



**JANUARY 28, 2014  
CITY OF COLLEGE PARK  
COUNCIL CHAMBERS**

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

**(There Will Be A Special Worksession Following  
The Regular Meeting)**

MEDITATION

PLEDGE OF ALLEGIANCE: Councilmember Wojahn

ROLL CALL

MINUTES: Special Session on January 7, 2014; Regular Meeting on January 14, 2014;  
confidential minutes of the January 7, 2014 Executive Session

ANNOUNCEMENTS

ACKNOWLEDGMENT OF DIGNITARIES

ACKNOWLEDGMENT OF NEWLY APPOINTED BOARD AND COMMITTEE MEMBERS

AWARDS

PROCLAMATIONS

AMENDMENTS TO THE AGENDA

CITY MANAGER'S REPORT: Joe Nagro

STUDENT LIAISON'S REPORT: Catherine McGrath

COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS:

- Miss College Park 2013, Jatara McGee

PRESENTATIONS

**CONSENT AGENDA**

14-G-06 Approval Of A Letter To The Board Of License  
Commissioners That The City Voices No Objection To The  
2014 Annual Renewal Of Liquor Licenses For  
Establishments In The City Of College Park

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

14-R-02 Approval of a Resolution of the Mayor and Council of the City of College Park Maryland to extend the Comcast Franchise on the same terms and conditions until negotiations have concluded

Nay: \_\_\_\_\_  
Other: \_\_\_\_\_

### ACTION ITEMS

14-G-07 Motion in Support of the College Park City-University Partnership Downtown Redevelopment Concept Plan dated November 2013

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

14-G-08 Approval of Amendment to the Declaration of Covenants and Development Agreement between Renard Development Company, LLC, formerly Metroland Developers, LLC, with respect to the North Core of the Greenbelt Station project

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

14-G-09 Approval of an amendment to the Conceptual Site Plan for Greenbelt Station (CSP-01008-02) subject to reaching agreement on a Declaration of Covenants and Development Agreement with NVR MS Cavalier Greenbelt, LLC, in substantially the form attached, with respect to the South Core of the Greenbelt Station project

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

14-G-10 Appointments to Boards and Committees

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

COUNCIL COMMENTS

COMMENTS FROM THE AUDIENCE

ADJOURN

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### SPECIAL WORKSESSION:

1. Discussion with University of Maryland officials about NSQLWG strategies

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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. This agenda is subject to change. For current information, please contact the City Clerk.

# MINUTES

**MINUTES**  
**Special Session of the College Park City Council**  
**Council Chambers**  
**Tuesday, January 7, 2014**  
**9:50 p.m.**

**PRESENT:** Mayor Fellows; Councilmembers Kabir, Wojahn, Brennan, Dennis, Stulich, Day, Hew and Mitchell.

**ABSENT:** None.

**ALSO PRESENT:** Joseph Nagro, City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney.

During a regularly scheduled Worksession of the College Park City Council, a motion was made by Councilmember Dennis and seconded by Councilmember Day to enter into a Special Session. The possibility of the Special Session was advertised in advance on the meeting agenda. The motion passed 8 – 0 – 0 and the Council entered Special Session at 9:50 p.m.

**ACTION ITEM**

**14-G-01 Approval of the hiring and employment agreement for the Assistant City Manager.**

City Manager Joe Nagro said he is requesting Council approval of the hire of Bill Gardiner for Assistant City Manager. Mr. Nagro added that Mr. Gardiner has a house in Hyattsville and therefore is requesting a waiver of the residency requirement for now. Ms. Ferguson said that on this matter, the Mayor will have a vote.

**A motion was made by Councilmember Stulich and seconded by Councilmember Dennis that the Mayor and City Council approve the hiring of Mr. William Gardiner as the Assistant City Manager, effective January 13, 2014, and the terms and conditions of his employment as stated in the attached employment agreement, and that the Mayor and City Council waive the requirement that Mr. Gardiner reside in the City of College Park.**

Ms. Stulich stated that the position of Assistant City Manager is being filled for the first time since 2004. The College Park Code requires that the Mayor and City Council approve the hiring of the Assistant City Manager and the terms and conditions of his employment. The employment agreement was written by the City's attorney. Because Mr. Gardiner owns a home in Hyattsville and would like to continue to reside there, the Council is requested to waive the residency requirement in the Code.

There were no comments from the audience. Mayor Fellows said many of us know Mr. Gardiner, he is the former Mayor of Hyattsville, and we are excited to have him come on board.

**The motion passed 9 – 0 – 0.**

**ADJOURN**

**A motion was made by Councilmember Dennis and seconded by Councilmember Day to adjourn the special session. With a vote of 8 – 0 – 0, Mayor Fellows adjourned the special session at 9:53 p.m.**

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Janeen S. Miller, CMC  
City Clerk

Date  
Approved

**MINUTES**  
**Regular Meeting of the College Park City Council**  
**Tuesday, January 14, 2014**  
**7:30 p.m. – 8:11 p.m.**

**PRESENT:** Mayor Andrew Fellows; Councilmembers Kabir, Wojahn, Brennan, Dennis, Stullich (arrived at 7:47 p.m.), Day, Hew, and Mitchell.

**ABSENT:** None.

**ALSO PRESENT:** Joe Nagro, City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Bill Gardiner, Assistant City Manager; Bob Ryan, Director of Public Services; Terry Schum, Director of Planning.

Mayor Fellows opened the meeting at 7:30 p.m. Councilmember Kabir led the Pledge of Allegiance. Mayor Fellows announced there would be a Special Worksession following the regular meeting.

**Minutes:** A motion was made by Councilmember Dennis and seconded by Councilmember Day to adopt the minutes of the December 10, 2013 Regular Meeting. The motion passed 7 – 0 – 0.

**Announcements:**

Councilmember Dennis announced the tribute to Dr. Martin Luther King, Jr., will be held on Saturday, January 18 from 2 – 4 p.m. at the Clarice Smith Center for Performing Arts.

Councilmember Wojahn said the next Dream Team game would be held on Friday, February 7 at 7:00 p.m. at the College Park Community Center.

**Acknowledgements:** Mayor Fellows acknowledged former Mayor Anna Owens; former Councilmember Mary Cook; Jim Simpson, Executive Director, College Park Housing Authority; and Carl Patterson, Housing Authority Commissioner.

**Proclamation:** Mayor Fellows read the proclamation for Dr. Martin Luther King, Jr.

**Amendments to the Agenda:** None

**City Manager's Report:** Mr. Nagro said that MML hotel information will be distributed next week. Curbside leaf collection has ended; residents should now bag leaves in paper bags. City offices are closed Monday for the MLK holiday; trash is delayed one day next week. He called Council's attention to the "lay on the table" item regarding parking near Hollywood Elementary School. Mr. Nagro introduced Bill Gardiner, the City's new Assistant City Manager.

**Presentations:** Former Mayor Anna Owens and former Councilmember Mary Cook presented "The Story of Attick Towers from 1967 through 2012" which was written by Mayor Owens, Thelma Lomax, Helen Long, Edith Wright, and edited by Ms. Cook.

(Councilmember Stullich arrived during the Presentation.)

**Comments from the Audience on Non-Agenda Items:** None.

**CONSENT AGENDA:** A motion was made by Councilmember Mitchell and seconded by Councilmember Day to adopt the Consent Agenda, which consisted of the following:

**14-R-01 Resolution Of The Mayor And Council Of The City Of College Park, Maryland Adopting The Recommendations Of The Advisory Planning Commission Regarding Variance Application Number CPV-2013-06, 4605 Drexel Road, College Park, Maryland, Recommending Approval Of A Variance Of 6.6% Or 495 Square Feet From The Maximum Allowable Lot Coverage Of 30% Or 2,250 Square Feet Be Granted To Permit The Applicant To Pave The Existing Driveway**

**14-G-02 Award of FY '14 Fire Department Grants in the amount of \$15,000 each as follows: 1) To College Park Volunteer Fire Department, Inc. to apply to debt service on 2012 Pierce Pumper, which was delivered in May 2012. Total cost for this new pumper was \$502,814; 2) To Branchville Volunteer Fire Company & Rescue Squad, Inc., to apply to debt service on 2012 Ford F-450 ambulance chassis with Horton box, which was delivered in November 2012. Total acquisition cost was \$240,000; 3) To Berwyn Heights Volunteer Fire Department & Rescue Squad, Inc., to apply to debt service on 2010 Seagrave aerial ladder truck which responds to high-rise buildings in the City and on the UM campus. Semi-annual debt service is \$42,354. The total cost of these awards is \$45,000 funded in C.I.P. project 012006, account 25-40.**

**14-G-03 Approval of revised Rules and Procedures for the Mayor and City Council of College Park**

**The motion passed 8 – 0 – 0.**

#### **ACTION ITEMS**

**14-G-04 Approval of the purchase of (3) Pan-Tilt-Zoom (PTZ) cameras and 2 License Plate Readers (LPR) from Avrio RMS Group, for a cost not to exceed \$65,000.**

**A motion was made by Councilmember Dennis and seconded by Councilmember Brennan that the City Council authorize the City Manager to contract with Avrio RMS Group, in an amount not to exceed \$65,000, to expand the City security camera system along Baltimore**

**Avenue in the Lakeland neighborhood, through an amendment of the existing City contract with Avrio as approved by the City Attorney.**

Councilmember Dennis said that in October 2013, the City received a \$50,000 grant award from the Governor's Office of Crime Control and Prevention (GOCCP) for expansion of the City's security camera system in the Lakeland neighborhood. The Council must approve purchase of equipment and services due to the proposed cost in excess of \$30,000. The original application submitted to GOCCP was for \$216,512 for a system of remote controlled pan/tilt/zoom (PTZ) and license plate recognition (LPR) security cameras at 11 locations to expand the City's security camera and license plate recognition system to the Lakeland area. The City was only awarded \$50,000 and so requested a revised quote from Avrio RMS Group. The \$50,000 grant will provide for three (3) PTZ cameras and one (1) LPR to be installed at three (3) locations along Baltimore Avenue. An additional LPR camera, on Baltimore Avenue, will be included at a cost of \$15,000 paid from available City funds, bringing the total cost to \$65,000. For an additional cost, UMD police can monitor and control the PTZ cameras and receive LPR data for stolen or suspicious vehicles. Additional cameras and monitoring will depend on further available funding.

There were no comments from the audience or from the Council.

**The motion passed 8 - 0 - 0.**

**14-G-05 Appointments to Boards and Committees**

**A motion was made by Councilmember Wojahn and seconded by Councilmember Mitchell to reappoint Chris Dullnig to the Airport Authority for a three year term, reappoint Clay Gump to the Cable Television Commission, reappoint Steve Brayman as a Class B Director to the College Park City-University Partnership, reappoint Andrew Fellows as a Class B Director to the College Park City-University Partnership, reappoint Gail Kushner to the College Park Ethics Commissions, and appoint Kennis Termini to the Committee for a Better Environment. The motion passed 8 - 0 - 0.**

**COUNCIL COMMENTS:**

Councilmember Mitchell announced that Friday, January 17, the M-NCPPC and College Park Youth and Family Services is offering a free building blocks training program for youth ages 13 - 17.

Councilmember Stullich requested that the National Museum of Language be added to the list of local organizations that are allowed to use the Old Parish House at no charge. Council concurred.

Councilmember Wojahn requested future Worksession discussions on: 1) Branchville Volunteer Fire Department - future location and impact of loss of career staff; 2) GPS real-time tracking devices on City snow plows.

**ADJOURN:**

A motion was made by Councilmember Mitchell and seconded by Councilmember Day to adjourn the regular meeting and reconvene in Special Worksession. With a vote of 8 – 0 – 0, Mayor Fellows adjourned the regular meeting at 8:11 p.m. Council will stay on-the-air for the Worksession discussions, which include the following topics:

1. College Park City-University Partnership concept plan for Route 1 Redevelopment – Frank Brewer and Carlo Colella.
2. Discussion with Landlords/Property Owners about NSQLWG strategies – Lew Zeitz, Lisa Miller, Paul Carlsen and John Hawvermale.

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Janeen S. Miller, CMC City Clerk	Date Approved
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Pursuant to §C6-3 of the College Park City Charter, at 7:03 p.m. on January 7, 2014, in the Council Chambers of City Hall, a motion was made by Councilmember Dennis and seconded by Councilmember Mitchell to enter into an Executive Session for the following reasons:

- A. Discuss a personnel matter
- C: Consider the acquisition or sale of real property for a public purpose.
- G: Consult with counsel on a legal matter

The motion passed 8 – 0 – 0.

**Present:** Mayor Andrew Fellows; Councilmembers Kabir, Wojahn, Brennan, Dennis, Stullich, Day, Hew and Mitchell.

**Absent:** None.

**Also Present:** Joe Nagro, City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; and Michael Stiefvater, Economic Development Coordinator.

**Topics Discussed:** Downtown US 1 Development options; possible locations for City Hall and College Park Academy.

**Actions Taken:** None.

**Adjourn:** A motion was made by Councilmember Day and seconded by Councilmember Mitchell to adjourn the Executive Session, and with a vote of 8 – 0 – 0, Mayor Fellows adjourned the Executive Session at 7:48 p.m.

**14-G-06**



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

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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

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

240-487-3550

Seniors Program  
301-345-8100

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

Code Enforcement  
240-487-3570

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

240-487-3590

January 24, 2014

Franklin D. Jackson, Chairman  
Prince George's County  
Board of License Commissioners  
County Service Building, Room 204  
5012 Rhode Island Avenue  
Hyattsville, MD 20781-2037

Dear Chairman Jackson:

The Mayor and Council of the City of College Park, meeting on January 23, 2014, considered the renewal of all alcoholic beverage licenses which the Board of License Commissioners issues in the City.

I am pleased to report that the City of College Park does not object to, and voices no opposition to, the renewal of liquor licenses held by business establishments located in the City.

Thank you for the annual opportunity to consider any issues that have arisen concerning each liquor license, and whether to protest the granting of license renewals. City officials and residents appreciate this opportunity, and the continued efforts of your inspectors to maintain compliance with Board of License Commissioners regulations within the City.

Sincerely,

Joseph L. Nagro  
City Manager

cc: Mayor and City Council  
Robert W. Ryan, Director of Public Services

**14-R-02**

**Back-up material will be sent at a later date.**

**14-G-07**

**Motion for Councilmember Stullich  
Item # 14-G-07**

**Route 1 Development Concept Plan**

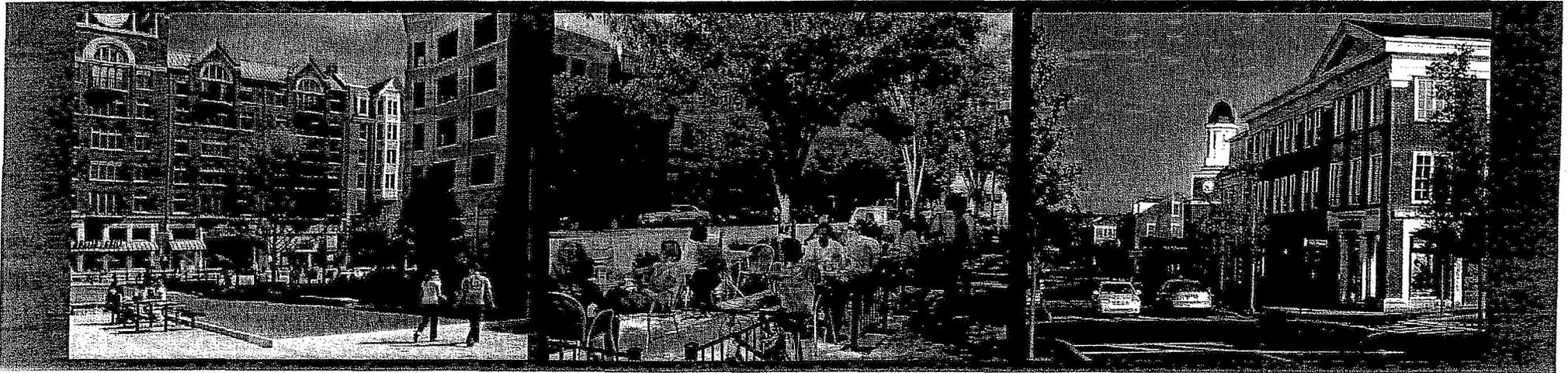
I move that the City Council support, in general, the development concept plan dated November 2013 for the redevelopment of Downtown College Park between College Avenue and Guilford Road. This concept plan is based on a stakeholder workshop held on September 26, 2013 and was prepared by Design Collective for the College Park City-University Partnership.

Comments:

- The concept plan addresses development opportunities in Downtown College Park in the near, medium and long term and identifies transportation and circulation improvements needed to support the plan vision.
- The concept plan is consistent with the land use and design recommendations of the 2010 US 1 Central Corridor Sector Plan.
- The concept plan includes four options for
  - designing a new City Hall in conjunction with other office development, ground level retail and green space in the block bounded by Route 1, Yale Avenue, Lehigh Road and Knox Road. These options should be expanded to include the possibility of the relocation of City Hall to another site.

ROUTE 1 WORKSHOP  
ROUTE 1 REDEVELOPMENT

NOVEMBER 2013



PREPARED FOR  
COLLEGE PARK CITY-UNIVERSITY PARTNERSHIP

PREPARED BY  
**DESIGN COLLECTIVE**

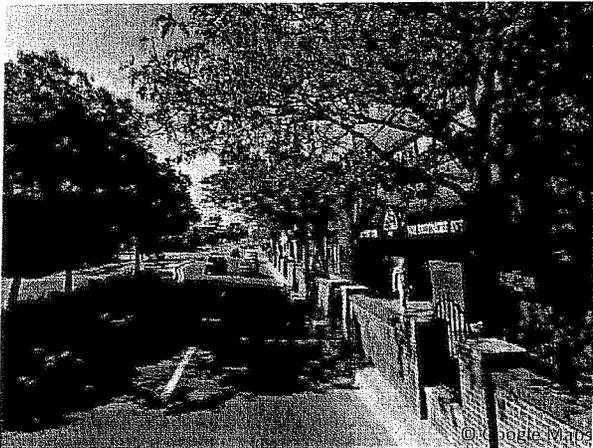
# TABLE OF CONTENTS

- Background
- Plan Summary
- Transportation
- Land Use and Program
- City Hall Site
- Sector Plan and Design Considerations
- Unresolved Items

# INTRODUCTION



Aerial view of Route 1 study area



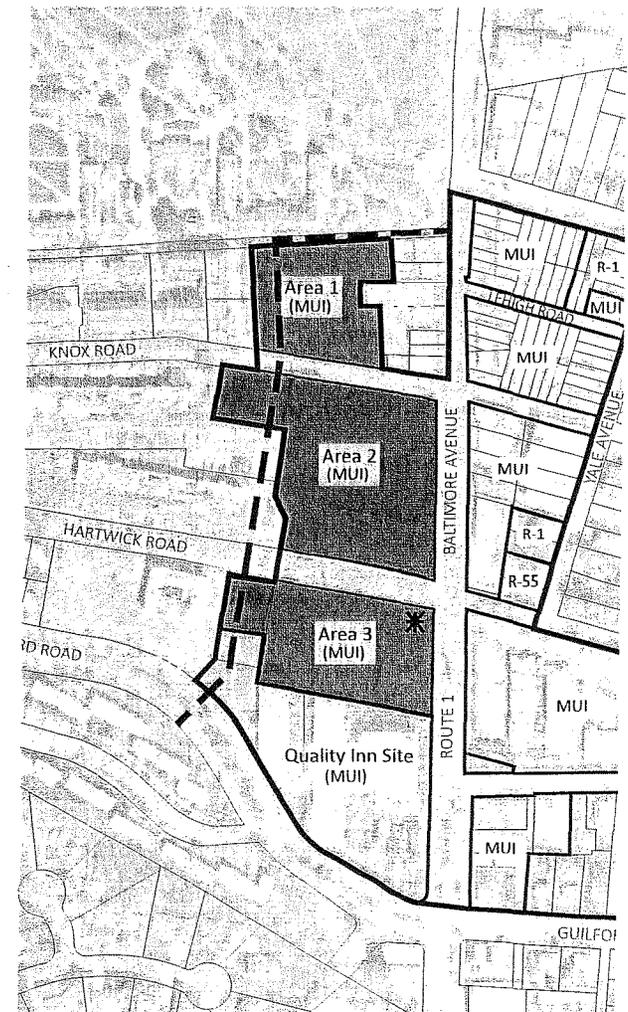
View of Route 1 southbound

The College Park City-University Partnership engaged Design Collective, a Baltimore-based architecture and planning firm, to facilitate a workshop with area stakeholders to define a redevelopment vision for an approximate 8 block area along Route 1 in Downtown College Park, from College Avenue to Guilford Road. The workshop occurred on September 26, 2013, in College Park. Workshop participants represented, among others, the University of Maryland, the City of College Park, property owners, developers, and local businesses. Detailed Meeting Minutes are under separate copy. This report booklet summarizes key findings.

# WORKSHOP OBJECTIVES

The most salient workshop objectives included:

1. Identify redevelopment objectives for near term development for the 3 blocks west of Route 1 (Area's 1, 2, and 3 on the plan titled Study Area), from Southgate to Applebee's. (Buildings immediately facing Route 1 between Southgate and Knox Road, in Area 1, will likely remain while other buildings may be demolished. Buildings within Areas 2 and 3 will likely be entirely demolished)
2. Identify redevelopment objectives for medium term development on the block west of Route 1 between Applebee's and Guilford Road (the Quality Inn site).
3. Identify redevelopment objectives and/or expansion options for near term development of City Hall and the City Hall site (recognizing that City Hall expansion needs are an immediate priority).
4. Identify redevelopment and/or improvement objectives for longer term development on the blocks east of Route 1 between College Avenue and Guilford Road.
5. Identify transportation, connectivity, circulation, and multi-modal (pedestrian, bicycle, transit, safety, etc) improvements needed to support redevelopment objectives.



- Redevelopment Areas
- Blocks within Study Area
- Study Area
- New North South Street
- Signature Retail Store

## WORKSHOP OBJECTIVES



Area 2 at the corner of Knox Road and Route 1



Area 3 at the corner of Hartwick Road and Route 1

5. Identify transportation, connectivity, circulation, and multi-modal (pedestrian, bicycle, transit, safety, etc) improvements needed to support redevelopment objectives.

6. Identify retail strategies (for ground floor) and land use strategies (for upper levels) for each block, and to support redevelopment objectives.

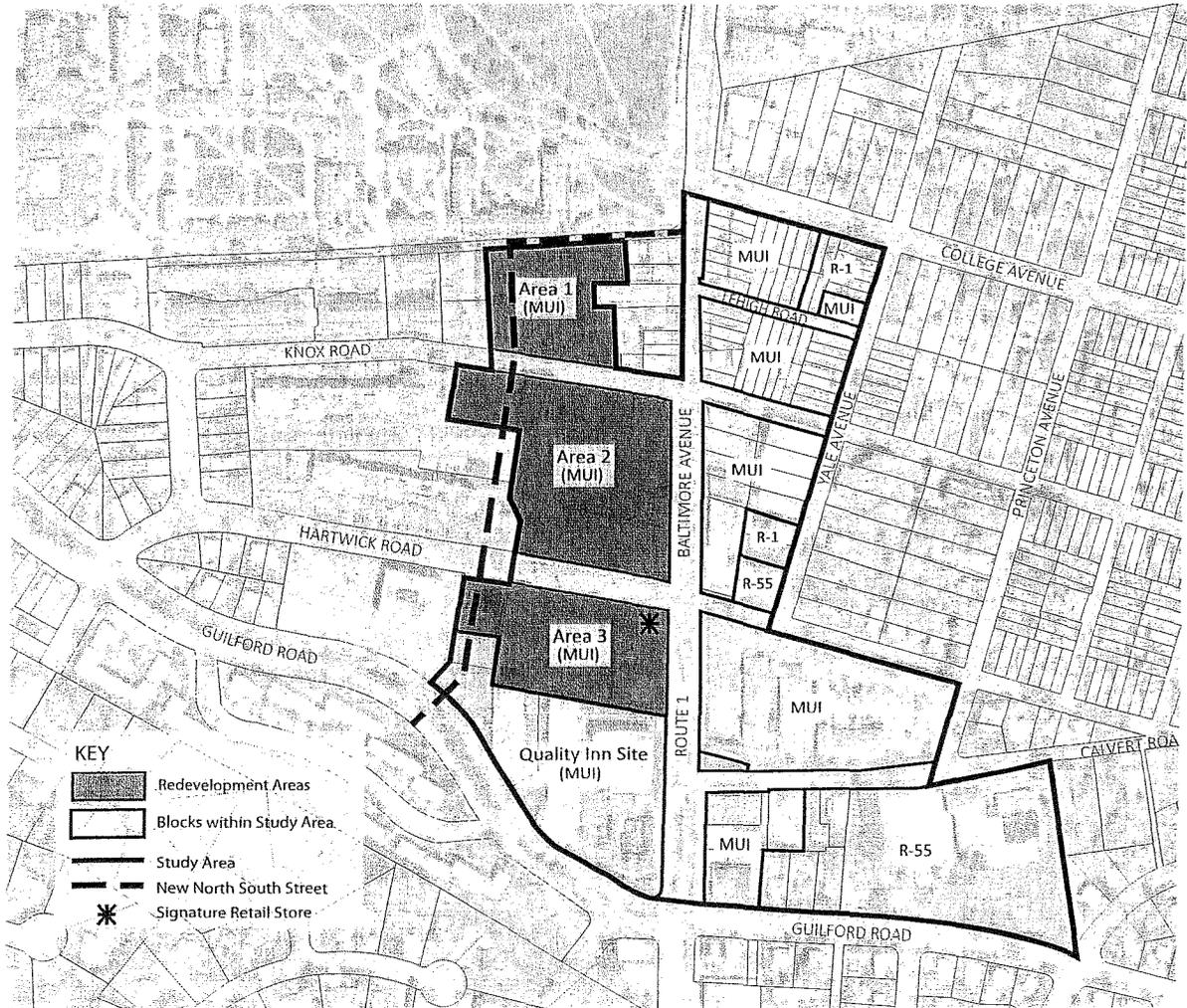
7. Identify height, massing, and neighborhood transition strategies for each block.

8. Identify Sector Plan and/or zoning constraints that may impact the development vision.

9. Identify and confirm all unresolved items that may need further discussion.

The primary outcome of the workshop was a general agreement among all participants to transform the study area into a more attractive, mixed-use, walkable downtown district consistent with the Sector Plan's goal of creating a "Walkable Node." The following pages and diagrams summarize key development characteristics, land use strategies, and infrastructure improvements necessary to support the desired transformation.

# STUDY AREA DIAGRAM



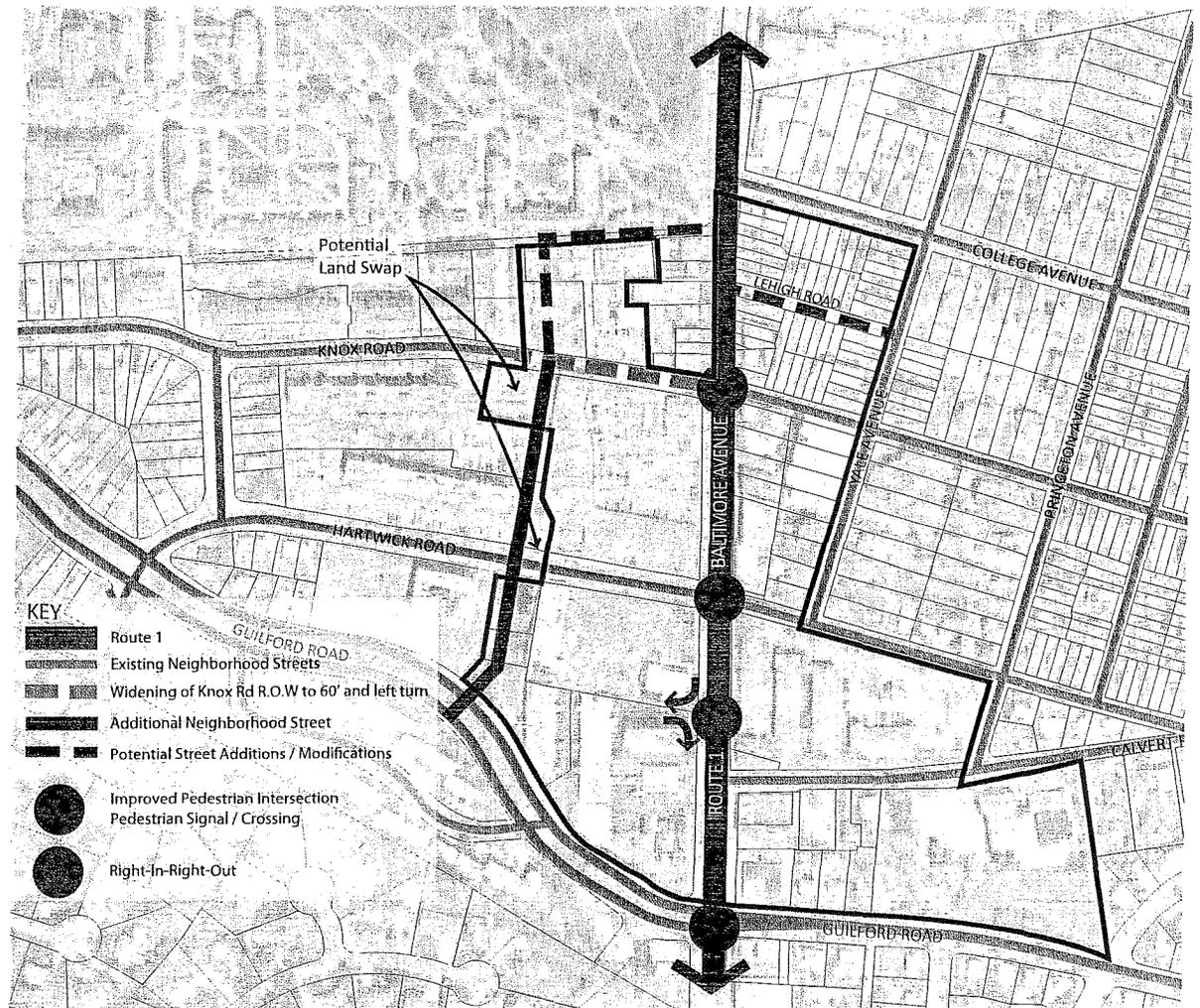
Route 1 Study Area Diagram

The study area includes approximately 8 blocks, under various property ownership (including, among others, UMD, JBG Rosenfelds, the City of College Park), and is zoned primarily MUI, which allows for mixed-use, up to 6 stories, but transitioning in height to 2-3 stories adjacent to residential property. (refer to the Route 1 Sector Plan for more details).

# STREET NETWORK

The study area includes a network of streets. The Neighborhood Streets (as shown in the Street Network diagram) create a fine-grained network of small blocks east of Route 1, but much larger blocks west of Route 1.

Workshop participants supported the need to widen Knox Road, west of Route 1, for approximately 1 block, to allow for a dedicated left turn to northbound Route 1; as well as, if appropriate, on-street parking.



Route 1 Street Network Diagram

# STREET NETWORK

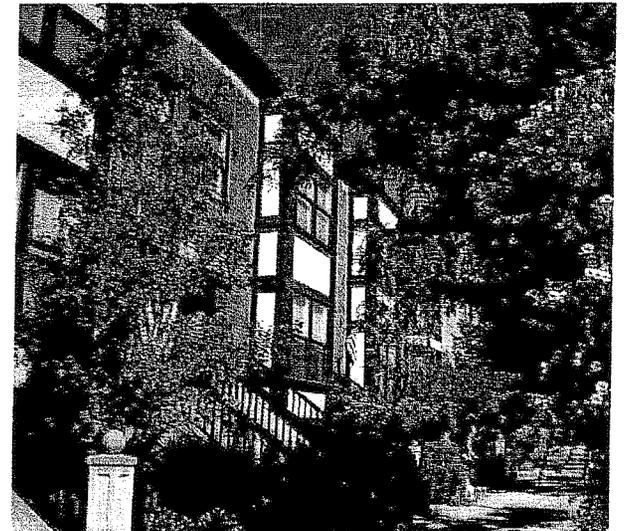
Additionally, the plan suggests a new north-south Neighborhood Street, west of the study area, connecting Lehigh Road and Guilford Road. This new street should be residential in character, provide access to parking and service, and should connect across the stream/median on Guilford. This new street should be 2 lanes with on-street parking, continuous sidewalks on both sides, and aligned with building fronts, stoops, shops, and/or residential amenities (lobby, lounge, exercise room, etc). Garages and service should be hidden from view and/or wrapped. To create a thoughtful and attractive alignment, a land swap between adjacent property owners may be desirable for this new north south street.

The continuation of this new street may connect north to Lehigh Road, through the UMD owned land (Area 1) and to/from Route 1, as the diagram shows. Options for this short section of Lehigh, west of Route 1, include:

1. 2 lanes in both directions from Route 1 to Knox Road, as it currently exists;
2. 1-way only (right in) from southbound Route 1; although, 2-way from Knox Road to enable in/out of garage/service on the block); or,
3. Pedestrian only, connecting South Campus Commons and UMD to Route 1 (this section is a heavily used pedestrian connection); with 2-way in/out of the site from Knox Road only.

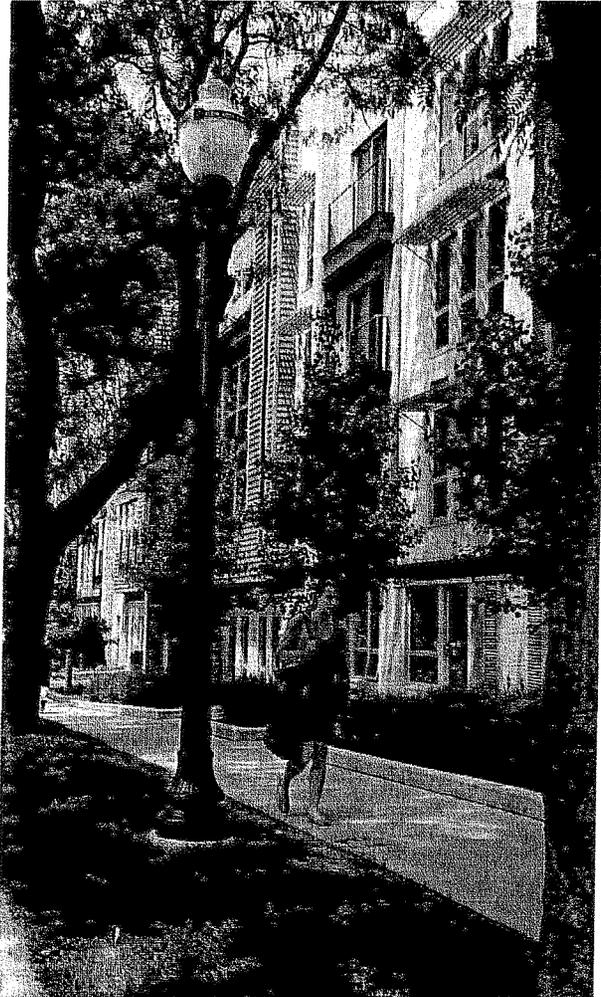


Commercial street, Falls Church, VA



Residential streetscape

## STREET NETWORK



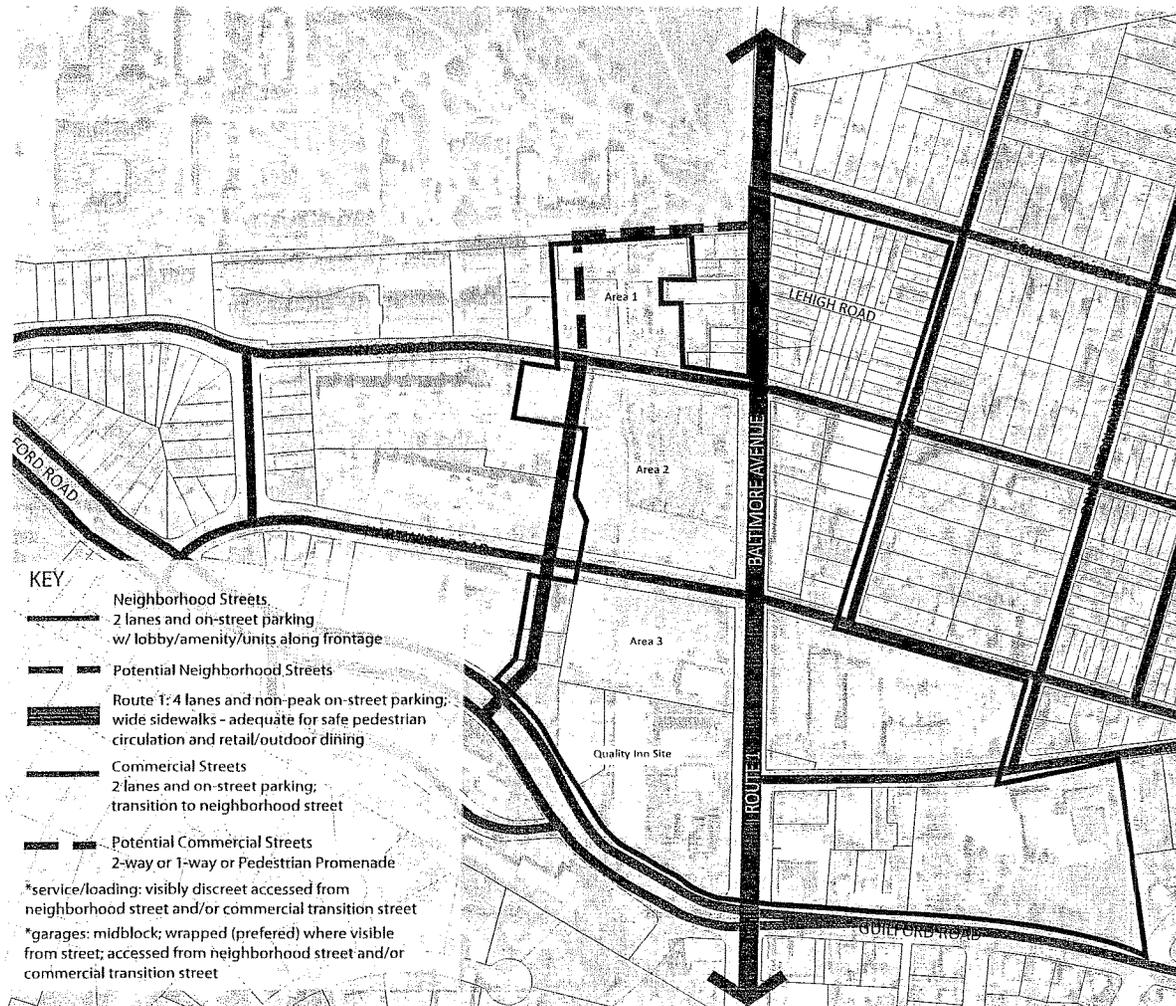
Residential streetscape

The Lehigh “connection” (ped vs auto), as well as the development program for Area 1, will be determined as part of future discussions with the University as they evaluate how the site should be developed.

Workshop participants also suggested the need for improved pedestrian safety along and across Route 1. More clearly marked crosswalks and/or pedestrian signals should be considered at the Knox, Hartwick, and Guilford Road intersections.

As part of the redevelopment of Area’s 1, 2, and 3 and the Quality Inn site, existing curb cuts should be removed, and access should be limited to the 4 primary Neighborhood Streets (Lehigh, Knox, Hartwick, and Guilford); no vehicular access should be directly from Route 1 other than these streets. However, a right-in/right-out may be needed between Area 3 (Applebee’s) and the Quality Inn site. This may be considered an additional street, or alley, that connects to mid-block parking/garage, and/or through to the new north-south street (if desirable). Although not desirable, additional curb cuts along Route 1 may be needed to provide access into/out of proposed garages – these should be considered and evaluated as part of any development proposal.

# STREET TYPE



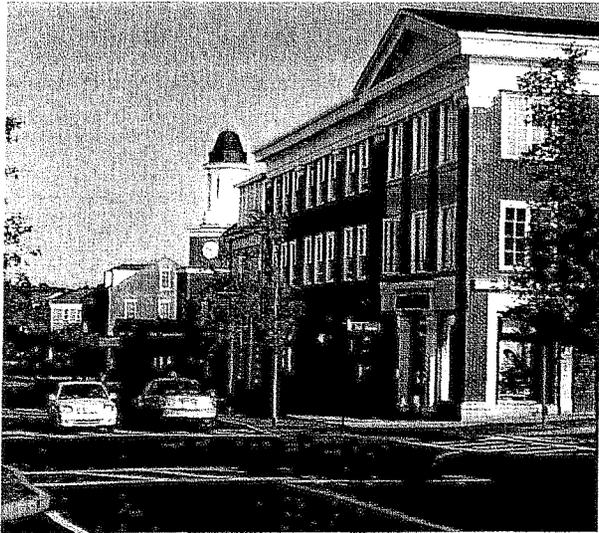
Route 1 Street Type Diagram

The study area includes 3 primary street types.

Route 1 is a 4-lane commercial/mixed-use thoroughfare that carries large volumes of vehicular traffic moving north-south through the study area as well as vehicles and pedestrians moving within the study area. Route 1 should continue to function as a 4-lane commercial thoroughfare.

Improvements should include 1) on-street parking during non-peak hours; 2) more clearly marked pedestrian crosswalks; 3) limited curb-cuts; 4) wider sidewalks (20 – 25 feet wide) adequate for outdoor dining and safe pedestrian circulation; and 5) bike lanes or cycle track.

## STREET TYPE



Commercial street, Mashpee Commons, Mashpee, MA



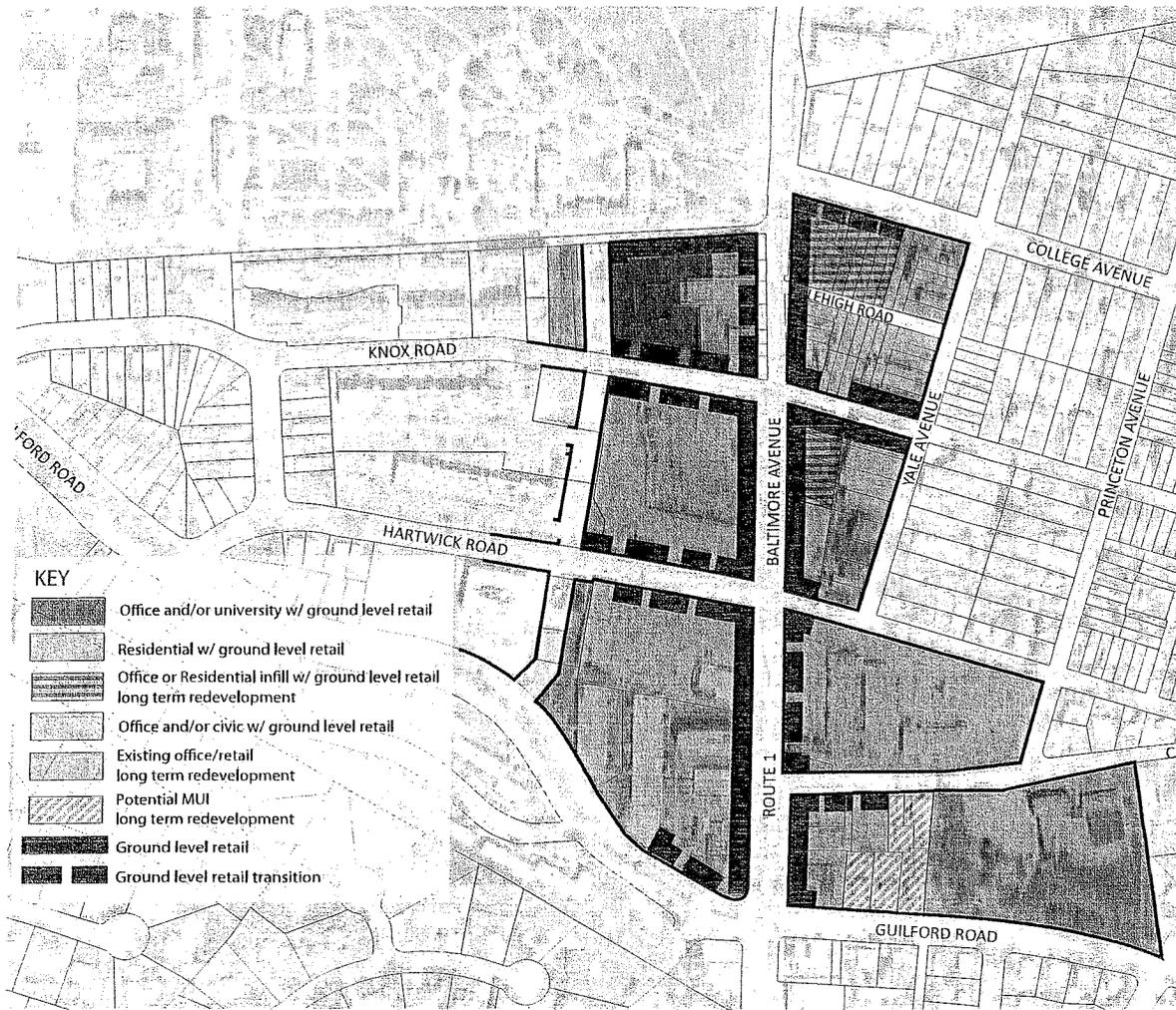
Commercial street, Rockville, MD

Commercial Streets are the 1-block sections of the Neighborhood Streets linking the neighborhoods to Route 1; these are “transition” streets and include retail, office, and/or residential uses along their frontages. Commercial Streets should function as transition streets, with adequate sidewalks to service either retail, residential, or office uses. Commercial Streets should include 2 lanes, freely moving in either direction, and have on-street parking, although occasionally this lane may need to become a dedicated turn lane.

Neighborhood Streets are largely 2 lanes with on-street parking (occasionally) that support movement of vehicles and pedestrians into/from and among the neighborhoods. Neighborhood Streets are residential in character, include 2 lanes in either direction with on-street parking where possible, and should include adequate and safe sidewalks. The new north south street is also a Neighborhood Street.

There was some discussion about all streets being “Complete Streets;” serving pedestrians, cyclists, transit, and vehicles equally. There was also some discussion about converting certain streets to one-way, adding bike lanes (to streets that may be wide enough currently), painting sharrow markings, and non-peak parking along Route 1, similar to Hyattsville. Discussion about these items should continue.

# LAND USE



Route 1 Land Use Diagram

## West Side of Route 1:

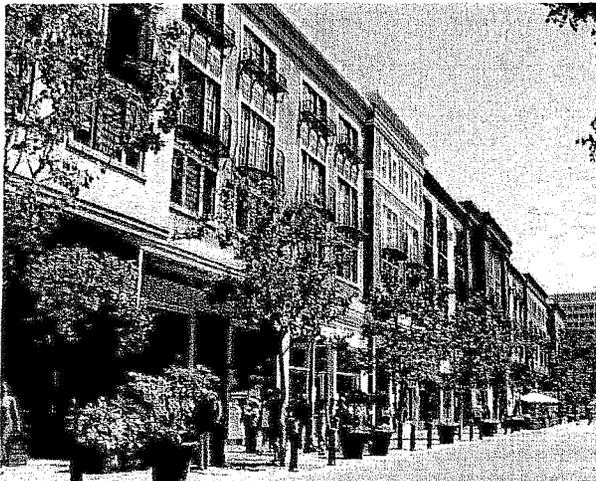
Area 1 is suggested to include 170,000 SF of office and/or university-related use with ground floor retail facing Lehigh Road/Southgate Lawn to the north and facing Knox Road to the south. The site is MUI and other uses are permissible. The buildings along Route 1 will remain. New buildings are anticipated to be approximately 6 stories. The Sector Plan calls for minimum 2 stories and maximum 6. The new north south street may extend to Lehigh Road and, if so, a small green may be appropriate as a transition to South Campus Commons to the west.

Although this green space is shown in the Sector Plan, it was determined in the Workshop that it may not be needed; if the north south road ultimately does not extend north to Lehigh, a new building may extend further west. Parking for this site may be accommodated on site and/or in the City Garage.

## LAND USE DIAGRAM



Mixed-use, 5-story over retail



Mixed-use street, Santana Row, San Jose, CA

Area 2, 3, and the Quality Inn site are suggested to be residential with ground floor retail. Although, the sites are MUI and other uses are permissible. Retail should be continuous along Route 1. Retail, residential units and/or residential amenity space should be along Knox, Hartwick, and Guilford Roads. Residential units and/or residential amenity space should front along the new north-south street. Parking is proposed to be multi-story garages in the center of each block, wrapped with residential units. Buildings are anticipated to be approximately 6 stories.

Area 2 is suggested to include 300 market-rate residential units; Area 3 to include 200 units; and the Quality Inn site as, potentially, 200 to 300 units. Student housing is not preferred, although more supportable on the west side of Route 1 rather than the east side. For instance, the “Knox boxes” are being redeveloped as student housing. Retail tenants are unknown at this time, although complimentary retail and restaurants are anticipated, as either small shops and/or retail anchors. Area 3 also includes, potentially, a “signature” retail store at the intersection of Hartwick Road and Route 1.

East side of Route 1:

The small shopping center in the study area’s northeast corner, bounded by Route 1, College Avenue, Yale Avenue, and Lehigh Road is likely a long term redevelopment. If redeveloped, buildings should be close to the street (eliminating the parking lot in front), with ground floor retail, and housing or office above. Building heights may be 6 stories, but will need to transition to adjacent residential per the Route 1 Sector Plan – 2 to 3 stories adjacent to residential.

## LAND USE

The City Hall block, bound by Lehigh, Yale, Knox, and Route 1, is planned to accommodate a new City Hall building. See attached plans for various approaches that provide additional opportunity for other development on the block together with a new City Hall. Additionally, there may be merit in re-thinking Lehigh Road, consolidating blocks, and building a new City Hall in the near term that anticipates a larger, more comprehensive redevelopment in the future that combines both blocks. Building heights may be 6 stories, but will need to transition to adjacent residential per the Route 1 Sector Plan- 2 to 3 stories adjacent to residential.

The City Garage block, bounded by Knox, Yale, Hartwick, and Route 1, is likely a longer term redevelopment where the garage would remain and smaller infill development and/or renovation strategies may be considered. Even in the longer term retail should be located on the ground floor and facing Route 1 with potentially office and/or residential use above.

The block bounded by Hartwick, Princeton, Calvert, and Route 1 is currently occupied with fully leased office. Any redevelopment of this block will likely be long term. Redevelopment should include retail on the ground floor facing Route 1 and, to the extent practical, retail along Hartwick and/or Calvert transitioning to office or other use to the east. Upper level uses are suggested to remain office, as residential on the east side of Route 1, especially student housing, is deemed less desirable. Building heights are suggested at approximately 6 stories, transitioning to 2 to 3 stories where adjacent to existing residential per the Route 1 Sector Plan.



Corner of Knox Road and Route 1



Easton Town Center, Columbus, OH

The block in the study area's southeast corner, bounded by Calvert, Guilford and Route 1, is currently retail/commercial and residential; the area to the east is the Recreation and School site, owned by the City of College Park. The City owned site was discussed as a potential City Hall location. The existing residential zoned properties were discussed as potential candidates for rezoning to MUI, to be combined with the existing MUI properties to create a more viable redevelopment opportunity. Without rezoning, the existing commercial properties will likely remain.

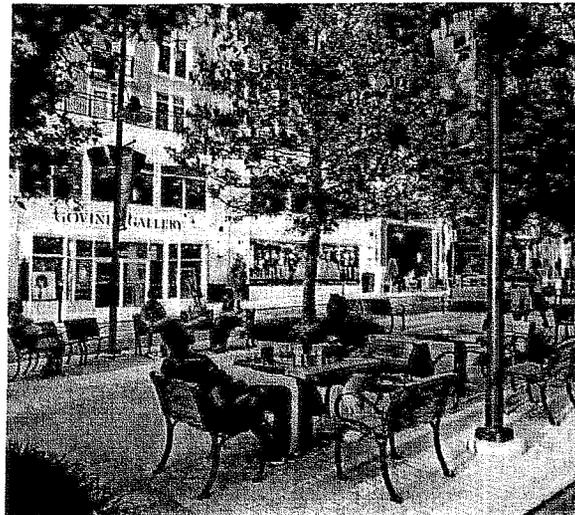
If redevelopment long term were to be considered, retail on the ground floor should face onto Route 1, and uses above were suggested to be office; as residential on the east side of Route 1, especially student housing, is deemed less desirable.



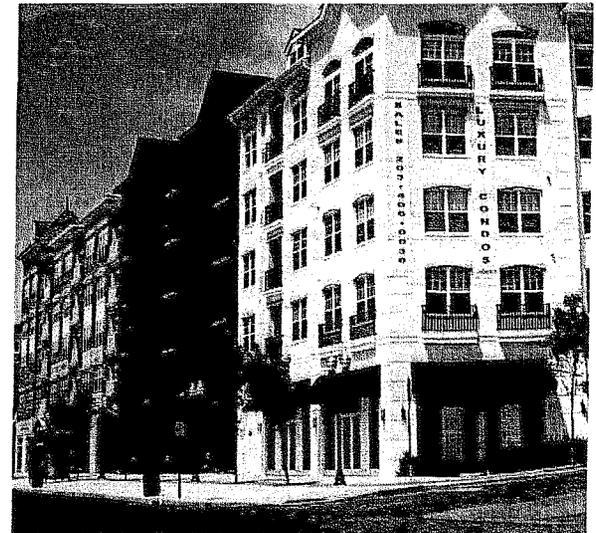
Bethesda streetscape, MD



Cycle track

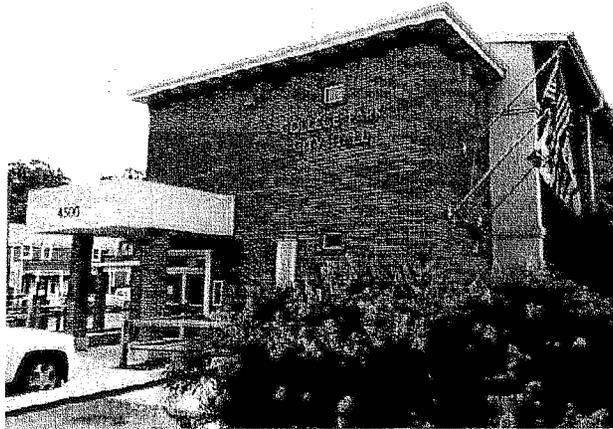


Commercial Streetscape, Washington, D.C.

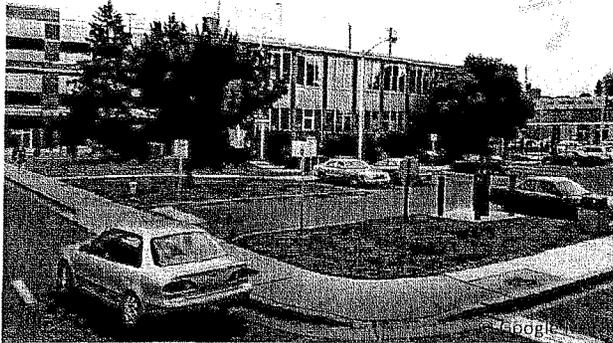


Commercial Streetscape, Stamford, CT

## CITY HALL OPTIONS



College Park City Hall main entrance



College Park City Hall facing southeast

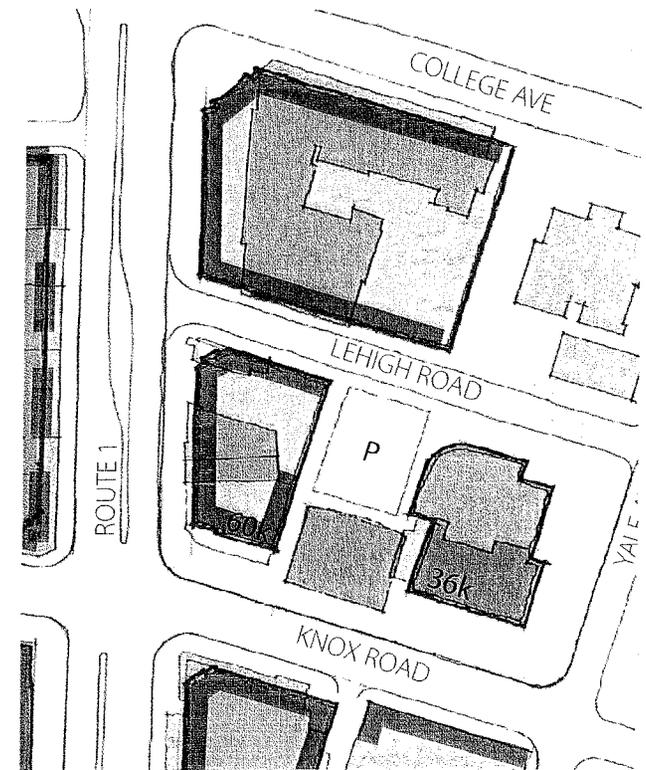
The City Hall garage was built to support redevelopment and investment on the east side of Route 1. The City Hall site, bounded by Route 1, Lehigh, Yale, and Knox Road, was discussed as an opportunity to help achieve this goal. Several options were discussed and evaluated. A recommendation how to proceed was identified as a very high and immediate priority.

In all options, the block north of Lehigh Road (the small shopping center that includes the Bagel Place and Five Guys) will likely remain; the plan shows a potential new development/building footprint that could include ground level retail facing Route 1, College Avenue, and Lehigh, with office or residential above. Parking will need to be accommodated in the City Garage.

# CITY HALL OPTIONS

**Option 1** reflects the current proposal to renovate the existing building and expand to the north. The plan suggests a small civic green where a portion of the current surface parking lot exists. The remainder of the block is owned by UMD (the properties at the NW corner of Lehigh and Route 1 and the SW corner of the block), the City of College Park (the remainder of the surface parking lot), and 2 other property owners (the buildings along Route 1 between the 2 UMD properties).

If the remainder of the properties were consolidated and redeveloped, such as for office and/or university use, an approximate 10,000 SF building footprint is achievable. A building height of 4 stories or at a maximum allowable height of 6 stories would yield a total of 40,000 or 60,000 SF, respectively. While some parking can be accommodated at the existing surface lot, it would be necessary to accommodate additional parking in the City Garage.



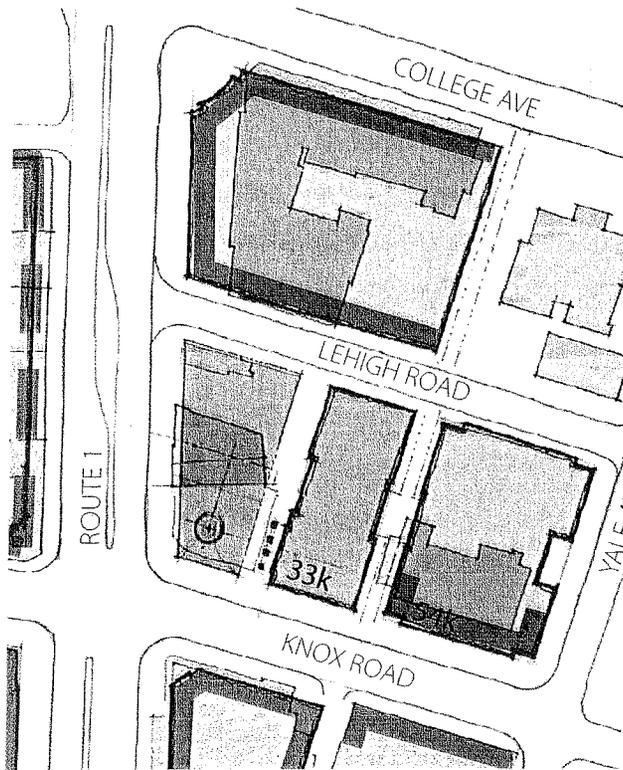
Pros Continue with current plan, costs and timetable

Cons Must vacate City Hall during construction  
 Keeping building limits creativity  
 Doesn't maximize use of land  
 Doesn't create a "signature" presence

**KEY:**

-  Civic
-  Green Space
-  Ground Level Retail
-  Future Buildings
-  Existing Buildings

# CITY HALL OPTIONS



- KEY:**
-  Civic
  -  Green Space
  -  Ground Level Retail
  -  Future Buildings
  -  Existing Buildings

**Option 2** places the City Hall building immediately behind the existing buildings along Route 1. If the UMD building in the SW corner is demolished, City Hall would be visible from Route 1, even in the immediate term. The UMD site (demolished) could be a place for the civic green (small in the short term) and, once the other buildings along Route 1 were to be acquired and demolished, the civic green is expanded to command an even greater presence on Route 1.

The civic green could be a place to host a variety of civic events that would be immediately visible from Route 1 and help to activate this important corridor in a more meaningful way. Lehigh Road could be closed occasionally in all options, offering an opportunity to create a more robust setting for civic events.

The future office and/or university building adjacent to Yale Avenue would have an approximate 18,000 SF footprint. A building at the maximum allowable height of 3 stories would yield a total of 54,000 SF.

- Pros**
- May stay in current building during construction
  - Creates "signature" City Hall presence
  - Creates open space on Route 1

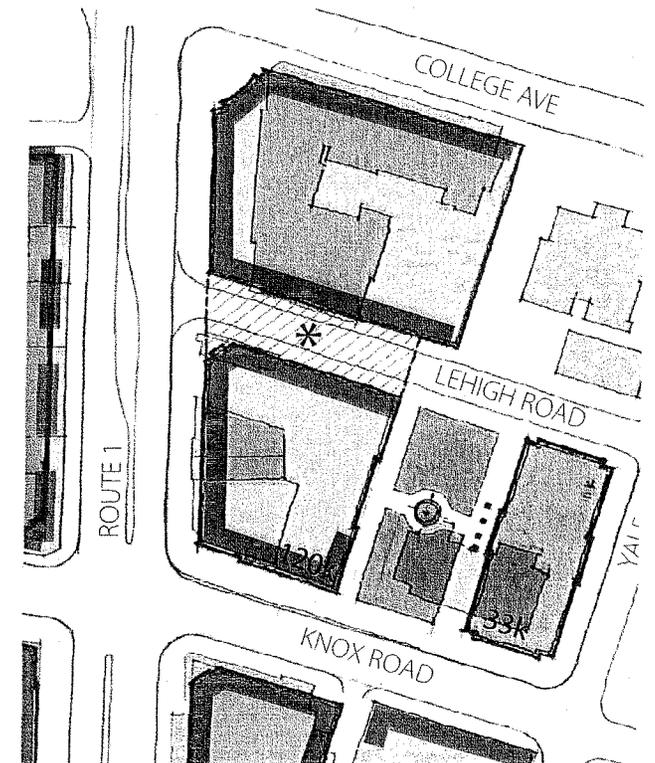
- Cons**
- Uncertainty of assembling Rte 1 properties
  - Limits future building size to about 54,000 GSF
  - Additional design cost

# CITY HALL OPTIONS

**Option 3** suggests an entirely new City Hall building close to Yale Avenue, leaving adequate area for a civic green, while maximizing future development of the site. Such an approach may enable a future building with an approximate 20,000 SF footprint for office and/or university use. A building height of 4 stories or at a maximum allowable height of 6 stories would yield a total of 80,000 or 120,000 SF, respectively.

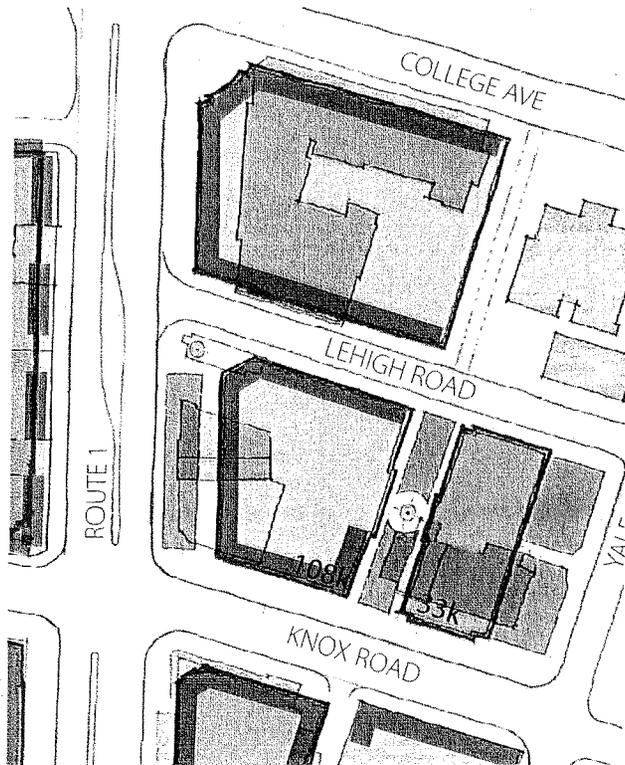
**\*Option 3A**, denoted by the hatched area, extends the future development site described in Option 3 to the block adjacent to College Ave. by closing a portion of Lehigh Road. This extension could maximize the amount of retail along Route 1 and create a more continuous “thread” of storefronts along the Route 1 corridor streetscape. This combined approach maximizes future development, including the potential for parking structure as part of a larger mixed-use development.

- Pros
  - Maximizes future development (esp. 3A)
  - Green space links Lehigh and Knox
  - Appropriate height transition
- Cons
  - Must vacate and demolish building
  - Additional design cost
  - Limited presence from Route 1



- KEY:
-  Civic
  -  Green Space
  -  Ground Level Retail
  -  Future Buildings
  -  Existing Buildings
  - \* Option 3A

# CITY HALL OPTIONS



**KEY:**

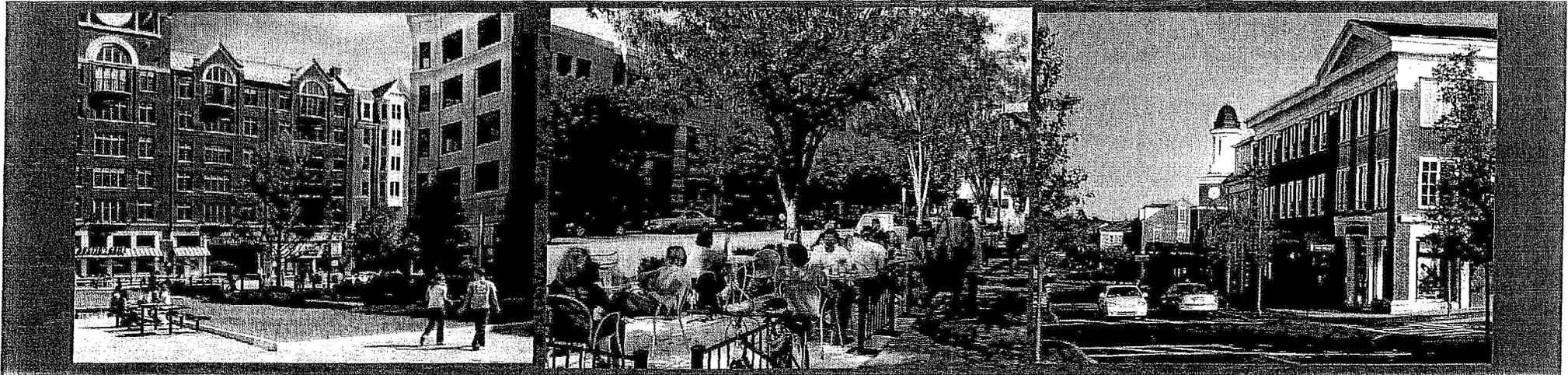
-  Civic
-  Green Space
-  Ground Level Retail
-  Future Buildings
-  Existing Buildings

**Option 4** places City Hall along Yale Avenue, maximizing future development potential of the site. In this scenario, City Hall and the civic green have little or no presence from Route 1. By repositioning the future development site, however, a plaza adjacent to Route 1 could provide opportunities for outdoor dining and active street use. A central green space provides a link between the future development site and city hall uses. In the short term, surface parking could remain; in the long term, parking would need to be accommodated in the City Garage.

The future building would have an approximate 18,000 SF footprint. A building height of 4 stories or at a maximum allowable height of 6 stories would yield a total of 72,000 or 108,000 SF, respectively.

- Pros
  - Maximizes future development
  - Appropriate height transition
  - Creates “plaza” along Route 1 with retail
- Cons
  - Must vacate and demolish building
  - Additional design cost
  - Limited presence; City Hall and green space

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**Frank Brewer, Executive Director**  
College Park City-University Partnership  
City Hall, 4500 Knox Road  
College Park, Maryland 20740

**14-G-08**

**Back-up material will be sent at a later date.**

**14-G-09**

I move that the City Council recommend approval of Conceptual Site Plan 01008-02 subject to the following conditions:

1. Revise Condition 1(c)(i) and 1(c)(ii) of the previous approval to read as follows:

The applicant shall designate an area for potential retail on a 0.5-acre site adjacent to the central park, west of Greenbelt Station Parkway, for the south core area. However, if prior to the issuance of the 450th building permit, the retail is not economically feasible (demonstrated by executed sales or leasing agreement), the 0.5-acre area shall convert to public parkland. Such parkland shall be subject to the review and approval of the City of Greenbelt through a detailed site plan application.

2. Prior to certificate of approval of the conceptual site plan, the following revisions shall be made, or information shall be provided.
  - a. Revise the zoning labels on the subject property and surrounding properties to conform to the *2013 Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment*.
  - b. All revisions to trails or circulation routes, including the pedestrian overpass, within the South Core Area shall be removed from the plan.
3. Execution of a new Declaration of Covenants and Development Agreement between the City of College Park and NVR MS Cavalier Greenbelt, LLC in substantially the form as attached.

Comments:

- This application is an amendment to the previously approved Conceptual Site Plan for the Greenbelt Station project located within the City of Greenbelt municipal limits.
- The amendment included requests to eliminate two conditions requiring the construction of live/work units and a minimum of 80,000 square feet of commercial space; the realignment of trails; the realignment of the north/south connector road (Greenbelt Station Parkway); and elimination of the condition requiring the construction of a pedestrian overpass between the south core and the City of College Park in the general location between Huron Street and the Public Works facility.

- The proposed condition removes from consideration, under this application, any trail changes in the south core including any change to the pedestrian overpass language contained in Condition 43. These changes may, however, be addressed in future Detailed Site Plan applications.
- Since the entire south core property has been sold by Sun Trust Bank to NVR MS Cavalier Greenbelt LLC, a new agreement with the City will be executed in order to, among other things, specify the manner in which a financial contribution will be made to the City.

## DECLARATION OF COVENANTS AND DEVELOPMENT AGREEMENT

The DECLARATION OF COVENANTS AND DEVELOPMENT AGREEMENT (“Declaration”) is made this \_\_\_ day of \_\_\_\_\_, 2014 by and between RENARD DEVELOPMENT COMPANY, LLC (“Renard”), formerly known as Metroland Developers, LLC, a Maryland limited liability company whose address is 6411 Ivy Lane, Suite 200, Greenbelt, Maryland 20770 Attn: Garth E. Beall, and the CITY OF COLLEGE PARK, MARYLAND (the “City”) a municipal corporation of the State of Maryland.

WHEREAS, Renard is party to a certain Second Amended and Restated Joint Development Agreement dated October 6, 2011 (as amended, the “Joint Development Agreement”) between Renard and WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, a regional body, corporate and politic (“WMATA”) pursuant to which Renard holds certain rights to purchase and to develop certain real property consisting of approximately 82.84 acres (the “Property” or “North Core”) located in Prince George's County, which is the North Core of a mixed-use project known as Greenbelt Station (“Project”), located adjacent to the municipal boundaries of the City at the Greenbelt Metrorail Station, being four (4) strips or parcels of land, the first strip or parcel of land hereinafter described, being part of Part One of that parcel of land conveyed by Albert. Small, Theodore N. Lerner and Harold Kramer to Washington Metropolitan Area Transit Authority by deed dated December 20, 1983 and recorded in Liber 5824 at Folio 441, said Part One being also part of Parcel A and all of Parcel C as shown on the subdivision plat entitled "Parcels A, B, C & D, Springhill Lake Industrial" recorded in Plat Book CEC 91 as Plat No. 77 all among the Land Records of Prince George's County, Maryland, Part 2 being part of Part Two of the aforementioned parcel of land described

in Liber 5824 at Folio 441 and being also part of Parcel B as shown on the aforementioned plat, and Parts 3 and 4 being all of Parts Three and Four, respectively, of the aforementioned parcel of land described in Liber 5824 at Folio 441 and more particularly described on Exhibit A.

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

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

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

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

2. Renard will contribute \$1.25 Million (\$1,250,000.00) to the City for improvements to public facilities including, but not limited to, landscaping projects, streetscaping, sidewalks/crosswalks, traffic calming measures, and parking improvements. These

funds shall be directed to such facilities adjacent to or in the vicinity of the Project. The payment of the above amount shall be made at the time of the first major sale in the North Core. First major sale is defined as a land purchase by one or more parties, singly or collectively, from Renard, its successors or assigns, or a lease by one or more parties, singly or collectively, from Renard, its successors or assigns, or any combination thereof, in excess of a total \$10 Million Dollars, It is the intent of the parties that once sales and/or leases, and any combination thereof, exceed \$10 Million Dollars, the said amount shall become due and payable. Any sale or lease combination in any amount to the Federal Bureau of Investigation and/or any other branch of the United States Government with respect to the Property qualifies as a sale for purposes of triggering the payment required by this paragraph.

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

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

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

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

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

4. The City acknowledges and supports the County’s approval for the approved Conceptual Site Plan and Preliminary Plan for the Project as related to the North Core. The City acknowledges and supports Renard’s efforts to secure the relocated Federal Bureau of Investigations (FBI) Headquarters facility at North Core. The City shall generally support approval of plans incorporating the occupancy of a portion of North Core by the FBI as long as they are found by the City to be in substantial conformance with the development plans submitted by Renard to the General Services Administration (GSA) in connection with its response (the “RFI Response”) to the Request for Information (RFI) issued by the GSA (Solicitation Number: FBI-HQ-RFI) and submitted by Renard to the GSA in connection with its response (the “REI Response”) to the Request for Expressions of Interest (Solicitation Number FBI-HQ\_REI) and previously shown to the City. The City retains the right to comment on, object to, recommend conditions and/or appeal issues not previously addressed in the conceptual site plan and preliminary process (or in the RFI Response and REI Response). The City further acknowledges that a conformance finding is not to be unreasonably withheld.

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

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

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

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

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

10. If a party shall default in the performance of any obligation hereunder to be performed by such Party, then the other Party shall give the alleged Party written notice setting forth in specificity the default. If such alleged default is not cured within fifteen (15) days after such written notice, or with respect to non-monetary defaults such additional time as may be

reasonably required if such non-monetary defaults cannot be cured within such 15 day period provided that the defaulting party diligently pursues the cure of such default, then any non-defaulting Party shall have the right to prosecute a proceeding at law or in equity against the defaulting Party for such default.

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

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

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

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

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

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

WITNESS/ATTEST:

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

\_\_\_\_\_

\_\_\_\_\_

Title: \_\_\_\_\_

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

I HEREBY CERTIFY, that on this \_\_ day of \_\_\_\_\_, 2014, before me, a Notary Public in and for the State aforesaid, personally appeared \_\_\_\_\_, and that he, being authorized so to do, executed the foregoing Declaration of Covenants for the purposes therein contained by signing in my presence.

WITNESS my hand and Notarial Seal.

\_\_\_\_\_(SEAL)  
Notary Public  
My Commission Expires: \_\_\_\_\_



Exhibit A

**14-G-10**

**Appointments to Boards and Committees**  
January 28, 2014

**14-G-10**

Reappoint Gemma Evans to the CBE (Wojahn)

Reappoint Suchitra Balachandran to the CBE (Hew)

1.

Neighborhood  
Stabilization  
And Quality Of  
Life Workgroup  
Strategies

**List of Potential Strategies Developed by the College Park Neighborhood Stabilization and Quality of Life Work Group**

**1/23/14**

Prioritization Scheme

A – Completed or Well Underway

B – “Low-Hanging Fruit” – Strategies to focus on implementing during the next 3-6 months

C – Longer-Term Strategies – Ideas to explore for possible adoption/implementation in second phase of NSQL effort

D – Needs Further Consideration – Strategies that may be controversial or lacking in support

#		Strategy	Potential Implementers
<b>ISSUE REDUCTION</b>			
<b>Goal: Establish Consistent Expectations and Enforcement</b>			
1	A	Extend UMD Code of Student Conduct to apply off campus, i.e., to require students to adhere to the same standards off campus as they do on campus.	University Administration, City Contract Police and Code Enforcement
<b>Goal: Increase Code Enforcement Effectiveness</b>			
2	A	Increase collaboration and communication between various police agencies (UMPD, PGPD, City contract police), City code enforcement, and Noise Board).	University Administration, City (Code Enforcement, Contract Police, Noise Control Board)
3	A	Hire dedicated, part-time, contract noise enforcement staff to work during evenings and weekends	City Council, Code Enforcement
4	A	Use C-MAST (City Multi-Agency Services Team) data to identify appropriate times to staff noise enforcement.	Code Enforcement, Contract Policy, UMD Police
5	B/C	Install surveillance cameras in key areas & work with the City Multi-Agency Services Team (C-MAST) on targeted problem areas.	City Council, University Administration, Contract Police
6	A	Alter procedures for issuing noise citations: If enforcement agent is not easily able to determine tenant names, agents should issue fines in the name of the landlord and post on the door as well as notify landlord through City electronic notification system.	City Code Enforcement
7	D	Permit Code Enforcement Officers to take noise readings from the safety of their vehicle without the presence of a police officer (unless they feel they are in danger).	City Code Enforcement, City Council
8	B	Revise noise warning letters and violation letters to include more information about the details of the noise complaint or violation.	City Code Enforcement, PGPOA
9	D	Enable code enforcement officers and police to take photographs and video (including sound) to document party problems.	Code Enforcement, City Attorney, UMPD
10	D	Utilize nuisance abatement strategies that were adopted by the Baltimore City Council in 2011.  <i>In the Baltimore statute, “neighborhood nuisance” means any premises on or in which an owner, operator, tenant, or occupant of the premises: (1) acts in a disorderly manner that disturbs the public peace; or (2) creates or maintains conditions that lets others to act in a disorderly manner that disturbs the public peace.</i>	City Attorney, City Council, Code Enforcement, PGPD, UMPD, residents, County Councilmembers

#		Strategy	Potential Implementers
11	D	Require Noise Control Board to refer violations to the UMCP Office of Student Affairs (for enforcement under the Code of Student Conduct), Community Oriented Policing (COPS) officers, and/or new student peer enforcement mechanisms created by IFC/PHA or SGA to provide education and additional sanctions (such as community service).	Noise Control Board, City Attorney, City Council, UMD Office of Student Conduct, Students
12	D	Limit the maximum fine reduction that the Noise Control Board may grant to no more than ½ of the fine (with fine reductions given for first-time offenses only).	City Council
13	D	Lower decibel limits for noise violation thresholds.	City Council
14	D	Add community service as an additional sanction to fines.	City Council, UMD Administration and Office of Community Engagement
15	D	Add a student representative to the Noise Board.	City Council
16	B	Develop new IFC/PHA mechanism for peer-to-peer noise and code enforcement.	IFC/PHA, SGA, UMD Student Affairs, City Code Enforcement
17	B	Educate community members when and how to report problems. Develop an easy-to-use matrix detailing typical infractions and nuisances and corresponding contact information detailing how to report problems.	City Council, Code Enforcement, Contract Police, Civic Associations
<b>Goal: Establish Clear Expectations for Rental Property Owners and Develop Best Practices</b>			
18	B	Create an accreditation program for rental house property owners/managers. Accreditation would indicate that property meets specific standards and that the property owner commits to certain actions that will address core quality of life issues in the neighborhood (see Attachment C for potential accreditation requirements).	Rental property owners
19	C	Require property owners (or their agents) to participate in annual orientation, in order to receive rental license/permit, that has the follow elements: <ul style="list-style-type: none"> <li>• Enrollment in electronic notification system with name of person with relevant contact information.</li> <li>• Explanation by code enforcement with a focus on new and enhanced expectations.</li> <li>• Mandated viewing of a video to highlight the challenges the community faces renting to the student population and outline best practices.</li> </ul>	City Council, Code Enforcement, rental property owners
20	C	Require property owners or agent/manager to be within 75-mile radius of College Park.	City Council
21	C	Streamline the rental licensing process, including the following: <ul style="list-style-type: none"> <li>• Automate rental license renewal process.</li> <li>• Provide one rental registration deadline for ALL rental properties (early in the year) when the permit fee is paid and all paperwork is completed. Inspection occurs throughout the year (as it is done now).</li> <li>• Offer orientation program on three different dates around the registration deadline. All stakeholders (University, Police, Fire, Resident, IFC, SGA, PGPOA, etc.) could be invited to participate.</li> </ul>	Code Enforcement, City Council, rental property owners
22	B	Create a clearinghouse for complaints against rental property owners and attempt to solve problems that are reported.	Rental property owners, City Council

#		Strategy	Potential Implementers
<b>Goal: Change Incentives in Order to Redirect Parties from Residential Neighborhoods to Other Areas</b>			
23	B	Explore University sponsorship of entertainment for students on campus, fraternity row, and other areas outside of neighborhoods, especially during the back-to-school period. Explore tailgating on campus.	University Administration, UMPD, IFC/PHA, SGA
24	X	Through a City permitting process, allow for tailgating at designated locations such as the City municipal parking lot. Provide posted start and end times.	City Council, IFC/PHA, SGA
25	D	Relax noise enforcement on selected University home game days (to focus parties on certain dates)	City Council
26	D	Reconsider policies relating to parties and alcohol consumption on campus and in fraternities/sororities.	UMD, UMPD, IFC/PHA, SGA, City
27	D	Implement a party registration program based on best practices from other peer institutions.	City Council
28	B	Study best practices at other peer institutions for addressing other student/community-related issues.	UMD, City Council, SGA, IFC/PHA
<b>Goal: Enhance Safety of City Streets</b>			
29	C	Implement additional speed reduction strategies in high pedestrian areas, such as planters to change the width of the road to address, raised sidewalks, and reduced speed limits.	City Council
<b>HOME OWNERSHIP</b>			
<b>Goal: Provide Financial Incentives to Attract New Homeowners</b>			
30	C/D	Expand the availability of grants to incentivize new homeowners to purchase homes in College Park, either by expanding the current City program and/or creating a new University-funded and administered program for UM faculty and staff.	City, UMD
31	C/D	Create forgivable home purchasing loan program for University of Maryland faculty and staff who purchase homes and live in College Park. Could also encourage other employers located in College Park to offer such a program.	UMD, City, other employers
32	C/D	Offer mortgage insurance program for University of Maryland faculty and staff in which the University backs the mortgages of staff and/or faculty that choose to live in College Park.	UMD
33	C/D	Use a ground lease development program to develop new owner-occupied housing with relatively low purchase prices.	UMD
34	?	Reduce or eliminate school facilities surcharge exemption for student housing.	City, UMD, CPCUP, State Delegation
<b>Goal: Retain Existing Homeowners</b>			
35	C/D	Offer forgivable home improvement loans to retain existing homeowners who want upgraded homes as well as to improve "curb appeal" in neighborhoods and make good first impressions on prospective new homeowners.	UMD
36	C	Create an Aging-in-Place program that would provide support to older homeowners who face challenges with accessibility, mobility, home maintenance, and need for medical and social services.	City

#		Strategy	Potential Implementers
<b>Goal: Use Marketing Strategies to Attract New Homeowners to College Park</b>			
37	C/D	Create a Housing Resource Center to help incoming UM faculty and staff find housing that matches their needs.	UMD
38	A/B	Develop and disseminate marketing materials that highlight the amenities and benefits of living in College Park and encourage potential residents to move here.	City
39	B	Offer educational materials and other assistance to help home sellers to market their homes to prospective owner-occupants.	City
<b>Goal: Improve K-12 Education and Activity Options for College Park Children and Youth</b>			
40	A/C	Use the College Park Academy as a tool for attracting University faculty and staff.	CPCUP, City, UMD, State Delegation
41	A/B	Expand University and City involvement in College Park schools.	UMD, City, CPCUP, PGCPs
42	B	Highlight achievements and success stories within local schools, particularly from parent perspectives.	City
<b>Goal: Improve Amenities for College Park Residents</b>			
43	C/D	Provide resident discount for on-campus cultural and athletic events and improved access to University amenities (such as lifelong learning programs for College Park residents, use of the library, and recreational facilities).	UMD, CPCUP
44	?	Attract a wider variety of businesses to College Park. <i>[More of a goal than a strategy]</i>	City
<b>COMMUNITY BUILDING</b>			
<b>Goal: Encourage Communication and Positive Relationships Between Students and Other Residents</b>			
45	B/C	Facilitate neighbor block parties or "Meet & Greet" events such as those currently hosted by the CHUM student co-op housing group, to encourage students and long-term residents to get to know each other.	Students (CHUM, SGA, IFC/PHA), City Council, Neighborhood civic associations, Neighborhood Watch
46	A/B	Implement Neighborhood Grant Program to promote community activities and block parties.	City Council
47	B	Encourage and coordinate student volunteer service projects in the City through a College Park Service Corps.	SGA, GSG, IFC/PHA, City
48	C	Work with Neighborhood Watch Steering Committee to analyze the efficacy of current Neighborhood Watch programs in the City and consider implementing new approaches such as the "Nation of Neighbors" website.	City Council, Neighborhood Watch Steering Committee, residents, students
<b>Goal: Educate Students About Community Expectations and How to Be Good Neighbors</b>			
49	B	Create system of "Greek Team Captains" who would lead student efforts to educate other students about how to be good neighbors and provide a conduit role to help address any neighborhood problems.	IFC/PHA, SGA, City, neighborhood civic associations

#		Strategy	Potential Implementers
50	A/B	Expand "Walk & Talk" program, a multi-agency task force that visits student rental households to discuss expectations of the community, police, and code enforcement.	UM Police, Contract Police, City Code Enforcement, Students, Rental Property Owners
51	B/C	Develop videos about living off-campus in College Park and have students watch them as part of UMD student orientation.	UMD Office of Community Engagement, UMD Student Orientation, City, landlords, SGA, IFC/PHA
52	B/C	Install additional "Creative Trash Cans" and recycling bins with decorative UMD-themed designs (such as painted turtles).	City, University, IFC/PHA, SGA
<b>HOUSING DIVERSITY</b>			
<b>Goal: Increase Affordable Student Housing</b>			
53	C/D	Develop new off-campus student apartment buildings that are less luxurious and provide more affordable "bare bones housing" (i.e., where per-person rent is between \$600-\$800).	University, CPCUP, GSG, SGA
54	C/D	Create more subsidized graduate student housing, including by obtaining increased funding from USM and the MGA.	University, CPCUP, GSG
55	C/D	Work to obtain funding from the University System of Maryland and the Maryland General Assembly to build more student housing generally. Explore possible funding methods with prospective developers.	University, CPCUP, GSG, SGA
<b>Goal: Improve Quality of Housing Currently Available</b>			
56	B/C	Strengthen code enforcement in areas where students exclusively live (such as Knox Towers and Hartwick Towers). Educate students living in these developments regarding role of code enforcement so they know who and when to contact when they need assistance. Approach apartment owners about informational session at the beginning of each year.	City
57	C/D	Encourage apartment buildings to have a staff member sitting at a front desk at all times	City, County
<b>Goal: Assist International Students With the Leasing Process</b>			
58	C	Create a guide or other materials to inform students about their rights and make it available online. Work with University foreign students program to provide this information to international students before they arrive. Consider including information about the new "Medallion Program" to market houses with responsible landlords to international students.	City, University, SGA, GSG
59	C/D	Consider offering temporary housing to international students when they arrive to allow them to search for apartment while they are here.	City, University, SGA, GSG
<b>Goal: Expand Student Co-op Housing</b>			
60	B	Create a co-op housing task force to explore ways to finance co-op housing and relieve restrictions on co-op housing in College Park.	City, CHUM, SGA
61	C/D	Explore ways to relieve Prince George's County occupancy restrictions on co-op housing projects and establish other regulations to help facilitate co-op housing. Co-op housing task force should look into legal issues.	City, County, SGA, GSG

#		Strategy	Potential Implementers
62	B	Publicize co-op housing to get more students interested in this housing option	SGA, GSG, University
<b>OVERALL</b>			
63	A	Create an ongoing Neighborhood Quality of Life committee to meet four times per year to support implementation of strategies, continue to develop new strategies, and evaluate progress.	City Council