



TUESDAY, MARCH 3, 2020
CITY OF COLLEGE PARK
DAVIS HALL – 9217 51ST AVENUE

WORKSESSION AGENDA
7:30 P.M.

COLLEGE PARK MISSION STATEMENT

The City Of College Park Provides Open And Effective Governance And Excellent Services
That Enhance The Quality Of Life In Our Community.

| Time | Item | Staff/Council |
|-------------------------|--|---|
| 7:30 | Call To Order | |
| | City Manager's Report | |
| | Amendments To And Approval Of The Agenda | |
| Discussion Items | | |
| 7:35 | 1 Presentation from the Complete Count Committee on 2020 Census Activities - Jim Nealis, Chair (15) | Katie Hart, Community Development Planner |
| 7:50 | 2 Discussion of Countywide proposed Comprehensive Map Amendment (40) | Terry Schum, Director of Planning |
| 8:30 | 3 <i>Special Session, Agenda Item # 20-G-46</i> : Support of County legislation, CB-9-2020, CB-10-2020, and CB-12-2020, for the Western Gateway Project (15) | Scott Somers, City Manager |
| 8:45 | 4 Review of Legislation (<i>Possible Special Session to vote on time-sensitive matters</i>) <ul style="list-style-type: none"> • <i>Agenda Item # 20-G-47</i> - HB 1424 - Public-Private Partnerships – Process and Oversight | Bill Gardiner, Assistant City Manager |
| 8:50 | 5 Introduction of Ordinance 20-O-05, Ordinance Of The Mayor And Council Of The City Of College Park Authorizing The Acquisition Of Certain Real Property Located At 7403 Baltimore Avenue, College Park, Md 20740; 7413 Baltimore Avenue, College Park, Md 20740; And Lehigh Road (No Street Number), College Park, Md 20740, For A Public Purpose | Suellen Ferguson, City Attorney |

| | | | |
|------|----|--|------------------------------------|
| | | | |
| 9:00 | 6 | Introduction of Ordinance 20-O-06, Ordinance Of The Mayor And Council Of The City Of College Park To Subject The Consolidated City Hall Lot To A Condominium Regime And To Authorize The Sale Of Condominium Units As They Are No Longer Needed For A Public Purpose | Suellen Ferguson, City Attorney |
| 9:10 | 7 | Appointments to Boards and Committees | Mayor and Council |
| 9:15 | 8 | Requests for/Status of Future Agenda Items | Mayor and Council |
| 9:20 | 9 | Mayor and Councilmember Comments | Mayor and Council |
| 9:25 | 10 | City Manager's Comments | Scott Somers, City Manager |
| | 11 | ADJOURN | |

This agenda is subject to change. Item times are estimates only. For the most current information, please contact the City Clerk. In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City Clerk's Office and describe the assistance that is necessary. City Clerk's Office: 240-487-3501

1

PRESENTATION

2020 Census Activities



**CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM**

Prepared By: Katie Hart
Community Development Planner

Meeting Date: March 3, 2020

Presented By: Jim Nealis, Chair
Complete Count Committee

Proposed Consent Agenda? No

Originating Department: Planning, Community, and Economic Development

Issue Before Council: Presentation from the Complete Count Committee on 2020 Census Activities

Strategic Plan Goal: Goal 1: One College Park

Background/Justification:

The College Park City Council established a Complete Count Committee (CCC) to develop and execute an outreach strategy and action plan to raise awareness of the 2020 Census and increase participation by City residents. Response rates in the 2010 Census were low across the City: approximately 72.5% of College Park households completed the Census form. This rate is lower than the countywide (76.5%) and national response rates (79.3%). Attachment 1 provides more information on the City's 2010 response rates and the response rates predicted for 2020.

CCC members are listed in Attachment 2. The first CCC meeting was held in March 2019 with subsequent meetings occurring approximately once per month. The CCC developed the 2020 Census slogan "Count Me In College Park" to be used in outreach and marketing materials. The City applied for and received \$34,385 in grant funds from the State of Maryland for Census outreach. A temporary Community Outreach Coordinator, Rya Griffis, was hired with grant funds to focus on implementation of the CCC's outreach activities. The first public kick-off event occurred on College Park Day in October, 2019. CCC members volunteered to provide information and giveaways to College Park Day participants. We estimate reaching about 650 attendees at the event. Rya and CCC members have attended at least 9 additional public events to provide information to approximately 850 attendees as well as multiple strategic planning meetings with the University of Maryland, Prince George's County, Maryland Complete Count Committee, other local municipalities, faith groups, and non-profit organizations.

The CCC is working with the City to plan and advertise Census-Palooza, a family-oriented event that will be held from 12-3pm at Duvall Field on Saturday, March 21, 2020. There will be local food, live music, activities for children, and Census workers to help people fill out their Census forms. As trusted voices in the community, City Council members are urged to participate.

Online outreach started with the College Park Census website (<https://www.collegeparkmd.gov/census2020>) that went live on December 13, 2019. Weekly bulletin posts about the Census started on January 17, 2020 and will continue every week through April. The Municipal Scene featured Census information in the February and March editions and we will include Census reminders in the April edition. The Resident Guide that will be mailed out to households in March includes information about the Census and Census-Palooza event. Social media posts about the Census have been shown on City of College Park's Facebook page, including the official event page for Census-Palooza.

As part of the outreach plan, we hired a graphic designer to create a suite of products:

1. Census informational postcards were sent to 7,344 households in College Park in late January/early February.
2. Backpack mailers were delivered to 1,000 students in Hollywood Elementary, Paint Branch Elementary, and local nursery schools and daycare centers.

3. 15 bus shelter ads are placed around the City from mid-February through mid-May with over 750,000 weekly impressions.
4. Retractable banners with Census information are used at events and placed in the first floor of 8400 Baltimore Avenue.
5. 350 Census posters in English and Spanish are actively being placed in businesses, apartment buildings, and community bulletin boards.
6. 60 lawn signs will be placed in March to promote our showcase event, Census-Palooza.
7. Census-Palooza postcards will be mailed out to over 7,000 households in College Park in March.

CCC members will be volunteering as Census Leaders with Good Neighbor Day on April 1, 2020 to train groups of volunteers to canvas neighborhoods in College Park and provide Census information to residents.

We are also working with off-campus student apartments to host Census pizza nights to provide information to students and encourage them to fill out their Census forms.

Census Day is officially April 1, 2020 and residents can start responding on March 12 online at my2020census.gov, over the phone, or by mail.

Fiscal Impact:

The City of College Park received a grant for \$34,385 from the Maryland Department of Planning. \$13,000 in City funds were also budgeted for the Census to be used as cash match for the grant. All planned expenditures are within budget.

Council Options: This is for information only.

Staff Recommendation: None

Recommended Motion: None

Attachments:

1. 2010 Census Tracts and Response Rates
2. Complete Count Committee Members

The U.S. Census Bureau developed the Response Outreach Area Mapper (ROAM) tool to identify hard-to-survey areas and plan their outreach accordingly. The ROAM puts College Park's **predicted non-response rate** at:

Census Tract 8072 (Old Town, Campus): 34.8% (in the highest tier)

Census Tract 8070 (Lakeland, Berwyn, Daniels Park, Cherry Hill): 28.2%

Census Tract 8069 (Hollywood): 21.7%

Census Tract 8071.02 (Calvert Hills): 23.7%

Census Tract 8073.01 (College Park Woods): 28.3%

Prince George's County's average response rate to the 2010 Census was 76.5%; but some local census tracts reported at much lower rates. Average for the City:

8072: 49% (UMD) = 51% non-response rate

8070: 68.2% = 31.8% non-response rate

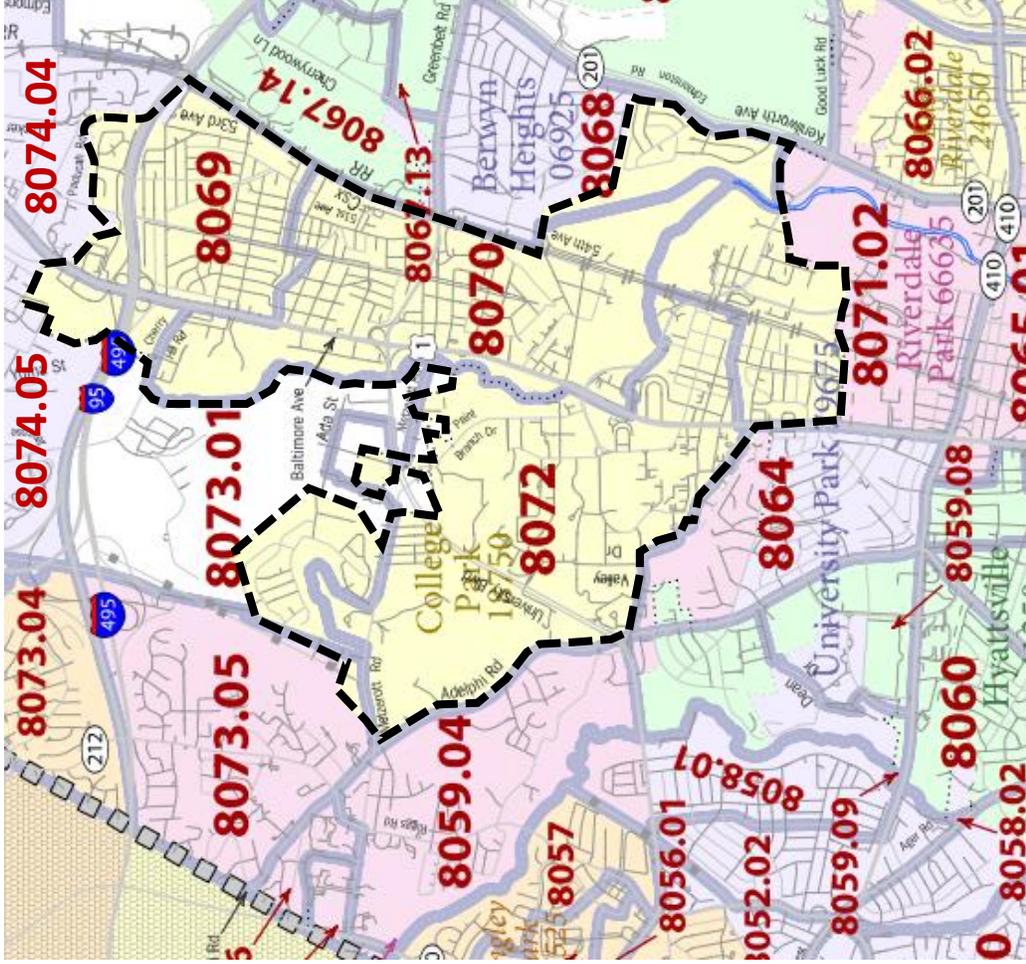
8069: 75.9% = 24.1% non-response rate

8071.02: 75.9% = 24.1% non-response rate

8073.01: 72.5% = 27.5% non-response rate

CITY OF COLLEGE PARK CENSUS TRACTS & RESPONSE RATES

2010 CENSUS – CENSUS TRACT REFERENCE MAP
College Park and Vicinity, Prince George’s County, MD



| CITY OF COLLEGE PARK Census Response Rates | | | |
|---|---------------|-------------------|-----------------------------|
| CENSUS TRACT | 2010 CENSUS | | 2020 CENSUS |
| | RESPONSE RATE | NON-RESPONSE RATE | PREDICTED NON-RESPONSE RATE |
| 8072 | 49% | 51% | 34.8% |
| 8073.01 | 72.5% | 27.5% | 28.3% |
| 8070 | 68.2% | 31.8% | 28.2% |
| 8073.05 | 79.6% | 20.4% | 24.9% |
| 8074.04 | 74.5% | 25.5% | 24.2% |
| 8071.02 | 75.9% | 24.1% | 23.7% |
| 8074.05 | 75.0% | 25.0% | 23.0% |
| 8069 | 75.9% | 24.1% | 21.7% |
| 8068 | 82.1% | 17.9% | 18.6% |

SOURCE: U.S. Census Bureau Census Engagement Navigator - 2010 Decennial Census Response Rates; U.S. Census Bureau Response Outreach Area Mapper (ROAM)

Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10ST24)
Map Created by Geography Division, U.S. Census Bureau, December 09, 2010

Complete Count Committee Members

Gloria Aparicio-Blackwell

Heidi Biff

Branson Cameron

Robert Day

Michael Glowacki

Andy Miller

Denise Mitchell

James Nealis

John Payne

Arelis Pérez

Lupi Quinteros-Grady

Melissa Sites

2

Discussion Of Proposed Comprehensive Map Amendment



**CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM**

Prepared By: Terry Schum
Planning Director

Meeting Date: March 3, 2020

Presented By: Terry Schum

Proposed Consent Agenda: No

Originating Department: Planning, Community and Economic Development

Issue Before Council: Review of Countywide Sectional Map
Amendment (CMA) for Prince George's County

Strategic Plan Goal: Goal #3: High Quality Development and Reinvestment.

Background/Justification:

The Prince George's County Council adopted a new Zoning Ordinance and Subdivision regulations in October 2018, but they will not become effective until new countywide zoning maps are approved. The process for approving these maps is known as the CMA and was initiated by the County Council in July 2019. The CMA is intended to be a technical, non-substantive exercise that replaces the current zone on each property with a similar new zone. Staff from the Prince George's Planning Department of M-NCPPC provided the City Council with a briefing on this process a few months ago. There will be a Joint Public Hearing of the Prince George's County District Council and Planning Board on the CMA on Monday, March 23, 2020 at 7:00 p.m. at Prince George's Community College. The public hearing record closes on April 7, 2020. A second Joint Public Hearing will be held, if necessary, and final approval by the District Council is expected late fall 2020.

For most property in College Park, this is a one-to-one zone replacement with minimal change. For example, the existing R-55 zone (one-family detached residential) has a maximum density of 6.7 dwelling units per acre) and is the prevalent zoning category in City neighborhoods. It will be replaced with the RSF-65 zone (residential single-family) with a maximum density of 6.7 dwelling units per acre). The only substantive regulatory change is an increase in height from 30 feet to 35 feet and the elimination of the requirement for both side yards to equal 17 feet.

For properties located within the US1 Corridor Sector Plan Development District Overlay Zone (DDOZ) and the College Park/Riverdale Park Transit District Overlay Zone (TDOZ), the process of zone replacement was more discretionary. M-NCPPC staff used a decision matrix tool based on Plan 2035 designations and underlying approved plans. The DDOZ properties followed the US1/Innovation Corridor Decision Matrix and the TDOZ properties followed the Transit-Oriented/Activity Center Base Zones Decision Matrix. The Guide to New Zones is available at zoningpgc.pgplanning.com and the proposed new zoning map for College Park is attached.

The Mixed Use-Infill (M-U-I) and Mixed Use-Transportation Oriented (M-X-T) zoning categories, which most properties within these Overlay Zones have currently, are being eliminated. They are being replaced with new base zones where development may occur "by right" without the requirement of a Detailed Site Plan or public hearing if development regulations are adhered to. An applicant may elect to follow a Planned Development (PD) Map Amendment procedure if more freedom and flexibility from the strict zone regulations is sought. This involves Planning Board, Zoning Hearing Examiner and District Council review and may include conditions of approval.

In reviewing the zoning decisions made for certain areas of the City, staff has identified potential concerns about the zones selected for some areas. To assist with an understanding of these zones, staff has prepared a Zoning Conversion Chart (Attachment 3). These concerns are examined below by area.

Route 1 Corridor

The Central US1 Corridor Sector Plan created character areas that determine the specific development

standards that would be followed even though most properties within the DDOZ were zoned the same, M-U-I. The few exceptions occur north of Hollywood Road and south of the Beltway where property owners wanted to retain C-S-C zoning. The properties north of the Beltway were, at the last minute, excluded from the DDOZ. According to the guidelines in the Decision Matrix, properties in the DDOZ designated in a Walkable Node University will be zoned RTO-L Edge (Regional Transit-Oriented, Low-Intensity Edge), in a Walkable Node will be LTO Edge (Local Transit-Oriented Edge) and in a Corridor Infill will be NAC (Neighborhood Activity Center). The Sector Plan also divided Route 1 into named districts. The zoning changes will be reviewed by district.

Downtown (Guilford Drive – Campus Drive)

The Downtown area is designated a Walkable Node except for the former Knox Box area and College Park Towers which are Walkable Node University. Downtown includes the University-owned Discovery District and is zoned LTO Edge and RTO-L Edge per the Decision Matrix. There is a disconnect, however, between existing and proposed redevelopment densities and the maximum density permitted in the new zones. The average Downtown density is 116 dwelling units per acre opposed to the 40 dwelling units per acre permitted in the new LTO Edge zone and 60 dwelling units per acre in the new RTO-L Edge. Staff is concerned that this large discrepancy will be a disincentive to future redevelopment Downtown and recommends LTO Core as a more appropriate zone.

Lower Midtown (Campus Drive – MD 193)

This area is split between the Corridor Infill designation north of Berwyn Road and the Walkable Node designation to the south with Walkable Node University on the west side of Route 1. The rezoning follows the Decision Matrix but there is a disconnect between existing and proposed density much like that in the Downtown area. The average density of redeveloped properties here is 126 dwelling units per acre and there are several key sites still available for redevelopment. Staff recommends that LTO Core be applied to property south of Berwyn Road and east of Route 1 instead of LTO Edge and that property north of Berwyn Road be zoned LTO Edge instead of NAC.

Upper Midtown (MD 193 – Indian Lane)

There is a Walkable Node designation south of Erie Street and Corridor Infill to the north. Rezoning is consistent with the Decision Matrix to LTO Edge and NAC respectively. Staff agrees with this classification but believes that properties within the DDOZ that have split zoning, such as the Woods property, should be addressed in this CMA. These properties currently can be rezoned through a Detailed Site Plan process.

Autoville/Cherry Hill (Indian Lane – Beltway)

The underlying zoning in this area varies and includes M-U-I, C-S-C, C-O, R-10 and R-55, which are further classified as either Corridor Infill or Existing Residential. The proposed zoning is NAC and RSF-65, which is consistent with the Decision Matrix excepting for parcels 14 and 16 on Autoville Drive that are RMF-20, which appears to be a mistake. Staff recommends correcting the zoning on these parcels to NAC.

Uptown (Beltway – City Line)

Private property north of the Beltway is zoned M-X-T and is proposed for NAC (the IKEA site) and LTO Edge (Camden, Summit, Holiday Inn and shopping center). Staff recommends the IKEA site be zoned LTO Edge consistent with Decision Matrix instructions to treat contiguous groups of mixed-use properties as one. As mentioned previously, these properties were excluded from the DDOZ therefore Character Areas don't apply.

Hollywood Commercial District

The Hollywood commercial district is part of the US1 DDOZ Corridor Infill area and is zoned C-S-C

(Commercial Shopping Center). Two different zones are proposed for this area, CGO (Commercial, General and Office and CN (Commercial Neighborhood). These zones are inconsistent with the direction of the Decision Matrix to rezone the entire area to NAC (Neighborhood Activity Center). No rationale was provided for this decision and staff believes the NAC zone would be more appropriate for properties north of Edgewood Road. The purpose of the NAC zone is to provide for lower-density, small-scale, mixed-use centers that serve the surrounding neighborhood and are well connected to transit. The maximum allowed height and density is less than the CGO zone and slightly more than the CN zone although the CN and NAC zones are very similar. The west side of Rhode Island Avenue is zoned CGO and the east side is zoned CN although the conditions are very similar. The property on the south side of Edgewood Road is largely comprised of the Hollywood Shopping Center and is appropriately reclassified as CGO.

Berwyn Commercial and Industrial Districts

The small commercial area along Berwyn Road is zoned C-A and will transition to CN. This will allow for retail, service and low-density residential or mixed use and will eliminate the problems of the current zone. Property at the end of the street on the north side of Berwyn Road is zoned C-S-C and will transition to CGO. To the north and south of this property is land zoned I-1 (light industrial, which will transition to IE (Industrial, Employment). Staff recommends CN or IE as a more appropriate zone for this small group of properties.

College Park Metro Station Area

This area is named a Regional Center in Plan 2035 and is part of the College Park-Riverdale Park Transit District Overlay Zone (TDOZ). The majority of the TDOZ is zoned M-U-I with some M-X-T zoning. Proposed rezoning is RTO-L Edge for the College Park Aviation Village north of Campus Drive and RTO-L Core in the Metro Core area south of Campus Drive. Staff has no concerns with the proposed zoning here as height limits will ultimately be determined by Federal Aviation Administration review.

City-Owned Property

The existing and proposed zoning for City-owned property is as follows:

| <u>Site</u> | <u>Existing Zoning</u> | <u>Proposed Zoning</u> |
|----------------------------|------------------------|------------------------|
| City Hall | M-U-I, Walkable Node | LTO Edge |
| Calvert Road School | R-55 | RSF-65 |
| Department of Public Works | R-55/I-2 | RSF-65/IH |
| Youth & Family Services | C-S-C | CGO |

As a municipal corporation, the City is subject to Mandatory Referral review based on the underlying zoning standards. While strict regulations are not required to be followed, having split-zoned property can be problematic. Staff recommends that the Public Works site be zoned IH in its entirety. Also, as mentioned above in the discussion of the Hollywood Commercial District, the NAC zone would be more appropriate than CGO for the Youth and Family Services site.

Process

Property owners may request a different zone for their property although County staff has clearly said the CMA is not meant to be a free-for-all and most requests for a more intense zone will be denied. Property owners making such a request, except municipalities, are required to file an affidavit with the Clerk of the Council thirty days prior to the Joint Public Hearing on the CMA. The deadline was February 21, and staff does not know how many requests from College Park property owners have been made to the County for a different zone. Section 27-1900 of the new code provides for a period of two years from the effective date of the code, whereby development may proceed under the previous Zoning Ordinance requirements upon request.

Section 27-3308 of the new code addresses the powers and duties of municipalities including delegated authority to municipalities. The City may need to request reauthorization of the authority previously delegated in order to continue once the new code becomes effective.

In formal comments submitted during the Zoning Rewrite, the City made requests to be included in the discussions with technical staff and the District Council on the more discretionary and controversial zoning map amendment decisions prior to the release of the CMA. Unfortunately, this did not occur, and it is unclear how the City might impact changes to the proposed zoning of properties not owned by City at this stage of the process.

Staff Recommendations

A summary of the recommendations discussed above are:

1. Use the LTO Core zone for the Downtown area.
2. Use the LTO Core zone for the area of Lower Midtown south of Berwyn Road and east of Route 1..
3. Use the LTO Edge zone north of Berwyn Road in the Lower Midtown area.
4. Use the NAC zone for parcels 14 and 16 in the Autoville/Cherry Hill area.
5. Use the LTO Edge zone for the Ikea site in the Uptown area.
6. Use the NAC zone north of Edgewood Road in the Hollywood Commercial District.
7. Use the CN or IE zone north of Berwyn Road at the railroad tracks.
8. Use the IH zone for the entire Department of Public Works property.
9. Use the NAC zone for the Youth and Family Services property.
10. Use the prevalent zone for split-zoned property under the same ownership.
11. Request reauthorization of the City's delegated zoning authority.

Fiscal Impact: There is no direct impact on the City's budget, however, zoning has an impact on development potential and future tax base.

Council Options:

1. Provide written comments and/or oral testimony for the Joint Public Hearing based on staff recommendations.
2. Provide revised comments and/or testimony for the Joint Public Hearing.
3. Do not provide any comments or testimony.

Staff Recommendation:

#1

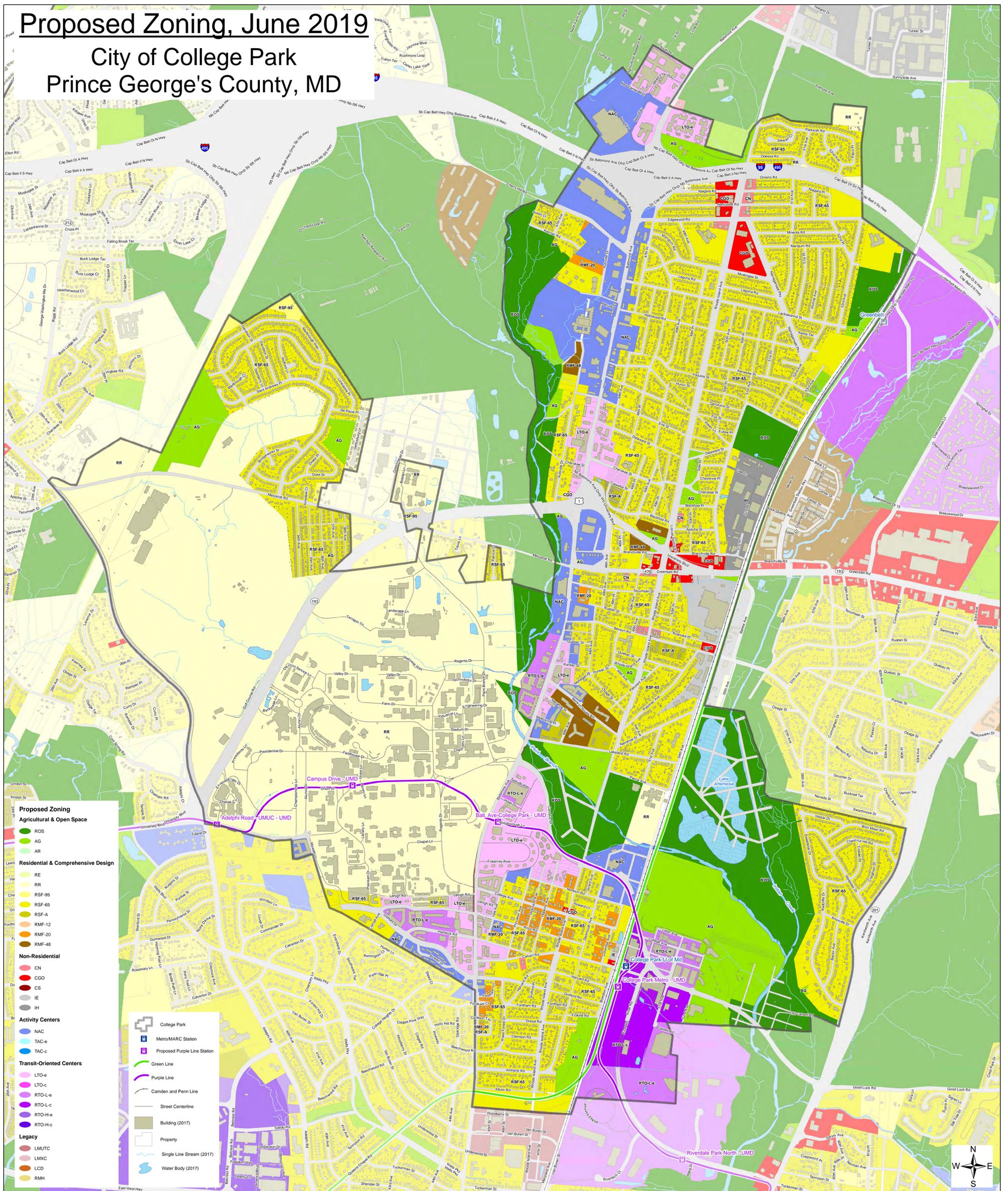
Recommended Motion: *I move that the City Council approve a letter to the Clerk of the County Council with written testimony on the Countywide Map Amendment.*

Attachments:

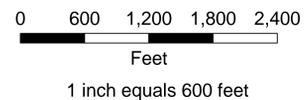
1. Proposed Zoning Map for College Park
2. Zone Conversion Chart for College Park
3. Existing Density in Redevelopment Projects

Proposed Zoning, June 2019

City of College Park Prince George's County, MD



The Maryland - National Capital
Park and Planning Commission
Prince George's County Planning Department
Geographic Information System



Date Printed:
10/25/2019
R. Gelner

This map may not be reproduced, stored in a retrieval system, or transmitted by any form, including electronic or by photo reproduction, without the express written permission of The Maryland-National Capital Park and Planning Commission. For more information, contact the Prince George's County Planning Department in Upper Marlboro, Maryland.

College Park Zoning Conversion Summary

| Proposed Zone | Full Name | Area (Existing Zoning) | Min./Max. Density (du/ac) | Max. Height |
|---------------|--|--|---------------------------------|-----------------------------|
| LTO-e | Local Transit-Oriented, edge | Downtown, WN (M-U-I) | 10/40 | 70' |
| RTO-L-e | Regional Transit-Oriented, Low-Intensity, edge | Metro, DT WNU, Aviation Village (M-U-I) | 20/60 | 126' |
| RTO-L-c | Regional Transit-Oriented, Low-Intensity, core | Metro Core Area (M-U-I) | 30/100 | no max |
| NAC | Neighborhood Activity Center | Rt. 1 Corridor Infill (M-U-I, M-X-T, C-S-C) | 10/30 | 50' |
| CGO | Commercial, General and Office | Hollywood Shopping Center, W side RI (C-S-C) | 20 TH, 48 MF | 110' office, 86' MF, 50' TH |
| CN | Commercial, Neighborhood | Hollywood Comm. District, E side RI (C-S-C) | 12 TH or MF, 24-2-Fam, 9 SF | 50' |
| RMF 20 | Residential, Multifamily 20 | Areas in Old Town (R-18) | 40 2 Fam, 14 3-Fam, 20 TH or MF | 50' |
| RMF 48 | Residential, Multifamily 48 | Areas in Lakeland and Branchville (R-10) | 48 MF | 110' |
| AG | Agriculture and Preservation | Some M-NCPPC land (OS) | .20 SF (1 house per 5 acres) | 35' |
| ROS | Reserved Open Space | Stream Valley Parks (R-O-S) | .05 SF (1 house per 20 acres) | 35' |
| IH | Industrial, Heavy | Stone, City DPW (I-2) | 12 | 50' |
| IE | Industrial, Employment | Branchville Ind. Area (I-1) | 20 | 50' |
| RR | Residential, Rural | UMD Campus (R-R) | 2.17 | 40' |

New Development Constructed/Approved Since 2005

| Project Name | DSP Number | Address | Dwelling Units/ Beds/ Hotel rooms | Acreage | Dwelling Units/Acre | Sq. Ft. Commercial | # of Parking Spaces |
|--------------------------------------|------------|---------------------------|---|---------|---------------------|--------------------|---------------------|
| | | | | | | | |
| University View I | 02027 | 8204 Baltimore Ave | 352 Units/1,042 Beds | 2.3 | 153 | 0 | 0 |
| University Overlook | 02027-3 | 8300 Baltimore Ave | 154 Units/516 Beds | 0.8 | 193 | 11,600 | 450 |
| Mazza Grandmarc | 04049 | 9530 Baltimore Ave | 231 Units/630 Beds | 10.65 | 22 | 0 | 637 |
| The Varsity | 07062 | 8136 Baltimore Ave | 258 Units/901 Beds | 3.54 | 73 | 21,629 | 243 |
| The Enclave ¹ | 08010 | 8700 Baltimore Ave | 147 Units/369 Beds | 2.36 | 62 | 9,580 | 355 |
| The Landmark | 10028 | 7501 Baltimore Ave | 297 Units/850 Beds | 2.57 | 116 | 13,844 | 282 |
| Terrapin Row | 13025 | Knox Rd and Guildford Dr | 445 Units/1493 Beds | 6.2 | 72 | 11,909 | 507 |
| University View Village ² | 08080 | 8400 Baltimore Ave | 272 Units/992 Beds | 2.2 | 124 | 17,817 | 475 |
| The Summit | 04050 | 9600 Milestone Way | 509 Units | 10.53 | 48 | 380,000 | 875 |
| The Domain | 09031 | 3711 Campus Drive | 256 Units | 2.66 | 96 | 10,000 | 380 |
| Monument Village | 06095 | 9122-9128 Baltimore Ave | 220 Units | 3.8 | 58 | 4,800 | 396 |
| Alloy | 12034-1 | 4700 Berwyn House Rd | 275 Units | 2.12 | 130 | 1,000 | 318 |
| The Boulevard at 9091 | 03098 | 9091 Baltimore Ave | 196 Units | 4.22 | 46 | 4,133 | 461 |
| The Hotel | 14022 | 7777 Baltimore Ave | 297 Hotel Rooms | 3.18 | N/A | 57,000 | 900 |
| Cambria Suites and CVS | 12034 | 8315 Baltimore Ave | 156 Hotel Rooms | 3.13 | N/A | 21,561 | 290 |
| TownePlace Suites | 06018 | 9620-9624 Baltimore Ave | 75 Hotel Rooms | 1.08 | N/A | 0 | 75 |
| Lidl | 07079-01 | Baltimore Ave & Berwyn Rd | N/A | 3.3 | N/A | 36,185 | 134 |
| EZ Storage | 15031 | 5151 Branchville Road | N/A | 1.82 | N/A | 116,370 | 24 |
| Northgate ² | 19025 | 8430 Baltimore Ave | 296 Units/978 Beds | 2.05 | 144 | 1,120 | 300 |
| Southern Gateway ² | 17003 | 7200 Baltimore Ave | 393 Units | 5.82 | 68 | 78,669 | 769 |
| Atworth ² | 17007 | River Rd | 451 Units | 5.58 | 81 | 5,000 | 403 |
| Greystar ³ | 19037 | 4422 Knox Rd | 341 Units/796 Beds | 1.65 | 207 | 32,000 | 318 |
| TOTAL | | | 5,621 Units/8,567 Beds | 81.56 | 69 | 834,217 | 8,592 |
| | | | 528 Hotel Rooms | | | | |

¹ Only Phase 1 built

² Approved but not constructed

³ Preliminary plan approved, DSP pending

3

Support of County Legislation for the Western Gateway Project



**CITY OF COLLEGE PARK, MARYLAND
REGULAR COUNCIL MEETING AGENDA ITEM**

AGENDA ITEM: 20-G-46

Prepared By: Scott Somers
City Manager

Meeting Date: March 3, 2020

Presented By: Scott Somers, City Manager

Consent Agenda: No

Originating Department: Administration

Action Requested: Considering supporting County legislation which will facilitate development of the Western Gateway Project

Strategic Plan Goal: Goal 3. High Quality Development and Reinvestment

Background/Justification:

The City Council has previously received information on the Western Gateway Project. Please see the attached letter and attachments for project details. Since this project will cross multiple zoning categories, legislative amendments to the Zoning Ordinance are necessary.

CB-9-2020 is a zoning bill which permits townhomes and multifamily dwellings in the R-55 and R-10 zones to allow the type of development proposed under certain circumstances.

CB-10-2020 is a zoning bill which addresses an existing provision which states that when land is conveyed by the State for the University of Maryland it reverts to the R-O-S zone and must be rezoned. An exemption is provided that would eliminate the need to rezone the property following the conveyance.

CB-12-2020 is a subdivision bill that allows private right-of-way to serve townhouses constructed in the R-55 and R-18 zones. This is to accommodate the proposed road network.

Attached for Council's consideration is a draft letter addressed to County Councilmember Glaros supporting approval of the proposed legislation.

Fiscal Impact: No impact at this time.

Council Options:

1. Approve sending a letter to County Councilmember Glaros requesting approval of CB-9-2020, CB-10-2020, CB-12-2020.
2. Approve sending an amended letter to County Councilmember Glaros requesting approval of CB-9-2020, CB-10-2020, CB-12-2020.
3. Take no action at this time.

Staff Recommendation:

Option #1

Recommended Motion:

I move to approve sending a letter to County Councilmember Glaros requesting approval of CB-9-2020, CB-10-2020, CB-12-2020.

Attachments:

1. Letter to Dannielle Glaros
2. Letter from Gibbs and Haller
3. CB-9-2020
4. CB-10-2020
5. CB-12-2020
6. Western Gateway Project PowerPoint



CITY OF COLLEGE PARK

OFFICE OF THE MAYOR & CITY COUNCIL

8400 BALTIMORE AVENUE SUITE 375 COLLEGE PARK MD 20740 | COLLEGEPAKMD.GOV

March 3, 2020

MAYOR

Patrick L. Wojahn

pwojahn@collegetparkmd.gov
240.988.7763

DISTRICT 1

Fazlul Kabir

fkabir@collegetparkmd.gov
301.659.6295

Kate Kennedy

kkennedy@collegetparkmd.gov
202.400.1501

DISTRICT 2

P.J. Brennan

pbrennan@collegetparkmd.gov
202.288.5569

Monroe S. Dennis

mdennis@collegetparkmd.gov
301.474.6270

DISTRICT 3

Robert W. Day

rday@collegetparkmd.gov
301.741.1962

John B. Rigg

jrigg@collegetparkmd.gov
443.646.3503

DISTRICT 4

Maria E. Mackie

mmackie@collegetparkmd.gov
240.472.0681

Denise Mitchell

dmitchell@collegetparkmd.gov
301.852.8126

Councilwoman Dannielle M. Glaros
Chair

Prince George's County Planning, Housing
and Economic Development Committee
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: CB-9-2020, CB-10-2020 and CB-12-2020

Dear Council Member Glaros:

The City of College Park has been contacted by Gilbane Development Company regarding a proposed development on land located in the vicinity of Mowatt Lane and Campus Drive. This area includes land which is privately owned as well as land owned by the University of Maryland. It is our understanding that Gilbane is working with the University of Maryland on a development that will include the construction of townhouses intended for sale as well as multifamily housing which will be leased to graduate students attending the University. While the area proposed for development is not within the boundaries of the City of College Park, it abuts the municipal boundaries. For this reason, the City intends to work closely with the developer and the University on this project.

The area proposed for development has includes land which is zoned R-10, R-18 and R-55. However, the property is within close proximity to the proposed Purple Line station on Campus Drive and the opportunity exists to take advantage of this location and provide housing close to mass transit. Given the nature of the project, and the current parcel configurations and zoning, development of the property as proposed would have to wait for the property to be rezoned or a new comprehensive rezoning of the area to occur. The ongoing Countywide Comprehensive Rezoning will simply reflect a transition to the new zoning categories, and thus will delay the ability to pursue development proposals. For these reasons, the City supports the proposed legislative amendments to allow the project to proceed into the approval process. The City has had the opportunity to work with Gilbane on other projects in the City as well as the University and believe that it can work cooperatively with both to ensure that any issues the City may have with the project will be adequately addressed through the development approval process.

Respectfully submitted on behalf of the City of College Park.

Sincerely yours,

Patrick L. Wojahn
Mayor

LAW OFFICES
GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774

EDWARD C. GIBBS, JR.
THOMAS H. HALLER

JUSTIN S. KORENBLATT

(301) 306-0033
FAX (301) 306-0037
gibbshaller.com

February 28, 2020

The Honorable Patrick L. Wojahn
Mayor
City of College Park
8400 Baltimore Avenue, Suite 375
College Park, Maryland 20740

Re: Western Gateway Project

Dear Mayor Wojahn:

Please be advised that I represent Gilbane Development Company (“Gilbane”) regarding a project known as Western Gateway. The property which is proposed for development consists of an assemblage of land owned by an affiliate of Gilbane (Cedars, LLC) and land owned by the University of Maryland. Gilbane has been working with the University to develop the land to include for sale housing and graduate student housing. Three bills have been presented by the County Council which will facilitate the development, CB-9-2020, CB-10-2020 and CB-12-2020. We are requesting that the City indicate its support for the legislation.

We previously appeared at a worksession of the City Council to provide an overview of the project, at which time the Council expressed support for development concept. Since that time, based on community meetings, feedback we have received from various stakeholders and other considerations, Gilbane has refined the site plan. Attached hereto are three illustrations of the project as now proposed. Phase I of the project, shown on the first attachment, includes approximately 200 graduate student housing apartments and 81 townhouses. Phase II of the project will include an additional 100 graduate student housing apartments on land to be acquired by the University which is currently use as the Hillel Student Center. The final attachment is a massing study to show the conceptual building design. We will be in attendance at the City Council’s worksession on Tuesday, March 3 to review these plans with you and the City Council in greater detail and answer any questions you may have.

One of the complexities with developing the property is that while it is immediately adjacent to the University of Maryland and the proposed Purple Line station on Campus Drive, the existing zoning has not been included in a Master Plan update since 1993. With the mix of zoning categories, development of the land becomes difficult. As a result, in order to

allow this project to proceed to the next stage in the approval process, legislative amendments to the Zoning Ordinance become necessary. The property within this area includes land in the R-10, R-55 and R-18 zones and it is anticipated that the project will cross these zoning lines. The pending Countywide Comprehensive Rezoning prevents any effort to rezone or begin a new comprehensive planning process.

As a result, we have requested that legislation be presented which would allow Gilbane to proceed with the filing of applications this summer. As noted above, three bills have been presented, which are summarized below:

CB-9-2020: This is a zoning bill which permits townhouses and multifamily dwellings in the R-55 and R-10 zones to allow the type of development proposed under certain circumstances;

CB-10-2020 is a zoning bill which addresses an existing provision which states that when land is conveyed by the State for the University of Maryland it reverts to the R-O-S zone and must then be rezoned. An exemption is provided that would eliminate the need to rezone the property following the conveyance.

CB-12-2020 is a subdivision bill that allows private rights of way to serve townhouses constructed in the R-55 and R-18 zones. This is to accommodate the proposed road network

This legislation is needed to allow Gilbane to begin the development review process of this transformative project. This process will include multiple submissions through the planning review process, during which the City will be an active participant. We are requesting that the City send a letter to the Chair of the Planning, Housing and Economic Development Committee, Dannielle Glaros, indicating its support for the legislation. To assist you, we have attached a draft letter for your consideration indicating such support.

Thank you for your consideration of this request, and we look forward to working with the City Council and City Staff to bring an exciting project to the City.

Thank you for your consideration of this request. We look forward to meeting with you on March 3, 2020.

Very truly yours,

GIBBS AND HALLER

A handwritten signature in blue ink, appearing to read 'THH', is written over the printed name 'GIBBS AND HALLER'.

Thomas H. Haller

cc: Scott Somers, City Manager

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session

Bill No. CB-9-2020

Chapter No. _____

Proposed and Presented by Council Member Glaros

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-10 and R-55 Zones

3 For the purpose of permitting certain mixed-use development in the R-10 (Multifamily High
4 Density Residential) and R-55 (One-Family Detached Residential) Zones within local centers
5 with a Purple Line Station in Prince George's County, under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441(b),

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

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2015 Edition, 2019 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **DIVISION 3. USES PERMITTED.**

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session**

Bill No. CB-10-2020

Chapter No. _____

Proposed and Presented by Council Member Glaros

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning
2 Zones and Zoning Maps – Conveyances of Property by the State of Maryland for the University
3 of Maryland

4 For the purpose of amending the Zoning Ordinance provision limiting the zoning classification
5 applicable to conveyances of land by the University of Maryland or the State of Maryland.

6 BY repealing and reenacting with amendments:

7 Section 27-113.04,
8 The Zoning Ordinance of Prince George's County, Maryland,
9 being also
10 SUBTITLE 27. ZONING.
11 The Prince George's County Code
12 (2015 Edition, 2019 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-113.04 of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 3. ZONES AND ZONING MAPS.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

Sec. 27-113.04. Property conveyed by the State for the University of Maryland.

(a) This section applies to property owned by the State for University of Maryland as conveyed by the State to a private person. It does not apply to property rezoned within twenty-four (24) months of State conveyance to a private person, as provided in Section 27-113, [or] property conveyed from the University of Maryland (or the State of Maryland as title owner for the University of Maryland) which is zoned R-55, lies adjacent to an existing residential subdivision, and is restricted in the conveyance to thirty (30) or fewer lots [or] ; property conveyed from the University of Maryland (or the State of Maryland as title owner for the University of Maryland) which is located within an approved Development District Overlay Zone or Transit District Overlay Zone, is zoned M-U-I or M-X-T at the time of the conveyances, and which will continue to be so zoned after the conveyance; or land conveyed from the University of Maryland (or the State of Maryland as title owner for the University of Maryland) consisting of land zoned R-10, R-55, and R-18 at the time of conveyance (or within two (2) years prior to) the conveyance.

(b) For property to be conveyed to a private purchaser by the State for the University of Maryland, the purchaser or State of Maryland may file a Zoning Map Amendment application (as described in Part 3, Division 2) directly with the District Council, at any time before the recording of the deed of conveyance. If no application is filed, then the property shall be placed in the R-O-S Zone, as provided in Section 27-113.

(c) Applications filed under this Section shall be processed as follows:

(1) Applicants shall comply with all pre-application informational mailing requirements in Part 3, Division 1.

(2) Before an application is filed with the District Council, the applicant shall submit to (and have accepted by) the Technical Staff all application materials, together with the filing fee, for a Zoning Map Amendment.

(3) Within seventy (70) days of the date of filing, the Technical Staff shall file with the Clerk of the Council a report on the application, with findings and conclusions, recommending approval, approval with conditions, disapproval, or remand for further review to the Technical Staff or, if further evidence is required, to the Zoning Hearing Examiner.

(4) The Technical Staff may recommend and the District Council may approve an amendment under this Section only on the following findings:

1 (A) The proposed amendment is found to be in general conformance with the
2 applicable Master Plan map, or the General Plan map, or with the principles and
3 recommendations in the text of the applicable Master Plan or the General Plan. In making this
4 finding, staff and Council may consider the Master Plan adopted for the University of Maryland.

5 (B) Development proposed by the applicant or permitted in the proposed zoning
6 classification is found not incompatible, as to land uses, visual or noise or environmental effects,
7 or traffic to be generated, with adjoining properties or others in the neighborhood, as they are
8 currently (at application time) zoned or used.

9 (5) Within ninety (90) days of the date of filing, the District Council shall review the
10 application in a public hearing, where exhibits (but not sworn testimony) may be introduced into
11 the record. For hearings under this Section only, but not for other Zoning Map Amendment
12 applications, the applicant shall post the subject property at least thirty (30) days prior to the
13 hearing before the District Council, giving notice as required in Part 3, Division 1, for Examiner
14 hearings.

15 (6) The District Council may approve the rezoning, with or without conditions; may
16 approve a less intense zone, with or without conditions; may deny the application; or may
17 remand it to the Technical Staff or, if further evidence is required, to the Zoning Hearing
18 Examiner.

1
2

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this _____ day of _____, 2020.

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: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2020 Legislative Session

Bill No. CB-12-2020

Chapter No. _____

Proposed and Presented by Council Member Glaros

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

SUBDIVISION BILL

1 AN ACT concerning

2 Transportation and Circulation

3 For the purpose of amending the County Subdivision Regulations for Transportation and
4 Circulation to permit the Prince George’s Planning Board to approve certain private roads and
5 alleys in the R-10 (Multifamily High Density Residential) and R-18 (Multifamily Medium
6 Density Residential) Zones of Prince George’s County, subject to specified circumstances.

7 BY repealing and reenacting with amendments:

8 SUBTITLE 24. SUBDIVISIONS.

9 Section 24-128,

10 The Prince George's County Code

11 (2015 Edition, 2019 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, that Section 24-128 of the Prince George's County Code be and the same is hereby
14 repealed and reenacted with the following amendments:

15 SUBTITLE 24. SUBDIVISIONS.

16 DIVISION 4. REQUIREMENTS: TRANSPORTATION AND CIRCULATION.

17 **Sec. 24-128. Private roads and easements.**

18 * * * * *

19 (b) The Planning Board may approve preliminary plans of development containing private
20 roads, rights-of-way, alleys, and/or easements under the following conditions:

21 (1) In the O-S, R-A, R-E, and R-R Zones, a private right-of-way easement may be

1 deemed adequate by the Planning Board if no more than four (4) lots are to be served by the
2 easement, or in Sustainable Growth Tier IV no more than seven (7) lots and a remainder
3 agricultural parcel(s), subject to the following criteria:

4 (A) Such easement shall have a minimum right-of-way width of twenty-two (22)
5 feet connecting the lots to a public road;

6 (B) All lots served by such easement shall have a minimum net lot area of two (2)
7 acres, as provided in Section 24-129(a) of this Subtitle; and

8 (C) The use of such lots shall be restricted to one-family dwellings or agricultural
9 uses.

10 (D) The right-of-way easement is adequate to serve the proposed uses pursuant to
11 Section 24-124.

12 * * * * *
13 (19) In the R-R, R-55, R-T, R-10, R-18, C-S-C, C-M, C-O, and I-3 Zones, when developing
14 townhouse or two-family dwelling residential uses, in accordance with Sections 27-441, 27-461,
15 and 27-473 of this Code, the Planning Board may approve the use of private streets and alleys.
16 The pavement width of private streets shall not be less than twenty-two (22) feet in width, and
17 the pavement width of private alleys shall not be less than eighteen (18) feet in width, provided
18 that provided that the accessibility of the private roads to emergency equipment is ensured by the
19 County Fire Chief or the Chief's designee.

20 * * * * *

21 SECTION 2. BE IT FURTHER ENACTED that this Act shall take effect thirty (30)
22 calendar days after it becomes law.

Adopted this ____ day of _____, 2020.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

| USE | ZONE | | | | | | | | |
|---|-------|-----|-----|-----|---------------------|-----------------|---------------------------|------|------|
| | R-O-S | O-S | R-A | R-E | R-R | R-80 | R-55 | R-35 | R-20 |
| * * * * * | * | * | * | * | * | * | * | * | * |
| (7) RESIDENTIAL/LODGING: | | | | | | | | | |
| * * * * * | * | * | * | * | * | * | * | * | * |
| Dwelling, multifamily: | | | | | | | | | |
| (A) In general | X | X | X | X | P ⁷⁹ | X | [X] P ¹³⁸ | X | X |
| * * * * * | * | * | * | * | * | * | * | * | * |
| (C) In excess of applicable bedroom percentages | X | X | X | X | X | X | X | X | X |
| * * * * * | * | * | * | * | * | * | * | * | * |
| Townhouse, all others | X | X | X | X | P ^{79,119} | X ⁴⁸ | P ^{48, 111, 138} | | |

| USE | ZONE | | | | | | | | | |
|---|-----------------|----------------|----------------|-----------------|----------------|-------|----------------------|-----|----|---|
| | R-T | R-30 | R-30C | R-18 | R-18C | R-10A | R-10 | R-H | | |
| * * * * * | * | * | * | * | * | * | * | * | * | * |
| (7) RESIDENTIAL/LODGING: | | | | | | | | | | |
| * * * * * | * | * | * | * | * | * | * | * | * | * |
| Dwelling, multifamily | | | | | | | | | | |
| (A) In general | P ⁸⁸ | P ⁶ | P ⁶ | P ⁷⁶ | P ⁶ | X | [X] P ¹³⁸ | X | | X |
| * * * * * | * | * | * | * | * | * | * | * | * | * |
| (C) In excess of applicable bedroom percentages | X | SE | X | SE | X | X | SE | X | SE | X |

*

1.3.8 Permitted use, provided that:

- (A) The property for the proposed use is located in both the R-55 and R-10 Zones;
- (B) The use will be located on property within one-half mile of a proposed Purple Line Light Rail Station;
- (C) The Subdivision is adjacent to a post-secondary educational institution;
- (D) Maximum density is 48 dwelling units per acre; and
- (E) For townhouse dwelling units, the maximum number of townhouses per building group shall be ten (10). End units on townhouse building groups shall be a minimum of twenty (20) feet in width and the minimum building width of a contiguous attached townhouse building group shall be sixteen (16) feet per unit. The minimum lot size within the development shall be 800 square feet and the minimum gross living space of a townhouse unit shall be 1,250 square feet.
- (F) Said development shall comply with the regulations set forth in Subtitle 32 of this Code, as well as any existing conservation easements applicable to the property.
- (G) Said development shall comply with applicable requirements set forth in the Landscape Manual approved pursuant to Part 2, Division 5 of this Subtitle. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this Subtitle.
- (H) A Detailed Site plan shall be approved in accordance with Part 3, Division 9 of this Subtitle.

1
2

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

Adopted this ____ day of _____, 2020.

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: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

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

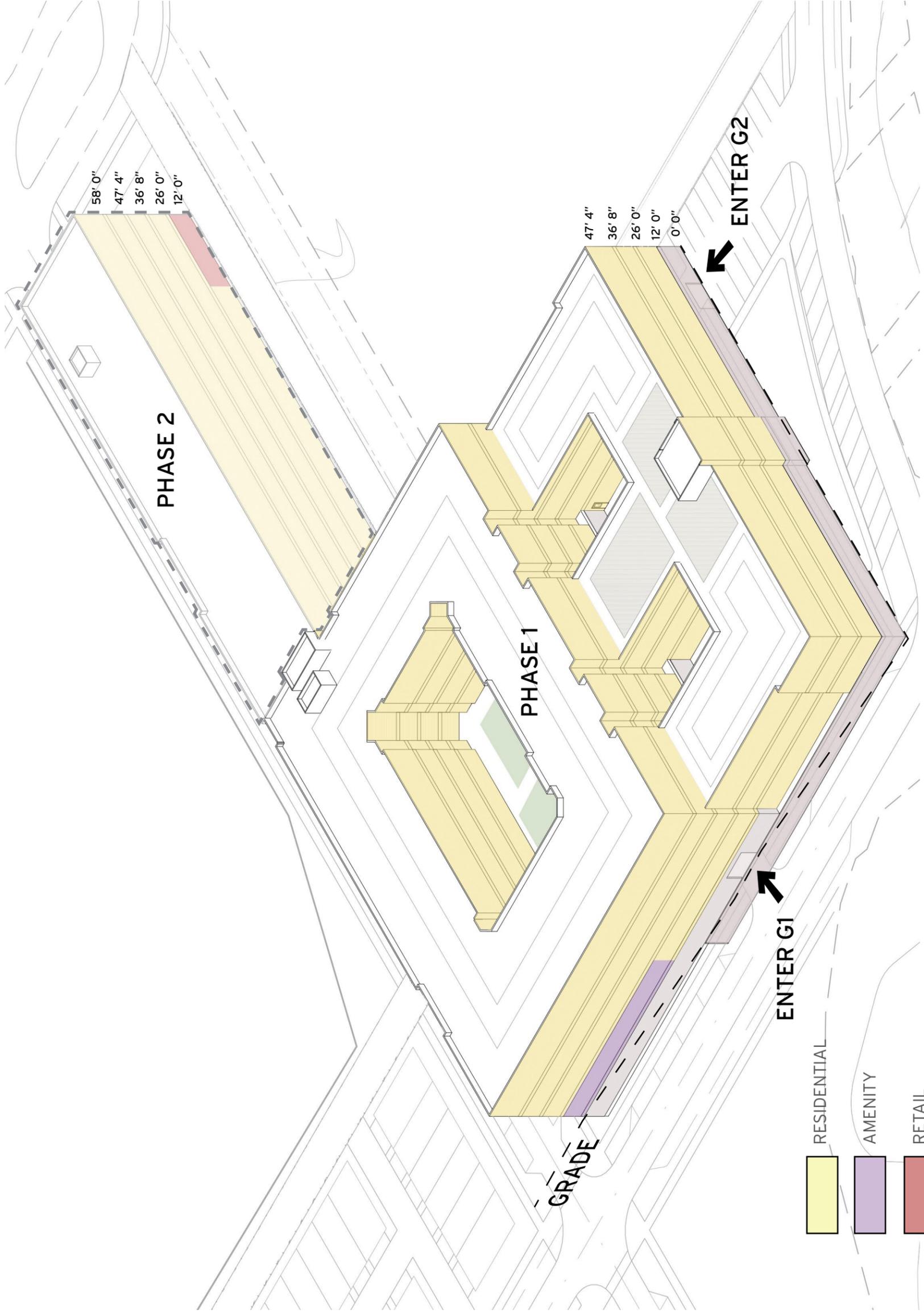


November 6, 2019

WESTERN GATEWAY



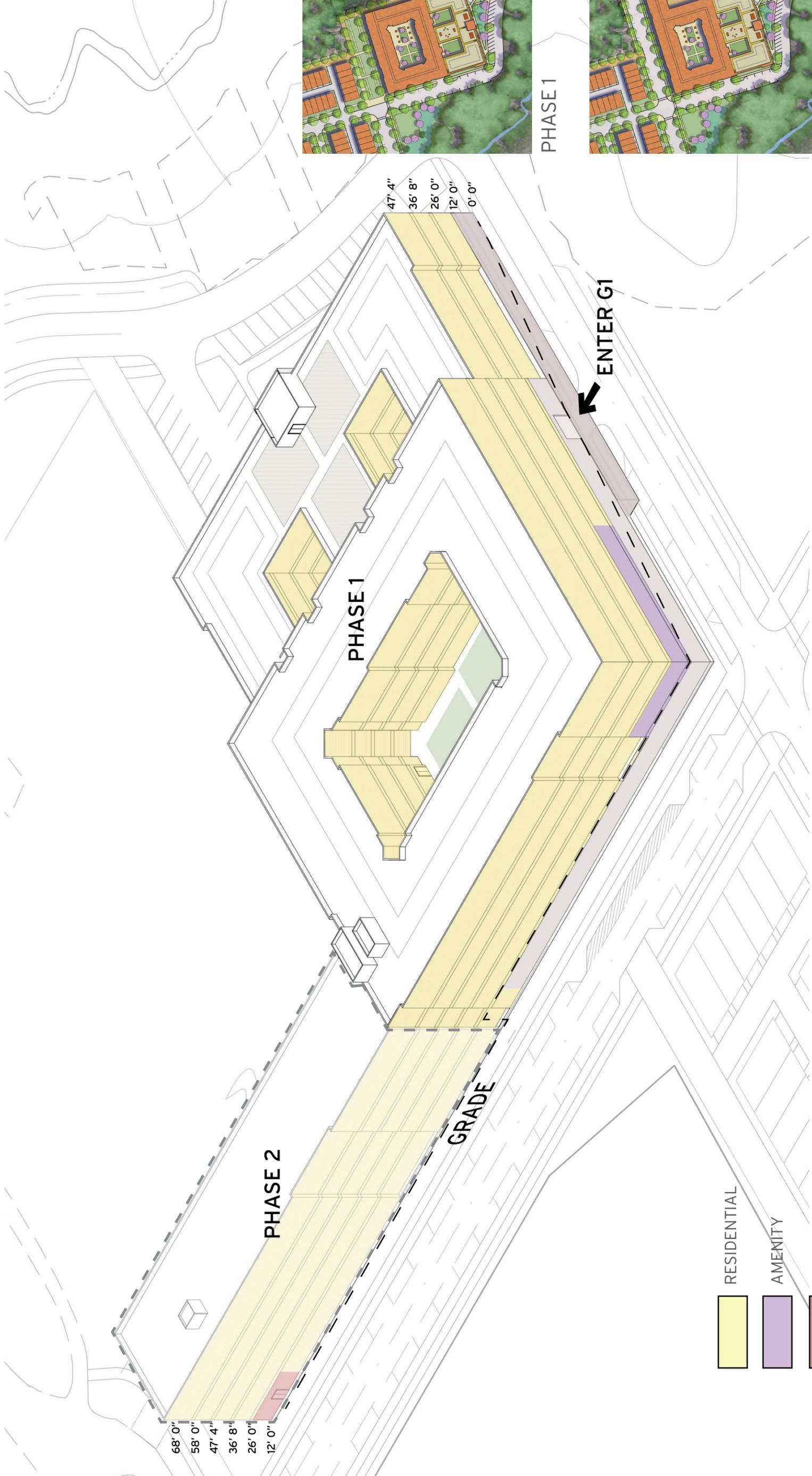




PHASE 1



PHASE 2



- RESIDENTIAL
- AMENITY
- RETAIL



PHASE 1



PHASE 2



TORTI
GALLAS +
PARTNERS

Gilbane

WESTERN GATEWAY PHASE 1

PHASE 1

PHASE 1

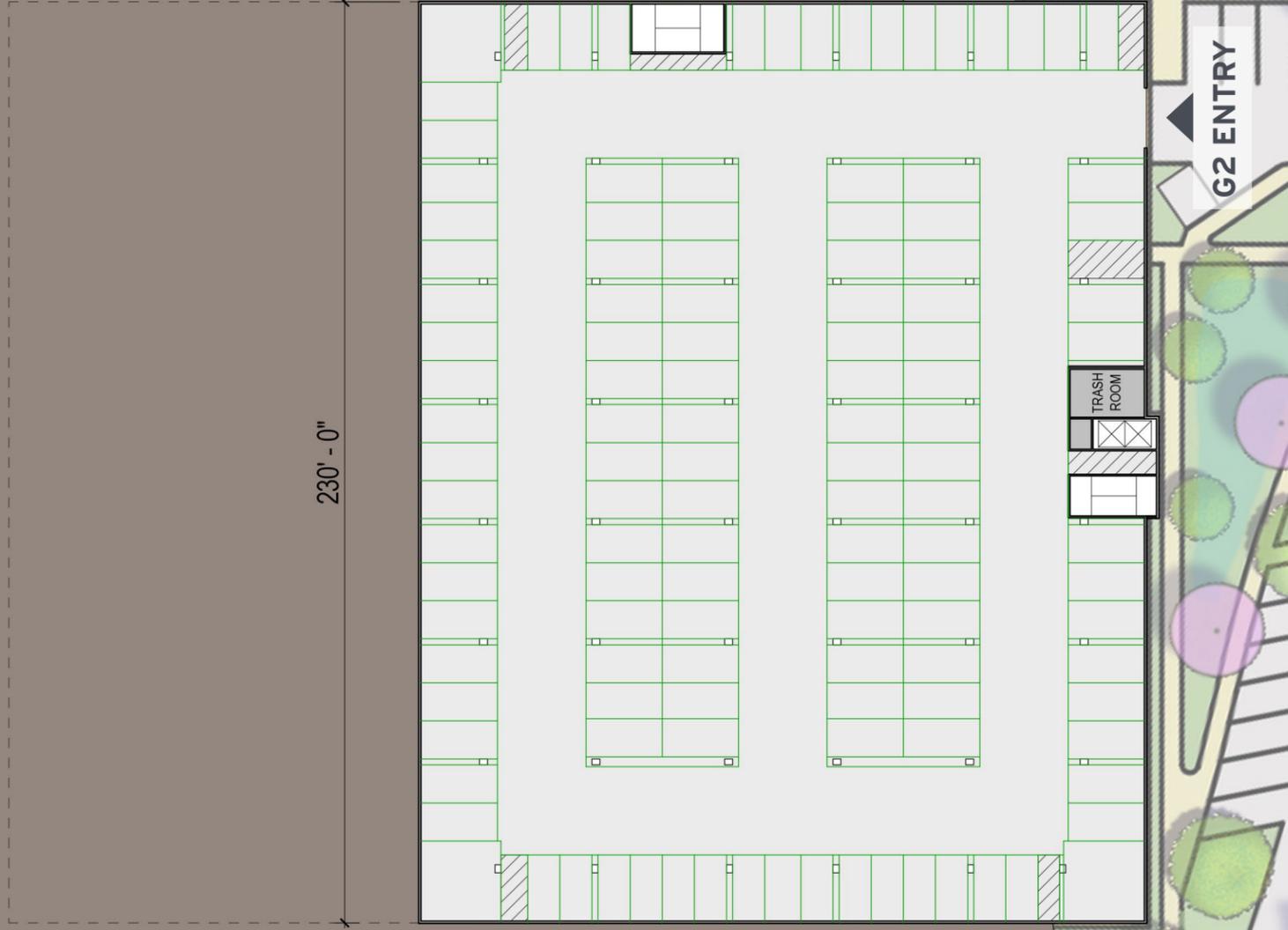
PHASE 2

230' - 0"

181' - 0"

G2 ENTRY

TRASH ROOM



PHASE 1

232' - 0"



G1 ENTRY

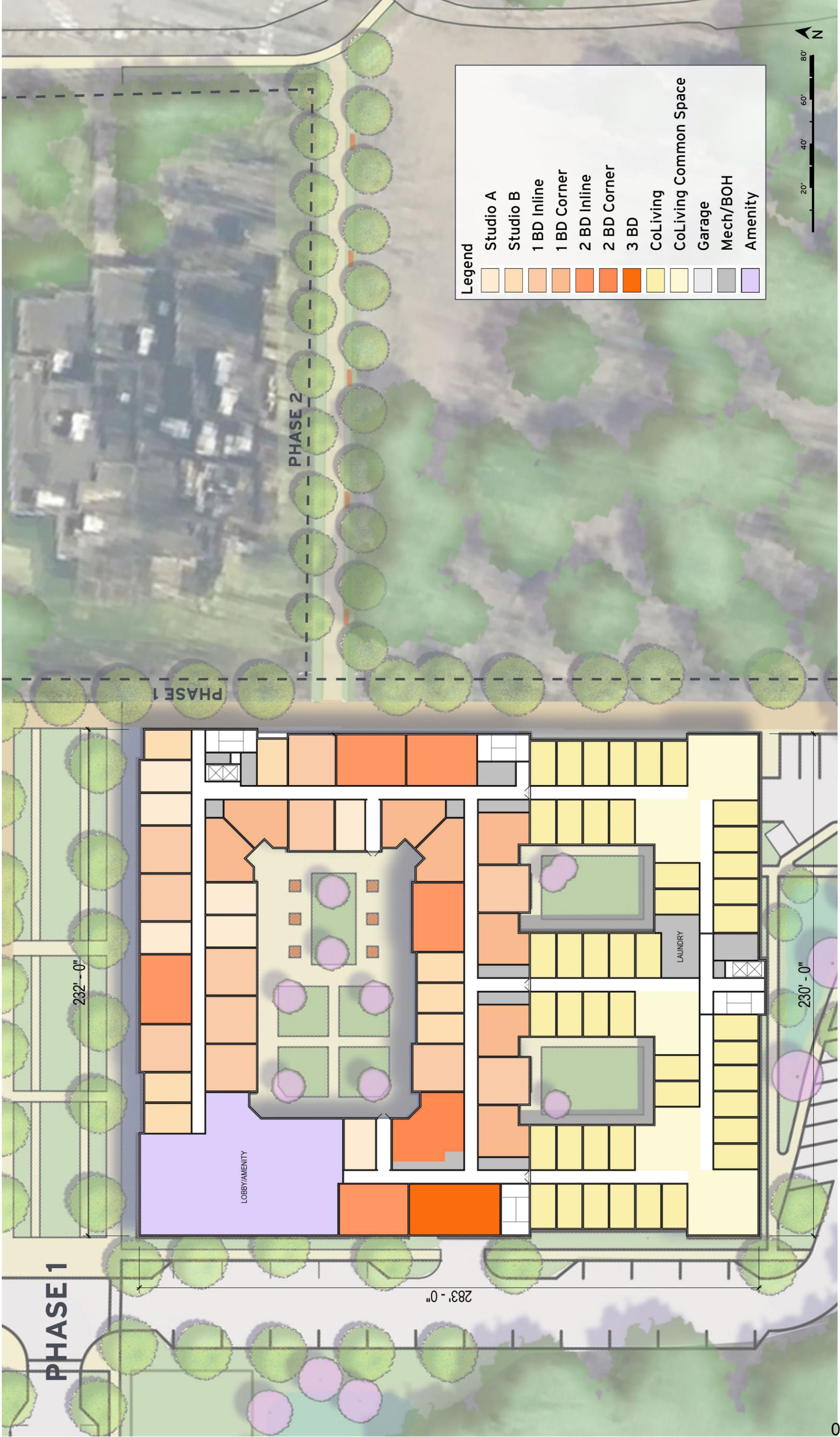
230' - 0"

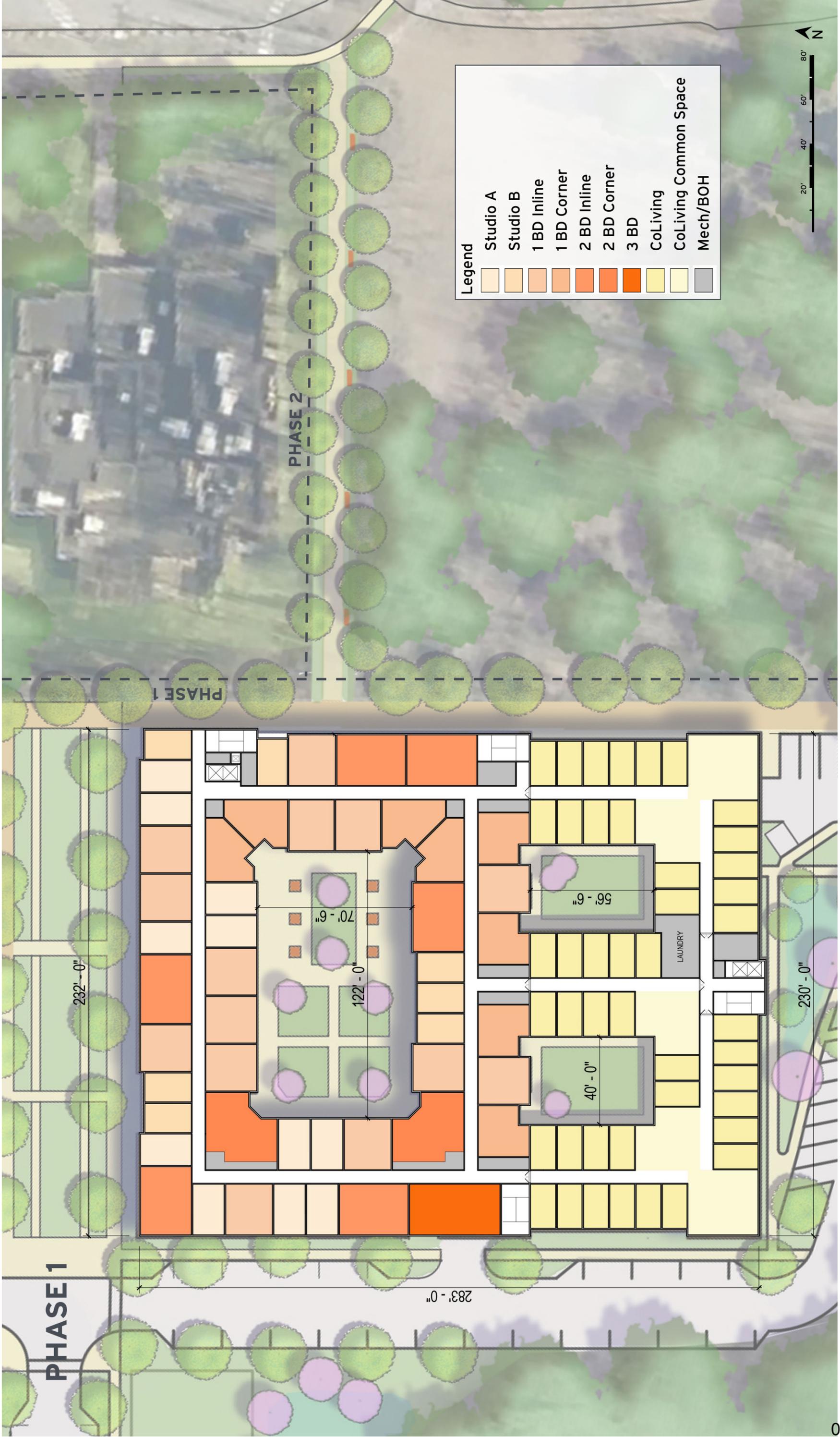
| Legend | |
|-------------------|-----------------------|
| [Lightest Orange] | Studio A |
| [Light Orange] | Studio B |
| [Lighter Orange] | 1 BD Inline |
| [Light Orange] | 1 BD Corner |
| [Orange] | 2 BD Inline |
| [Dark Orange] | 2 BD Corner |
| [Darkest Orange] | 3 BD |
| [Yellow] | CoLiving |
| [Light Yellow] | CoLiving Common Space |
| [White] | Garage |
| [Grey] | Mech/BOH |



PHASE 2

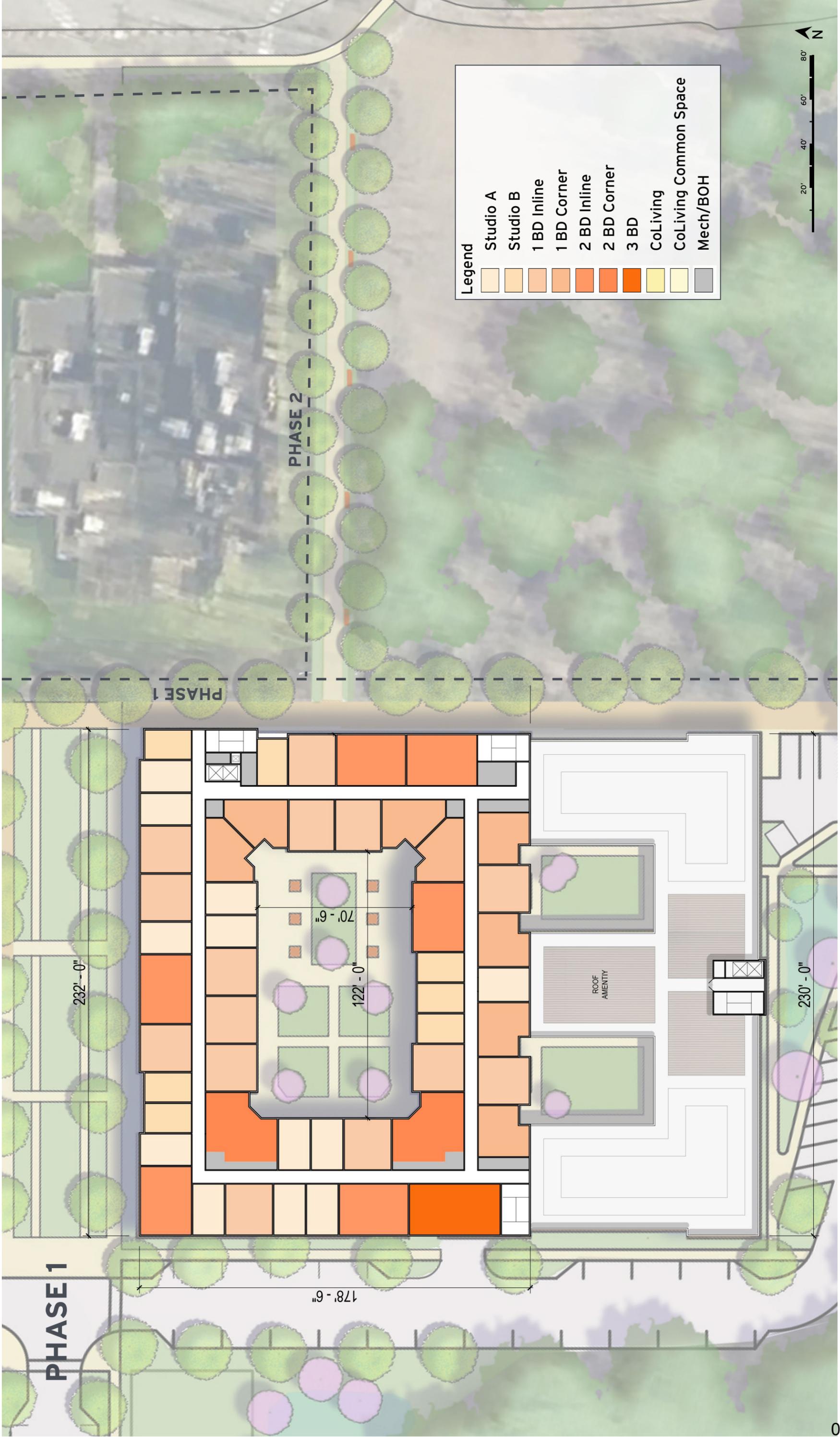
PHASE 1





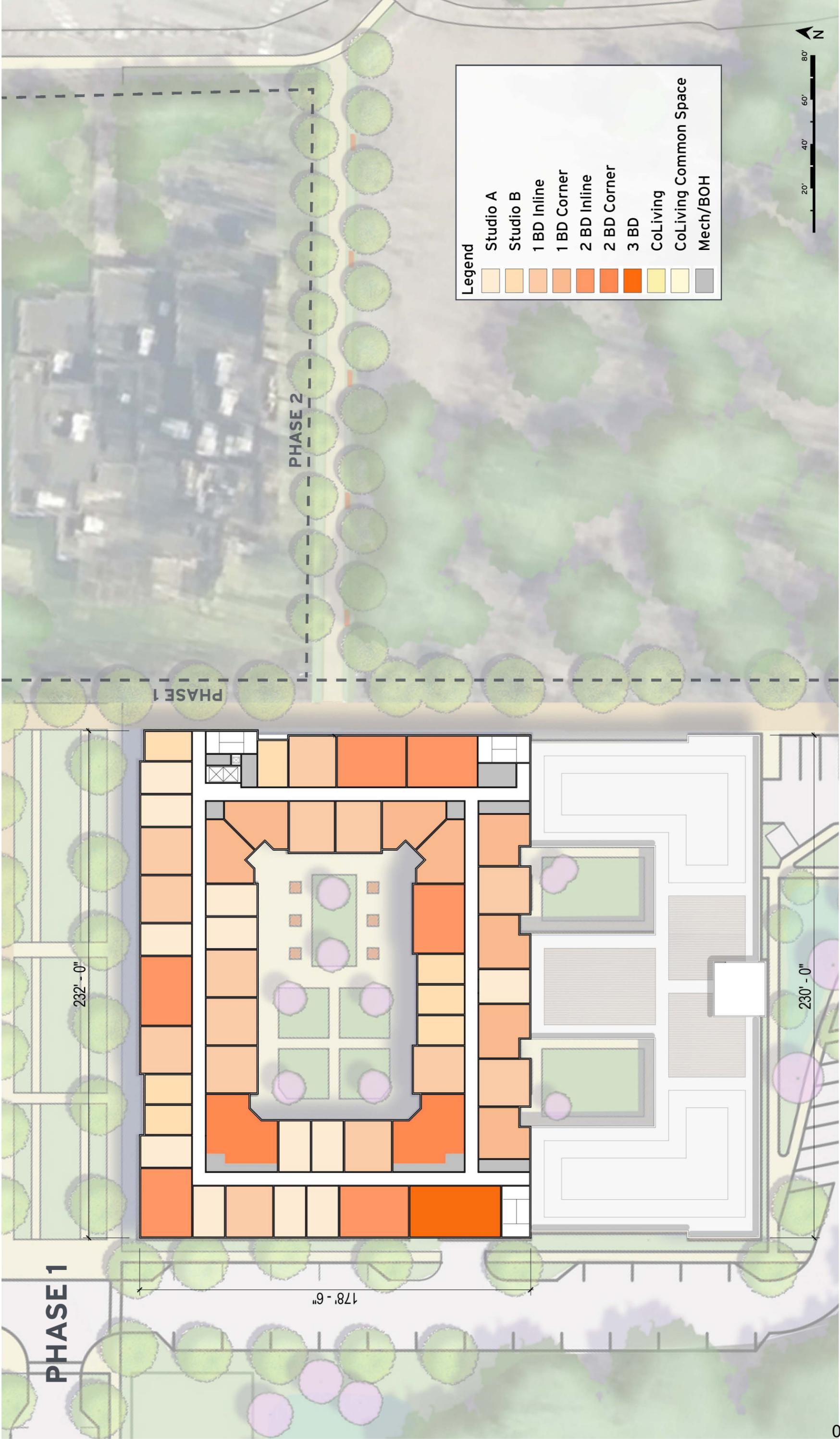
| Legend | |
|-----------------------|-----------------------|
| [Lightest Orange] | Studio A |
| [Light Orange] | Studio B |
| [Medium-Light Orange] | 1 BD Inline |
| [Medium Orange] | 1 BD Corner |
| [Dark Orange] | 2 BD Inline |
| [Orange-Red] | 2 BD Corner |
| [Red-Orange] | 3 BD |
| [Yellow-Orange] | CoLiving |
| [Yellow] | CoLiving Common Space |
| [Grey] | Mech/BOH |





| Legend | |
|-----------------------|-----------------------|
| [Lightest Orange] | Studio A |
| [Light Orange] | Studio B |
| [Medium-Light Orange] | 1 BD Inline |
| [Medium Orange] | 1 BD Corner |
| [Medium-Dark Orange] | 2 BD Inline |
| [Dark Orange] | 2 BD Corner |
| [Darkest Orange] | 3 BD |
| [Yellow] | CoLiving |
| [Light Yellow] | CoLiving Common Space |
| [Grey] | Mech/BOH |





| Legend | |
|-----------------------|-----------------------|
| [Lightest Orange] | Studio A |
| [Light Orange] | Studio B |
| [Medium-Light Orange] | 1 BD Inline |
| [Medium Orange] | 1 BD Corner |
| [Medium-Dark Orange] | 2 BD Inline |
| [Dark Orange] | 2 BD Corner |
| [Darkest Orange] | 3 BD |
| [Yellow] | CoLiving |
| [Light Yellow] | CoLiving Common Space |
| [Grey] | Mech/BOH |



PHASE 1

PHASE 1

PHASE 2

232' - 0"

178' - 6"

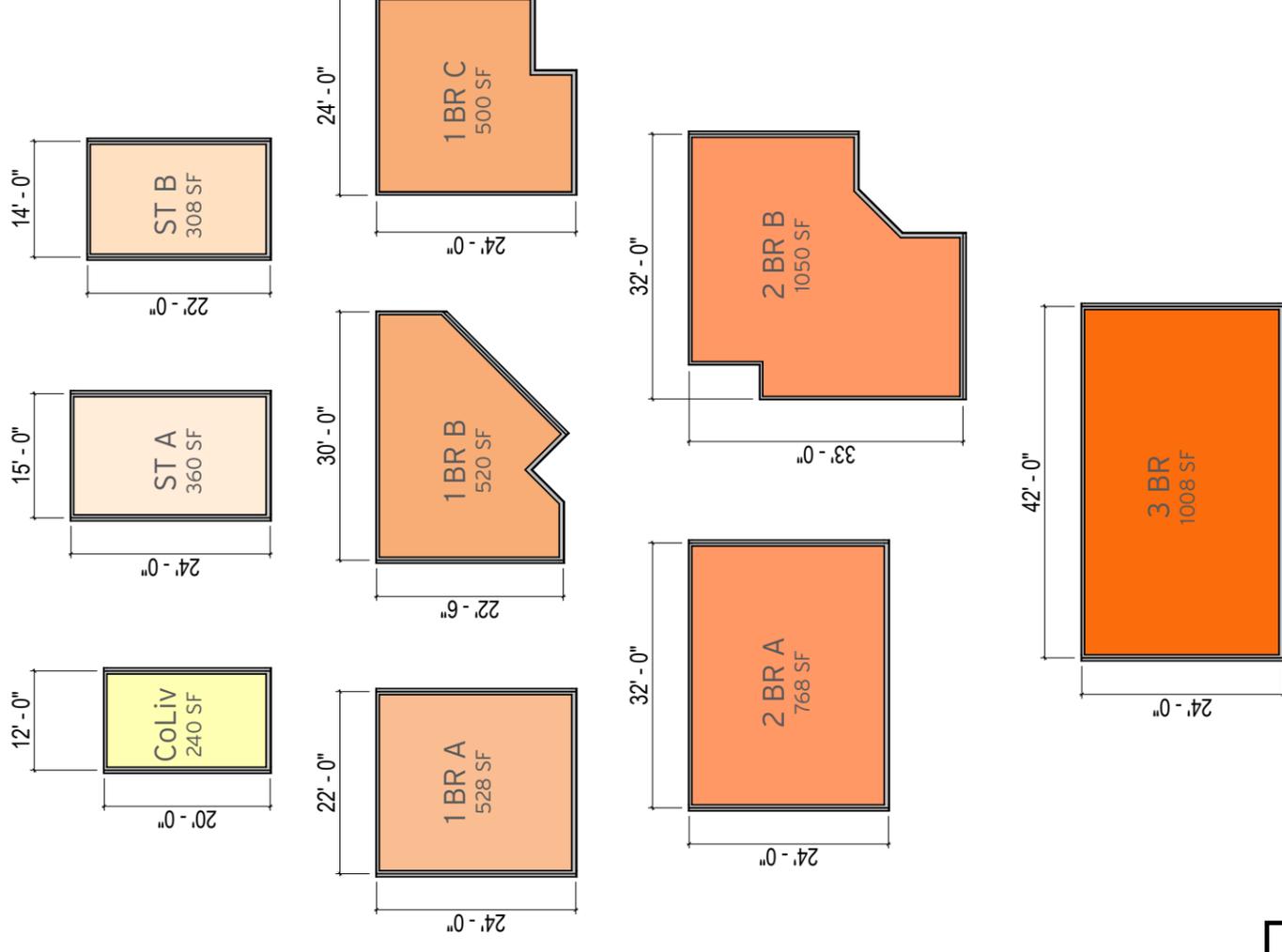
230' - 0"

Western Gateway Multi-family Apartments/ Co-Living Program Summary

11/4/2019

| Phase | Unit Type | Net Area | Unit Count | BR count | Unit % | BR % | Total unit Area SF | Total Building Area GSF |
|---------------|--------------|----------|------------|------------|---------------|---------------|--------------------|-------------------------|
| MF phase 1 | Co-Living | 240 | 9 | 130 | 4.4% | 35.7% | 31,200 | |
| | Studio A | 360 | 43 | 43 | 21.2% | 11.8% | 15,480 | |
| | Studio B | 308 | 29 | 29 | 14.3% | 8.0% | 8,932 | |
| | 1BR A | 528 | 54 | 54 | 26.6% | 14.8% | 28,512 | |
| | 1BR B | 520 | 16 | 16 | 7.9% | 4.4% | 8,320 | |
| | 1BR C | 500 | 16 | 16 | 7.9% | 4.4% | 8,000 | |
| | 2BR A | 768 | 25 | 50 | 12.3% | 13.7% | 19,200 | |
| | 2BR B | 1050 | 7 | 14 | 3.4% | 3.8% | 7,350 | |
| | 3BR | 1008 | 4 | 12 | 2.0% | 3.3% | 4,032 | |
| | Total | | 203 | 364 | 100.0% | 100.0% | 131,026 | 188,448 |
| MF phase 2 | Co-Living | 240 | 0 | 0 | 0.0% | 0.0% | 0 | |
| | Studio A | 360 | 15 | 15 | 15.5% | 11.5% | 5,400 | |
| | Studio B | 308 | 15 | 15 | 15.5% | 11.5% | 4,620 | |
| | 1BR A | 528 | 39 | 39 | 40.2% | 30.0% | 20,592 | |
| | 1BR B | 520 | 0 | 0 | 0.0% | 0.0% | 0 | |
| | 1BR C | 500 | 0 | 0 | 0.0% | 0.0% | 0 | |
| | 2BR A | 768 | 23 | 46 | 23.7% | 35.4% | 17,664 | |
| | 2BR B | 1050 | 0 | 0 | 0.0% | 0.0% | 0 | |
| | 3BR | 1008 | 5 | 15 | 5.2% | 11.5% | 5,040 | |
| | Total | | 97 | 130 | 100.0% | 100.0% | 53,316 | 64,365 |
| MF all phases | Co-Living | 240 | 9 | 130 | 3.0% | 26.3% | 31,200 | |
| | Studio A | 360 | 58 | 58 | 19.3% | 11.7% | 20,880 | |
| | Studio B | 308 | 44 | 44 | 14.7% | 8.9% | 13,552 | |
| | 1BR A | 528 | 93 | 93 | 31.0% | 18.8% | 49,104 | |
| | 1BR B | 520 | 16 | 16 | 5.3% | 3.2% | 8,320 | |
| | 1BR C | 500 | 16 | 16 | 5.3% | 3.2% | 8,000 | |
| | 2BR A | 768 | 48 | 96 | 16.0% | 19.4% | 36,864 | |
| | 2BR B | 1050 | 7 | 14 | 2.3% | 2.8% | 7,350 | |
| | 3BR | 1008 | 9 | 27 | 3.0% | 5.5% | 9,072 | |
| | Total | | 300 | 494 | 100.0% | 100.0% | 184,342 | 252,813 |

UNIT TYPES



Total Unit Counts:
Multifamily (Apartments and Co-Living): 300 DU
Townhomes: 81 DU
Total Units: 381 DU

| | Parking Tabulation | Garages | On-street | Total |
|---------|--------------------|------------|------------|------------|
| Phase 1 | MF | 215 | 85 | 300 |
| | Townhomes * | 100 | 95 | 195 |
| Phase 2 | MF | 0 | 31 | 31 |
| | Total | 315 | 211 | 526 |

* Townhomes have integral garages

| | Co-Living pods/ units | | Co-Living units | | Studios | | 1 BR | | | 2 BR | | 3BR | Total | GSF Garages | GSF Amenity | GSF Mechanical/ BOH | GSF Common Space within Co-Living units | GSF building (excludes Garages) |
|---|-----------------------|------------------------------|------------------------------|----------|----------|--------|-------|-------|--------|-------|--|-------|-------|-------------|-------------|---------------------|---|---------------------------------|
| | Co-Living pods/ units | Co-Living beds per pod/ unit | Co-Living beds per pod/ beds | Studio A | Studio B | 1BR A | 1BR B | 1BR C | 2BR A | 2BR B | | | | | | | | |
| MF-west | | | | | | | | | | | | | | | | | | |
| G2 | | | | 0 | 0 | 0 | | | 0 | | | 0 | 0 | 41,705 | | 295 | | |
| G1 | | | | 1 | 1 | 1 | 0 | 0 | 2 | 0 | | 0 | 5 | 35,700 | | 809 | | 5,030 |
| 1st Floor | | | | 7 | 7 | 11 | 4 | 4 | 5 | 1 | | 1 | 40 | | 5,000 | 1,401 | | 30,950 |
| 2nd Floor | | | | 11 | 7 | 14 | 4 | 4 | 6 | 2 | | 1 | 49 | | | 1,574 | | 30,950 |
| 3rd Floor | | | | 12 | 7 | 14 | 4 | 4 | 6 | 2 | | 1 | 50 | | | 1,374 | | 30,950 |
| 4th Floor | | | | 12 | 7 | 14 | 4 | 4 | 6 | 2 | | 1 | 50 | | | 1,374 | | 30,950 |
| Total Units | | | | 43 | 43 | 54 | 16 | 16 | 25 | 7 | | 4 | 165 | | 5,000 | 6,826 | | 128,830 |
| Total Beds | | | | 43 | 43 | 54 | 16 | 16 | 50 | 14 | | 12 | 205 | 77,405 | | | | |
| Co-Living | | | | | | | | | | | | | | | | | | |
| G2 | 0 | 0 | 0 | | | | | | | | | | 0 | | | | | 1,100 |
| G1 | 3 | 17+9+16 | 42 | | | | | | | | | | 0 | | | 961 | 2,635 | 18,808 |
| 1st Floor | 3 | 18+9+17 | 44 | | | | | | | | | | 0 | | | 961 | 1,245 | 18,808 |
| 2nd Floor | 3 | 18+9+17 | 44 | | | | | | | | | | 0 | | | 961 | 2,575 | 18,808 |
| 3rd Floor | 0 | | 0 | | | | | | | | | | 0 | | | | | |
| 4th Floor | 0 | | 0 | | | | | | | | | | 0 | | | | | |
| 5th Floor | 0 | | 0 | | | | | | | | | | 0 | | | | | |
| Total units | 9 | 9 | 0 | 0 | 0 | 0 | | | 0 | | | 0 | 9 | | | | | |
| Total Beds | 130 | 130 | 0 | 0 | 0 | 0 | | | 0 | | | 0 | 130 | | | 2,884 | 6,455 | 57,524 |
| Phase 1 Unit totals by each unit type | | | | 43 | 29 | 54 | 16 | 16 | 25 | 7 | | 4 | 203 | | | | | |
| Phase 1 Unit totals | | | | 72 | 72 | 86 | 86 | 86 | 32 | 4 | | 4 | 203 | | | | | |
| Total % | | | | 35.47% | | 42.36% | | | 15.76% | | | 1.97% | | 77,405 | 5,000 | 9,710 | 6,455 | 186,354 |
| Phase 1: Bed room Totals | | | | 72 | 72 | 86 | 86 | 86 | 64 | | | 12 | 364 | | | | | |
| Phase 2: MF- east pan handle bar (Hillel) | | | | 0 | 0 | 0 | | | 0 | | | 0 | 0 | | | | | |
| G2 | | | | 3 | 3 | 7 | 0 | 0 | 3 | 0 | | 1 | 17 | | 2,224 | | | 12,873 |
| G1 | | | | 3 | 3 | 8 | 0 | 0 | 5 | 0 | | 1 | 20 | | | | | 12,873 |
| 1st Floor | | | | 3 | 3 | 8 | 0 | 0 | 5 | 0 | | 1 | 20 | | | | | 12,873 |
| 2nd Floor | | | | 3 | 3 | 8 | 0 | 0 | 5 | 0 | | 1 | 20 | | | | | 12,873 |
| 3rd Floor | | | | 3 | 3 | 8 | 0 | 0 | 5 | 0 | | 1 | 20 | | | | | 12,873 |
| 4th Floor | | | | 3 | 3 | 8 | 0 | 0 | 5 | 0 | | 1 | 20 | | | | | 12,873 |
| 5th Floor | | | | 0 | 0 | 0 | | | 0 | | | 0 | 0 | | | | | 12,873 |
| Phase 2 Unit totals by each unit type | | | | 15 | 15 | 39 | 0 | 0 | 23 | 0 | | 5 | 97 | | | | | |
| Phase 2: unit totals | | | | 30 | 30 | 39 | 39 | 39 | 23 | | | 5 | 97 | | | | | |
| Phase 2: Bed room Totals | | | | 30 | 30 | 39 | 39 | 39 | 46 | | | 15 | 130 | | 2,224 | | | 64,365 |
| Overall Unit Total | | | | 102 | 102 | 125 | 125 | 125 | 55 | 9 | | 9 | 300 | | | | | |
| Target Mix (original) | | | | 75 | 75 | 107 | 107 | 107 | 96 | 22 | | 22 | 300 | | | | | |
| Target Mix (adjusted) | | | | 72 | 72 | 105 | 105 | 105 | 94 | 20 | | 20 | 300 | | | | | |
| Total % | | | | 34.00% | | 41.67% | | | 18.33% | | | 3.00% | | | | | | |
| Target % (original) | | | | 25% | | 36% | | | 32% | | | 7% | | | | | | |
| Target % (adjusted) | | | | 24% | | 35% | | | 31% | | | 7% | | | | | | |
| Total Beds | | | | 102 | 102 | 125 | 125 | 125 | 110 | | | 27 | 494 | 77,405 | 7,224 | 9,710 | 6,455 | 250,719 |

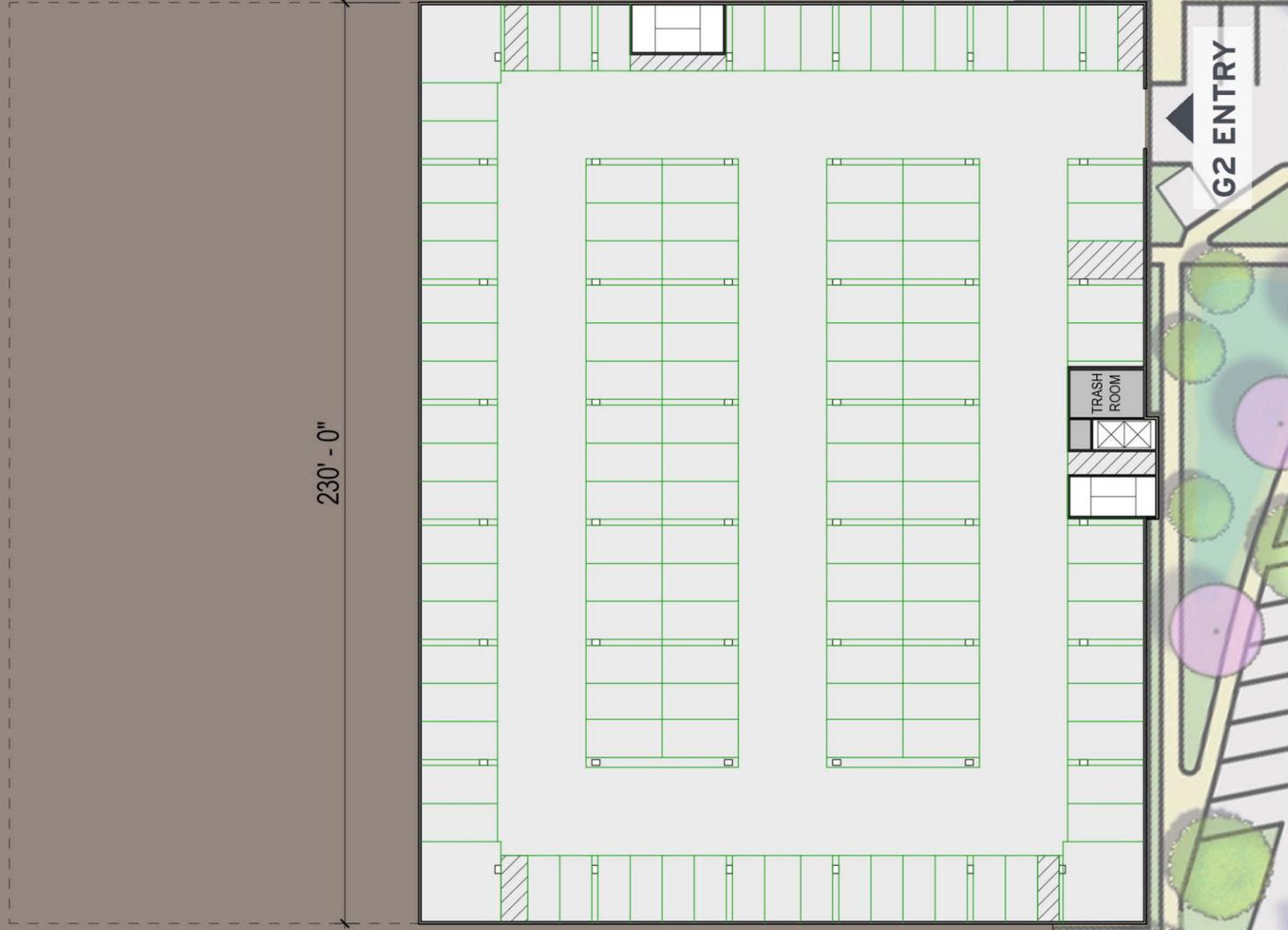


TORTI
GALLAS +
PARTNERS



WESTERN GATEWAY PHASE 2

PHASE 2



PHASE 1

PHASE 2

230' - 0"

181' - 0"

G2 ENTRY

TRASH ROOM

20' 40' 60' 80' N

PHASE 2

← PHASE 1 | PHASE 2 →

232' - 0"

G1 ENTRY

31' - 0"

BIKE ROOM

LAUNDRY

TRASH ROOM

TRASH ROOM

LOADING

RETAIL

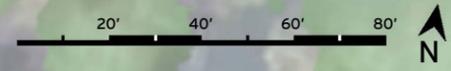
248' - 0"

229' - 0"

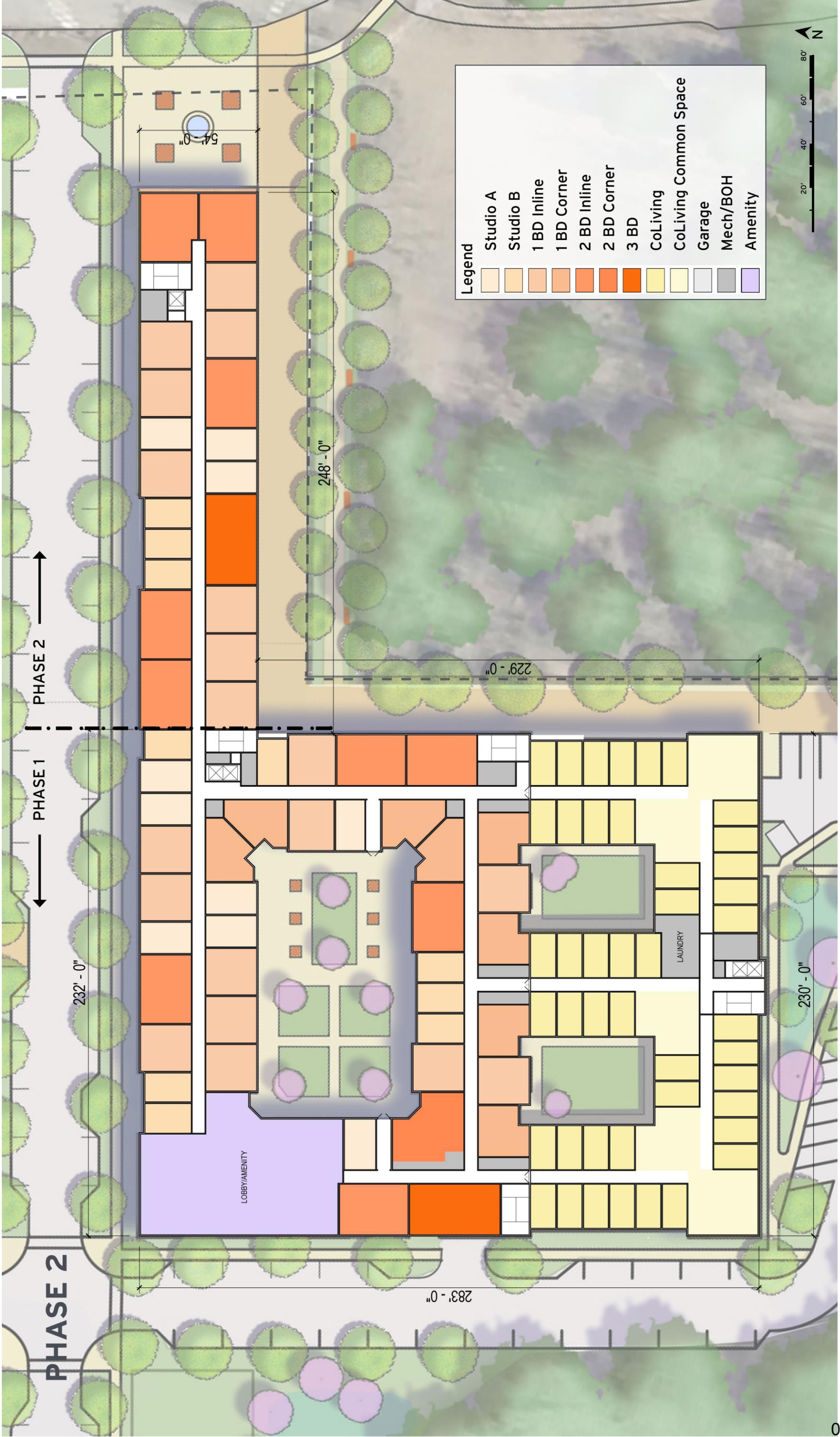
230' - 0"

Legend

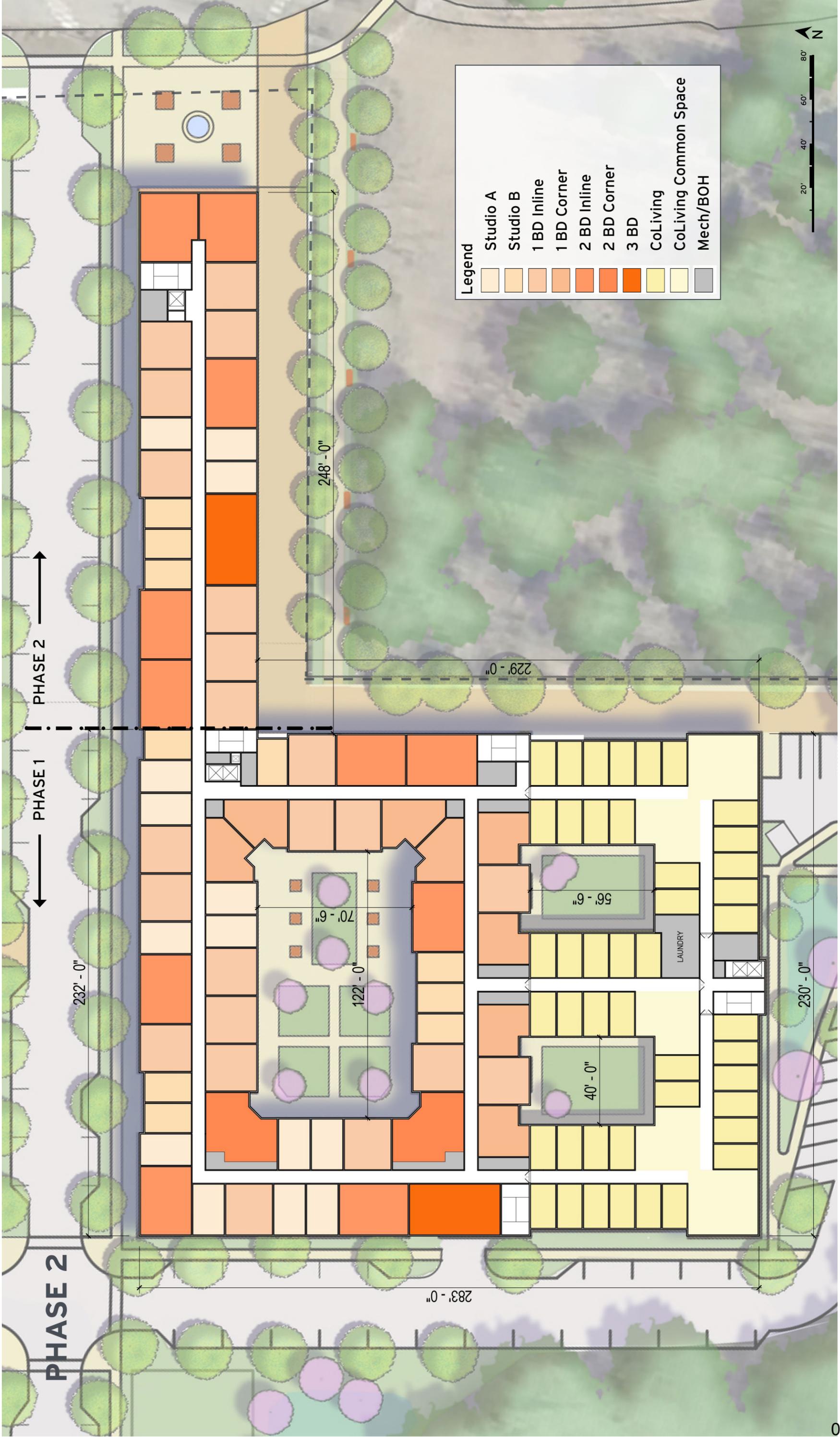
- Studio A
- Studio B
- 1 BD Inline
- 1 BD Corner
- 2 BD Inline
- 2 BD Corner
- 3 BD
- CoLiving
- CoLiving Common Space
- Garage
- Mech/BOH
- Retail

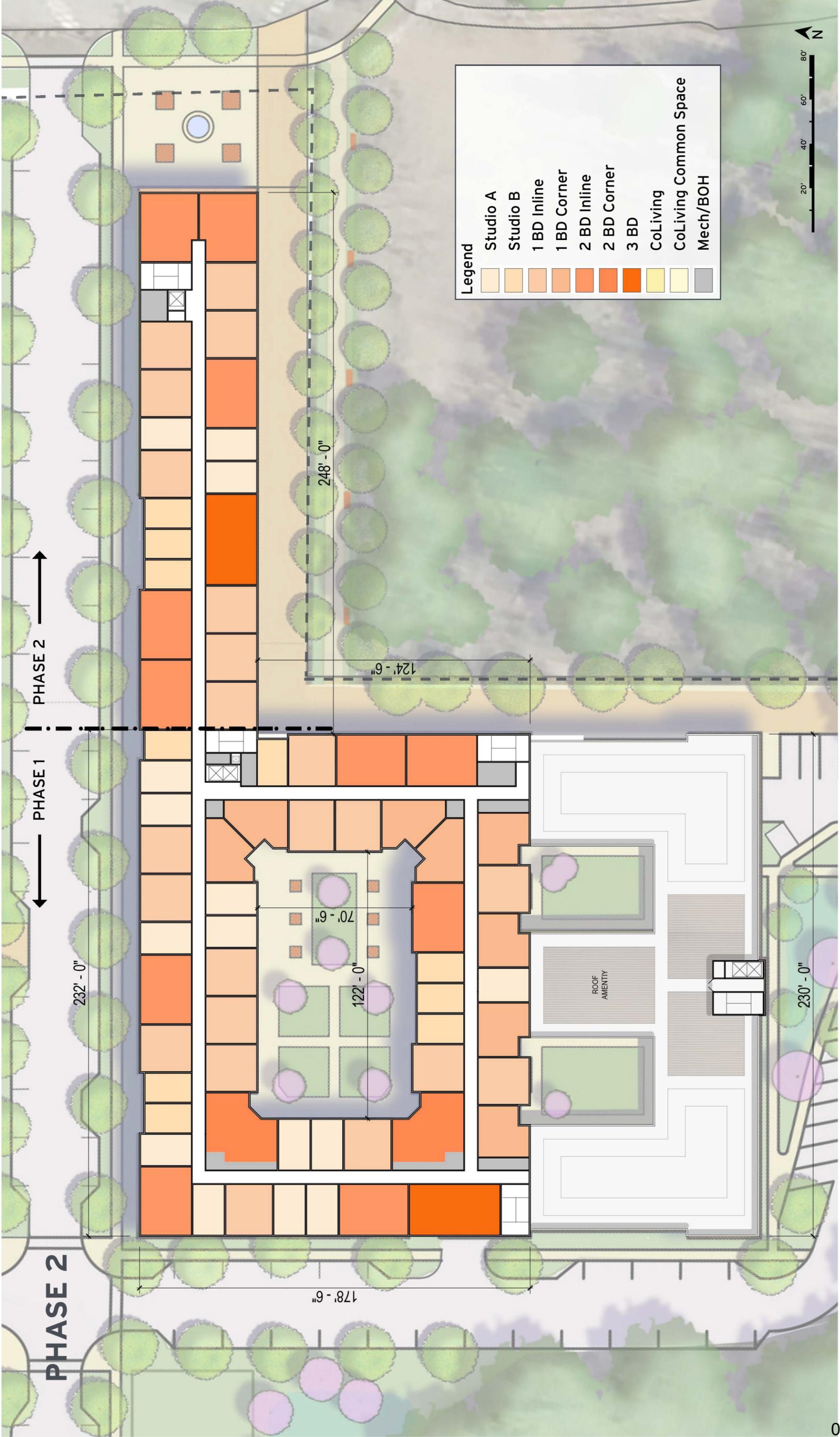


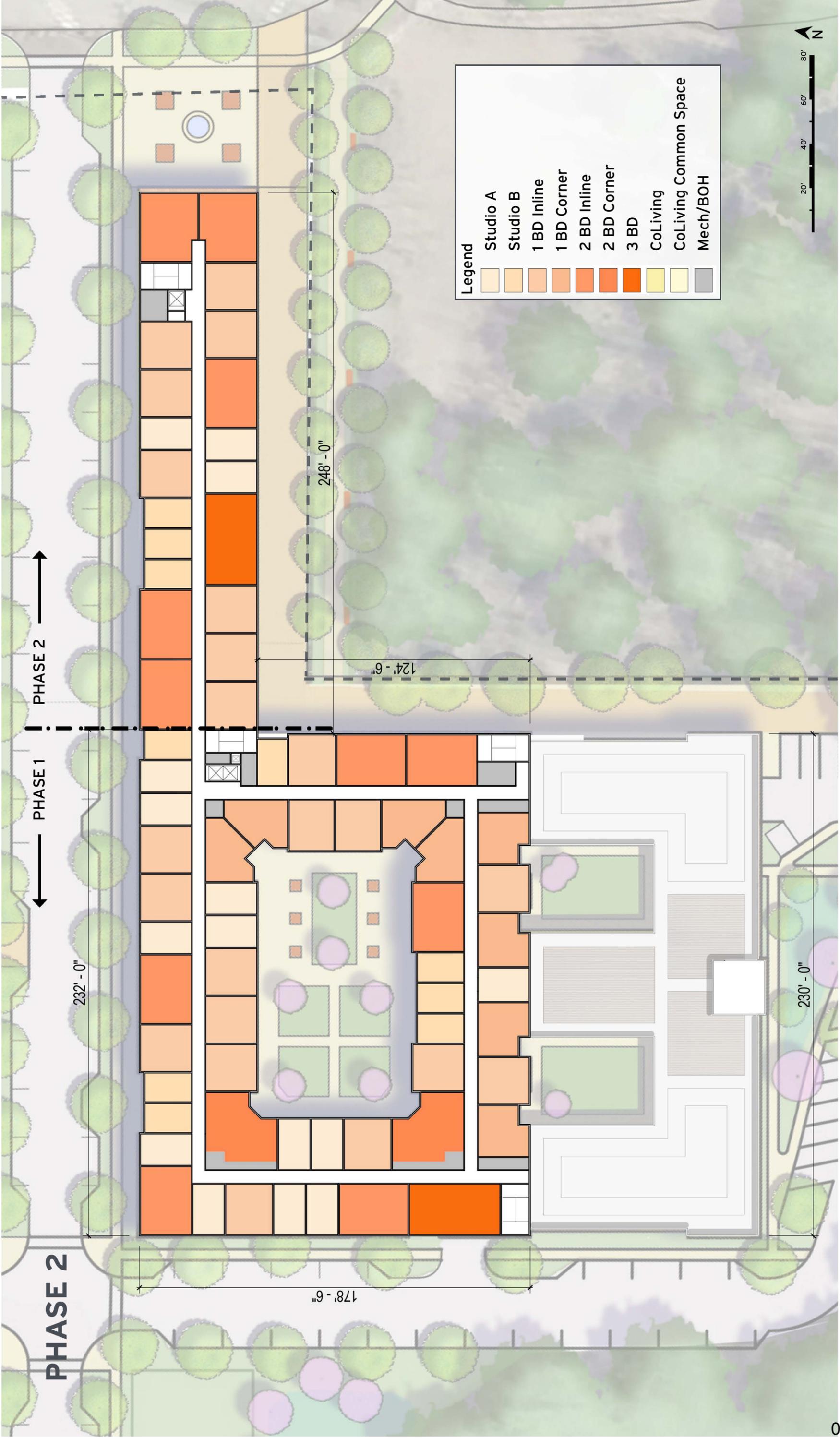
049



| Legend | |
|--------------------|-----------------------|
| [Light Orange Box] | Studio A |
| [Orange Box] | Studio B |
| [Light Orange Box] | 1 BD Inline |
| [Orange Box] | 1 BD Corner |
| [Dark Orange Box] | 2 BD Inline |
| [Orange Box] | 2 BD Corner |
| [Dark Orange Box] | 3 BD |
| [Yellow Box] | CoLiving |
| [Yellow Box] | CoLiving Common Space |
| [Light Gray Box] | Garage |
| [Dark Gray Box] | Mech/BOH |
| [Purple Box] | Amenity |

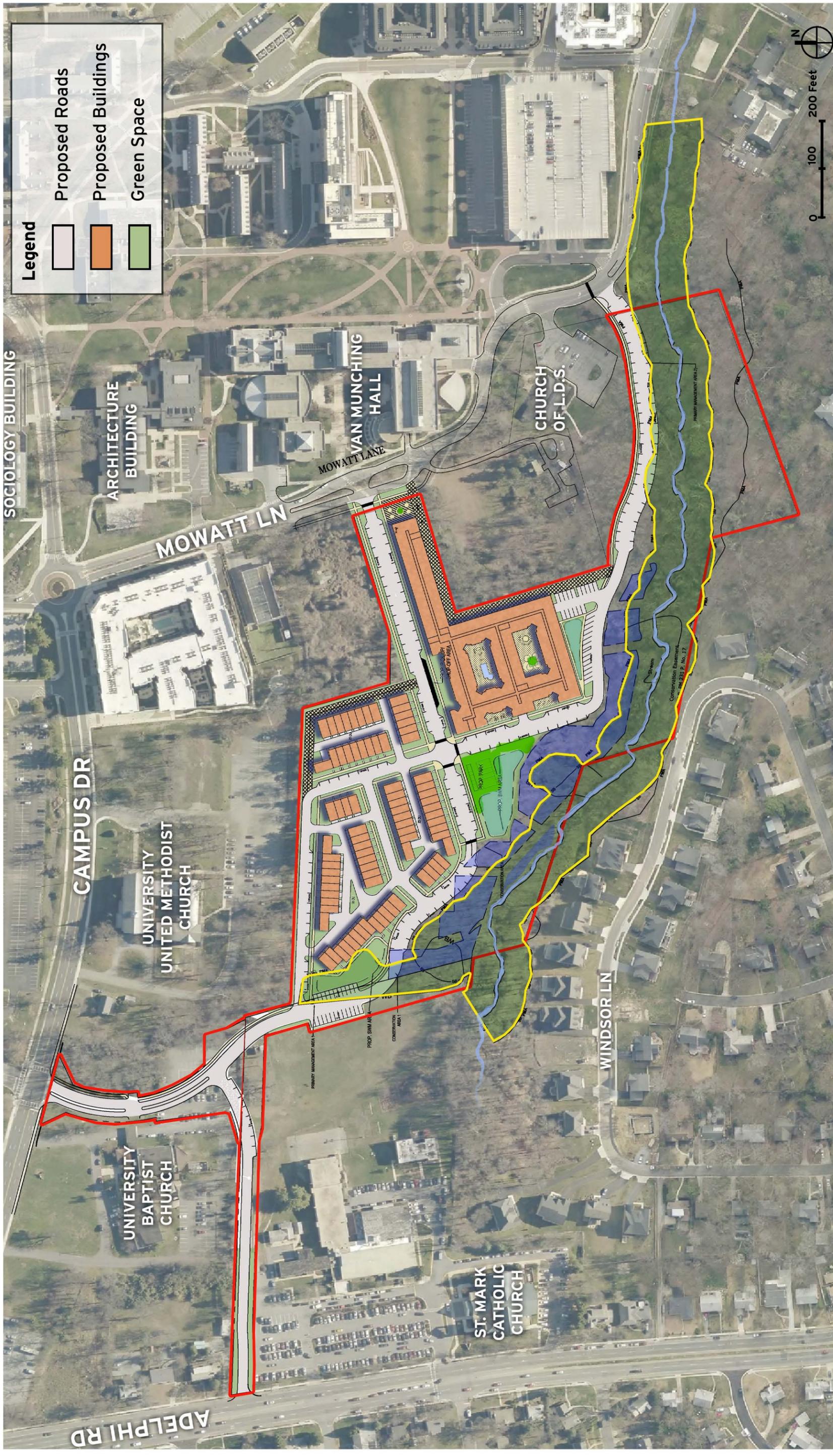






| Legend | |
|-----------------------|-----------------------|
| [Lightest Orange] | Studio A |
| [Light Orange] | Studio B |
| [Medium-Light Orange] | 1 BD Inline |
| [Medium Orange] | 1 BD Corner |
| [Dark Orange] | 2 BD Inline |
| [Orange] | 2 BD Corner |
| [Dark Orange] | 3 BD |
| [Yellow] | CoLiving |
| [Light Yellow] | CoLiving Common Space |
| [Grey] | Mech/BOH |





Previous Scheme - Illustrative Site Plan

WESTERN GATEWAY

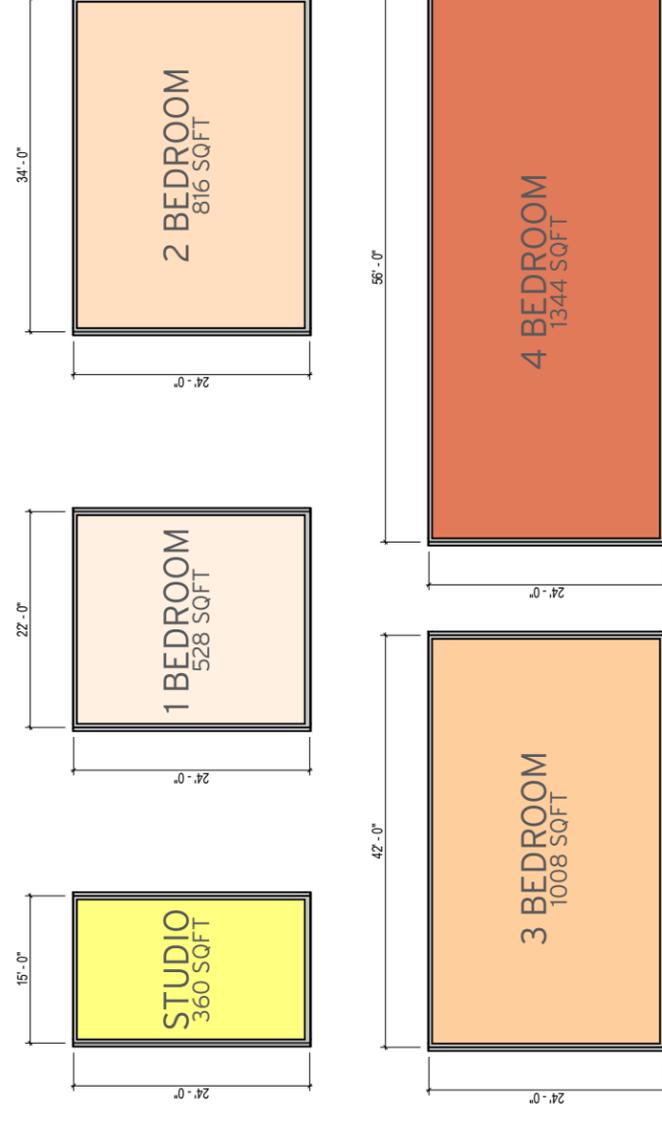
PREVIOUS SCHEME UNIT MIX

| | Studio | 1BR | 2BR | 3BR | 4BR | |
|-------------------|---------------|---------------|---------------|--------------|--------------|------------|
| G2 | 1 | 2 | 2 | 1 | 0 | 6 |
| G1 | 9 | 13 | 11 | 4 | 1 | 38 |
| 1st Floor | 17 | 22 | 23 | 4 | 1 | 67 |
| 2nd Floor | 17 | 29 | 26 | 4 | 1 | 77 |
| 3rd Floor | 15 | 21 | 17 | 2 | 1 | 56 |
| 4th Floor | 15 | 21 | 17 | 2 | 1 | 56 |
| Total Mix | 74 | 108 | 96 | 17 | 5 | 300 |
| Target Mix | 75 | 110 | 95 | 15 | 5 | 300 |
| Total % | 24.67% | 36.00% | 32.00% | 5.67% | 1.67% | |
| Target % | 25.00% | 36.67% | 31.67% | 5.00% | 1.67% | |

| | |
|---------|------------|
| Parking | 127 |
| | 96 |
| | 223 |

PREVIOUS SCHEME UNIT TYPES

| Studio | 1BR | 2BR | 3BR | 4BR |
|---------------|-----|-----|-----|------|
| Typical Sqft. | 360 | 528 | 816 | 1008 |
| | | | | 1344 |



4

Review of Legislation HB 1424 Public/Private Partnerships Process and Oversight

Memorandum

TO: Bill Gardiner, Assistant City Manager
City of College Park

FROM: Leonard L. Lucchi, Esquire
Eddie L. Pounds, Esquire
City Lobbyists

DATE: February 28, 2020

RE: Weekly Report #6

The 2020 Maryland General Assembly Session is now more than half over. Here is a listing of pertinent bills of interest that we are tracking for the City:

- 1. PG 108-20** M-NCPPC – Summer Math, Reading, and Science Pilot Program – For the purpose of creating a Summer Math, Reading, and Science Pilot Program. M-NCPPC is to coordinate with the Prince George’s County public school system to integrate academic content into summer parks and recreation programs. **Unfavorable**
- 2. PG 303-20** Prince George’s County – Alcoholic Beverages – Shopping Center – Authorization of a Class B-SC (Shopping Center) 7-day beer, wine, and liquor license.
- 3. PG 308-20** Prince George’s County – Alcoholic Beverages – Licenses for Supermarkets – Authorizes Class A beer and light wine license for use in a supermarket. **Unfavorable**
- 4. PG 401-20** Prince George’s County – Authority to Impose Fees for Use of Disposable Bags – Authorizes the County to impose a fee on retail establishments for the use of disposable bags. **Unfavorable**
- 5. HB 5 (SB 161)** Crimes – Hate Crimes – Use of an Item or a Symbol to Threaten or Intimidate - Prohibits a person from placing or inscribing an item or a symbol, including an actual or depicted noose or swastika, whether temporary or permanent, on any real or person property, public or

private, without the express permission of the owner or specific persons, with the intent to threaten or intimate any person or group of persons. Violators are guilty of a misdemeanor, punishable by imprisonment for up to three years and/or a \$5,000 fine. **House Bill was heard by the House Judiciary Committee on January 16, 2020. House Bill passed Third Reader (133-4), as amended and has been referred to the Senate Judicial Proceedings Committee. Senate Bill was heard by the Senate Judicial Proceedings Committee on January 29, 2020. Senate Bill passed Third Reader (45-0) and has been referred to the House Judiciary Committee. Bill is supported by MML. Strong likelihood of passage.**

6. **HB 8** Illegal Dumping and Litter Control Law – Yard Waste – Bill expands illegal dumping to include “yard waste” and imposes a mandatory misdemeanor penalty and fine for violation. **Unfavorable**
7. **HB 42 (SB 67)** Public Information Act - Applications for Inspection – Responses and Time Limits - Decreasing the time periods within which a custodian is required to grant or deny a certain application to inspect a public record and produce a public record in response to an approved application; altering the circumstances under which and the time period within which a custodian is required to indicate certain information in writing or by e-mail; decreasing from 10 to 5 working days. **House Bill was heard by the House Health & Government Operations Committee on February 11, 2020. Senate Bill will be heard by the Senate Education, Health and Environmental Affairs Committee on March 10, 2020. Bill is opposed by MML. Low likelihood of passage.**
8. **HB 52** Local Government – Lemonade Stands – Prohibition on Regulation by Local Law - Prohibiting a municipality, a county, or any other political subdivision from adopting or enforcing a local law prohibiting or regulating the sale of lemonade or other nonalcoholic beverages by individuals under the age of 18 from a stand on private property. **Bill was heard by the House Environ & Tran. Committee on Jan. 28, 2020. Unlikely that any action will be taken.**
9. **HB 70** Vehicle Laws – Intersections – Prohibited Acts - Prohibiting a vehicle facing a circular green signal, a green arrow signal, or a steady yellow signal from entering an intersection if the vehicle is unable to safely and completely proceed through the intersection. **Passed the House. In the Senate Judicial Proceedings Committee.**
10. **HB 78 (SB 172)** Bay Restoration Fund – Authorized Uses - This bill expands the criteria used to determine how to allocate funding from the Bay Restoration Fund (BRF) Wastewater Account by including climate resiliency and flood control as issues for the Maryland Department of the Environment (MDE) to consider when determining the priority of funding for specified projects. The bill also adds “volume or quality control” to the types of stormwater control measures that a local government can receive BRF funding for if the local government has implemented a system of

charges to fully fund a stormwater management program. The bill takes effect July 1, 2020. **House Bill was heard by the House Environ & Trans. Committee on January 29, 2020. House Bill is on Third Reader. Senate Bill was heard by Senate Education, Health & Environ. Affairs Committee on January 29, 2020. Senate Bill passed Third Reader (45-0). Bill is supported by MML.**

11. **HB 125 (SB 148)** Board of Public Works – Land Acquisition – Requirements - This bill prohibits the Board of Public Works (BPW) from approving the acquisition of specified real property worth at least \$500,000 unless (1) BPW provides the Legislative Policy Committee (LPC) with specified information and (2) in some circumstances, a study is done regarding the ongoing fiscal effect of the acquisition on the State. The bill does not apply to specified acquisitions of (1) property for land preservation and conservation purposes, primarily by the Department of Natural Resources (DNR); (2) property at the Port of Baltimore or Baltimore/Washington International Thurgood Marshall Airport; or (3) federally owned military property. The bill takes effect June 1, 2020. **The House bill passed third reading and is before gthe Senate. No action on the Senate Bill yet. Bill is supported by MML and has a high likelihood of passage.**
12. **HB 127 (SB 287)** Maryland Arts and Culture Capital Grant Program - This bill establishes the Maryland Arts and Culture Capital Grant Program. The Maryland State Arts Council (MSAC) must administer the program and hire at least one full-time coordinator for the program. From fiscal 2022 through 2027, the Governor must appropriate \$10.0 million annually to the program. The council must award the total amount each year, split evenly between two types of eligible recipients, subject to specified requirements. The bill takes effect July 1, 2020. **House Bill was heard by the House Appropriations Comm on January 28, 2020. Senate Bill was heard by the Senate Budget & Taxation Committee on January 29, 2020. Bills are supported by MML.**
13. **HB 130 (SB 319)** Vehicle Laws – Move Over Safety Monitoring System – Authorization – Bill would authorize certain first responder vehicles, including police, fire and ambulance, to have video monitoring systems installed for the purpose of recording those vehicle operators who fail to move over on the approach of an emergency vehicle. **House Bill was heard by the House Environment & Trans. Committee on February 6, 2020. Senate Bill was heard by the Senate Judicial Proceedings Committee on February 6, 2020. Bills are supported by MML. High likelihood of passage.**
14. **HB 166** Criminal Procedure – Law Enforcement Procedures – Use of Force - This bill establishes circumstances under which a police officer is justified in using force and deadly force. It also establishes what a trier of fact must consider when assessing whether the police officer’s beliefs and actions were reasonable. **Bill will be heard by the House Judiciary**

Committee on March 3, 2020. Bill is opposed by MML.

- 15. HB 185 (SB 223)** Commission on Tax Policy, Reform, and Fairness –This bill establishes the Commission on Tax Policy, Reform, and Fairness to be staffed by the Department of Legislative Services (DLS). The commission must report its preliminary findings and recommendations to the Governor and General Assembly by December 1, 2020, and its findings and recommendations to the Governor and General Assembly by December 1, 2021. The bill takes effect June 1, 2020, and terminates June 30, 2022. **House Bill was heard by the House Ways & Means Committee on February 4, 2020. Senate Bill was heard by the Senate Budget & Taxation Committee on January 29, 2020. Bill is supported by MML and has a high likelihood of passage.**
- 16. HB 209 (SB 313)** Plastics and Packaging Reduction Act – This bill prohibits a store from providing a customer with a “plastic carryout bag” and requires a store to charge, collect, and retain at least 10-cents for each “durable carryout bag” provided to a customer. The appropriate unit of county government must enforce these provisions, and the bill establishes a civil penalty for violations. The Maryland Department of Labor (MDL) must adopt implementing regulations. The bill also establishes the Single-Use Products Workgroup, staffed by the Maryland Department of the Environment (MDE); the workgroup must submit a report of its findings and recommendations to the Governor and the General Assembly by December 1, 2020. The bill’s provisions relating to the workgroup take effect July 1, 2020, and terminate June 30, 2021. The bill’s other provisions take effect July 1, 2021. **House Bill was heard by the House Environment and Transportation Committee on February 11, 2020. Senate Bill was heard by the Senate Finance Committee on February 20, 2020.**
- 17. HB 223** End Ineffective Business Subsidies Act of 2020 – This bill prohibits the Secretary of Commerce from designating or expanding certain enterprise zones and focus areas on or after June 1, 2020; provides for the termination of the One Maryland Economic Development Tax Credit Program on January 1, 2022; applies the Opportunity Zone Enhancement Program to taxable years 2019 through 2021; and prohibits the Department of Commerce from issuing tax credit certificates to certain investors in certain biotechnology companies on or after January 1, 2022. **Bill was heard by the House Ways & Means Committee on February 12, 2020. Bill is opposed by MML.**
- 18. HB 258 (PG 408-20)** Prince George’s County – State Highways – Toll Facilities – Prohibits a State agency, including the Maryland Transportation Authority, from acquiring or constructing any toll road, toll highway, or toll bridge in Prince Georges County unless authorized by Prince George’s County by local law. **Bill was heard by the House Environment & Trans. Committee on February 20, 2020.**
- 19. HB 280 (SB 234)** Vehicle Laws - Suspension of Driver's License or Registration - Unpaid

Citations or Judgments – This bill alters the requirements and procedures governing certain programs that authorize installment payments for certain motor vehicle traffic citations or judgment debts under certain circumstances; repeals the requirement that the Motor Vehicle Administration suspend a person's driver's license and vehicle registration for failure to pay a traffic citation or request a trial; and authorizes the Administration to initiate an action for a certain civil judgment for an unpaid traffic citation under certain circumstances. **House Bill was heard by the House Environment & Transportation Committee on February 19, 2020 (rescheduled from February 6, 2020). Senate Bill was heard by the Senate Judicial Proceedings Committee on February 4, 2020. Bill is opposed by MML.**

- 20. **HB 292 (SB 229)** Toll Roads, Highways, and Bridges - County Government Consent Requirement – Expansion - This bill expands the requirement that a State agency receive the express consent of a majority of the affected Eastern Shore county governments before it constructs a toll road, toll highway, or toll bridge in those counties. Under the bill, this requirement is expanded to apply to all counties in the State (including Baltimore City) if they are affected by any such toll road, toll highway, or toll bridge. **House Bill was heard by the House Environment & Trans. Committee on February 13, 2020. Senate Bill hearing has been cancelled.**

- 21. **HB 299** Public-Private Partnership Projects - Real Property Acquisition – Prohibition - Prohibiting a State agency or its designee from acquiring residential real property for a public-private partnership project that includes the addition of toll lanes to I-495 or I-270. **Bill was heard by the House Environment & Trans. Committee on February 11, 2020.**

- 22. **HB 301** Public Safety – Task Force on Missing Persons - This bill establishes a Task Force on Missing Persons. The State agencies represented on the task force must provide staff for the task force. The task force must report its findings and recommendations to the Governor and the General Assembly by December 31, 2021. The bill takes effect July 1, 2020, and terminates June 30, 2022. **Bill was heard by the House Judiciary Committee on February 4, 2020. Bill is supported by MML and has a high chance of passage.**

- 23. **HB 351** Land Use and Vehicle Miles Traveled Workgroup - This bill establishes a Land Use and Vehicle Miles Traveled Workgroup to develop a State strategy that identifies State and local land use policies, business incentives, and transportation policies, investments, and programs to reduce vehicle miles traveled (VMT) in the State and meet other related goals. The Department of Legislative Services (DLS) must provide staff for the workgroup. By December 15, 2020, the workgroup must report its interim findings and recommendations to the Governor and the General Assembly; its final findings and recommendations must be submitted by December 31, 2021. The bill takes effect July 1, 2020, and terminates June 30, 2022. **Bill was heard by the House Environment**

& Transportation Committee on February 12, 2020. Bill is supported by MML.

24. **HB 359 (SB 277)** Clean Cars Act of 2020 – Extension, Funding and Reporting – This bill extends and alters, for certain fiscal years, the Electric Vehicle Recharging Equipment Rebate Program and vehicle excise tax credit for the purchase of certain electric vehicles; repeals the limitation on the maximum total purchase price of certain vehicles; requires the Maryland Zero Emission Electric Vehicle Infrastructure Council to issue certain reports on or before certain dates; and alters the amount required to be transferred each year from the Maryland Strategic Energy Investment Fund to the Transportation Trust Fund. **House Bill was heard by the House Environment and Transportation Committee on February 13, 2020. Senate Bill was heard by the Senate Finance Committee on February 11, 2020.**
25. **HB 368 (SB 424)** Maryland Transit Administration - Funding (Transit Safety and Investment Act) - This bill alters and extends (by five years) provisions of the Maryland Metro/Transit Funding Act (Chapters 351 and 352 of 2018) that require increased operating and capital spending for the Maryland Transit Administration (MTA). For fiscal 2023 through 2027, the appropriation for MTA’s operating expenses may not be less than the fiscal 2022 appropriation. For fiscal 2022 through 2027, the Governor must include in the State budget an appropriation from the Transportation Trust Fund (TTF) of at least \$500 million for MTA’s capital needs. The bill takes effect June 1, 2020. **House Bill was heard by the House Appropriations Committee on February 4, 2020. Senate Bill was heard by the Senate Budget & Taxation Committee on February 12, 2020.**
26. **HB 401 (SB 758)** Public Information Act - Remote Access, Fee Complaints, Fee Waivers, and Inspection of Judicial Records (Open Government, Better Government Act) – This bill establishes the intent of the General Assembly that each official custodian adopt an internet use policy and other technological advances to expand remote access to public records and increase the transparency of government; requires the Public Information Act Compliance Board to receive, review, and resolve certain complaints alleging that a custodian unreasonably failed to waive a fee under certain circumstances; and alters the minimum fee charged under which the Board has authority to review a complaint. **House Bill was heard by the House Judiciary Committee on February 12, 2020. Senate Bill was heard by the Senate Judicial Proceedings Committee on February 18, 2020. Bill is opposed by MML and has a low likelihood of passage.**
27. **HB 502 (SB 590)** Public Information Act – Revisions – This bill requires each official custodian to adopt a certain policy of proactive disclosure; requires each official custodian to publish annual reports online, to the extent practicable; requires the Public Information Act Compliance Board to

receive, review, and resolve certain complaints from applicants and applicants' designated representatives; and requires the Board to receive and review complaints from any custodian alleging that an applicant's request or pattern of requests is frivolous or vexatious. **House Bill was heard by the House Health & Government Operations Committee on February 11, 2020. Senate Bill was heard by the Senate Education, Health and Environmental Affairs Committee on February 13, 2020. Bill is supported with amendments by MML. Bill has a moderate likelihood of passage.**

28. HB 561 (SB 315)

Electric Industry – Community Choice Energy – This bill applies certain laws regarding net energy metering and community solar generating systems to customers served by a community choice aggregator; repeals a provision that prohibits a county or municipal corporation from acting as an aggregator under certain circumstances; and establishes a process by which, beginning on October 1, 2021, a county or municipal corporation or group of counties or municipal corporations may form or join a community choice aggregator. **House Bill was heard by the House Economic Matters Committee on February 13, 2020. Senate Bill will be heard by the Senate Finance Committee on February 25, 2020. Bill is supported by MML and has a high likelihood of passage.**

29. HB 607 (SB 305)

Public Safety – Crisis Intervention Team Center of Excellence – This bill establishes the Crisis Intervention Team Center of Excellence in the Governor's Office of Crime Control and Prevention to provide technical support to local governments, law enforcement, public safety agencies, behavioral health agencies, and crisis service providers and develops and implements a crisis intervention model program; requires the Office to appoint certain coordinators to the Center; requires the Center to take certain actions; a requires annual reporting. **House Bill was heard by the House Judiciary Committee on February 18, 2020. Senate Bill was heard by the Senate Judicial Proceedings Committee on February 11, 2020. Bill is supported by MML and has a high likelihood of passage.**

30. HB 709 (SB 490)

Human Services - Youth Services Bureaus – Funding – This bill repeals a requirement that the Department of Human Services identify eligible youth services bureaus and estimate the amount of State funds to allocate to each youth services bureau; requires State matching funds for a youth services bureau to be paid directly to its private sponsor; requires the Governor to include at least \$1,800,000 in the annual budget bill for youth services bureaus; and provides for the allocation of the required funds. **House Bill was heard by the House Appropriations Committee on February 18, 2020. Senate Bill was heard by the Senate Budget & Taxation Committee on February 12, 2020. The Senate bill has passed the floor and is before the House Appropriations Committee.**

31. **HB 1034 (SB 835)** County and Municipal Street Lighting Investment Act – Bill authorizes a county or municipality, after giving 60 days written notice to the electric company and the Public Service Commission, to convert its street lighting service to a certain alternative-energy-only tariff, submit a request to acquire certain street lighting equipment from the electric company, and enter into an agreement to purchase electricity for a certain use from any available electricity supplier under certain circumstances. **House Bill will be heard by the House Economic Matters Committee on March 5, 2020. Senate Bill will be heard by the Senate Education, Health and Environmental Affairs Committee on March 4, 2020.**
32. **HB 1109 (SB 109)** Disabled Active Duty Service Members, Disabled Veterans, and Surviving Spouses - Exemption From Property Tax and Other Charges and Refunds - This bill exempts a dwelling house owned by a disabled active duty service member, disabled veteran, or surviving spouse from specified governmental charges. The bill requires the State, a county, or a municipality to pay property tax refunds to a disabled active duty service member, disabled veteran, or surviving spouse under specified circumstances. The State, a county, or a municipality must pay interest on the refund under specified circumstances. The bill takes effect June 1, 2020, and applies retroactively to taxable years beginning after June 30, 2015. **House Bill will be heard by the House Ways and Means Committee on March 3, 2020. Senate Bill was heard by the Senate Budget and Taxation Committee on January 22, 2020.**
33. **HB 1155** Local Governments – Responsibility for Repairing or Replacing Sidewalks – Bill specifies that a county or municipality is responsible for repairing or replacing a sidewalk that becomes damaged as a result of a tree planted by the county or municipality; and prohibits a county or municipality from requiring a certain property owner to repair or replace, or contribute to the cost of repairing or replacing, a sidewalk that has become damaged as a result of a tree planted by the county or municipality. **Bill will be heard by the House Environment and Transportation Committee on March 3, 2020.**
34. **HB 1394 (SB 982)** Highway User Revenues - Revenue and Distribution – (An MML Priority Bill) This bill repeals an exclusion of certain motor fuel tax revenue from distribution as highway user revenues to the Gasoline and Motor Vehicle Revenue Account; repeals an exception for highway user revenues to the requirement that supermajorities of the General Assembly approve transfers from the Transportation Trust Fund; and alters the amounts of capital grants calculated based on highway user revenues that are required to be appropriated to Baltimore City, counties, and municipalities in certain fiscal years. **House Bill will be heard by the House Environment and Transportation Committee on March 5, 2020. Senate Bill will be heard by the Senate Budget and Taxation Committee on March 4, 2020.**
35. **HB 1612 (SB 901)** State and Local Government – Participation in Federal Immigration -

Bill provides officials with immunity from criminal and civil liability for refusing to provide information to the federal government or another state for federal immigration purposes. **Senate Bill will be heard by the Senate Judicial Proceedings Committee on February 26, 2020. The House Bill is still in the Rules Committee.**

36. SB 3

Electronic Smoking Devices, Other Tobacco Products, and Cigarettes – Taxation and Regulation - Applying certain provisions of tax law regulating the sale, manufacture, distribution, possession, and use of cigarettes and other tobacco products to certain electronic smoking devices; altering the definition of "other tobacco products" to include certain consumable products and the components or parts of those products and to exclude certain other products. **Bill was heard by the Senate Budget & Taxation Committee on January 29, 2020.**

37. SB 109 (HB 1109)

Disabled Active Duty Service Members, Disabled Veterans and Surviving Spouses – Exemption from Property Tax and Other Charges and Refunds - This bill exempts a dwelling house owned by a disabled active duty service member, disabled veteran, or surviving spouse from specified governmental charges. The bill requires the State, a county, or a municipality to pay property tax refunds to a disabled active duty service member, disabled veteran, or surviving spouse under specified circumstances. The State, a county, or a municipality must pay interest on the refund under specified circumstances. The bill takes effect June 1, 2020, and applies retroactively to taxable years beginning after June 30, 2015. **Senate Bill was heard by the Senate Budget & Taxation Committee on January 22, 2020. House Bill will be heard by the House Ways and Means Committee on March 3, 2020.**

38. SB 128

Local Government Animal Control Facilities – Adoption Fee Waiver for Veterans (Pets for Vets Act of 2020) - This bill requires an animal control facility operated by a county or municipality to waive the adoption fee for a dog or cat adopted by a veteran who presents specified identification that notes the individual is a veteran. An animal control facility may limit the number of adoption fee waivers granted to an individual to one dog and one cat within a six-month period. **Bill was heard by the Senate Education, Health and Environ. Affairs Committee on January 29, 2020. Bill passed Third Reader (45-0). Bill referred to the House Environment and Transportation Committee.**

39. SB 209 (HB 654)

Criminal Law – Unruly Social Gatherings – Civil Penalties – This bill prohibits a person responsible for a private premise from conducting, causing, permitting, or aiding in the maintaining of any “unruly social gathering” on or in those premises. Violators are subject to the issuance of a civil citation and maximum penalties of \$500 (for a first violation) and \$1,000 (for a second or subsequent violation). A court may also order a violator to perform 20 hours of community service. Nothing in the bill prohibits a law enforcement officer from issuing a criminal

citation or other civil citation under State or local law for violations arising out of the same circumstances. The bill may not be construed to preempt or prevail over any ordinance, resolution, law, or rule that is more stringent. **Unfavorable**

40. SB 223 (HB 185)

Commission on Tax Policy, Reform and Fairness – This bill establishes the Commission on Tax Policy, Reform, and Fairness to be staffed by the Department of Legislative Services (DLS). The commission must report its preliminary findings and recommendations to the Governor and General Assembly by December 1, 2020, and its findings and recommendations to the Governor and General Assembly by December 1, 2021. The bill takes effect June 1, 2020, and terminates June 30, 2022. **Senate bill was heard by the Senate Budget & Taxation Committee on January 29, 2020. House bill was heard by the House Ways & Means Committee on February 4, 2020.**

41. SB 253 (HB 715)

State Finance and Procurement - Prohibited Appropriations - Magnetic Levitation Transportation System –This bill prohibits the State (or any unit or instrumentality of the State) from using any appropriation for a magnetic levitation (Maglev) transportation system located or to be located in the State. The bill also prohibits a public or private entity that receives money from the State from authorizing a permit or giving any other form of approval for a Maglev system. Finally, the bill prohibits a proposal for a Maglev system from including the use of any Amtrak or CSX Transportation right-of-way. The bill takes effect June 1, 2020. **Senate Bill was heard by the Senate Budget & Taxation Committee on February 5, 2020. House Bill will be heard by the House Appropriations Committee on February 25, 2020. The hearing scheduled for the House Environment and Transportation Committee on February 21, 2020, has been cancelled.**



**CITY OF COLLEGE PARK, MARYLAND
REGULAR COUNCIL MEETING AGENDA ITEM**

AGENDA ITEM NUMBER: 20-G-47

Prepared By: Bill Gardiner
Assistant City Manager

Meeting Date: March 3, 2020

Presented By: Bill Gardiner
Assistant City Manager

Consent Agenda: No

Originating Department: Mayor and Council

Action Requested: Support HB 1424 - Public-Private Partnerships – Process and Oversight

Strategic Plan Goal: Effective Leadership

Background/Justification:

HB 1424 would establish a Public-Private Partnership Oversight Review Board and require state agencies to submit pre-solicitation reports, the environmental impact statement, and other documents related to a proposed public-private partnerships (P3) exceeding \$500 million to the Review Board and certain budget committees. The Review Board would be comprised of appointees by Speaker of the House, the President of the Senator, the Governor, the Comptroller, and the Treasurer. It would review public-private partnership pre-solicitation reports and make recommendations to the budget committees and the Board of Public Works regarding the designation of a public infrastructure asset as a public-private partnership. If the Board of Public Works designates a project as a public-private partnership, the budget committees have one year to review and comment on the designation.

HB 1424 would also require independent rating agencies to conduct a rating assessment for every contract under a large P3 agreement before the Board of Public Works can vote on it. Finally, the bill would expand the existing 'no-compete' requirements to ensure local governments can add roads, transit, and other options for commuters that may compete with P3 toll roads without having to pay a penalty or get the P3 company's permission. Current law only affects state-funded transportation projects.

This bill is designed to ensure that more project information is available to the public before the Board of Public Works can vote to support a P3 project. The Governor has proposed large P3 transportation projects and members of the General Assembly and residents are concerned about the process.

Fiscal Impact: None

Council Options:

1. Support the legislation as drafted.
2. Support the legislation with amendments
3. Oppose the legislation.
4. Take no action on the legislation.

Staff Recommendation:

#1

Recommended Motion:

I move that the Council authorize the Mayor to sign the attached correspondence stating the City's support for HB 1424.

Attachments: HB 1424 - Public-Private Partnerships – Process and Oversight
Draft letter of support



CITY OF COLLEGE PARK

OFFICE OF THE MAYOR & CITY COUNCIL

8400 BALTIMORE AVENUE SUITE 375 COLLEGE PARK MD 20740 | COLLEGEPAKMD.GOV

MAYOR

Patrick L. Wojahn

pwojahn@collegetparkmd.gov
240.988.7763

DISTRICT 1

Fazlul Kabir

fkabir@collegetparkmd.gov
301.659.6295

Kate Kennedy

kkennedy@collegetparkmd.gov
202.400.1501

DISTRICT 2

P.J. Brennan

pbrennan@collegetparkmd.gov
202.288.5569

Monroe S. Dennis

mdennis@collegetparkmd.gov
301.474.6270

DISTRICT 3

Robert W. Day

rday@collegetparkmd.gov
301.741.1962

John B. Rigg

jrigg@collegetparkmd.gov
443.646.3503

DISTRICT 4

Maria E. Mackie

mmackie@collegetparkmd.gov
240.472.0681

Denise Mitchell

dmitchell@collegetparkmd.gov
301.852.8126

March 4, 2020

Delegate Maggie McIntosh, Chair
Appropriations Committee
Room 121
House Office Building
Annapolis, Maryland 21401

Re: HB 1424 - Public-Private Partnerships – Process and Oversight

Dear Delegate McIntosh and Committee Members:

On behalf of the College Park City Council and residents, I respectfully request your support for HB 1424 which would establish a Public-Private Partnership Oversight Review Board. Pre-solicitation reports, the environmental impact statement, and other documents related to a large proposed public-private partnerships (P3) would be provided by the state agency to the Review Board and certain budget committees. If the Board of Public Works designates a project as a public-private partnership, the budget committees have one year to review and comment on the designation.

HB 1424 also ensures that local governments can add roads, transit, and other options for commuters that may compete with P3 toll roads without having to pay a penalty or get permission.

If enacted, this bill would make more project information available to the public before the Board of Public Works can vote to support a P3 project. HB 1424 would create stronger review and oversight of these large proposed projects than the current process does, and for these reasons the City Council urges your support.

Thank you for your consideration of the City's position.

Sincerely,

Patrick L. Wojahn
Mayor

cc: Members of the Appropriations Committee
21st District Delegation



CITY OF COLLEGE PARK

OFFICE OF THE MAYOR & CITY COUNCIL

8400 BALTIMORE AVENUE SUITE 375 COLLEGE PARK MD 20740 | COLLEGEPAKMD.GOV

MAYOR

Patrick L. Wojahn

pwojahn@collegetparkmd.gov
240.988.7763

DISTRICT 1

Fazlul Kabir

fkabir@collegetparkmd.gov
301.659.6295

Kate Kennedy

kkennedy@collegetparkmd.gov
202.400.1501

DISTRICT 2

P.J. Brennan

pbrennan@collegetparkmd.gov
202.288.5569

Monroe S. Dennis

mdennis@collegetparkmd.gov
301.474.6270

DISTRICT 3

Robert W. Day

rday@collegetparkmd.gov
301.741.1962

John B. Rigg

jrigg@collegetparkmd.gov
443.646.3503

DISTRICT 4

Maria E. Mackie

mmackie@collegetparkmd.gov
240.472.0681

Denise Mitchell

dmitchell@collegetparkmd.gov
301.852.8126

March 4, 2020

Delegate Kumar P. Barve, Chair
Environment and Transportation Committee
Room 251
House Office Building
Annapolis, Maryland 21401

Re: HB 1424 - Public-Private Partnerships – Process and Oversight

Dear Delegate Barve and Committee Members:

On behalf of the College Park City Council and residents, I respectfully request your support for HB 1424 which would establish a Public-Private Partnership Oversight Review Board. Pre-solicitation reports, the environmental impact statement, and other documents related to a large proposed public-private partnerships (P3) would be provided by the state agency to the Review Board and certain budget committees. If the Board of Public Works designates a project as a public-private partnership, the budget committees have one year to review and comment on the designation.

HB 1424 also ensures that local governments can add roads, transit, and other options for commuters that may compete with P3 toll roads without having to pay a penalty or get permission.

If enacted, this bill would make more project information available to the public before the Board of Public Works can vote to support a P3 project. HB 1424 would create stronger review and oversight of these large proposed projects than the current process does, and for these reasons the City Council urges your support.

Thank you for your consideration of the City's position.

Sincerely,

Patrick L. Wojahn
Mayor

cc: Members of the Environment and Transportation Committee
21st District Delegation

5

Introduction

20-0-05

Authorizing The Acquisition
Of Certain Real Property
For A Public Purpose



**CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM**

Prepared By: Suellen M. Ferguson
City Attorney

Meeting Date: March 3, 2020

Presented By: Scott Somers, City Manager
Suellen M. Ferguson, City Attorney

Originating Department: Administration

Issue Before Council: Introduction of Ordinance 20-O-05, to authorize acquisition of 7403 Baltimore Avenue, 7413 Baltimore Avenue, and Lehigh Road (no street number),

Strategic Plan Goal: Goal 4: Quality Infrastructure

Background/Justification: The City and the University of Maryland, College Park ("University"), own or control lots in College Park consisting of (1) 4500 Knox Road, 7411 (and 7409) Baltimore Avenue, and Lot 7 Yale Avenue (owned by the City), and 7403 (and 7405) and 7413 Baltimore Avenue, together with a lot known as Lehigh Road (No Street Number) (owned by the University). The City and the University have agreed to coordinate the development and construction of a mixed use building with four floors on these lots, with approximately 96,000 gross square feet of floor area, an indoor lobby area and an outdoor plaza. As part of the development of the Project, the City and University plan to combine the lots into one, to enable the Property to be subjected to a condominium regime. Eventually, the condominium will include four primary units: Ground Unit, City Unit, University Unit and Retail Unit, together with the General Common Elements and the Limited Common Elements. The City will take title to the University lots in order to be able to consolidate them. Once the condominium regime is placed on the consolidated property, the University Unit and the Retail Unit will be conveyed out to the University by a separate ordinance.

The terms under which the City and University will develop, construct and own the condominium units and land are to be included in a Joint Development Agreement, and the condominium documents. This transfer of lots from the University to the City is contingent on final approval of the Agreement and condominium documents by the parties.

Fiscal Impact:

The City development and construction of the Project has already been funded through existing funds, grant funds and a bond. This ordinance will not change the budget for the construction of City Hall.

Council Options:

- 1) Introduce Ordinance 20-O-05 in a special session
- 2) Amend and introduce Ordinance 20-O-05
- 3) Decline to introduce Ordinance 20-O-05

Staff Recommendation:

Option #1

Recommended Motion:

I move to introduce Ordinance 20-O-05, to authorize the acquisition of 7403 (and 7405) and 7413 Baltimore Avenue, together with a lot known as Lehigh Road (No Street Number), for the purpose of consolidating the lots with City-owned lots at 4500 Knox Road, 7411 (and 7409) Baltimore Avenue, and Lot 7 Yale Avenue, to make one lot, with the purpose of subjecting the consolidated lot to a condominium regime for construction of City Hall and a University office building.

Attachments:

Proposed Ordinance 20-O-05
Exhibit A

ORDINANCE
OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK
AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT
7403 BALTIMORE AVENUE, COLLEGE PARK, MD 20740;
7413 BALTIMORE AVENUE, COLLEGE PARK, MD 20740; AND
LEHIGH ROAD (NO STREET NUMBER), COLLEGE PARK, MD 20740, FOR A
PUBLIC PURPOSE

WHEREAS, pursuant to §5-202 of the Local Government Article, Annotated Code of Maryland, the City of College Park (hereinafter, the “City”) has the power to pass such ordinances as it deems necessary to assure the good government of the City; protect and preserve the City's rights, property, and privileges; preserve peace and good order; secure persons and property from danger and destruction; and protect the health, comfort, and convenience of the residents of the City; and

WHEREAS, pursuant to §5-203 of the Local Government Article, Annotated Code of Maryland, the City pursuant to State law is authorized to acquire real property by purchase; and

WHEREAS, §C1-3 of the Charter of the City of College Park implements and authorizes the Mayor and City Council to exercise the authority granted under State law; and

WHEREAS, the City and the University of Maryland, College Park (“University”), own or control parcels of land in College Park consisting of (1) 4500 Knox Road (owned by the City); (2) 7411 (and 7409) Baltimore Avenue (owned by the City), and (3) 7403 (and 7405) and 7413 Baltimore Avenue, together with a lot known as Lehigh Road (No Street Number) (owned by UMCPF Property IV-A, LLC (“UMCPF”), a Maryland limited liability company), which parcels contain a total of approximately 1.37 acres (collectively, the “Property”); and

CAPS
 [Brackets]
 Asterisks * * *

: Indicate matter added to existing law.
 : Indicate matter deleted from law.
 : Indicate matter remaining unchanged in existing law but not set forth in Ordinance

WHEREAS, the City and the University have agreed to coordinate the development and construction of a mixed- use building (the “Building”) on the Property, which will consist of one building with four floors, with a mechanical and stair area enclosed on the roof, comprising in the aggregate just over approximately 96,000 gross square feet of floor area, an indoor lobby area and an outdoor plaza (collectively the “Project”); and

WHEREAS, any and all buildings, structures, plaza, common elements, or other improvements now or hereafter located or constructed on the Property constitute the Improvements (the “Improvements”); and

WHEREAS, as part of the development of the Project, the City and University intend to cause (i) the legal lots currently comprising the Property to be consolidated into unitary ownership (the “Lot Consolidation”) and (ii) the Property to be subjected to a condominium regime by recording in the Land Records of Prince George’s County, Maryland, the documents required to create four primary units within the Property, together with the General Common Elements and the Limited Common Elements; and

WHEREAS, the four condominium units proposed are:

(i) The Ground Unit will be the Lot Consolidation of the land comprised of the Property underlying the Improvements to be constructed thereon. The Ground Unit will consist of the surface of the Lot Consolidation underlying all Improvements and all areas under the surface of the Lot Consolidation, except for any footings and utility conduits. The Ground Unit will not include any surfaces such as paving, exterior stairs, landscaping or walkways.

(ii) The City Unit will be those portions of the Improvements to be occupied by the City for its City Hall, City Council Chambers and City offices, to be owned by the City.

(iii) The University Unit will be those portions of the Improvements to be occupied by the University for offices, to be owned by the University.

(iv) The Retail Unit will be those two separate areas of the Improvements to be owned by the University or its designee, to lease to retail users.

In this way, the City will own the City Unit and the Ground Unit, the University will own the University Unit, and the University or its designee will own the Retail Unit; and

WHEREAS, each of the units shall be owned “in fee simple” by the Unit Owner, together with the non-exclusive rights under the Condominium Declaration to use the General Common Elements, and, to the extent stated therein, exclusive rights to the use of any Limited Common Elements; and

WHEREAS, the acquisition of the real property currently owned by UMCPF is required in order for the City to obtain consolidation all of the lots, creation of the condominium, and for City ownership of the Ground Unit and the City Unit; and

WHEREAS, the Mayor and City Council have determined that it is in the public interest to obtain consolidation of the lots, subject the Property to a condominium regime and obtain ownership of the Ground Unit and City Unit; and

WHEREAS, the Mayor and City Council have been engaged in negotiations for the acquisition of said property and have been able to reach agreement on the transfer of the aforesaid UMCPF property; and

WHEREAS, the Mayor and City Council desire to use the authority granted to the City under State Law and the City Charter to acquire the property.

Section 1. NOW THEREFORE BE IT ORDAINED AND ENACTED by the Mayor and Council of the City of College Park that the acquisition of the property described as

follows, for the sum of \$10.00, and other valuable consideration, be and it is hereby authorized for the public purpose of developing and constructing a mixed- use Building on the Property, and subjecting the Property to a condominium regime under which the City will own the Ground Unit and the City Unit, the property being described as:

That property owned by UMCPF Property IV-A, LLC, a Maryland limited liability company, by virtue of a Deed of Special Warranty and Quit Claim dated January 16, 2015 from Ronald Willoner, Trustee of the Charitable Remainder Unitrust under the Last Will and Testament of Hollis W. Renfrew dated January 14, 2009, recorded among the Land Records of Prince George's County, Maryland in Liber SJH No. 36639, folio 100, otherwise known as 7403 Baltimore Avenue, 7413 Baltimore Avenue, and Lehigh Road (no street number), with Tax Account Numbers 21-22988610, 2298586 and 2298594, respectively, together with the buildings and improvements thereupon, erected, made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, in the same belonging or in anywise appertaining. See Exhibit A, Property Description, attached hereto and incorporated herein by reference.

Section 2. BE IT FURTHER ORDAINED AND ENACTED by the Mayor and Council of the City of College Park that authorization to purchase the parcels pursuant to this Ordinance in order to enable a condominium regime is contingent upon the City and University reaching agreement on a Joint Development Agreement prior thereto.

Section 3. BE IT FURTHER ORDAINED AND ENACTED by the Mayor and Council of the City of College Park that, upon formal introduction of this proposed Ordinance, which shall be by way of a motion duly seconded and without any further vote, the City Clerk shall distribute a copy to each Council member and shall maintain a reasonable number of copies

in the office of the City Clerk and shall post at City Hall, to the official City website, to the City-maintained e-mail LISTSERV, and on the City cable channel, and if time permits, in any City newsletter, the proposed ordinance or a fair summary thereof together with a notice setting out the time and place for a public hearing thereon and for its consideration by the Council.

The public hearing, hereby set for _____ P.M. on the _____ day of _____, 2020, shall follow the publication by at least seven (7) days, may be held separately or in connection with a regular or special Council meeting and may be adjourned from time to time. All persons interested shall have an opportunity to be heard.

After the hearing, the Council may adopt the proposed ordinance with or without amendments or reject it. This Ordinance shall become effective on _____, 2020 provided that, as soon as practicable after adoption, the City Clerk shall post a fair summary of the Ordinance and notice of its adoption at City Hall, to the official City website, to the City-maintained e-mail LISTSERV, on the City cable channel, and in any City newsletter.

If any section, subsection, provision, sentence, clause, phrase or word of this Ordinance is for any reason held to be illegal or otherwise invalid by any court of competent jurisdiction, such invalidity shall be severable, and shall not affect or impair any remaining section, subsection, provision, sentence, clause, phrase or word included within this Ordinance, it being the intent of the City that the remainder of the Ordinance shall be and shall remain in full force and effect, valid and enforceable.

INTRODUCED by the Mayor and Council of the City of College Park, Maryland at a special session on the _____ day of _____, 2020.

ADOPTED by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the _____ day of _____ 2020.

EFFECTIVE the _____ day of _____, 2020.

ATTEST:

CITY OF COLLEGE PARK

By: _____
Janeen S. Miller, CMC, City Clerk

By: _____
Patrick L. Wojahn, Mayor

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

Suellen M. Ferguson, City Attorney

EXHIBIT A

7403 and 7405 Baltimore Ave., College Park, Maryland 20740

PARCEL 'A', BLOCK I IN THE SUBDIVISION KNOWN AS "COLLEGE PARK" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 43 AT PLAT NO. 42 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

BEING the same property described in a deed recorded in Liber 2067, folio 269, among the aforesaid Land Records.

BEING the same property described in a deed recorded in Liber 0333, Folio 545, among the aforesaid Land Records.

BEING a portion of the property described in that certain Deed dated February 2, 2012 and recorded February 3, 2012 in Liber 33326 at folio 230 among the aforesaid Land Records.

TOGETHER with the building and improvements thereupon erected, made or being and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

7413 Baltimore Ave. and Lehigh Road (no street number), College Park, Maryland 20740

Being parts of Lots 13, 14, and 15, Block 1, as shown on a plat of subdivision entitled "Hannah L. Kelly's Subdivision of Blocks 12 and 28, Johnson and Curriden's. Subdivision, College Park", and recorded among the Land Records of Prince George's County, Maryland, in Plat Book A, as Plat No. 49, and being more particularly described as follows:

BEGINNING for the same at a P.K. nail at the point of intersection of the division line between the aforesaid Lots 15 and 16 as shown on said plat, with the east right-of-way line of the Baltimore-Washington Boulevard, said point being distant 35.67 feet from and at right angles to the base line thereof as shown on State Roads Commission of Maryland Plat No. 6463, and running thence with and along said east right-of-way line,

- 1) North 06° 35' 10" East, 57.19 feet to intersect the southwesterly right-of-way line of Lehigh Road, formerly Lydia Place, 30 feet wide; thence with said southwesterly right-of-way line,
- 2) South 67° 34' 20" East, 130.05 feet to the common front corner of the aforesaid Lot 15 and Lot 12, as shown on the aforesaid plat of subdivision; thence with a part of the division line between said Lots 13 and 12,
- 3) South 22° 25' 40" West, 55.01 feet to a P.K. Nail found, thence crossing Lot 13 and extending to include a part of the aforesaid division line between Lots 15 and 16,
- 4) North 67° 34' 20" West, 114.44 feet to the place of beginning, containing 6,725 square feet or 0.15438 acres of land.

6

Introduction

20-O-06

The Consolidated
City Hall Lot



**CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM**

Prepared By: Suellen M. Ferguson
City Attorney

Meeting Date: March 3, 2020

Presented By: Scott Somers, City Manager
Suellen M. Ferguson, City Attorney

Originating Department: Administration

Issue Before Council: Introduction of Ordinance 20-O-06, to authorize the consolidated lot created by Ordinance 20-O-05 to be subjected to a condominium regime and to authorize the conveyance of the University Condominium Unit to the University, and the Retail Condominium Unit to the University or its designee, upon the determination that the units no longer serve a public purpose

Strategic Plan Goal: Goal 4: Quality Infrastructure

Background/Justification: The City and the University of Maryland, College Park ("University"), own or control lots in College Park consisting of (1) 4500 Knox Road, 7411 (and 7409) Baltimore Avenue, and Lot 7 Yale Avenue (owned by the City), and 7403 (and 7405) and 7413 Baltimore Avenue, together with a lot known as Lehigh Road (No Street Number) (owned by the University). The City and the University have agreed to coordinate the development and construction of a mixed use building with four floors on these lots, with approximately 96,000 gross square feet of floor area, an indoor lobby area and an outdoor plaza. As part of the development of the Project, the lots were combined with the agreement of the University into one lot by Ordinance 20-O-05, in the name of the City, to enable the Property to be subjected to a condominium regime. Eventually, the condominium will include four primary units: Ground Unit, City Unit, University Unit and Retail Unit, together with the General Common Elements and the Limited Common Elements. Once the condominium regime is placed on the consolidated property, the University Unit and the Retail Unit will be conveyed out to the University by a separate ordinance.

The terms under which the City and University will develop, construct and own the condominium units and land are to be included in a Joint Development Agreement, and the condominium documents. This transfer of condominium units to the University by the City is contingent on final approval of the Agreement and condominium documents by the parties.

Fiscal Impact:

The City development and construction of the Project has already been funded through existing funds, grant funds and a bond. This ordinance will not change the budget for the construction of City Hall.

Council Options:

- 1) Introduce Ordinance 20-O-06 in a special session
- 2) Amend and introduce Ordinance 20-O-06
- 3) Decline to introduce Ordinance 20-O-06

Staff Recommendation:

Option #1

Recommended Motion:

I move to introduce Ordinance 20-O-06, to authorize the consolidated lot created by Ordinance 20-O-05 to be subjected to a condominium regime and to authorize the conveyance of the University Condominium Unit to the University, and of the Retail Condominium Unit to the University or its designee, upon the determination that the units no longer serve a public purpose.

Attachments:

Proposed Ordinance 20-O-06
Exhibit A

ORDINANCE
OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK TO SUBJECT
THE CONSOLIDATED CITY HALL LOT TO A CONDOMINIUM REGIME AND TO
AUTHORIZE THE SALE OF CONDOMINIUM UNITS AS THEY ARE NO LONGER
NEEDED FOR A PUBLIC PURPOSE

WHEREAS, pursuant to §5-202 of the Local Government Article, Annotated Code of Maryland, the City of College Park (hereinafter, the “City”) has the power to pass such ordinances as it deems necessary to assure the good government of the City; protect and preserve the City's rights, property, and privileges; preserve peace and good order; secure persons and property from danger and destruction; and protect the health, comfort, and convenience of the residents of the City; and

WHEREAS, pursuant to §5-203 of the Local Government Article, Annotated Code of Maryland, the City pursuant to State law is authorized to sell and convey, with twenty (20) days prior public notice, real property that is no longer required for a public purpose; and

WHEREAS, §C1-3 of the Charter of the City of College Park implements and authorizes the Mayor and City Council to exercise the authority granted under State law; and

WHEREAS, the City owns parcels of land in College Park consisting of 4500 Knox Road, Lot 7, Yale Avenue (Tax I.D. No. 21-2308849) and 7411 (and 7409) Baltimore Avenue; and has been authorized to acquire 7403 (and 7405) Baltimore Avenue and 7413 Baltimore Avenue, together with a lot known as Lehigh Road (No Street Number), (conveyed or to be conveyed to the City by UMCPF Property IV-A, LLC (“UMCPF”)) by Ordinance 20-O-05, which parcels contain a total of approximately 1.37 acres (collectively, the “Property”) for the purpose of Lot Consolidation (the “Lot Consolidation”); and

CAPS
 [Brackets]
 Asterisks * * *

: Indicate matter added to existing law.
 : Indicate matter deleted from law.
 : Indicate matter remaining unchanged in existing law but not set forth in Ordinance

WHEREAS, the City and the University of Maryland, College Park, have agreed to coordinate the development and construction of a mixed- use building (the “Building”) on the Property, which will consist of one building with four floors, with a mechanical and stair area enclosed on the roof, comprising in the aggregate just over approximately 96,000 gross square feet of floor area, an indoor lobby area and an outdoor plaza (collectively the “Project”); and

WHEREAS, any and all buildings, structures, plaza, common elements, or other improvements now or hereafter located or constructed on the Property are the Improvements (the “Improvements”); and

WHEREAS, as part of the development of the Project, the City and University agreed to the Lot Consolidation, for the purpose of subjecting the Property to a condominium regime by recording in the Land Records of Prince George’s County, Maryland, the documents required to create four primary units within the Property, together with the General Common Elements and the Limited Common Elements; and

WHEREAS, the four condominium units proposed are:

(i) The Ground Unit will be the Lot Consolidation of the land comprised of the Property underlying the Improvements to be constructed thereon. The Ground Unit will consist of the surface of the Lot Consolidation underlying all Improvements and all areas under the surface of the Lot Consolidation, except for any footings and utility conduits. The Ground Unit will not include any surfaces such as paving, exterior stairs, landscaping or walkways.

(ii) The City Unit will be those portions of the Improvements to be occupied by the City for its City Hall, City Council Chambers and City offices, to be owned by the City.

(iii) The University Unit will be those portions of the Improvements to be occupied by the University for offices, to be owned by the University.

(iv) The Retail Unit will be those two separate areas of the Improvements to be owned by the University or its designee, to lease to retail users.

In this way, the City will own the City Unit and the Ground Unit, the University will own the University Unit and University or its designee will own the Retail Unit; and

WHEREAS, each of the units shall be owned “in fee simple” by the Unit Owner, together with the non-exclusive rights under the Condominium Declaration to use the General Common Elements, and, to the extent stated therein, exclusive rights to the use of any Limited Common Elements; and

WHEREAS, the acquisition of the real property owned by UMCPF was authorized by Ordinance 20-O-05 and was adopted to allow the City to obtain consolidation all of the lots in order to enable subjecting the Property to a condominium regime and for the City to retain ownership of the Ground Unit and the City Unit; and

WHEREAS, the Mayor and Council have determined that ownership of the University Unit and the Retail Unit no longer serves a public purpose; and

WHEREAS, the Mayor and City Council have determined that it is in the public interest to subject the Property to a condominium regime and to retain ownership of the Ground Unit and City Unit, while also conveying the University Unit and to the University and the Retail Unit to the University or its’ designee; and

WHEREAS, the Mayor and City Council desire to use the authority granted to the City under State Law and the City Charter to subject the Property to a condominium regime and to convey the University Unit and to the University and the Retail Unit to the University or its’

designee, together with the General Common Elements and the Limited Common Elements as appropriate.

Section 1. NOW THEREFORE BE IT ORDAINED AND ENACTED by the Mayor and Council of the City of College Park that the conveyance and sale of the property described as follows, for the sum of \$10.00, and other valuable consideration, be and it is hereby authorized for the public purpose of developing and constructing a mixed- use Building on the Property, and of subjecting the Property to a condominium regime under which the City will retain ownership of the Ground Unit and the City Unit, together with the General Common Elements and the Limited Common Elements as appropriate, and will transfer the University Unit to the University and the Retail Unit to the University or its' designee, together with the General Common Elements and the Limited Common Elements as appropriate. The University Unit and the Retail Unit no longer serve a public purpose for the City. The conveyance of the University Unit to the University and the Retail Unit to the University or its' designee, will occur within thirty (30) of a request by the University or its designee, on or after recordation of the Condominium Documents and satisfaction of contingencies stated herein. The property being described as:

(i) The University Unit will be those portions of the Improvements to be occupied initially by the University for offices. The Condominium Documents will provide that the University Unit shall be used exclusively for office and administrative uses, including but not limited to faculty or staff office space and general academic uses, unless the City consents in writing otherwise.

(ii) The Retail Unit will be those two separate areas of the Improvements to initially be owned by the University or its designee and then conveyed to a

third party to lease to retail users. The Condominium Documents will provide that the Retail Unit shall be subject to the use restrictions more particularly described in the Joint Development Agreement between the City and University.

(iii) The property description for the four condominium units is more particularly set out in attached Exhibit A, which is incorporated herein by reference as if fully set forth.

(v) None of the Units will include any structural portions of the Improvements or the roof of any portion of the Improvements. Units will be comprised of the air space within the Improvements. The plaza areas, exterior stairs and walkways, parking spaces, loading docks, interior stairs, elevators, elevator shafts and common utilities, including chases, ducts, mechanical equipment, etc., will be General Common Elements, unless expressly identified as a Limited Common Element on the condominium plat for the exclusive use by one or more Units.

Section 2. **BE IT FURTHER ORDAINED AND ENACTED** by the Mayor and Council of the City of College Park that authorization to subject the Property to a condominium regime as referenced herein, and the conveyance and sale of the University and Retail condominium units pursuant to this Ordinance, are contingent upon the City and University reaching agreement on a Joint Development Agreement, and on the documents required to create the condominium regime and four condominium units within the Property, together with the General Common Elements and the Limited Common Elements.

Section 3. **BE IT FURTHER ORDAINED AND ENACTED** by the Mayor and Council of the City of College Park that, upon formal introduction of this proposed Ordinance, which shall be by way of a motion duly seconded and without any further vote, the City Clerk

shall distribute a copy to each Council member and shall maintain a reasonable number of copies in the office of the City Clerk and shall post at City Hall, to the official City website, to the City-maintained e-mail LISTSERV, and on the City cable channel, and if time permits, in any City newsletter, the proposed ordinance or a fair summary thereof together with a notice setting out the time and place for a public hearing thereon and for its consideration by the Council.

The public hearing, hereby set for 7:30 P.M. on the 24th day of March, 2020, shall follow the publication by at least twenty (20) days, may be held separately or in connection with a regular or special Council meeting and may be adjourned from time to time. All persons interested shall have an opportunity to be heard.

After the hearing, the Council may adopt the proposed ordinance with or without amendments or reject it. This Ordinance shall become effective on _____, 2020 provided that, as soon as practicable after adoption, the City Clerk shall post a fair summary of the Ordinance and notice of its adoption at City Hall, to the official City website, to the City-maintained e-mail LISTSERV, on the City cable channel, and in any City newsletter.

If any section, subsection, provision, sentence, clause, phrase or word of this Ordinance is for any reason held to be illegal or otherwise invalid by any court of competent jurisdiction, such invalidity shall be severable, and shall not affect or impair any remaining section, subsection, provision, sentence, clause, phrase or word included within this Ordinance, it being the intent of the City that the remainder of the Ordinance shall be and shall remain in full force and effect, valid and enforceable.

INTRODUCED by the Mayor and Council of the City of College Park, Maryland at a special session on the _____ day of _____, 2020.

ADOPTED by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the _____ day of _____ 2020.

EFFECTIVE the _____ day of _____, 2020.

ATTEST:

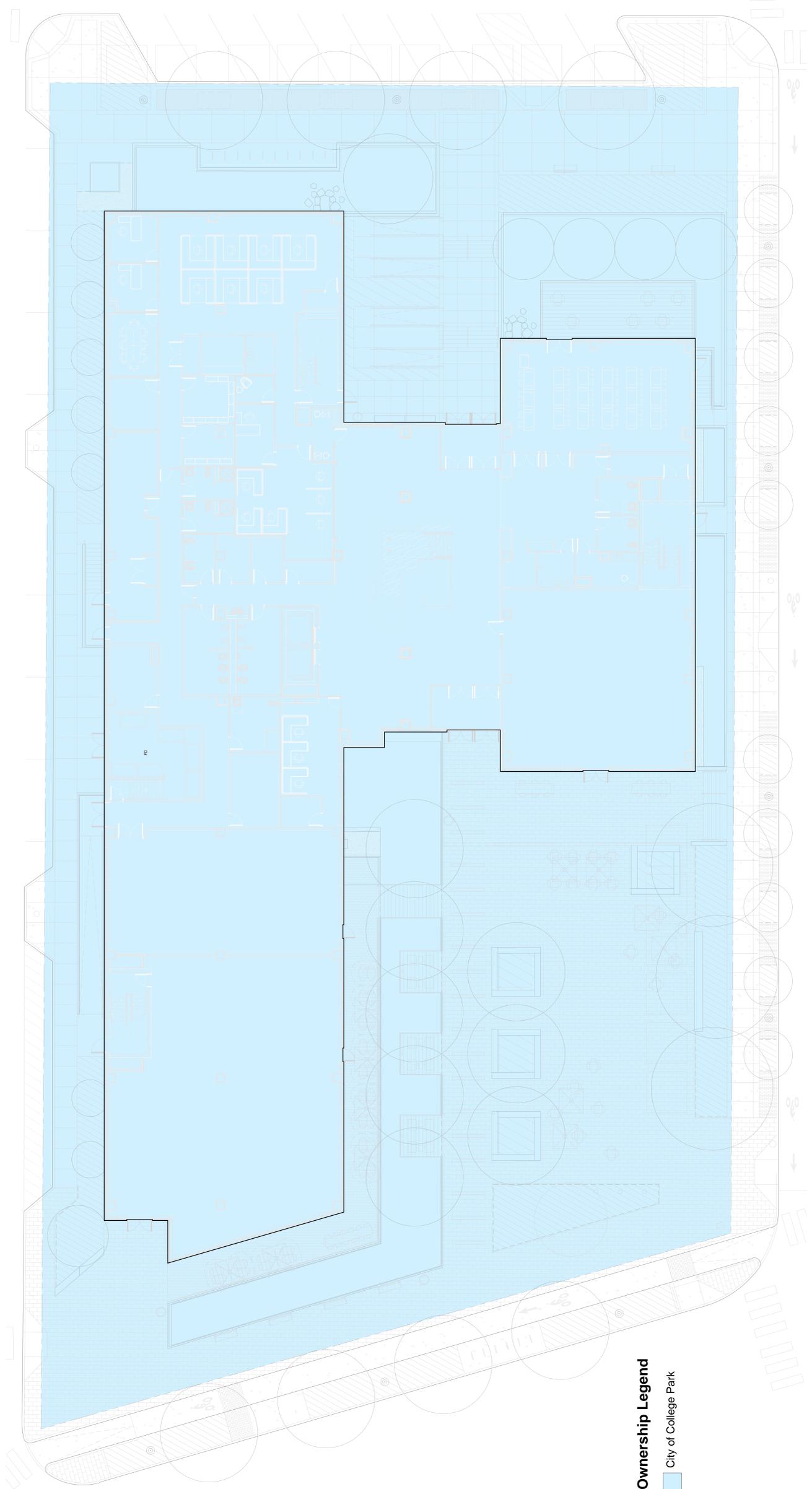
CITY OF COLLEGE PARK

By: _____
Janeen S. Miller, CMC, City Clerk

By: _____
Patrick L. Wojahn, Mayor

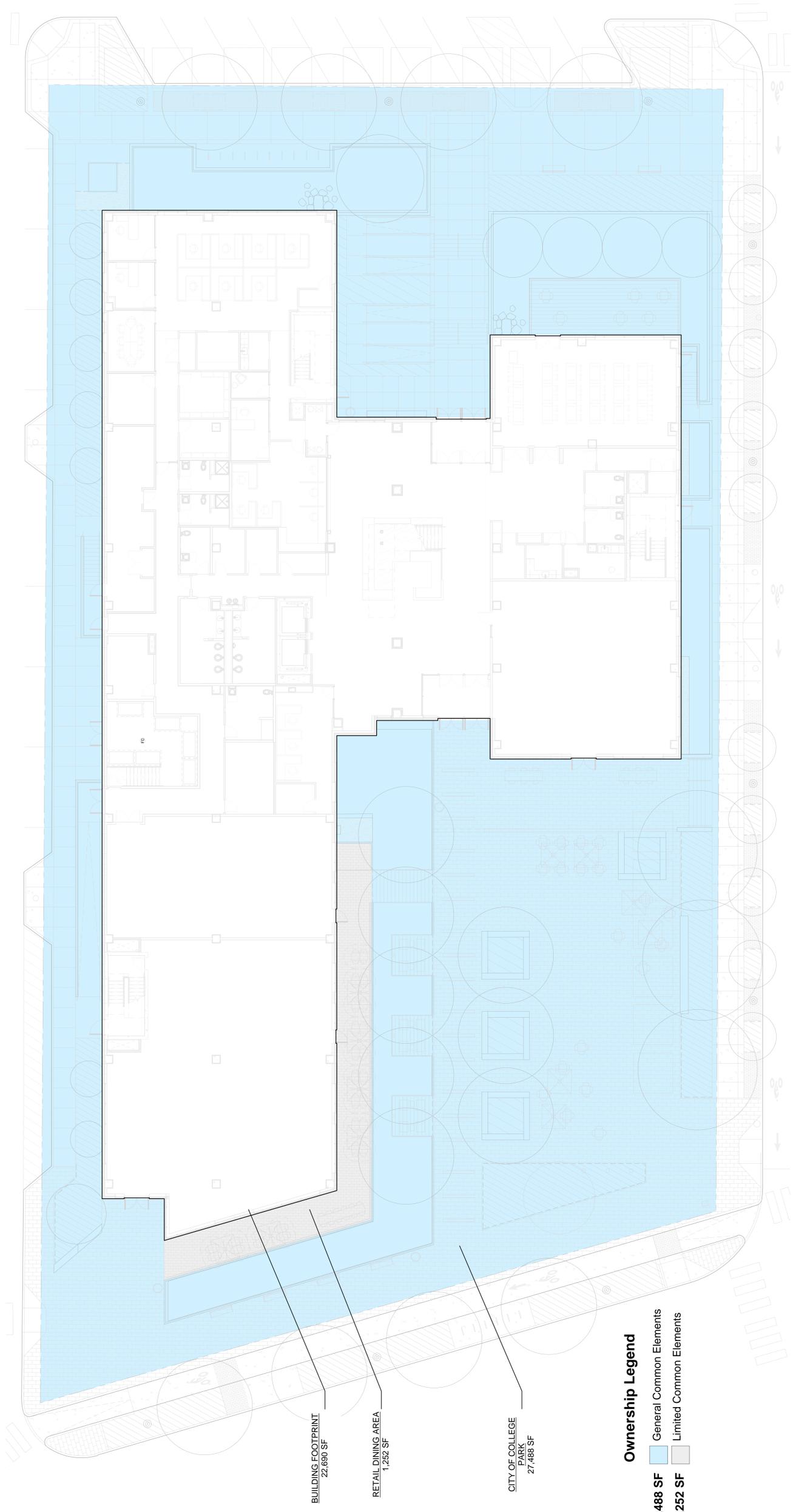
**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Suellen M. Ferguson, City Attorney



Ownership Legend

51,430 SF City of College Park



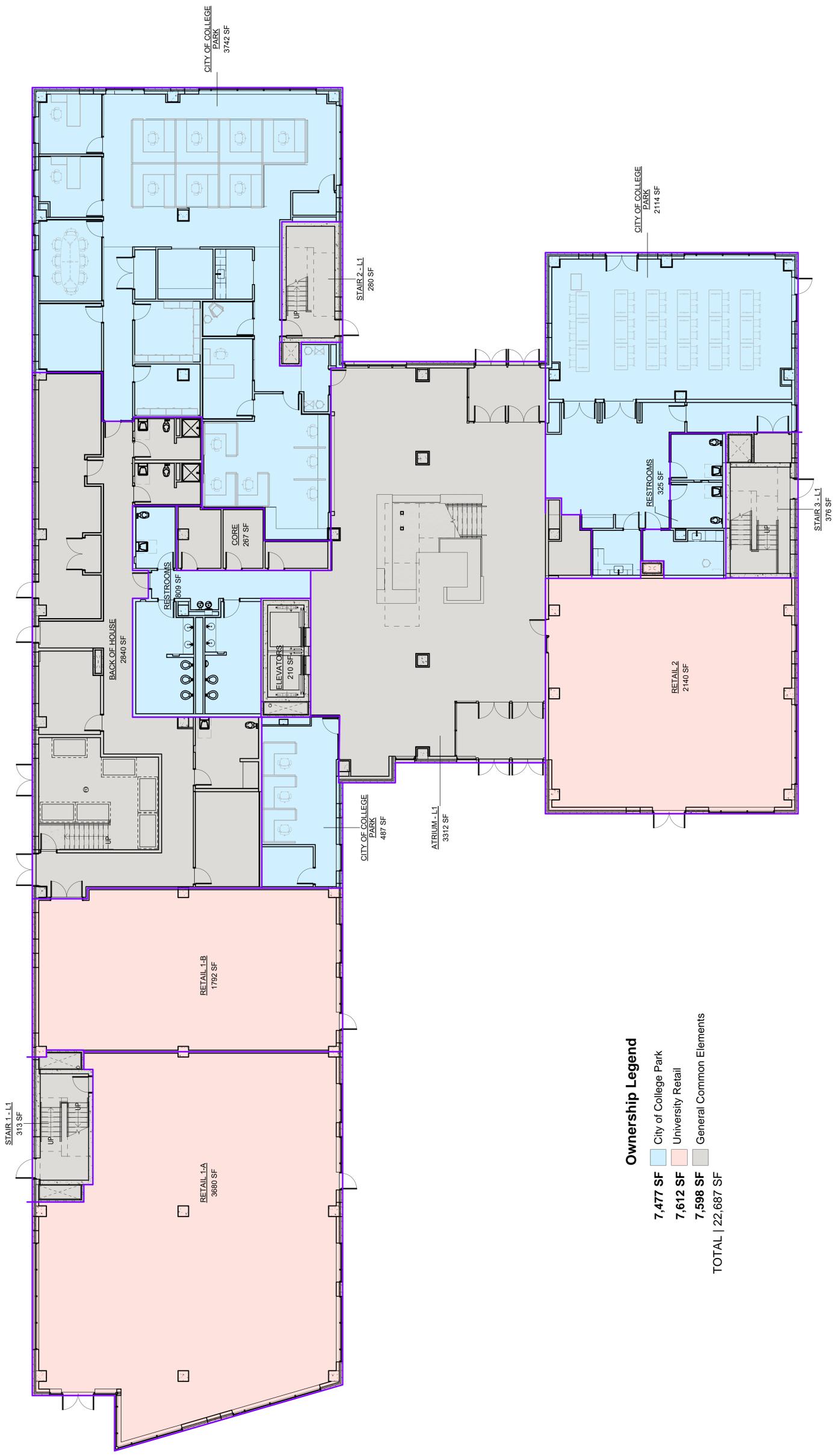
BUILDING FOOTPRINT
22,690 SF

RETAIL DINING AREA
1,252 SF

CITY OF COLLEGE
PARK
27,488 SF

Ownership Legend

- 27,488 SF General Common Elements
- 1,252 SF Limited Common Elements

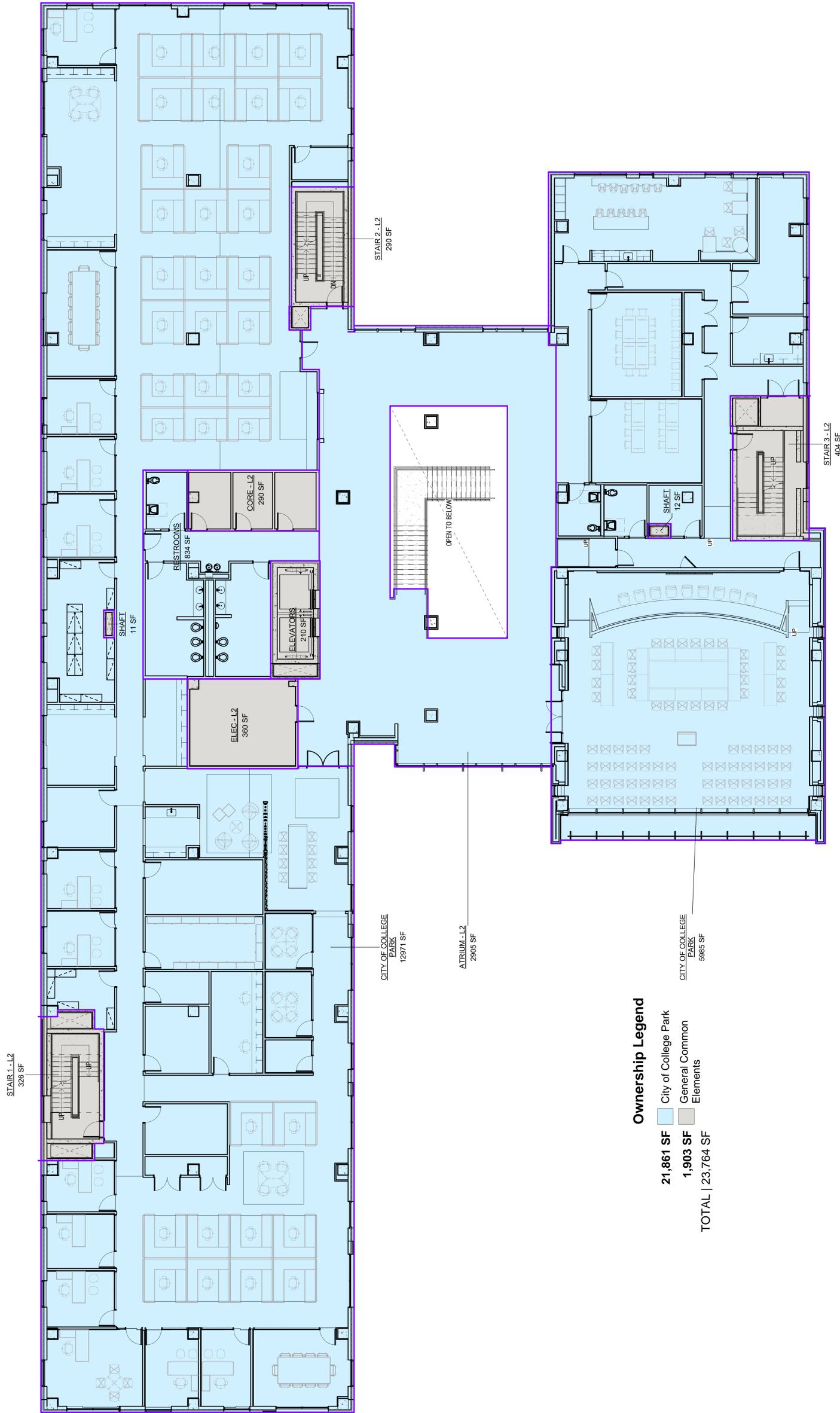


Ownership Legend

| | |
|--------------------------|-------------------------|
| 7,477 SF | City of College Park |
| 7,612 SF | University Retail |
| 7,598 SF | General Common Elements |
| TOTAL 22,687 SF | |

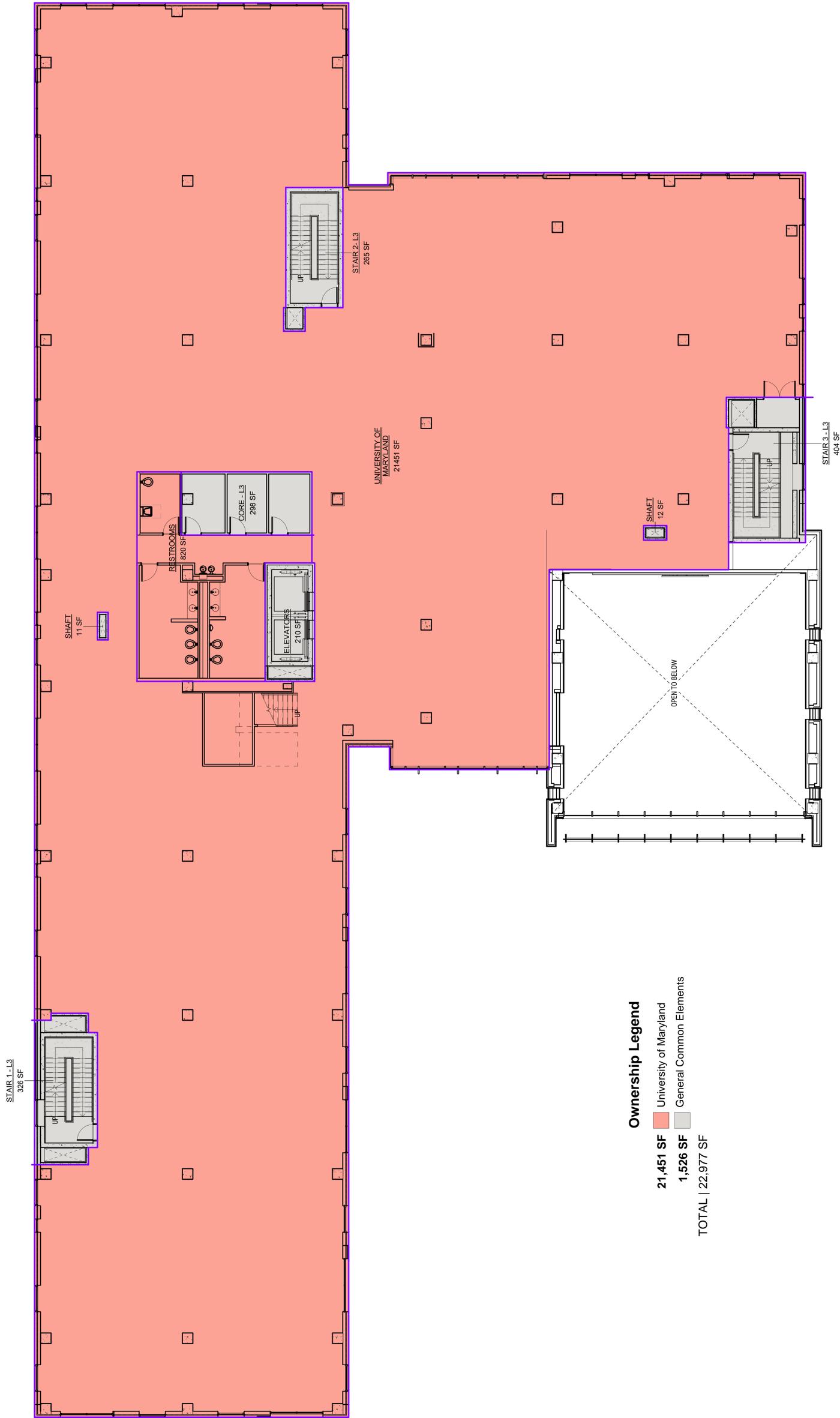
**CONDOMINIUM OWNERSHIP | COLLEGE PARK CITY HALL
LEVEL 1**

12/18/2019



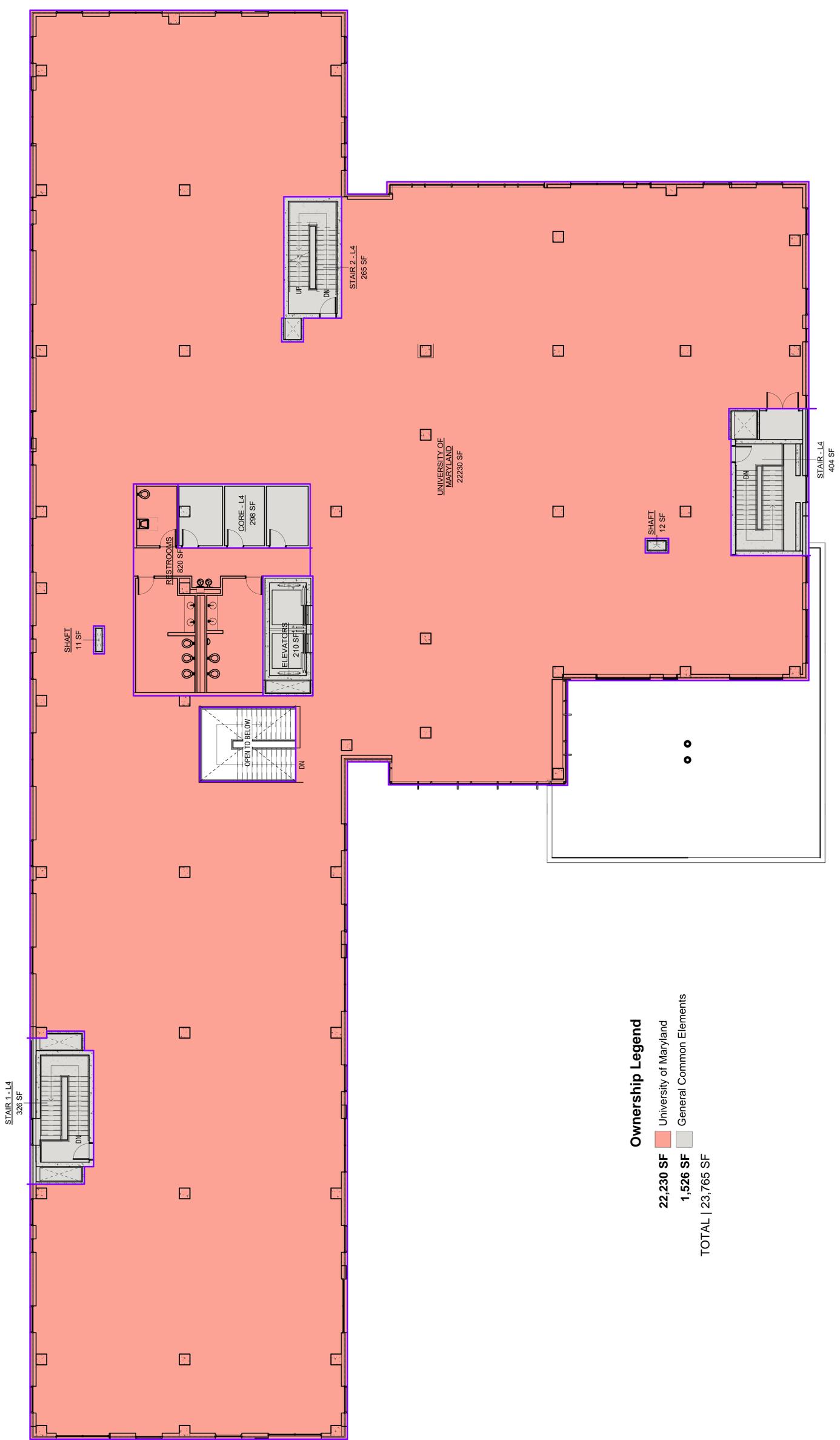
Ownership Legend

- 21,861 SF City of College Park
- 1,903 SF General Common Elements
- 5995 SF CITY OF COLLEGE PARK
- TOTAL | 23,764 SF



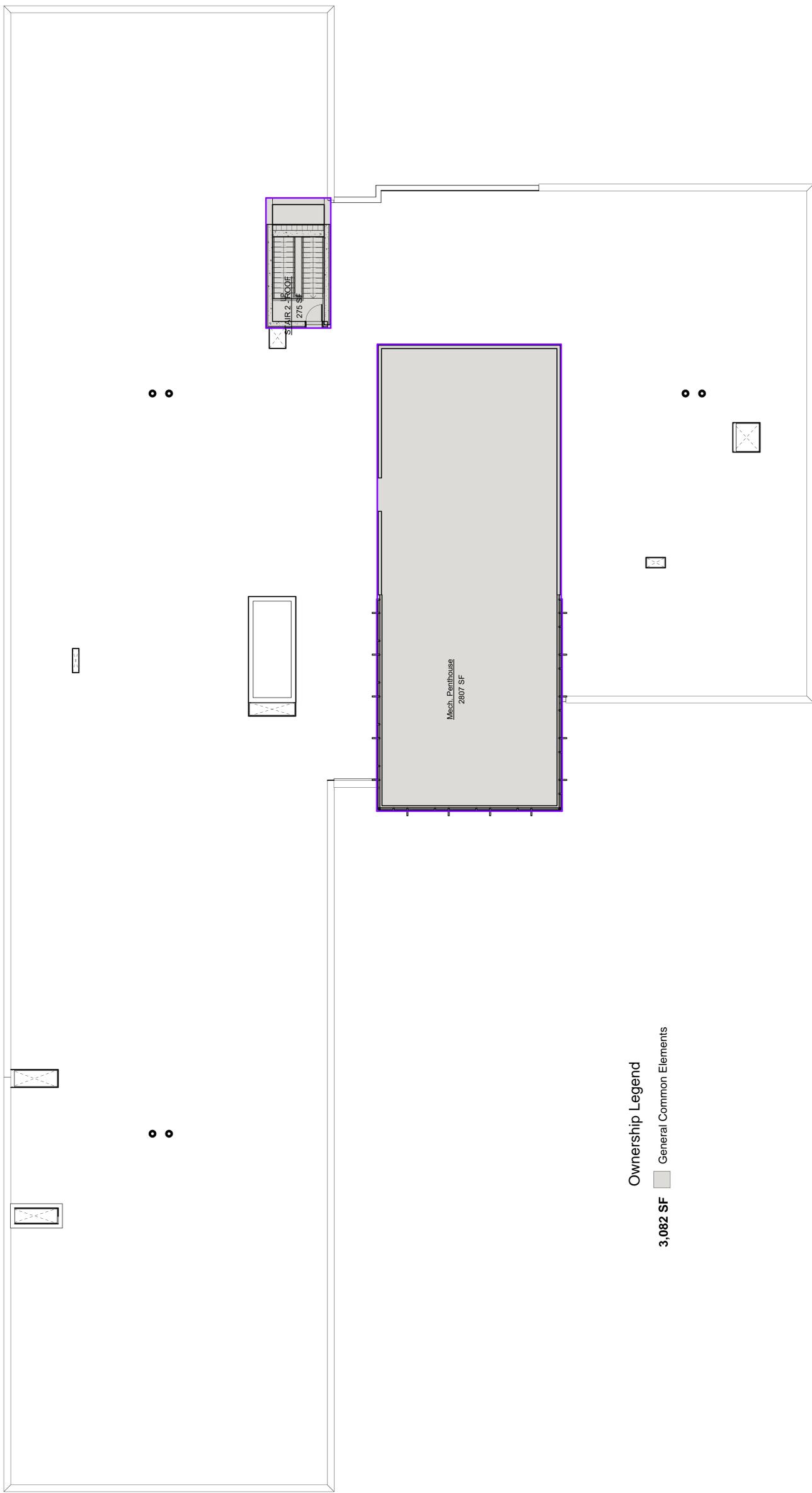
Ownership Legend

- 21,451 SF University of Maryland
 - 1,526 SF General Common Elements
- TOTAL | 22,977 SF



Ownership Legend

| | |
|--------------------------|-------------------------|
| 22,230 SF | University of Maryland |
| 1,526 SF | General Common Elements |
| TOTAL 23,765 SF | |



Ownership Legend
 3,082 SF ■ General Common Elements

CONDOMINIUM OWNERSHIP | COLLEGE PARK CITY HALL GRAND TOTALS

| Owner | Site SF | Building SF | Land SF | % of Ownership Building | % of Ownership Land |
|----------------------------------|---------------|---------------|---------------|-------------------------|---------------------|
| City of College Park | | 29,338 | 51,430 | 31.49 | 100 |
| Retail (TDC) | | 7,612 | 0 | 8.17 | |
| University of Maryland | | 43,681 | 0 | 46.88 | |
| Limited Common Element | 1,252 | 0 | 0 | 0.00 | |
| General Common Element | | 12,544 | 0 | 13.46 | |
| Exterior General Common Elements | 27,491 | | | 0.00 | |
| TOTAL | 28,743 | 93,175 | 51,430 | 100.00 | 100.00 |

7

Appointments to 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 | 02/22 |
| Llatetra Brown Esters 06/18 | District 2 | Mayor | 06/21 |
| Christopher Gill 09/24/13 | District 1 | Mayor | 10/22 |
| James E. McFadden 2/14/99 | District 3 | Mayor | 01/20 |
| Ben Flamm 01/02/18 | District 2 | Mayor | 08/21 |
| Santosh Chelliah 01/02/18 | District 4 | Mayor | 09/22 |
| Stephanie Stullich 01/02/18 | District 3 | Mayor | 02/22 |
| <p>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.</p> | | | |

| Airport Authority | | | |
|--|------------|--------------|--------------|
| Appointee | Resides in | Appointed by | Term Expires |
| James Garvin 11/9/04 | District 3 | M&C | 02/22 |
| Jack Robson 5/11/04 | District 3 | M&C | 10/20 |
| Anna Sandberg 2/26/85 | District 3 | M&C | 09/22 |
| Gabriel Iriarte 1/10/06 | District 3 | M&C | 01/20 |
| Christopher Dullnig 6/12/07 | District 2 | M&C | 02/20 |
| David Kolesar 04/28/15 | District 1 | M&C | 12/21 |
| Dave Dorsch 08/11/15 | District 3 | M&C | 12/21 |
| <p>City Code Chapter 11 Article II: 7 members, must be residents and qualified voters of the City, appointed by Mayor and City Council, for three-year terms. 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.</p> | | | |

| Animal Welfare Committee | | | |
|---------------------------------|-------------|--------------|--------------|
| Appointee | Resides in | Appointed by | Term Expires |
| Dave Turley 3/23/10 | District 1 | M&C | 04/22 |
| Patti Stange 6/8/10 | Nonresident | M&C | 04/21 |
| Taimi Anderson 6/8/10 | Nonresident | M&C | 09/22 |
| Suzie Bellamy 9/28/10 | District 4 | M&C | 04/21 |
| Kathy Rodeffer 11/24/15 | Nonresident | M&C | 03/23 |
| Kennis Termini 03/26/19 | District 1 | M&C | 03/23 |
| Bram Turner 04/09/19 | District 1 | M&C | 04/23 |

| | | | |
|--|------------|-----|-------|
| Christine Nagle 10/22/19 | District 1 | M&C | 10/22 |
| Lisa Ealley 10/22/19 | District 1 | M&C | 10/22 |
| Marcia Booth 11/12/19 | District 1 | M&C | 11/22 |
| Stephanie Butler 12/10/19 | District 1 | M&C | 12/22 |
| Resolution 15-R-26, 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 | 03/21 |
| Lisa Williams 10/23/18 | District 1 | M&C | 03/21 |
| Diane Ligon 02/26/19 | District 2 | M&C | 03/21 |
| John Payne 04/25/17 | District 3 | M&C | 03/21 |
| Yousuf Jaleel 10/01/19 | District 4 | M&C | 03/21 |
| Cameron Thurston 03/26/19 | Mayoral appt | M&C | 03/21 |
| 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 six qualified voters as Supervisors of Elections, one of whom shall be appointed from the qualified voters of each of the four election districts and two of whom shall be appointed by the Mayor with the consent of the Council. The Mayor and Council shall designate one of the six Supervisors as the Chief of Elections. This is a compensated committee; compensation is based on a fiscal year. Per Council action (item 19-G-46) effective July 1, 2019: For each of the next two years, the Chief Election Supervisor will receive \$960/fiscal year and the Supervisors will receive \$720/fiscal year. Liaison: City Clerk's office. | | | |

| College Park City-University Partnership | | | |
|--|------------------|---------------------|--------------|
| Appointee | Represents | Appointed by | Term Expires |
| Carlo Colella | Class A Director | UMD President | 06/30/21 |
| Edward Maginnis | Class A Director | UMD President | 06/30/21 |
| Ken Ulman | Class A Director | UMD President | 06/30/22 |
| Brian Darmody | Class A Director | UMD President | 06/30/20 |
| Patrick L. Wojahn (01/12/16) | Class B Director | M&C | 06/30/20 |
| Maxine Gross | Class B Director | M&C | 06/30/21 |
| Senator James Rosapepe | Class B Director | M&C | 06/30/22 |
| Stephen Brayman | Class B Director | M&C | 06/30/20 |
| David Iannucci (07/15/14) | Class C Director | City and University | 06/30/20 |
| Dr. Richard Wagner (Chair) | Class C Director | City and University | 06/30/22 |
| 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. | | | |

| College Park Seniors Committee | | | |
|--|----------------------|----------------------|---------------------|
| Appointee: | Represents: | Appointed by: | Term Expires |
| Arelis Pérez 11/14/17 | Resident, District 1 | M&C | 12/21 |
| Manuel Guevara-Cordova 03/28/17 | Resident, District 3 | M&C | 11/21 |
| Rosemary Peticari 04/11/17 | Resident, District 1 | M&C | 04/21 |
| Mary Anne Hakes 04/11/17 | Resident, District 3 | M&C | 04/21 |
| VACANT | | M&C | 06/30 |
| Darlene Nowlin 08/08/17 | Resident, District 4 | M&C | 08/21 |
| Bonnie McClellan | Resident, District 4 | M&C | 06/20 |
| Victoria Evans 01/15/19 | Resident, District 2 | M&C | 01/21 |
| Robert Thurston 03/12/19 | Resident, District 2 | M&C | 03/21 |
| Lynn Topp 04/23/19 | Non-Resident | M&C | 04/21 |
| Ann Bolduc 09/10/19 | Resident, District 1 | M&C | 09/21 |
| Resolution 16-R-33 adopted December 13, 2016. Resolution 17-R-29 adopted November 28, 2017 increased membership. Resolution 19-R-07 adopted April 9, 2019 removed the Councilmember designation and increased membership. Up to 11 members, with the goal of at least one resident per Council district. Two-year terms. The Committee shall appoint a Chair and Vice Chair each with a term of one year from among the members of the committee. Not a compensated committee. Liaison: Youth, Family and Senior Services. | | | |

| Committee For A Better Environment | | | |
|--|-------------------|---------------------|---------------------|
| Appointee | Resides in | Appointed by | Term Expires |
| Suchitra Balachandran 10/9/07 | District 4 | M&C | 06/20 |
| Alan Hew 01/12/16 | District 4 | M&C | 02/22 |
| Daniel Walfield 02/23/16 | District 1 | M&C | 02/19 |
| Todd Larsen 03/22/16 | District 2 | M&C | 03/22 |
| Caroline Wick 02/12/19 | District 3 | M&C | 02/22 |
| Alexa Bely 02/12/19 | District 3 | M&C | 02/22 |
| Oscar Gregory 02/26/19 | District 2 | M&C | 02/22 |
| Cameron Thurston 02/26/19 | District 2 | M&C | 02/22 |
| Pablo Regis de Oliveria 03/12/19 | District 3 | M&C | 03/22 |
| Andrea McNamara 03/12/19 | District 3 | M&C | 03/22 |
| Matt Dernoga 03/26/19 | District 1 | M&C | 03/22 |
| Chunyang Ding 01/14/20 | District 1 | M&C | 06/20 |
| Nikeshia Pancho 01/28/20 | District 4 | M&C | 06/20 |
| 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. | | | |

| Complete Count Committee | |
|---------------------------------|---|
| Appointee: | Suggested Composition / Slot filled: |
| Robert Day 12/11/18 | Councilmember – Liaison to full Council |
| Denise Mitchell 12/11/18 | Councilmember – Liaison to full Council |

| | |
|--|--|
| Heidi Biffl 12/11/18 | UMD Dept of Fraternity & Sorority Life |
| Gloria Aparicio-Blackwell 12/11/18 | UMD Office of Community Engagement |
| Michael Glowacki 12/11/18 | UMD Dept of Resident Life |
| Jim Nealis 02/12/19 | Resident |
| John Payne 02/12/19 | Neighbors Helping Neighbors |
| Lupi Quinteros-Grady 02/26/19 | Latino community liaison |
| Melissa Sites 12/11/18 | Community Association – CPAE |
| Andy Miller 02/12/19 | PGPOA / landlord representative |
| Branson Cameron 04/23/19 | UMD Student |
| Areliis Perez 08/13/19 | Resident |
| Resolution 18-R-14 adopted 10-09-2018; Resolution 19-R-06 adopted 04-09-2019: Composed of up to 12 members appointed by the Mayor and Council. Target representation shown above. Members shall be representative of a cross-section of residents willing to serve until the completion of the 2020 Census. Committee will be discharged after a report summarizing their goals and achievements is presented to Council at the conclusion of the 2020 Census. The committee shall select a Chair from among the members. A quorum for purposes of conducting business shall be a majority of appointed members. Not a compensated committee. Liaison: Planning. | |

| Education Advisory Committee | | | |
|---|------------|--------------|--------------|
| Appointee | Represents | Appointed by | Term Expires |
| Melissa Day 9/15/10 | District 3 | M&C | 05/21 |
| Carolyn Bernache 2/9/10 | District 4 | M&C | 02/21 |
| Stacy Currie 01/29/19 | UMCP | UMCP | 01/21 |
| Dawn Powers 1/26/16 | District 2 | M&C | 05/21 |
| David Toledo 04/25/16 | District 1 | M&C | 04/21 |
| Rose Greene Colby | District 3 | M&C | 02/21 |
| Doris Ellis 08/08/17 | District 4 | M&C | 08/21 |
| Tessie Aikara 05/14/19 | District 4 | M&C | 05/21 |
| Resolutions 97-R-17, 99-R-4, 10-R-13, 15-R-25, and 17-R-09: 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. All except the UMCP appointee shall be City residents. 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 |
| Nora Eidelman 11/24/15 | District 1 | Mayor | 11/21 |
| Joe Theis 05/12/15 | District 2 | Mayor | 09/21 |
| Rachel Gregory | District 3 | Mayor | 05/20 |
| Gail Kushner 09/13/11 | District 4 | Mayor | 05/20 |
| Robert Thurston 9/13/05 | At Large | Mayor | 05/20 |
| Alan C. Bradford 1/23/96 | At-Large | Mayor | 11/21 |

| | | | |
|---|----------|-------|-------|
| Frank Rose 05/08/12 | At-Large | Mayor | 05/20 |
| 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. | | | |

| Housing Authority of the City of College Park | | | |
|--|------------------------|-------|----------|
| Bob Catlin 05/13/14 | | Mayor | 05/01/24 |
| James McFadden 10/09/18 | | Mayor | 05/01/23 |
| Theresa Keeler 09/17/19 | | Mayor | 05/01/24 |
| Arelis Perez 04/10/18 | | Mayor | 05/01/20 |
| VACANT | Attick Towers resident | Mayor | 05/01/22 |
| The College Park Housing Authority was established in City Code Chapter 11 Article I, but it operates independently under Division II of the Housing and Community Development section 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. | | | |

| Martin Luther King, Jr. Tribute Committee | | | |
|--|--------------|--------------|--------------|
| Appointee | Represents | Appointed by | Term Expires |
| Lilla Sutton 09/27/16 | District 2 | M&C | 05/22 |
| Dottie Chicquelo | Non-resident | M&C | 10/22 |
| Jordan Schakner 10/10/17 | District 1 | M&C | 10/20 |
| Anita Wolley 11/14/17 | District 2 | M&C | 11/20 |
| VACANT | | M&C | |
| Resolution 16-R-11 adopted 06-14-2016. Purpose is to plan, organize and execute an annual event in honor of Dr. King. Between five and nine members, appointed by the Mayor and Council for three-year terms. The Committee shall appoint the Chair and Vice-Chair from among their membership annually. A quorum will consist of a majority of the appointed members. The Committee may work with partners such as the University of Maryland, the Maryland National Capital Park and Planning Commission, local schools and faith communities, and others as appropriate, in planning the event. Liaison: Communications / Event Planner | | | |

| Noise Control Board | | | |
|----------------------------|------------|-------------------------|--------------|
| Appointee | Represents | Appointed by | Term Expires |
| Mark Shroder 11/23/10 | District 1 | Council, for District 1 | 09/23 |
| Harry Pitt, Jr. 9/26/95 | District 2 | Council, for District 2 | 04/20 |
| Alan Stillwell 6/10/97 | District 3 | Council, for District 3 | 09/20 |
| Suzie Bellamy | District 4 | Council, for District 4 | 12/20 |

| | | | |
|---|--------------|--------------------|-------|
| Adele Ellis 04/24/12 | Mayoral Appt | Mayor | 08/20 |
| Larry Wenzel 3/9/99 | Alternate | Council - At large | 02/18 |
| Aaron Springer 10/09/18 | Alternate | Council – At large | 10/22 |
| 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 | Lives In | Appointed by | Term Expires |
| Sarah Araghi 7/14/09 | District 1 | M&C | 06/22 |
| Barbara Pianowski 3/23/10 | District 4 | M&C | 11/20 |
| Judith Oarr 05/14/13 | District 4 | M&C | 08/22 |
| Christina Toy 01/09/18 | District 1 | M&C | 01/21 |
| Jane Hopkins 1/23/18 | District 4 | M&C | 01/21 |
| Janice Bernache 02/13/18 | District 3 | M&C | 02/21 |
| Santosh Chelliah 10/09/18 | District 4 | M&C | 10/21 |
| Jane Miller | District 3 | M&C | 08/22 |
| Domini Artis 10/08/19 | District 4 | M&C | 10/22 |
| Mark Mullauer 11/12/19 | District 3 | M&C | 11/22 |
| City Code Chapter 15 Article II: Effective 2/2/16: 10 members appointed by the Mayor and Council for three-year terms with a goal of representation from each district. The Chairperson will be chosen from among and by the district appointees. Not a compensated committee. Additional participants include the University of Maryland liaison and the M-NCPPC liaison. Liaison: Communications / Events Coordinator. | | | |

| Tree and Landscape Board | | | |
|--|-----------------------|--------------|--------------|
| Member | Represents | Appointed by | Term Expires |
| Christine O'Brien 08/11/15 | Citizen | M&C | 04/21 |
| James Meyer 10/24/17 | Citizen | M&C | 06/20 |
| Todd Reitzel 04/09/19 | Citizen | M&C | 04/21 |
| Rashawna Alfred 04/09/19 | Citizen | M&C | 04/21 |
| Janet Wagner 04/09/19 | Citizen | M&C | 04/21 |
| Todd Larsen (or an alternate) | CBE Chair Liaison | | |
| John Lea-Cox 1/13/98 | City Forester | M&C | 04/21 |
| Planning Representative | Planning Director | | |
| Brenda Alexander | Public Works Director | | |
| City Code Chapter 179-5: The Board shall have 9 voting members: 5 residents appointed by M&C, the CBE Chair or designee, the City Forester or designee, the Planning Director or designee and the Public Works Director or designee. Two-year terms. Members choose their own officers. Not a compensated committee. Liaison: City Clerk's office. | | | |

| Veterans Memorial Committee | | | |
|--|-----------------|--------------|--------------|
| Appointee | Represents | Appointed by | Term Expires |
| Joseph Ruth 11/7/01 | VFW | M&C | 01/19 |
| Blaine Davis 10/28/03 | American Legion | M&C | 06/20 |
| Rita Zito 11/7/01 | | M&C | 06/20 |
| Seth Gomoljak 11/6/14 | | M&C | 06/20 |
| Mary Cook 02/12/19 | | M&C | 02/22 |
| Lisa Fischer 02/26/19 | | M&C | 02/22 |
| VACANT | | | |
| VACANT | | | |
| VACANT | | | |
| <p>Resolution 15-R-27, 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.</p> | | | |

8

Future Agenda Items



TO: Mayor, City Council, City Manager and Department Directors
FROM: Janeen S. Miller, City Clerk
DATE: February 28, 2020
RE: Future Agendas

The following items are tentatively placed on future agendas. This list has been prepared by the City Manager and me and represents the current schedule for items that will appear on future agendas.

TUESDAY, MARCH 10, 2020 REGULAR MEETING

Public Hearing and possible adoption of Ordinance 20-O-03, amendments to Boards and Committees to enact the Committee on Committees recommendations

Good Neighbor Day announcement by UMD Office of Community Engagement

Presentation of 2019 Community Survey Results – Ryna Quinones, Communications Coordinator

Annual Review/Renewal of Insurance Contracts – Jill Clements, Director of Human Resources

Introduction of Ordinance 20-O-04 for a Property Transfer (Sellers property) – Suellen Ferguson, City Attorney

Letter of Support/Certificate of Need for Doctor's Hospital Obstetrics Department

Placeholder Closed Session during the meeting: To consult with counsel to obtain legal advice; To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State (Negotiation of a Lease Agreement; and Discussion of a Joint Development Agreement)

TUESDAY, MARCH 17, 2020 WORKSESSION

Presentation from PEPCO representatives about upcoming work in the City (30)

08-08-19: Discussion of establishing a Youth Advisory Council – Kiaisha Barber, Director of Youth, Family and Senior Services (15)

Discussion of government alliance on race and equity policy and project – Bill Gardiner, Assistant City Manager and Kiaisha Barber, Director of Youth, Family and Senior Services (30)

11-06-19: Discussion of a Trash to Treasure pilot program (30) – Robert Marsili, Director of Public Works

02-10-20: Update on College Park Woods Clubhouse design and cost estimates and discussion on contract amendment – Robert Marsili, Director of Public Works (30)

02-26-20: Discussion of two-way radios Communication System - Robert Marsili, Director of Public Works and Bob Ryan, Director of Public Services (20)

Discussion of MOU with UMPD for live-monitoring of certain security cameras in the City – Bob Ryan, Director of Public Services (30)

Review of Legislation

3:10

TUESDAY, MARCH 24, 2020 REGULAR MEETING

Public Hearing and possible adoption of Charter Resolution 20-CR-01, Amendments to Article IV regarding the Supervisors of Elections

Proposed Consent: Approval of a three-year contract for city-wide grass cutting – Robert Marsili, Director of Public Works

TUESDAY, APRIL 7, 2020 WORKSESSION

Presentation by the Purple Line Corridor Coalition Housing Action Team on its report, “Housing Action Plan to Preserve Affordability along New Light Rail Route in Montgomery and Prince George’s Counties” – County Council Member Dannielle Glaros and Jessica Sorrell from Enterprise (30) [Invited but not yet confirmed.]

Detailed Site Plan for Knox Road Development - Terry Schum, Director of Planning

Request for School Facility Surcharge Exemption for Knox Road Development - Terry Schum Director of Planning

Comments on the M-NCPPC Budget – Bill Gardiner, Assistant City Manager

Review standards for review/appeal of parking tickets (20), Bob Ryan, Director of Public Services

Discussion of the City’s security camera program and vendor (30), Bob Ryan, Director of Public Services

TUESDAY, APRIL 14, 2020 REGULAR MEETING

TUESDAY, APRIL 21, 2020 WORKSESSION

TUESDAY, APRIL 28, 2020 REGULAR MEETING

03-20-19: Award of contract for construction for Hollywood Dog Park – Scott Somers, City Manager

ANNUAL ITEMS

January, early: Discussion of Homestead Tax Credit Rate (currently at 0%) (must certify by March 25 to change rate)

January, after an election: Review and adoption of Council Rules and Procedures

IFC/PHA Annual meeting with Council (when is best?)

March: Annual Review/Renewal of Insurance Contracts

March: Annual farmers market debrief

March: Annual Economic Development Report

April and September: Comments on the M-NCPPC budget

June Worksession: Review of applications for Boards and Committees

June Regular Meeting: Reappoint all Boards and Committees with an effective day of July 1

September 2020: Review of nuisance ordinance 19-O-13 adopted in September of 2019

October, first regular meeting: Proclamation for Indigenous Peoples' Day

Early Fall: Annual presentation from SHA on projects in the City (schedule prior to CTP discussion)

Fall: Annual police agency presentation

November, first regular meeting: Proclamation for Small Business Saturday

December: Approval of Annual Retreat agenda

MASTER LIST

2020 Quarterly Financial Presentations: January 28, April 28, August 11, October 27

01-23-19: Information Report: Actions taken to mitigate the discharge of sump pump water runoff – Steve Halpern, City Engineer

08-14-18: Discussion of City-wide parking (45)

Discussion of security at City buildings and cyber security – Scott Somers, City Manager

Future Worksessions requested at the FY20 Budget Worksession:

- 1) Performance Measures – how we use them and how we set them
- 2) Update on the Sustainability Plan

07-09-19: Input from staff and the Airport Authority about the GAO study on helicopters in the City and helicopter noise in the region (15)

Discussion with Park and Planning and Riverdale Park about bicycle and pedestrian safety on Old Calvert Road and the increased cut-through traffic

10-01-19: Discussion of signing on to the principles of the Maryland Advocates for Sustainable Transportation

10-15-19: Greater utilization of APC to review projects that are coming to Council

10-22-19: Discussion with VeoRide representatives about program start-up concerns and an ordinance for City trails addressing eScooters and eBikes (45)

Discussion of additional roadway connectivity between City neighborhoods - AND – Find options to reduce traffic on our major roadways (include Complete Streets) (40)
Terry Schum, Director of Planning; Steve Halpern, City Engineer; Robert Marsili, Director of Public Works

11-20-19: Update to the City Manager's contract

01-07-20: Award of contract for final design of Duvall Field – Terry Schum, Director of Planning

01-21-20: Proposed Charter amendment to provide alternate means of proving residency besides voter registration to satisfy the one year residency requirement to run for office

01-29-20: Discussion of the decennial redistricting and of establishing a redistricting commission (standard census tabulation for voting districts will occur prior to general release and no later than April 1, 2021) – schedule for early fall

02-04-20: Follow up discussion on certain events held in the City

02-18-20: Review of proposal for a pilot program for a rebate to homeowners for installation of residential security camera systems (Add this to the 1st WS in May)

Award of task order to RK&K for Rhode Island Avenue buffered bike lanes – Terry Schum, Director of Planning