M. on Monday. Happy hour and like events shall be limited to 2:00 p.m. to 7:00 p.m. Happy hours may also occur during brunch

on Saturdays and Sundays. Food from a regular menu must be served at all times that the premises are open for business until 1:00 a.m. From 1:00 a.m. to close, food will be served from the appetizer menu and pizza will also be available. At all times, at least 80% of the items listed on the regular or appetizer menu, as appropriate, shall be available for customers to order. The proposed menu provided by Licensee is attached as Exhibit A. Licensee shall ensure music levels that allow patron conversation in a normal tone of voice, and prohibit disruptive or rowdy behavior that disturbs the peaceful enjoyment of the facility by Licensee's patrons and other persons visiting the facility. Live music is allowed for events in the Restaurant. Windows and doors will not be opened during live entertainment. Non-amplified voice and music entertainment and background music is allowed on the patio/deck until 11:00 p.m. In the event that complaints as to the sound level of voice or music entertainment on the patio/deck are received by the City, the parties agree to review this condition, with further limitation of entertainment on the outside patio/deck, if justified, not to be unreasonably refused by Licensee.

Cover and door charges will be charged for entry to the Property during live music performances. The payment of a cover or door charge shall not reduce the normal price charged by Licensee for alcoholic beverages. Alcoholic beverages shall be served only to diners sitting at tables or counters inside the restaurant facility or on the adjacent patio, and patrons standing or sitting at the bar or waiting for a table. The parties recognize that, during private parties, not all patrons may be seated, but that food will be served. The minimum price for alcoholic beverages, including 16 oz. beers, shall be $2.00. Licensee may sell beer in pitchers provided the pitchers of beer are not sold for less than $9.00 per pitcher and are sold in pitchers for convenience and accommodation. Licensee will

maintain all dining areas, including tables and chairs, inside the restaurant facility or on the deck/patio. Licensee shall ensure that the exterior of the restaurant, including service areas, remains clean and graffiti free. The interior and exterior of the Property shall be rodent free. Licensee shall not allow grease to accumulate on the exterior of the Property. Licensee agrees to fully comply with all applicable laws, including without limitation Subtitle 12, "Health", of the Prince George's County Code, and the Code of the City of College Park. Licensee shall not engage in window advertising of the sale of beer, wine or liquor, nor off-premises leafleting of cars or on public right of way promoting the sale of beer, wine or liquor. All off-premises advertising of specials, happy hours or reduced prices for beer, wine or liquor shall be limited to promotions coupling the sale or service of food with the sale of alcoholic beverages. Licensee shall use an IDetect Security System scanner system with photo and wrist band features, or equivalent, as allowed by law, designed to recognize false identification prior to making alcoholic beverage sales. The scanner shall be used for all persons who appear to be under the age of thirty five (35) years. Licensee will not accept State of Maryland vertical type licenses as proof of age.

Licensee shall not rent the facilities to individuals or businesses involved in promoting or making a business or profit from producing musical, band or disc jockey events. This provision does not prevent Licensee from hiring a booking agent to act on its behalf in scheduling live entertainment. Live music is allowed for events in the Restaurant. Licensee shall not provide tables, such as a beer pong table, whose purpose is for use in drinking games. Licensee shall not sponsor or support drinking games within the Property.

6. Enforcement. 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 Licensee pursuant to the provisions of this Agreement. The parties agree that if Licensee should breach the terms of the Agreement, 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 Agreement. In the event of a violation of paragraph 2 of this Agreement, Licensee shall have sixty (60) days from the date of notification of the violation to adjust his operations and achieve compliance, as measured during the sixty (60) day period, with the requirements of paragraph 2 of this Agreement. In the event the City is required to enforce this Agreement and Licensee is determined to have violated any provision of this Agreement, Licensee will reimburse the City for all costs of the proceeding including reasonable attorney's fees. Should Licensee prevail in any action brought by the City to enforce a provision of this Agreement, the City shall reimburse Licensee for all costs of the proceeding including reasonable attorney's fees.

7. Waiver. Neither any failure nor any delay on the part of the City in exercising any right, power or remedy hereunder or under applicable law shall operate as a waiver thereof nor shall a single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or remedy.

8. Assignment of License. In consideration for the City voicing no objection to Licensee's application for the new Class B Beer, Wine and Liquor License (BLX), Licensee agrees that it shall not sell, transfer, or otherwise assign its rights under either the Class B Beer, Wine, Liquor License (BLX) to any entity or individual for use or operation within the City without the express prior written consent of the City, which consent will not be unreasonably withheld.

9. Assignment. This Agreement shall be binding upon, and shall inure to the benefit of, the respective affiliates, transferees, successors and assigns of the parties hereto.

10. Scope and Duration of Restrictions. The restrictions, conditions and covenants imposed by this Agreement shall be valid only so long as Licensee maintains a Class B, BLX Beer, Wine and Liquor License at Looney's Pub at College Park, or some other substantially similar casual dining restaurant.

11. Security. Pursuant to Article 2B, §6-201(r)(19), Licensee is required to obtain a License for special entertainment. For any activities authorized by such a license, the Licensee shall have and maintain a Security Plan to prevent the Property and any such activities from posing a threat to the peace and safety of the surrounding area. The Security Plan shall, at minimum, comply with the requirements of the Board of License Commissioners. The Security Plan for the Licensee is subject to review and revision annually or upon request by Prince George's County Police, the University of Maryland Police or the City of College Park. The Security Plan shall require the following:

a. Licensee shall operate and maintain the Thirty-two (32) security/surveillance cameras installed and in operation inside and outside the Property. In addition, all security cameras shall record the events at the Premises 24 hours per day, 7 days per week. The security/surveillance system will be assessed and evaluated from time to time by Police George's County Police and/or University of Maryland Police and will make reasonable improvements based on those recommendations.

b. Licensee shall implement a Dress Code consistent with Licensee's efforts to

maintain peace and safety.

c. Licensee shall post sufficient notices advising customers that civility will be the norm and that improper activities and behavior and violence will not be tolerated and will result in immediate removal from the Property.

d. Licensee shall diligently enforce ID policies by trained and certified managers and shall purchase and use a new ID Scanner to prevent use of fake IDs. The scanner shall be so equipped that it will keep a record of the ID photograph. Further, Licensee agrees to take all necessary measures to ensure that under age persons do not obtain alcoholic beverages.

e. All serving, bar, security and management employees will be TIPS trained.

f. All serving, bar, security and management employees will be 21 years or older.

g. All security and management employees will be certified in crowd control through Maryland Fire Marshal.

The planned activities are:

Sunday and Monday – karaoke and trivia games after football and basketball games

Thursday, Friday and Saturday nights – live music/bands

Wednesday nights – DJ's

The Security Plan shall further provide:

At least one security person will be at the door every night from 5:00 p.m. to close. This person will check ID's. ID's will also be checked at the time a server is asked to serve alcohol. On Saturdays and Sundays during football and basketball seasons, the security person will be at the door starting at 12:00 p.m. On Sunday, Monday and Tuesday nights at 8:00 p.m. there will be two security persons posted at the door. On Wednesday, Thursday,

Friday and Saturday nights there will be no less than four security staff persons on duty after 8:00 p.m., with two at the door and two working in the restaurant space.

All security measures required by this section shall be provided at Licensee expense.

12. Notices. All notices given hereunder shall be in writing and shall be deemed to have been given when hand delivered against receipt of three (3) days after deposit with the United States Postal Service, as registered or certified mail, return receipt requested, postage prepaid, addressed:

(i) If to Licensee:

William A. Larney, Jr. , President
Looney's Pub at College Park, Inc.
8150 Baltimore Avenue
College Park, MD 20740

with copy to:

Joseph F. Snee, Jr., Esquire
Gessner, Snee, Mahoney & Lutche, P.A.
11 South Main Street
Bel Air, MD 21014

(ii) If to the City:

City Manager
City of College Park
4500 Knox Road
College Park, Maryland 20740

with copy to:

Suellen M. Ferguson, Esquire
Council, Baradel, Kosmerl & Nolan P.A.
125 West Street, 4th Floor
P.O. Box 2289
Annapolis, MD 21404

13. Amendments. This Agreement may not be amended or modified except in 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.

14. Severability. The provisions of this Agreement shall be deemed severable, so that if any provision hereof is declared invalid, all other provisions of this Agreement shall continue in full force and effect.

15. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Maryland.

16. Counterparts. This Agreement may be executed in any number of counterparts each of which shall constitute an original and all of which together shall constitute one agreement.

17. Headlines. The headings or titles herein are for convenience of reference only and shall not affect the meaning or interpretation of the contents of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

WITNESS/ATTEST

LOONEY'S PUB AT COLLEGE PARK, INC.

William A. Looney, Jr., President

WITNESS/ATTEST

Janeen S. Miller, CMC, City Clerk

CITY OF COLLEGE PARK, MARYLAND

By: _____
Joseph L. Nagro, City Manager

APPROVED AS TO LEGAL SUFFICIENCY:

By: _____
Suellen M. Ferguson, City Attorney

ATTACHMENT 2

email request to attend 11192013

From: Bob Ryan
Sent: Thursday, November 14, 2013 2:37 PM
To: Sharon Fletcher
Subject: Memo attachment

From: Bob Ryan
Sent: Wednesday, November 13, 2013 6:36 PM
To: Bill Larney (olarn@aol.com)
Cc: Joseph Nagro; Suellen M. Ferguson
Subject: Request for Meeting with City Council, Tuesday, 19th Nov.

The City Council would like to discuss with you the recent incident which allegedly began at a beer pong tournament at Looney's in College Park. Specifically ,in consideration of our property use agreement which prohibits drinking games, what more can be done to protect your customers.

Please attend the City Council work session on Tuesday, 19th November , beginning at 7:30 p.m.

Thank you.

email describing game

From: Bob Ryan
Sent: Thursday, November 14, 2013 2:36 PM
To: Sharon Fletcher
Subject: Memo attachments
Attachments: TourneyWaiver-halfpage.pdf; ATT00001.htm

From: Bill Larney [mailto:olarn@aol.com]
Sent: Wednesday, November 13, 2013 8:30 PM
To: Bob Ryan
Subject: Fwd: Liquor Board

Here was a email from a year and half ago explaining game as it is not a drinking game , but a game of
skill like darts etc. However, with recent events with this one individual, obviously I am concerned. I
cancelled any more events for now till we discuss. We will be there Tuesday
Thank You

Bill Larney
Looney's Pub

Sent from iPhone

Begin forwarded message:
From: Bill Larney <olarn@aol.com>
Date: February 29, 2012 at 7:21:36 PM EST
To: Bob Ryan <bryan@collegeparkmd.gov>
Subject: Fwd: Liquor Board

Thank You

Bill Larney
Looney's Pub

Sent from iPhone

Begin forwarded message:
From: Christine Meagher <christinemeagher25@yahoo.com>
Date: February 29, 2012 7:06:41 PM EST
To: nickjc82@yahoo.com
Cc: Bill Larney <olarn@aol.com>
Subject: Fw: RE:Liquor Board

Thank you

Christine Meagher

Looney's Pub College Park
Bar Manager
410-322-0338

--- On Wed, 2/29/12, austin@mdbeerpong.com <austin@mdbeerpong.com> wrote:

From: austin@mdbeerpong.com <austin@mdbeerpong.com>
Subject: RE:Liquor Board
To: "Nick Cre" <nickjc82@yahoo.com>, "Christine Meagher" <ChristineMeagher25@yahoo.com>
Cc: dmcarter123@gmail.com
Date: Wednesday, February 29, 2012, 2:55 PM
Nick and Christine,

email describing game

No problem. I understand that this happens on occasion. I've attached a copy of our waiver form. The first couple bullets deal with alcohol. Here is a copy of our rules: http://mdbeerpong.com/rules.php
Please note that our rules state that the cups are filled with "liquid" and not beer. As was the case last week, 100% of the cups were filled with water and not beer.

If you don't mind, could you forward me the contact info of the liquor board representative that contacted you? I have dealt with many different people who have attempted to interfere with our events in the past. In every instance the individual had never attended one of our events and was basing their concerns on something they saw on TV or pictured from a frat basement. Once they saw our brand of pong they were completely fine with everything. With drinking optional and our cups filled with water, our game is promoting drinking no more than trivia, darts, or pool.

It's a shame we had to cancel tonight because I think we were going to carry some good momentum from the week before. Hopefully we get this cleared up and can start full force next week.

Thanks.
-Austin
443-722-8914

> -------- Original Message --------
> Subject:
> From: Nick Cre <nickjc82@yahoo.com>
> Date: Wed, February 29, 2012 4:52 pm
> To: Austin@mdbeerpong.com
>
>
> Hey sorry to do this last minute but we have to cancel beer pong. We were informed by liq board this
morning that we arent allow to have it.. Christine will be in contact with you as we clear up this matter.
But sorry for tonight and the short notice..
>
> Nick Creed
> General Manager College Park
> nickjc82@yahoo.com
> www.LooneysPubMd.com
> (240)542-4510
> cell: (410)241-7915

MDBEERPONG.COM

Tournament Entry and Waiver Form

Both players must read and sign this waiver before entering the tournament. Event: _____

Team Name: _____ Paid: _____

Player 1: _____ Player 2: _____

Email: _____ Email: _____

Check this box [ ] if you do not wish to be added to the mailing list. Check this box [ ] if you do not wish to be added to the mailing list.

Phone: _____ Phone: _____

By signing this waiver form, I understand and agree with the following:

- I certify that I am at least 21 years of age and have a valid form of photo identification which I agree to provide upon request.
- I understand the risks of consuming alcoholic beverages.
- I fully understand that I am **NOT** required to consume any alcoholic beverages and that drinking is completely optional.
- I understand that any alcoholic beverages provided to me during this event are served by the hosting venue and not by Maryland Beer Pong.
- I agree that if I am deemed intoxicated and/or disorderly, either by the tournament coordinators or by the tournament host, I will forfeit my place in the tournament. Maryland Beer Pong does not condone the practice of binge drinking.
- I certify that I do not have any preexisting medical conditions that would make it dangerous to participate in this event.
- I agree not to hold Maryland Beer Pong responsible for any complications suffered as a result of the consumption of alcohol or injuries sustained during the tournament.
- I agree that I will not engage in any gambling during this tournament, including but not limited to betting money on the outcome of matches or wagering on individual shots.
- I understand that by supplying an email address that it will be added to the Maryland Beer Pong database and I may receive periodic emails. I agree not to supply an email address that I am not authorized to use.
- I understand that I may be photographed at this event and my picture may be placed on the Maryland Beer Pong website or other relevant mediums. Checking this box [ ] will prevent photos of my team from being published.
- I understand that each participating team will have a "team page" created for them. This page will be viewable by visitors to MDBEERPONG.COM and may contain my name. Checking this box [ ] will prevent my team page from being published on the website.

Signature: _____ Signature: _____

Copyright © 2008-2012, Maryland Beer Pong Promotions, LLC

MDBEERPONG.COM

Tournament Entry and Waiver Form

Both players must read and sign this waiver before entering the tournament. Event: _____

Team Name: _____ Paid: _____

Player 1: _____ Player 2: _____

Email: _____ Email: _____

Check this box [ ] if you do not wish to be added to the mailing list. Check this box [ ] if you do not wish to be added to the mailing list.

Phone: _____ Phone: _____

By signing this waiver form, I understand and agree with the following:

- I certify that I am at least 21 years of age and have a valid form of photo identification which I agree to provide upon request.
- I understand the risks of consuming alcoholic beverages.
- I fully understand that I am **NOT** required to consume any alcoholic beverages and that drinking is completely optional.
- I understand that any alcoholic beverages provided to me during this event are served by the hosting venue and not by Maryland Beer Pong.
- I agree that if I am deemed intoxicated and/or disorderly, either by the tournament coordinators or by the tournament host, I will forfeit my place in the tournament. Maryland Beer Pong does not condone the practice of binge drinking.
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- I agree not to hold Maryland Beer Pong responsible for any complications suffered as a result of the consumption of alcohol or injuries sustained during the tournament.
- I agree that I will not engage in any gambling during this tournament, including but not limited to betting money on the outcome of matches or wagering on individual shots.
- I understand that by supplying an email address that it will be added to the Maryland Beer Pong database and I may receive periodic emails. I agree not to supply an email address that I am not authorized to use.
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- I understand that each participating team will have a "team page" created for them. This page will be viewable by visitors to MDBEERPONG.COM and may contain my name. Checking this box [ ] will prevent my team page from being published on the website.

Signature: _____ Signature: _____

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ATTACHMENT 4

Police hold man on sexual assault charges

Posted: Wednesday, November 13, 2013 1:04 am

A male college student is believed to be the latest sexual assault victim of a suspected serial predator after the pair met at Looney's Pub in College Park on Oct. 2, police said.

Montgomery County Police believe Joey Poindexter, 38, of Gaithersburg, has assaulted at least 10 victims over the past 10 years. Police arrested Poindexter Oct. 9 after a college student reported being sexually assaulted at Poindexter's home, according to Montgomery County Police.

Assistant Chief Russ Hamill said Poindexter met the student at a beer pong tournament organized by the bar. The student became intoxicated and eventually went home with Poindexter.

Montgomery County Police officials would not say whether the student attends this university. University Police spokeswoman Sgt. Rosanne Hoaas declined to comment because the investigation is under Montgomery County Police jurisdiction.

However, it is important for the university community to know about the incident, Montgomery County Police Sgt. Michael Sugrue said, "given the proximity to the school."

The student is one of 10 victims — all college-aged men — shown in pictures found on Poindexter's cellphone, Hamill said. Two of the victims contacted police about the incident; one may come forward soon and six remain unidentified, according to a Montgomery County Police Department news release. In the known assaults, Hamill said, Poindexter had nonconsensual sex with the victims.

"In January, I'll have been a cop for 30 years — I've never seen anything like this," Hamill said at a news conference Tuesday morning.

In the Oct. 2 incident, Poindexter drove the student home the next morning, and the victim reported the incident to area patrol officers, police officials said.

"To say it took tremendous courage for this young man to step forward and tell us what happened … is really to put it lightly," Hamill said.

The three victims who have come forward said they are heterosexual and have never had consensual sex with another man before, Hamill said. Police said they believe most of the assaults happened when the victims were either unconscious or significantly impaired by alcohol.

Detectives are looking through Poindexter's computer for more information, Hamill said.

Poindexter has recently traveled to New Jersey, Las Vegas, Dallas, Virginia Beach, Va., and Salt Lake City, Hamill said. His travels make the investigation a "national concern," Hamill said. Authorities in those jurisdictions have been notified of the arrest.

"It's a horrific sexual assault case, and the fact that it is a male [victim] doesn't make it any less horrific," Hamill said.

Poindexter has also been attending events that target a younger demographic, such as BMX and skateboarding competitions, according to the news release. Detectives said they learned Poindexter has met several of his victims through other beer pong events in the greater Washington and Baltimore areas.

ATTACHMENT 5

The Washington Post

Back to previous page

Montgomery beer pong player accused of targeting young men for sex assaults

By Dan Morse, Published: November 12

A local real estate appraiser has been sexually assaulting young men for the past 10 years — targeting some victims during "beer pong" tournaments at area bars, Montgomery County police said Tuesday.

"It's a horrific sexual assault case," said Montgomery Assistant Police Chief Russ Hamill. "This is a sexual predator."

The suspect, Joey Poindexter, 38, of Gaithersburg, was being held Tuesday in the Montgomery jail on $500,000 bond. His attorney, Alan Drew, declined to comment.

Hamill said detectives have identified four victims and think there are at least six more based on images recovered from the suspect's phone. "Our victims become highly intoxicated or possibly drugged — we are investigating that — and then he takes advantage of them," Hamill said.

Police said that in at least some cases, he took the victims he met in bars to his home, where he assaulted them. The victims whom detectives have interviewed said they are heterosexual and do not have sex with men.

Montgomery detectives also are looking into the possibility that Poindexter traveled out of state looking for victims, particularly at events where "extreme sports," such as skateboard and BMX bike competitions, take place. The detectives have contacted their counterparts in Virginia Beach, Atlantic City, Las Vegas and elsewhere.

Locally, it appears that Poindexter focused on beer pong gatherings, police said. The game is played by contestants who try to toss table tennis balls into cups that are partially filled with water or beer. It is a common drinking game in college, where it is often seen as a means of getting drunk.

But beer pong also has a competitive side, and the game is played at bars in a manner more akin to darts. There are weekly tournaments and even a Maryland state championship. Poindexter excelled on this circuit, where he met at least three victims, according to authorities. And it was through the beer pong connection that the case broke for police.

On Oct. 3, a man went to a police station to report an odd series of events, starting the day before, authorities said. He said he had gone to Looney's Pub in College Park, where he played beer pong, drank several beers and met a man who bought him an Long Island Iced Tea, a potent mixed drink.

The man told police that he had no memory of events after the Long Island Iced Tea until the next morning, when he woke up in a house in Gaithersburg, on a sofa, in another man's black Nike shorts, and with his own clothes next to him on the floor. The resident of the house drove him home, the man said. Believing that he might have been sexually assaulted, he reported the incident.

Detectives quickly learned that the Gaithersburg resident was Poindexter — based in part on his having given the other man his phone number — and set about to catch him in incriminating statements, according to a police report.

After monitoring a phone conversation and a face-to-face meeting between the man and Poindexter, police arrested Poindexter, who later admitted to having sex with the man.

Detectives also confiscated Poindexter's computer and cellphone, and they found images of other possible victims. Police said the victims' ages range from the late teens to early 20s.

As for the broader world of competitive beer pong, a group in Maryland — known by its Web site, *www.mdbeerpong.com* — organizes weekly events, ranks players and holds a state championship. Poindexter was a regular, and even competed in national events, according to online tournament results and friends.

The Maryland group holds weekly matches Wednesday nights at Looney's Pub. There is no forced drinking during the games, and people who play beer pong, as a group, are no different from those watching TV in the bar or chatting with one another, said Ryan Keyser, an assistant manager who works Wednesday nights at Looney's.

Keyser said Poindexter showed up weekly for the matches, generally just a few minutes before they started. "He played beer pong," Keyser said. "That was the only night he was here. He was strictly here for beer pong. He was obviously into the competition of it."

Poindexter was good, and he generally won the contests at Looney's or came close to winning, Keyser said. Poindexter appeared to be a quiet, reserved person, Keyser said.

Ata Ehdaivand, a friend of Poindexter's, met him while playing beer pong at a bar. He said that competitive players consider beer pong comparable to darts or bowling. "It's exactly the same," Ehdaivand said. At big tournaments, it's not unheard of for winners to collect $5,000, Ehdaivand added.

Ehdaivand said he doesn't know anything about the criminal case other than what the police are saying. Ehdaivand said that his time with Poindexter has always been positive, and he described him as a guy who was quick to joke around and who liked to talk about NBA basketball.

"He's a really nice guy," Ehdaivand said. "There's not one of his friends who won't tell you he's a super-nice guy."

Police ask anyone with information about Poindexter or the case to call 240-773-5070.

Jennifer Jenkins contributed to this report.

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6. Commercial Tenant Improvement Program

MEMORANDUM

TO: Mayor and Council

FROM: Michael Stiefvater, Economic Development Coordinator

THROUGH: Terry Schum, Planning Director
Joseph L. Nagro, City Manager

DATE: November 15, 2013

SUBJECT: Changes to Commercial Tenant Improvement Program

ISSUE

On February 26, 2013, the Mayor and Council adopted Resolution 13-R-05 that approved guidelines for the Commercial Tenant Improvement Program (the "Program"), which provides matching grants to new or expanding retail businesses. At that time the Maryland Small Business & Technology Development Center (the "SBTDC") was going to participate in the Program by reviewing applications and providing a business and financial assessment to aid City staff in determining the eligibility of applicants. However, after review by the SBTDC's attorneys this offer has been rescinded due to legal issues with client confidentiality.

SUMMARY

Since being informed of this decision, City staff has discussed alternatives with the SBTDC that would be acceptable to their legal team while still assisting applicants and increasing their odds of success. The updated arrangement, as described in a Memorandum of Understanding (Attachment 1), provides that the SBTDC accepts applicants of the Program as clients and provides counseling services to strengthen their business model. Additionally, the SBTDC will submit written confirmation to the City that applicants have attended a minimum of three counseling sessions as established in the Program guidelines (see Attachment 2). Therefore, all applicants that meet initial eligibility requirements will be required to sign up for business counseling with the SBTDC and complete three sessions before the application may proceed. A detailed assessment of the applicant's business and financial wherewithal would not be provided however.

While the arrangement has changed with the SBTDC, City staff is confident that the advisory services provided by the SBTDC still fit the intent of the program and applicants will be well served by the counseling sessions. Additionally, applicants are still required to submit business and financial documents including a business plan, credit report, and tax returns. These items will be reviewed by City finance staff in lieu of the SBTDC.

RECOMMENDATION:

Staff recommends that the guidelines for the Program be updated with this new arrangement and the Memorandum of Understanding with the SBTDC be signed.

ATTACHMENTS:

1. Memorandum of Understanding between the City of College Park and the SBTDC
2. Updated Program Guidelines

October 30, 2013

Mr. Joe Nagro
City Manager
City of College Park
4500 Knox Road
College Park, MD 20740

Dear Mr. Nagro:

The Maryland Small Business &Technology Development Center Network ("SBTDC") and The City of College Park ("City") hereby enter into this Memorandum of Understanding ("MOU") to assist potential and existing entrepreneurs in College Park, MD.

Term of Agreement

This MOU shall commence on October 30, 2013 and continue until May 1, 2015. Either party may terminate this agreement, upon thirty (30) days written notice to the other party.

Scope of Work

The City of College Park will:

- Implement and fund a Commercial Tenant Improvement Program (the "Program") to attract high-quality commercial tenants and fill vacant spaces in the City. The Program will provide reimbursements to qualified retail businesses for leasehold improvements.
- Establish guidelines for the Program, including applicant eligibility requirements, eligible improvements, and scoring criteria.
- Market the Program to landlords, commercial brokers, prospective tenants, and other parties of interest.
- Process applications and make the final determination on a business' eligibility for the Program.
- Manage the reimbursement and close out of all applications.

The Small Business & Technology Development Center – Capital Region will:

- Accept applicants to the Program as clients and provide counseling to strengthen their business model with the goal of improving their chances of success.
- Provide written confirmation to the City that applicants have attended a minimum number of counseling sessions, as established in the Program guidelines and with the express permission of clients.

Confidentiality and Proprietary Information

All client information gathered, developed and otherwise made known to the SBTDC must remain confidential.

Any materials, including forms, spreadsheet formats, and other like documentation, are the sole property of the SBTDC, and such material cannot be reproduced without the written permission of the SBTDC.

Please sign and return the enclosed copy of this MOU acknowledging our mutual understanding of the agreement and authorizing us to proceed. If you have any questions, please email Lora Brown at lbrown@umd.edu or call at (301) 403-8162.

Very truly yours,

Maryland Small Business & Technology Development Center Network

By:

Renée Sprow: _____
State Director

Accepted:

By:

Joe Nagro: _____
City Manager

Date:

City of College Park
Department of Planning, Community, and Economic Development
4500 Knox Road
College Park, MD 20740
Phone: (240) 487-3543
Fax: (301) 887-0558

COMMERCIAL TENANT IMPROVEMENT PROGRAM GUIDELINES

Updated November 2013

PROGRAM OVERVIEW

Program Description

As part of the City of College Park's ("City") effort to attract high-quality commercial tenants and fill vacant retail spaces, the Commercial Tenant Improvement Program reimburses qualified new or expanding businesses for their leasehold improvements or build-out. Applicants are eligible for a matching grant, not to exceed $25,000, for a maximum 50 percent of the total improvement costs.

The program is administered by the City and operates on a reimbursement basis. All payments to professionals, City and County departments, and contractors are the full responsibility of the applicant. The City will verify actual costs incurred by the grantee prior to reimbursement. Reimbursement will only take place after any necessary Use and Occupancy permit has been issued by Prince George's County and Non-Residential Occupancy permit has been issued by the City.

The program application identifies the conditions, covenants, and responsibilities for the grant and must be signed by all required applicants. The general rules, guidelines, grant terms and conditions, and process are described below.

Program Area

The Commercial Tenant Improvement Program is open to all legally existing commercial buildings within the City municipal boundaries.

ELIGIBILITY REQUIREMENTS

To secure a compelling mix of retail and restaurant businesses in College Park, certain business types are eligible for this program. Generally, an appropriate business for the Commercial Tenant Improvement Program is one of the target business types identified in studies and surveys conducted by the City. These businesses will promote an inviting, vibrant environment

and fill a void in the current retail scene. The following table identifies the types of businesses that are eligible and businesses that are not eligible for the program.

Eligible Business Type	Non-Eligible Business Type
Apparel/Shoe store *(such as boutique or non-discount)*	Automotive business
Bakery	Bank/Check cashing
Coffee shop	Convenience/Liquor store
Entertainment *(such as a music venue or theater)*	Dollar store
Full service/Fine dining restaurant	Dry cleaner
Gourmet food shop	Phone service retailer
Grocery store	Professional services (*such as office or hair/nail salon*)
Health club/Yoga studio	Fast food or drive-thru restaurant

Applicants must meet the following criteria in order to be eligible for the Program:

- The business is at least 50% locally-owned, with "local" defined as the Baltimore-Washington metropolitan area and is not part of a national franchise.
- Decision-making authority in the business is vested in the local owners not subject to conditions dictated remotely.
- The business has no more than 20 outlets, with a maximum of 5 of those outlets outside the Baltimore-Washington metropolitan area.
- Applicants must be the lessee in or owner of an eligible building.
- If the applicant is not the owner of the building they must possess a fully executed lease with a minimum of three (3) years remaining in the term from the submittal date of the completed and signed program application.
- Improvements are proposed for a new business or one that is expanding its physical size by at least 1,000 square feet.
- The applicant and the building in which the improvements will be made must be in good standing with the City in order to receive grant funds. This requirement is waived only in the case that the proposed improvements would also resolve outstanding code violations.

APPLICATION PROCESS

1. Applicant is required to attend a preliminary meeting with the City's Economic Development Coordinator (EDC) to review program criteria.
2. Applicant will prepare and submit the City application and the documentation required in the Section 1 of the Submittal Requirements to the City's EDC for review. Additionally, the applicant shall schedule a preliminary walkthrough of the subject building with the EDC to discuss planned improvements.
3. The City's EDC will review these documents and make an initial determination on whether the application meets the eligibility requirements.
4. The applicant will be notified whether the application is accepted for further review. If the application is accepted for further review, the applicant shall submit the required financial documents in accordance with Section 2 of the Submittal Requirements. Additionally, the applicant shall attend a minimum of three business counseling sessions with the Maryland Small Business Technology and Development Center (the "SBTDC"). The SBDTC will provide written proof that the applicant has attended a minimum of three business counseling sessions.
5. The EDC will review the financial documents and make a determination on the viability and stability of the business. Projects will not be finally considered without this assessment.
6. The applicant will be notified whether the application is accepted for further review. If the application is accepted for further review, the applicant shall submit the required pre-construction documents in accordance with Section 3 of the Submittal Requirements.
7. Upon review of the pre-construction documents a notice of decision will be sent to the applicant allowing them to begin work.
8. Upon completion of the improvements, the applicant shall schedule a final walkthrough with the EDC to inspect the completed improvements. Additionally, the applicant shall submit the documents required in Section 4 of the Submittal Requirements prior to the disbursement of grant funds.

SUBMITTAL REQUIREMENTS

1. *Preliminary Submittal*
   - Completed and signed application form.
   - Copy of executed lease for a business operating in rented premises. If an executed lease is not completed at the time of application, applicant must provide an executed letter of intent. However, prior to receiving reimbursement under the

grant, the applicant must provide an executed lease. The lease must be for a minimum of three (3) years.

- Description of business, at minimum:
    - Products or services offered
    - Key management members and their roles
- Proof of locally-owned status, as evidenced by organizational documents.
- Written consent of property owner if applicant does not own property.
- List of all improvements that will be made and a cost estimate for each.
- Estimated development/construction schedule
- Preliminary site plan for space

2. *Financial Submittal**
    - A breakdown of the sources and uses of funds for the construction of the project. Must include proof of funding source, e.g. bank approval of loan for costs that must be covered by the applicant for the improvements.
    - Detailed information on employment history and performance for the business owner and manager.
    - Three (3) years of business income tax returns and three (3) years of personal tax returns for all business partners.
    - Credit report for all individuals involved in the business.
    - Plans for marketing and growth.

3. *Pre-Construction Submittal*
    - Copy of any construction plans and drawings.
    - Copies of agreements with contractors, if applicable.

4. *Closeout Submittal*
    - Proof of any required inspections and approvals from the County and/or the City.
    - Receipt, review and acceptance of all invoices or other evidence of payment for improvements and any other supporting records required by the City.
    - Completed W-9 form.

* The Financial Documents must be submitted in a separate sealed envelope for confidentiality purposes. These items will be reviewed by the City and returned to the applicant upon completion of the review process.

EVALUATION OF APPLICATIONS

Applications will be approved on a first come, first served basis. Grant funds will be set aside for an applicant once they provide all documentation required in Section 1 of the Submittal Requirements, with the following constraints:

- After the initial review by the EDC, the applicant shall provide all documentation required in Section 2 of the Submittal Requirements within 30 calendar days of notification from the EDC.
- After the financial review by the EDC, the applicant shall provide all documentation required in Section 3 of the Submittal Requirements within 45 calendar days of notification from the EDC.

If the applicant fails to meet any of these constraints the City may reallocate grant funds to another applicant.

ELIGIBLE COSTS

Eligible Improvements

The program is intended to fund improvements that are affixed to the property, and therefore will not cover the cost of purchasing or installing non-fixed equipment or inventory. Generally acceptable improvements include, but are not necessarily limited to, the following repairs/replacement/upgrades:

- Bar/cash wrap
- Dry wall
- Electrical
- Flooring
- Green initiatives (low flow toilets, energy efficient lighting, etc.)
- HVAC/mechanical
- Interior demolition
- Lighting
- Painting
- Plumbing
- Windows/doors

In addition to the preceding limitations, the following terms apply to the eligible improvements:

- The City reserves the right to require certain minimum improvements as part of the program. For example, façade repainting may be required as a minimum improvement.
- All improvements must comply with all City and County building codes.

- All improvements must obtain required construction-related permits.
- Applicant is not to begin any improvements to the property before the grant is approved by the City. Improvement costs incurred prior to the grant award will not be eligible for reimbursement.
- Costs associated with detailed construction drawings, conceptual design, renderings and cost estimates are not eligible for reimbursement.

Other Eligible Costs

- All construction-related permit fees lawfully required for the tenant improvements shall be paid by applicant and considered eligible costs.
- Any modifications to the interior or exterior of the building that are required by the City.
- Labor and materials related to the eligible improvements. Receipts must be provided for all materials to be considered an eligible cost.

GRANT TERMS

Subject to the availability of funding, applicants are eligible for a matching grant, not to exceed $25,000, for a maximum 50 percent of the total improvement costs.

During construction, a grant program sign provided by the City must be posted in the applicant's storefront from the start of construction until at least 10 days after completion of the improvements.

Contractors must be licensed and insured to do business in the State of Maryland. Applicant is responsible for selecting a qualified contractor and executing the corresponding construction agreement.

Reimbursement of eligible costs is subject to continued grant funding. All work for which applicant requests reimbursement must be completed within 120 days of approval of the application, and in any event by April 1, 2015. The City may extend the 120 day period for good cause.

Grant funds will be disbursed directly to the applicant upon the following:

- Proof of any required inspections and approvals from Prince George's County and/or the City.
- Receipt, review and acceptance of all invoices and copies of cancelled checks or other evidence of payment for improvements and any other supporting records required by the City.
- If required, issuance of a Use and Occupancy permit by Prince George's County and a Non-Residential Occupancy permit by the City.

A grant under this program for the same physical space may be awarded only once in every five (5) years, unless a compelling justification is established and approved by the City, at its sole discretion.

MAINTENANCE OBLIGATION

Applicant shall maintain the improvements to the property in good condition and in accordance with all applicable building codes. The City has the right to inspect the condition of the property from time to time with three (3) business days notice to the property owner.

Conditions that constitute a failure to maintain the property in good condition include, but are not limited to, peeling paint, chipped surfaces, broken windows, covered transoms or window spaces, boarded windows, excessive bird droppings or debris, graffiti and illegal or nonconforming signage, obstructed windows and conditions for which code violation notices or citations are issued.

At any time during five (5) years from the date of funding, that the City determines the improvements have not been maintained in good condition, the City will notify the business owner and/or the property owner in writing of any deficiencies and provide 30 days for corrective actions to be taken. Failure to maintain improvements or take corrective action of maintenance concerns will result in ineligibility of award for future grants or loan-to-grants to that individual or corporation.

7. Prince George's General Plan

MEMORANDUM

TO: Mayor and Council

FROM: Terry Schum, Planning Director

THROUGH: Joseph L. Nagro, City Manager

DATE: November 15, 2013

SUBJECT: Plan Prince George's 2035

ISSUE

Prince George's County has issued a Preliminary General Plan to guide the future development of the county. This plan will update the 2002 Prince George's County Approved General Plan. A joint public hearing with the District Council and Planning Board was held on November 12, 2013 to take oral testimony on the plan and the record will be kept open until December 16, 2013 to accept written comments. The plan may be viewed online at www.planpgc2035.com.

SUMMARY

The goal for Plan 2035 is stated as follows: "Prince George's County develops sustainably and equitably. It directs new development to existing transit-oriented centers; focuses public investment on its economic engines; capitalizes on and maintains its infrastructure; strengthens its established communities; and proactively preserves its natural, historic, and cultural resources." In order to do this it establishes a growth policy map and makes the following designations: eight regional transit centers as the focus of new growth and mixed-use development with three of these named as priority investment districts (PID's); two large primary employment areas identified for future job growth; six neighborhood reinvestment areas targeted for stabilization and revitalization; 25 local and suburban centers as focal points for development and civic activity and a priority preservation area to protect prime agricultural and forest resources (see attached map).

This plan recognizes past mistakes and recommends establishing strategic priorities and a clear course of action to change the pattern of growth and target resources. During an earlier planning exercise to identify potential county economic engines and "downtowns," the College Park/UM Metro area was rated as one of the top three high performers using a diagnostic tool based on several indicators such as employment growth, walkability and transit. As a result, College Park was one of six areas in the running to be named a PID. In this plan, a PID will receive the highest level of attention

in terms of county resources and investment over the next five years. Unfortunately, College Park, despite its ranking, was not named as a PID. The Planning Board and staff, after further reviewing each location for viability as a regionally competitive economic generator, named Prince George's Plaza Metro, New Carrollton and Largo Town Center as the county's first PID's.

Instead, the College Park Metro area was selected as a Primary Employment Area that also includes parts of the Route 1 corridor, MD 193 and Greenbelt Metro. The rationale for this decision is stated in the plan thusly, "...because of the emphasis on existing and future employment growth at these locations. Although additional housing should be introduced at these locations, the Jobs to Household ratio will be heavily weighted towards employment with housing being a secondary component to support an active street light past 5 p.m. and support restaurants and other retail amenities." The policies recommended to support this regional employment area include:

- Development of an implementation plan by the Economic Development Corporation and the county.
- Tax incentives and targeted infrastructure improvements to attract new employers.
- Coordination among existing employers, civic and business organizations and regional, state and federal governments.

The 2002 Plan classified centers into three types (metropolitan, regional and community) and designated 27 of them including College Park as a metropolitan center. Plan 2035 proposes a new classification system for 34 centers. The two main categories are Regional Transit Center and Local and Suburban Center, which are further divided into seven center types. Guidelines for development density and building heights are based on these classifications. College Park is classified as one of eight Regional Transit Centers and as a Regional Employment Center within this classification. The characteristics of this designation are as follows:

- Mix of office, flex and/or industrial uses with supporting retail and residential.
- Jobs to household ratio of 6 to 1or greater.
- Building heights of 3-12 stories.
- 100 DU/acre for mid-rise development, 55 DU/acre for low rise, 30 DU/acre for townhouses on average.
- 2-3.5 target net FAR.

RECOMMENDATION

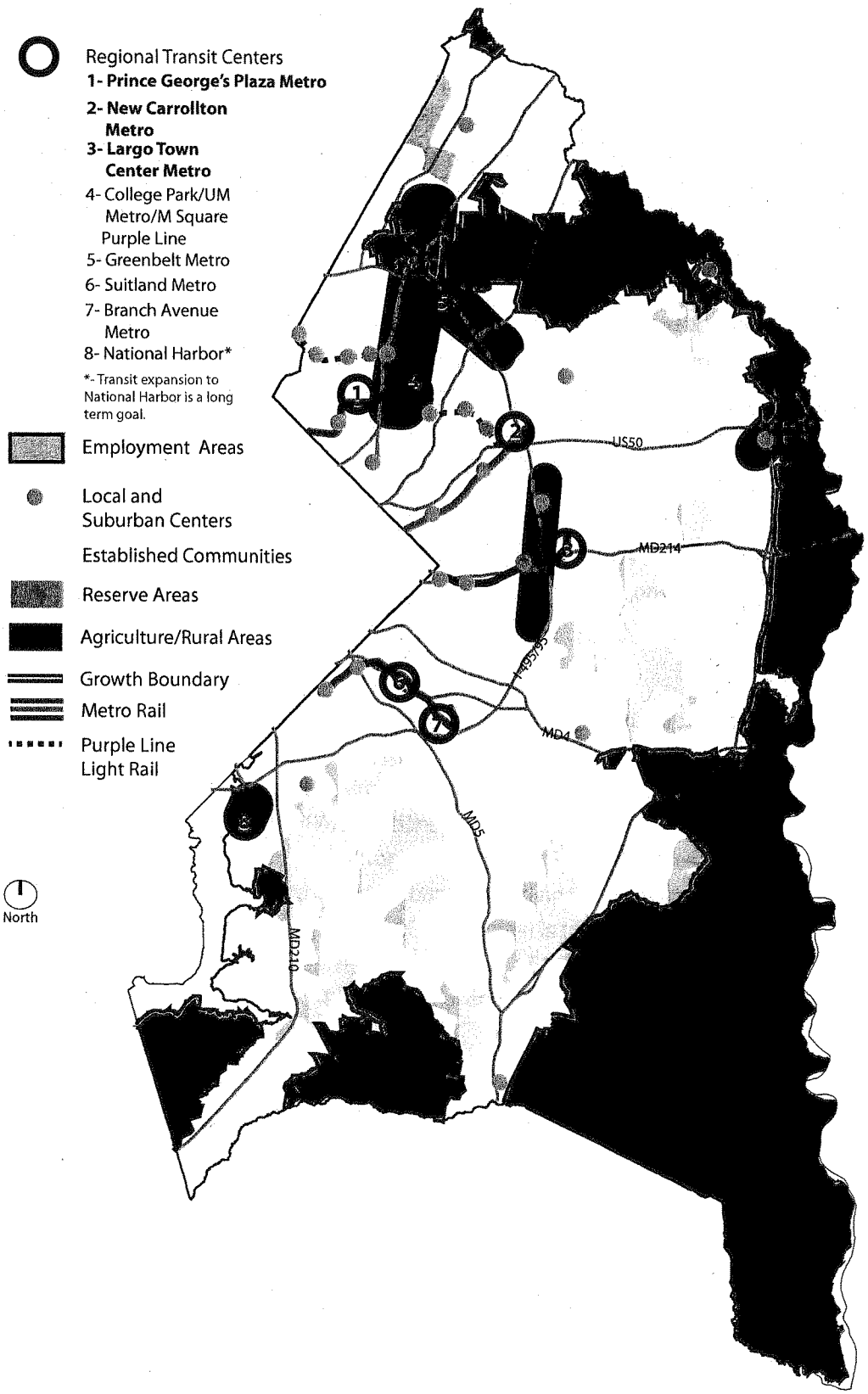
Staff supports the overall direction that Plan 2035 recommends for the county, however, staff believes that the Plan classifications for College Park undervalues the existing city and university contributions and future potential, and disregards the CPCUP University District vision that is currently being implemented. In discussions with University of Maryland staff, who are also commenting on the Plan, it became clear that they, too, share these concerns. It is therefore recommended that a joint letter from the city and

university be prepared and submitted that recommends designation of College Park as a PID.

ATTACHMENT

1. Growth Policy Map

Map 13. Prince George's County Growth Policy Map



Source: M-NCPPC, 2013

8. 2014 Council Meeting Schedule

MEMORANDUM

TO: Mayor and Council
Joe Nagro, City Manager

FROM: Janeen S. Miller, City Clerk

DATE: November 12, 2013

RE: 2014 Council Meeting Schedule

Council will need to approve the 2014 Meeting Schedule at the December meeting. Attached is a calendar showing the proposed meeting schedule. Council typically meets on the first four Tuesday nights of the month in all months except June, July, August and December, when there are two meetings.

Please think about how you want to schedule meetings in the months of June, July and November next year:

- In June, the MML convention is the second week of the month, and the primary election is the fourth Tuesday of the month. Council does not meet the week of the MML convention. Sometimes in the past, Council has not met on Primary Election Day. When should Council meet in June next year?

- July 2014 has five Tuesdays. The Fourth of July is on a Friday, which will be the holiday. If people are interested in vacationing that week, you may want to push the two July meetings to July 8 and 15.

- In November, the General election is on the first Tuesday, and Veterans Day is on the second Tuesday. Sometimes in the past, Council has not met on Election Day, and Veterans Day is a City holiday. Do you want to move the first two meetings of the month to Wednesday nights in November?

We will schedule a brief discussion on the 2014 Meeting Schedule at the November 19, 2013 Worksession.

Proposed 2014 Mayor & Council Meeting Schedule

10/30/13

JANUARY

S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY

S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

MARCH

S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

APRIL

S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY

S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE

S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	– MML –		11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	Primary Election				

JULY

S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST

S	M	T	W	Th	F	S
		National Night Out			1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SEPTEMBER

S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	– MML –	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER

S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER

S	M	T	W	Th	F	S
		General Election				1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER

S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

M&C Meeting Four Cities City Holidays

Holidays and Observances 2014:

Wednesday, January 1, 2014	New Year's Day
Monday, January 20, 2014	Martin Luther King, Jr. Birthday
Monday, February 17, 2014	Washington's Birthday
Friday, April 18, 2014	Good Friday
Monday, May 26, 2014	Memorial Day
Friday, July 4, 2014	Independence Day
Monday, September 1, 2014	Labor Day
Tuesday, November 11, 2014	Veterans Day
Thursday, November 27, 2014	Thanksgiving Day
Friday, November 28, 2014	Day After Thanksgiving
Thursday, December 25, 2014	Christmas Day

9. 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 initial date of 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
Christopher Gill 09/24/13	District 1	Mayor	09/16
James E. McFadden 2/14/99	District 3	Mayor	04/16
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	04/16
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, *term to be decided by appointing body*. 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
Dave Turley 3/23/10	District 1	M&C	03/16
Christiane Williams 5/11/10	District 1	M&C	05/15
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
Janet Evander 07/16/13	District 3	M&C	03/15
Charles Smolka 9/8/98	District 4	M&C	03/15
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.			

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
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.			

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

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.

Citizens Corps Council

Appointee	Represents	Appointed by	Term Expires
VACANT		M&C	
VACANT		M&C	
VACANT	Neighborhood Watch	M&C	
Dan Blasberg 3/27/12		M&C	03/15
David L. Milligan (Chair) 12/11/07		M&C	02/14

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.

Committee For A Better Environment

Appointee	Resides in	Appointed by	Term Expires
Janis Oppelt 8/8/06	District 1	M&C	09/15
Stephen Jascourt 3/27/07	District 1	M&C	08/16
Suchitra Balachandran 10/9/07	District 4	M&C	01/14
Donna Weene 9/8/09	District 1	M&C	12/15
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
Macrina Xavier 08/14/12	District 1	M&C	08/15

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.

Education Advisory Committee			
Appointee	Represents	Appointed by	Term Expires
Brian Bertges 06/18/13	District 1	M&C	06/15
Cory Sanders 09/24/13	District 1	M&C	09/15
Charlene Mahoney	District 2	M&C	12/14
VACANT	District 2	M&C	
VACANT	District 3	M&C	
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	08/15
VACANT	District 2	Mayor	
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	07/15
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
Leo Shapiro 07/10/12	District 3	M&C	07/15
Julie Forker 07/10/12	District 3	M&C	07/15
Kimberly Schumann 09/11/12	District 1	M&C	09/15
VACANT			
VACANT		M&C	
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
Betty Rodenhausen 04/09/13		Mayor	05/01/18
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 Committee			
Name:	Represents:	Appointed By:	Term Ends:
	City Councilmember 1	City Council	
	City Councilmember 2	City Council	
	UMD DPS (UMD Police)	University	
	UMD Administration	University	
Jackie Pearce Garrett	City Resident 1	City Council	10/15
	City Resident 2	City Council	
Aaron Springer	City Resident 3	City Council	10/15
	City Resident 4	City Council	
Catherine McGrath	UMD Student 1	Student Liaison	10/15
	UMD Student 2	SGA Representative	
	UMD Student 3	IFC or PanHell. Assn.	
	UMD Student 4	Nat'l Pan-Hell. Council,Inc.	
	Graduate Student	GSG Representative	
	PG County Police Dept.	PG County Police	
Bob Ryan	Director of Public Services	City Council	10/15
	Rental Property Owner	City Council	
	Rental Property Owner	City Council	

Established by Resolution 13-R-20 adopted September 24, 2013 to replace the Neighborhood Stabilization and Quality of Life Workgroup. Amended October 8, 2013 (13-R-20.Amended) City Liaison: Clerk's Office. Two year terms. This is not a compensated committee.

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
Judith Oarr 05/14/13	District 4	M&C	05/16
Bettina McCloud 1/11/11	Mayoral	Mayor	01/14
Solonnie Privett	Mayoral	Mayor	04/16

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
VACANT	Tenant	M&C	
VACANT	Tenant	M&C	
Richard Biffl 6/6/06	Landlord	M&C	09/13
Bradley Farrar 6/14/11	Landlord	M&C	06/14
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.
→06/18/2013: Ordinance was extended until September 1, 2014, and the administration and enforcement of the law was suspended until September 1, 2014. 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
VACANT	City Staff	
Loree Talley 05/08/12	City Staff	05/14
VACANT	CBE Representative	
VACANT	A City School	
VACANT	UMD Student	
VACANT	UMD Faculty or Staff	
VACANT	City Business Community	
Ben Bassett - Proteus Bicycles 09/25/12	City Business Community	09/14
VACANT	Resident	
Christine Nagle 04/10/12	Resident	04/14
Patrick John Brennan 06/18/13	Resident	06/15
VACANT	Resident	

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 SMCGT shall select a Chair and a Co-Chair from among the membership on an annual basis. The SMCGT should meet at least bi-monthly. The liaison shall be the Planning Department.

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
	CBE Chair Liaison		
John Lea-Cox 1/13/98	City Forester	M&C	12/14
	Planning Director		
Brenda Alexander	Public Works Director		
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.			

Veterans Memorial Improvement Committee			
Appointee	Represents	Appointed by	Term Expires
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
Arthur Eaton		M&C	11/16
VACANT			
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.			