TUESDAY, JANUARY 7, 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	Proclamation for Dr. Martin Luther King, Jr. (***Special Session - City Tribute is January 11)***	Mayor Wojahn
7:40	2	Review and approve Council appointments to COG Committees and to City Grant Selection Subcommittee ***(Special Session)***	Mayor and Council
7:45	3	Preliminary Plan of Subdivision AND Detailed Site Plan for proposed Northgate student housing project (8430 and 8510 Baltimore Avenue) (45)	Terry Schum, Director of Planning
8:30	4	Discussion of the request by Northgate developers for City support for exemption from the County's school facilities surcharge (20)	Terry Schum, Director of Planning
8:50	5	Discussion of the request by Northgate developers for a City Revitalization Tax Credit for the Northgate student housing project (15)	Terry Schum, Director of Planning

9:05	6	Discussion of Duvall Field recommendations (45)	Terry Schum, Director of Planning
9:50	7	Discussion of Strategic Plan Consultant Selection Process (15)	Scott Somers, City Manager
10:05	8	Appointments to Boards and Committees	Mayor and Council
10:10	9	Requests for/Status of Future Agenda Items	Mayor and Council
10:15	10	Mayor and Councilmember Comments	Mayor and Council
10:20	11	City Manager's Comments	Scott Somers, City Manager

INFORMATION REPORT

12. Bureau of Printing and Engraving moving to the Beltsville Agricultural Research Center – Luke Benson, Planning Department Intern

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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

Proclamation for Dr. Martin Luther King, Jr.

CITY OF COLLEGE PARK, MARYLAND
ANNUAL TRIBUTE TO
DR. MARTIN LUTHER KING, JR.

"Is His Dream Your Dream Too?"

WHEREAS, Dr. Martin Luther King, Jr., supported nonviolent action to promote equal rights and economic justice worldwide; and

WHEREAS, Dr. King's many notable speeches, sermons, and writings are among the most revered orations and writings in recent American history; and

WHEREAS, the City acknowledges the Civil Rights Movement in the United States of the 1950s and 1960s which argued the injustices of undermining America's claim as a society of peace and justice; and

WHEREAS, Dr. King and many other civil rights leaders chose to organize their arguments around the contrasting ideas that the United States was a leader in promoting democracy and rights, while denying those rights to many living in America; and

WHEREAS, Dr. King delivered his oration, now commonly referred to as the "I Have a Dream" speech, during the March on Washington for Jobs and Freedom on August 29, 1963 in which he called for civil and economic rights and an end to racism in this Country; and

WHEREAS, it was during this speech that Dr. King stated that *"now is the time to lift our nation from the quicksands of racial injustice to the solid rock of brotherhood."*; and

WHEREAS, members of the greater College Park community strive to achieve the many visions of Dr. King, who said that *"I still have a dream. It is a dream deeply rooted in the American dream. I have a dream that one day this nation will rise up, live out the true meaning of its creed: We hold these truths to be self-evident, that all men are created equal."*

NOW, THEREFORE, BE IT RESOLVED THAT ON Saturday, January 11, 2020 the Mayor and Council of the City of College Park join in recognizing the social and spiritual accomplishments of Dr. Martin Luther King, Jr. in the 29th Annual College Park Tribute that will carry forward the spirit and feeling of hopefulness and strengthen the promise of new beginnings.

PROCLAIMED this **7th** day of **January 2020**.

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Patrick L. Wojahn, Mayor
City of College Park, Maryland

2

Council appointments to COG Committees and to City Grant Selection Subcommittee

METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
Solicitation for Appointments: City of College Park

INDEPENDENT POLICY BOARDS	Current Appointment	2020 Appointment
COG Board of Directors (1) Meets monthly from 12 noon to 2:00 p.m.	Patrick Wojahn *Monroe Dennis*	
National Capital Region Transportation Planning Board (1) Meets monthly 12 noon to 2:00 p.m.	Monroe Dennis *Denise Mitchell*	
Metropolitan Washington Air Quality Committee (1) Meets monthly 12 noon to 2:00 p.m.	Robert Day *Monroe Dennis*	
POLICY COMMITTEES		
Region Forward Coalition (1) Meets quarterly dates TBD	Patrick Wojahn *John Rigg*	
Human Services Policy Committee (1) Meets bi-monthly 12 noon to 2:00 p.m.	John Rigg *Denise Mitchell*	
Climate Energy and Environment Policy Committee (1) Meets bi-monthly 10:00 a.m. to 12:00 p.m.	VACANT *Fazlul Kabir*	
Chesapeake Bay and Water Resources Policy Committee (1) Meets bi-monthly 10:00 a.m. to 12:00 p.m.	VACANT *P.J. Brennan*	

Notes: *Alternates are shown in italics.*

Instructions:

1. Review current appointments.
2. Refer to the attached description of each policy board and committee for each appointment.
3. Appoint or reappoint an elected official for each policy board and committee. Please consider the individual's interest/experience with the committee subject matter, and his/her availability to participate given the noted committee schedule.
4. **Complete above chart with names of approved 2020 appointees and email as a Microsoft Word document to Laura Ambrosio at** lambrosio@mwcog.org **by December 20, 2019.**

COG POLICY BOARDS AND COMMITTEES

COG is comprised of three independent policy boards and various supporting advisory and technical committees.

INDEPENDENT POLICY BOARDS

COG Board of Directors

The Board of Directors is COG's governing body and is responsible for its overall policies, functions, and funds. The board acts on committee or staff recommendations, discusses current and emerging multi-jurisdictional problems, and receives briefings on issues facing the region as a whole. Policy items on the agenda are normally generated from COG's policy and technical committees; business or administrative items are usually generated from staff.

Transportation Planning Board

The National Capital Region Transportation Planning Board (TPB) is the federally designated Metropolitan Planning Organization (MPO) for the region, and plays an important role as the regional forum for transportation planning. With participation from the District of Columbia and State Departments of Transportation and the region's local governments, the TPB prepares intermediate-range and long-range plans and programs that permit federal transportation funds to flow to the metropolitan Washington region.

Metropolitan Washington Air Quality Committee

The Metropolitan Washington Air Quality Committee (MWAQC) is the entity certified by the mayor of the District of Columbia and the governors of Maryland and Virginia to prepare an air quality plan for the region and insure compliance with the Federal Clean Air Act. MWAQC coordinates air quality planning activities among COG and other entities, including the Transportation Planning Board; reviews policies; resolves policy differences; and forges a regional air quality plan for transmittal to the District of Columbia, Maryland, and Virginia and, ultimately, to the Environmental Protection Agency.

POLICY COMMITTEES

Policy committees are advisory committees of the COG Board.

Chesapeake Bay and Water Resources Policy Committee

Chesapeake Bay and Water Resources Policy Committee (CBPC) advises the COG Board on Bay-related policies and tracks developments under the federal-state Chesapeake Bay Program for implications to local governments. It also considers questions of potable water supply and waste water treatment. CBPC regularly prepares position statements in response to state and federal legislation affecting the Bay.

Climate, Energy, and Environment Policy Committee

The Climate, Energy, and Environment Policy Committee (CEEPC) advises the COG Board on climate change, energy, green building, alternate fuels, solid waste and recycling policy issues, and other environmental issues as necessary. CEEPC is responsible for managing implementation of the COG Climate Change Report adopted by the COG Board on November 12, 2008. This responsibility includes development of a regional climate change strategy to meet the regional greenhouse gas reduction goals adopted by the board.

Human Services Policy Committee
The Human Services Policy Committee (HSPC) advises the COG Board on a variety of issues including housing, homelessness, public health, foster care, child welfare, mental health, and substance abuse. Recent actions have included reports on homelessness in the region. HSPC is composed of elected officials, department managers, and directors from the local and state levels.

Region Forward Coalition
The Region Forward Coalition oversees the next steps recommended in Region Forward and advises the COG Board on future comprehensive regional planning and implementation activities. The Coalition's primary responsibilities include overseeing the Region Forward performance baseline analysis and future regional progress reports; use Region Forward as a guide to update the Regional Activity Centers; and create clear strategies and initiatives to support the transformation of regional centers into Complete Communities. The Coalition will provide cross-cutting regional policy capacity and long-range regional planning recommendations to the COG Board. The Coalition includes members from public, private, and nonprofit sectors which all have a role in helping the region meet its goals.

Grants & Sponsorships Subcommittee

(Excludes Education grants and Public Safety micro grants)

3 City Council members (Currently Monroe and Robert)

City Manager and Finance Director facilitate meetings

Responsibilities:

Review Community Service grant applications in January for recommendation of award to City Council. Typically requires one meeting in addition to time spent reviewing applications. Meetings are usually in late January/early February at 6:30 pm on Tuesday, prior to a M&C meeting.

Review other grants and sponsorships requests as received during the year. This was just added with the new Grants & Sponsorship policy. Not expected to be a significant time commitment. Requests are emailed to Subcommittee members for review and recommendation to be made to City Council. Subcommittee meeting not required but could be held if necessary.

3

Preliminary Plan of Subdivision AND Detailed Site Plan for proposed Northgate student housing project (8430 and 8510 Baltimore Avenue)

CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM

Prepared By: Miriam Bader, Senior Planner **Meeting Date:** January 7, 2020

Presented By: Miriam Bader **Proposed Consent Agenda:** No

Originating Department: Planning, Community and Economic Development

Issue Before Council: Preliminary Plan of Subdivision 4-19019 and DSP-19025 for Northgate

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

Background/Justification:
A Preliminary Plan of Subdivision (PP) and a Detailed Site Plan (DSP) have been submitted by the Gilbane Development Company to redevelop 8430 and 8510 Baltimore Avenue located on the west side of Baltimore Avenue opposite Quebec Street. The PP proposes to combine the Burger King lot with the adjoining lot to the south (that contains an abandoned restaurant) to create a 2.054-acre parcel. The DSP proposes to raze these structures and construct a mixed used development containing 296 multifamily dwelling units,1,084 square feet of retail space and a parking structure with 300 parking spaces. The Planning Board is scheduled to hear the Preliminary Plan case on Thursday, January 16th and the DSP on January 23rd.

Fiscal Impact:
This project allows for more intensive development of the site which will generate a positive fiscal impact once constructed. A City Revitalization Tax Credit has been requested.

Council Options:
1. Recommend approval of PP 4-19019 and DSP-19025 with conditions per City Staff Report.
2. Recommend approval with different conditions.
3. Recommend disapproval.

Staff Recommendation:
#1

Recommended Motion:
I move that the City Council recommend approval of Preliminary Plan of Subdivision 4-19019 and DSP-19025 with conditions as contained in the City Staff Report.

Attachments:
1. Staff Report
2. Link to PP-4-19019 Northgate: Click on the hyperlink to view the Preliminary Plan of Subdivision (PP) Submittal: https://www.dropbox.com/sh/d4r7wdtau304lp1/AAB5Wce3jrWajDeo-cDMwag8a?dl=0
3. Link to DSP-19025 Northgate: Click on the hyperlink to view the Detailed Site Plan (DSP) Submittal: https://www.dropbox.com/sh/qbu1n0ie9b2gysw/AAC5Z7Z7G4gR5DuwYXaWi6hda?dl=0
4. Link to M-NCPPC Preliminary Plan staff report, DSP staff report may be ready January 10th: http://mncppc.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1527

ATTACHMENT 1

City Staff Review and Recommendation

Preliminary Plan of Subdivision 4-19019
Detailed Site Plan 19025
Northgate
8430 and 8510 Baltimore Avenue

Project Description

This request is for Preliminary Plan of Subdivision (PP) and Detailed Site Plan (DSP) approval for 8430 and 8510 Baltimore Avenue located on the west side of Baltimore Avenue (US 1) opposite Quebec Street. The Applicant is proposing to raze both existing structures and construct a mixed-use development containing 296 multifamily dwelling units (978 beds) and 1,084 square feet of retail space. The property will include a parking structure containing 300 parking spaces. The property is zoned Mixed-Use Infill (MUI) with Development District (DDOZ) and Aviation Policy Area (APA-6) Overlays. A variation request has been submitted with the PP application to allow for the removal of 5 specimen trees (3 on the property and 2 on adjoining property). In addition, the Applicant is requesting approval to impact regulated environmental features including flood plain and woodlands. And is requesting several alternative development district standards from the 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment (Sector Plan).

The site consists of two lots to be combined into one 2.054-acre parcel. The northern lot, located at 8510 Baltimore Avenue, is improved with a Burger King fast food restaurant (to be referred to in this report as the Burger King lot). The southern lot, at 8430 Baltimore Avenue, contains an abandoned restaurant (to be referred to as the Northgate lot). A separate Mandatory Referral (MR) application will be submitted to address off-site improvements but these are discussed in this report.

Summary of Development History

According to the Applicant, the Burger King lot was improved prior to 1977 with two buildings, one of which was a gas station. In 1977, the property was the subject of a preliminary plan of subdivision and a restaurant was constructed. It continues to operate as a fast food restaurant. The Northgate lot also operated as a fast food restaurant. It has been vacant since the mid-1990's. Prior to the restaurant closing, a preliminary plan (4-03139) that included the southern adjoining property, referred to in this report as the Taco Bell lot, was submitted and approved in May 2004.. Preliminary Plan of Subdivision 4-03139 was approved in May 2004. The initial intention was to relocate Taco Bell to 8510 Baltimore Avenue and construct a mixed-use building on the Taco Bell site. However, Taco Bell decided not to relocate. As a result, the DSP 05026 approved in 2006, only included the Northgate lot. The proposal was to construct a mixed-use development consisting of 17 stories, 204 dwelling units and 5,670 square feet of retail on 1.05 acres. While the subdivision and detailed site plan are still valid, the project did not

proceed. The Applicant has now assembled the Northgate lot with the Burger King lot to the north and submitted a new development proposal.

In the prior subdivision application, a variation was approved to permit impacts to the 100-year floodplain. According to the Applicant, "At the time, the County was allowing projects to construct buildings on pilings above the floodplain and allow the function of the floodplain to continue to exist within the boundaries of the property." Now the County requires the floodplain to be filled and compensatory storage to be provided.

Preliminary Plan of Subdivision (4-19019)

The Preliminary Plan combines two lots, the Northgate lot and Burger King lot, into one parcel containing 2.054 acres. The Northgate lot has frontage that is 55' from the centerline of Baltimore Avenue; whereas, the Burger King frontage is 50' from the centerline. This is based on previous right-of-way dedication to SHA and no additional dedication is proposed.

Environmental

Section 24-130(b)(5) of the County Subdivision Ordinance, regulates impacts to Primary Management Areas (PMA's) and requires the Applicant to preserve and/or restore regulated environmental features "to the fullest extent possible." Thirty-five percent of the site (0.72 acres) is within the Primary Management Area (PMA). The PMA includes regulated environmental features such as floodplain and stream buffer associated with a perennial stream, namely the Paint Branch, that flows north to south, behind the western property line of the subject property. Specifically, the regulated environmental features, both on and off-site, include: 310 linear feet of stream, 1.18 acres of stream buffer, 1.27 acres of floodplain and 0.99 acres of woodland.

The subject proposal will impact the PMA by filling in almost the entire floodplain and encroaching into the stream buffer and tree conservation area.

Comment: The subject property is already developed, and the proposed development will improve an existing brownfield site. The Applicant has reached agreement with the Department of Parks and Recreation to provide compensatory storage on their property in exchange for construction on an off-site trail.

Christiana Clay
Since Christiana clay (poor soil to support a foundation) was found on-site, the Applicant was required to do a geotechnical analysis. The study showed that much of the site has soil that is not suitable to directly support a foundation system. Therefore, ground improvements will be needed during construction.

Stormwater Management
The approved Stormwater Management Concept Plan No. 13327-2019-0 indicates that stormwater will be collected and treated by a sand filter system located in the garage.

Variation Requests

1. Section 25-122 (b)(1)(G) of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) allows the Planning Board to approve variations to permit the removal of trees on a property. The Applicant has submitted a variation request to allow the removal of 5 specimen trees (3 on-site and 2 off-site). Specimen trees include any tree 30 inches and greater in diameter at breast height (dbh) or any tree with a dbh equal to or greater than 75% of the current state champion. The trees proposed to be removed are as follows:

No.	**Type**	**Size**	**Condition**	**Comments**
101	Yellow Poplar	34" dbh	Poor (50/100)	Large cavity at base, included bark with 20"twin heavy vine cover with English Ivy.
102	Yellow Poplar	35" dbh	Poor (59/100)	Large vertical scar on trunk from lightening strike, heavy vine cove with English Ivy.
103	Box Elder	41" dbh	Poor (56/100)	Twin split at 6', severe lean, poor crotch attachment
104	Yellow Poplar	34" dbh	Excellent (93/100)	Some vine cover with English Ivy
105	Black Walnut	36"dbh	Good (88/100)	Applicant is trying to save this tree.

Trees 101, 102 and 103 are centrally located on the property impacting any reasonable development of the property. The adjacent Paint Branch has dense vegetation on its eastern bank which will mitigate any water quality effects as a result of the removal of these three trees.

In addition, the development of the property will require approval of a Site Development Concept Plan (Stormwater) which ensures water quality measures are implemented on the property. The Applicant notes that a prior use of the property was a gas station that caused contamination of the soils that was not fully addressed previously. Redevelopment will require removal of the contaminated soils improving water quality.

Tree 104 is a Yellow Poplar that is in excellent shape; located off-site behind the Northgate property at the location of the promenade. The only way to save this tree is to significantly reduce the rear building footprint.

Tree 105, a Black Walnut, is in good shape. In Trail Configuration, Option A, it is in the middle of the proffered recreational trail. The Applicant is trying to save this tree by adjusting the recreational trail alignment (Trail Configuration, Option B) dependent on negotiations with the adjoining property owner (Taco Bell site).

Comment: Staff supports the variation request to remove three, centrally located, poor condition trees and the 34" DBH, Yellow Poplar tree. Staff encourages the Applicant to continue all efforts to save the Black Walnut and supports Trail Option B which lessens impacts to the Black Walnut. Also, this Trail Option eliminates a 90% angle turn, making it safer for bicycle and pedestrian traffic.

2. The Applicant also requested a variation request to allow access to an arterial road; however, since Baltimore Avenue is a major collector and not an arterial road, the variance was determined as not needed by Maryland-National Capital Park and Planning Commission (M-NCPPC) Staff.

Adequate Public Facilities

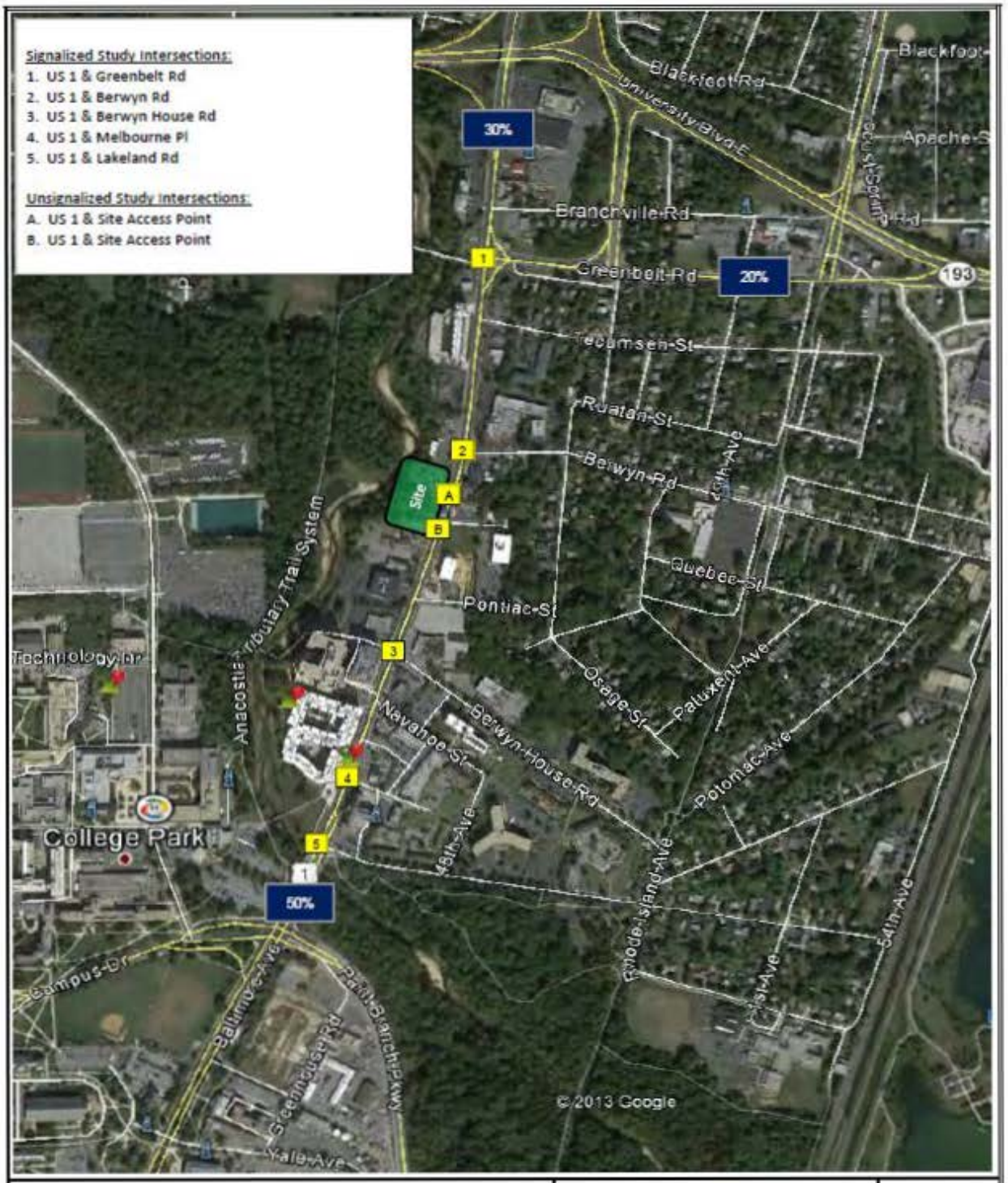
Concerning adequate public facilities for the project, Maryland-National Capital Park and Planning Commission (M-NCPPC) staff found:

- Police Facilities - Police response time standards are met.
- Fire and Rescue - Personnel, equipment and response time is adequate.
- Schools – Undergraduate Student Housing has minimal impact on K-12 school enrollment.
- Capital Improvement Program (CIP)- 6 CIP projects are proposed near the subject site: M-NCPPC Rhode Island Trolley Trail, Ellen Linson Splash Park, Herbert Wells Ice Skating Center, and 3 College Park Airport projects.
- Water and Sewerage- Project is adequately served.
- Transportation - A Traffic Impact Analysis (TIA) was prepared by Lenhart Traffic Consulting, Inc. on 1-23-19, (see Attachment 2, submittal link to view)-Adequacy requirements are met. Proposed trip generation is 130 Peak AM trips and 170 Peak PM trips.

The TIA was conducted in accordance with the Prince George's County *Transportation Review Guidelines (2012)* which prescribes specific analyses of the Average Critical Lane Volume (CLV) of all of the signalized intersections along US 1 from the intersection of Greenbelt Road to the intersection of Lakeland Road (inclusive of both intersections); specifically, the following five intersections: US 1/Greenbelt Road, US 1/Berwyn Road, US 1/Berwyn House Road, US 1/Melbourne Place, US 1 and Lakeland Road. The Guidelines specify that the average CLV of all signalized intersections in the study area must operate at 1,600 or less. The study showed that the morning average CLV's were 1,144 and the evening average CLV's were 1,303; both AM and PM volumes meets the adequacy requirements.

In addition, the proposed unsignalized site access points (Access Point A and B) were also evaluated, using the Highway Capacity Manual (HCM) unsignalized methodology, although not required by the US 1 Sector Plan. The study revealed that the two unsignalized site access points (A and B) will operate well within acceptable parameters.

Following are exhibits that show the scope of the study area, trip generation rates and level of service results.



Traffic Impact Analysis	Site Location Map and Study Intersections	Exhibit 1
LENHART TRAFFIC CONSULTING, INC. www.lenhart traffic.com		

Trip Generaton Rates

Student Housing (Prince George's County)	Trip Distribution (In/Out)
Morning Trips = 0.13 x (# of Beds)	23/77
Evening Trips = 0.17 x (# of Beds)	59/41

Trip Generaton Totals

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Student Housing (Prince George's County)	1,000 beds	30	100	130	100	70	170
	Total Primary (New) Trips:	**30**	**100**	**130**	**100**	**70**	**170**

NOTE: Trip Generation Rates obtained from the Prince George's County Transportation Review Guidelines

Traffic Impact Analysis	Trip Generation for Site	**Exhibit 7**
Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning		

Critical Lane Volume (CLV) Analysis

Morning Peak Hour	Existing	Background	Total
1). US 1 & MD 430 (Greenbelt Rd)	A / 966	B / 1096	B / 1105
2). US 1 & Berwyn Rd	B / 1045	C / 1278	D / 1302
3). US 1 & Berwyn House Rd	A / 922	B / 1123	B / 1150
4). US 1 & Melbourne Pl	A / 907	B / 1049	B / 1077
5). US 1 & Lakeland Rd	A / 900	B / 1057	B / 1084

Morning Peak Hour	Existing	Background	Total
1). US 1 & MD 430 (Greenbelt Rd)	D / 1308	D / 1398	D / 1421
2). US 1 & Berwyn Rd	A / 994	D / 1367	D / 1386
3). US 1 & Berwyn House Rd	A / 921	D / 1362	D / 1424
4). US 1 & Melbourne Pl	A / 906	B / 1106	B / 1133
5). US 1 & Lakeland Rd	A / 905	B / 1121	B / 1149

	Average CLV's for Corridor		
Study Period	Existing	Background	Total
Morning Average CLV's	A / 948	B / 1121	B / 1144
Evening Average CLV's	B / 1007	D / 1271	D / 1303
Corridor Requirement =	1,600 (LOS "E") or better		

NOTES:
1. US 1 Sector Plan requires Average CLV's (1,600 or better) for all signalized intersections in study corridor.

*** **Study Passes Sector Plan Requirements for Adequacy**

Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenhart traffic.com

Results of CLV LOS Analyses

Exhibit 10

Comment: Adequacy of Public Facilities has been demonstrated for this project.

Mandatory Dedication of Parkland/Bicycle and Pedestrian Impact Statement (BPIS)

Sec. 24-134 of the Prince George's County Code requires conformance with mandatory dedication of parkland regulations. Prior Preliminary Plan (4-03139) approval Condition 17 required the applicant to convey 0.35± acres of parkland to M-NCPPC or construct a trail or promenade (minimum width of eight feet) from the rear of the [Northgate] property extending to the pedestrian bridge south of the property. Condition 20 stated that "if a trail is to be constructed in lieu of mandatory dedication of the parkland, the applicant shall incorporate the construction drawings for the trail into the detailed site plan and construct the trail prior to issuance of a use and occupancy permit for the residential building."

The Applicant must also demonstrate conformance with Sec. 24-124.01 of the Prince George's County Code which requires the provision of adequate public pedestrian and bikeway facilities. Based on the number of dwelling units and the square footage of retail, the Applicant is required to provide a maximum of $89,179.40 for off-site improvements.

The Applicant proposes meeting the mandatory dedication of parkland and BPIS requirement by constructing an off-site trail/pedestrian promenade on M-NCPPC property to connect with the existing pedestrian bridge behind the University View project. Following is an exhibit showing the cost breakdown for Compensatory Storage, BPIS and Mandatory Dedication of Recreational Facilities:

BOHLER ENGINEERING
16701 MELFORD BLVD, SUITE 310
BOWIE, MD 20715
(301) 809-4500

NORTHGATE M-NCPPC COST ESTIMATE
8430 BALTIMORE AVENUE, PRINCE GEORGE'S COUNTY MARYLAND 20740
BEPC #MB182141
October 3, 2019

NO.	ITEM DESCRIPTION	QUANTITY	UNIT COST	TOTAL COST
TRAIL FOR COMPENSATORY STORAGE				
	4" Graded Aggregate Subbase (GASB) Course	696 SY	$ 5.00	$ 3,480.00
	4" Superpave HMA, 19mm, PG 64-22	696 SY	$ 15.00	$ 10,440.00
	Rip-Rap Class II Ungrouted	380 SY	$ 70.00	$ 26,600.00
	Rip-Rap Class I Ungrouted	123 SY	$ 50.00	$ 6,150.00
	Pedestrian Light - Colonial Post	10 EA	$ 1,450.00	$ 14,500.00
	Neoliviano Backed 69" Bench	4 EA	$ 1,800.00	$ 7,200.00
	Retaining Wall	300 SF	$ 30.00	$ 9,000.00
	Boardwalk	1,507 SF	$ 50.00	$ 75,350.00
	Trash Receptacle	2 EA	$ 1,500.00	$ 3,000.00
			TOTAL	**$ 155,720.00**
TRAIL FOR BPIS				
	4" Graded Aggregate Subbase (GASB) Course	300 SY	$ 5.00	$ 1,500.00
	4" Concrete Sidewalk	230 SY	$ 46.00	$ 10,580.00
	Concrete Pavers	800 SF	$ 18.00	$ 14,400.00
	6' Wide Picnic Table	2 EA	$ 1,311.00	$ 2,622.00
	8' Wide ADA Picnic Table	2 EA	$ 1,567.00	$ 3,134.00
	Neoliviano Backed 69" Bench	4 EA	$ 1,800.00	$ 7,200.00
	Retaining Wall	1,745 SF	$ 30.00	$ 52,350.00
	Trash Receptacle	2 EA	$ 1,500.00	$ 3,000.00
	Pedestrian Light - Colonial Post	1 EA	$ 1,450.00	$ 1,450.00
	Bollard Light	7 EA	$ 620.00	$ 4,340.00
	Bike Racks	7 EA	$ 200.00	$ 1,400.00
			TOTAL	**$ 101,976.00**

ONSITE RECREATIONAL FACILITIES FOR MANDATORY DEDICATION					
OUTSIDE					
Pocket Park	1 LS	$	15,000.00	$	15,000.00
Sidewalk	1 LS	$	10,000.00	$	10,000.00
LOUNGE AREA					
Common Area Furniture	1 LS	$	50,000.00	$	50,000.00
Equipment	1 LS	$	15,000.00	$	15,000.00
Lounge Gaming	1 LS	$	15,000.00	$	15,000.00
NORTH COURTYARD					
Fire Pit	1 LS	$	5,000.00	$	5,000.00
Site Furniture	1 LS	$	15,000.00	$	15,000.00
MIDDLE COURTYARD					
Outdoor Kitchen	1 LS	$	15,000.00	$	15,000.00
Bocce Court	1 LS	$	15,000.00	$	15,000.00
Site Furniture	1 LS	$	10,000.00	$	10,000.00
SOUTH COURTYARD					
Pool	1 LS	$	50,000.00	$	50,000.00
Trellis Feature	1 LS	$	10,000.00	$	10,000.00
Site Furniture	1 LS	$	20,000.00	$	20,000.00
FITNESS AREA					
Fitness Equipment	1 LS	$	50,000.00	$	50,000.00
ROOFTOP AMENITY					
Equipment	1 LS	$	10,000.00	$	10,000.00
Site Furniture	1 LS	$	15,000.00	$	15,000.00
		TOTAL		**$**	**320,000.00**

THIS ENGINEER'S OPINION IS BASED ON THE TRAIL PLAN FOR NORTHGATE PREPARED BY BOHLER ENGINEERING, DATED OCTOBER 3, 2019.

THE DESIGN PROFESSIONAL HAS NO CONTROL OVER COSTS OR THE PRICE OF LABOR, EQUIPMENT OR MATERIALS, OR OVER THE CONTRACTOR'S METHOD OF PRICING, AND THAT THE OPINIONS OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE TO BE MADE ON THE BASIS OF THE DESIGN PROFESSIONAL'S QUALIFICATIONS AND EXPERIENCE. THE DESIGN PROFESSIONAL MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF SUCH OPINIONS AS COMPARED TO BID OR ACTUAL COSTS.

The off-site improvements on M-NCPPC property will be reviewed under the Mandatory Referral process. Improvements to the trail off-site, such as picnic tables, pedestrian lighting, bike racks, and trash receptacles will be applied to the required BPIS improvements. In addition, the Applicant is proposing the following on-site recreational facilities to meet the mandatory dedication of parkland requirements through private recreational facilities: a pocket park, sidewalk, Lounge Area (common area furniture, equipment, lounge gaming), North Courtyard (fire pit, site furniture), Middle Courtyard (outdoor kitchen, bocce court, site furniture), South Courtyard (pool, trellis feature, site furniture), Fitness Area (fitness equipment), and Rooftop Amenity Area (equipment, site furniture).

Comment: Staff supports the off-site trail (Option B that saves the Black Walnut specimen tree) and would like to see this trail provided along the entire western property line to the northern end of the site as proposed in the Prince George's County Master Plan of Transportation. This would allow the possibility of the trail to continue to the north when redevelopment occurs in the future.

RECOMMENDATION

City staff recommends supporting Preliminary Plan of Subdivision 4-19019 with the following conditions:

1. Prior to signature approval of the Preliminary Plan, the Applicant shall:
    a. Provide a public access easement to the City for any public sidewalk/pocket park located outside of the SHA ROW along Route 1 if additional ROW is not dedicated to SHA.
    b. Provide a 15' public access easement along the Burger King property and extend the trail/promenade/overlook provided behind the Northgate property.
    c. Submit details as to where the stated afforestation will occur in compliance with the Woodland Conservation Ordinance.
    d. Submit Trail Option B as the final trail configuration in the Mandatory Referral application.

2. Support variation request from Section 25-122 (b)(1)(G) of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) to permit the removal of 3 poor condition trees centrally located on the property and 1 tree located in promenade at the rear of the site. Staff does not support the removal of the 36" DBH, Black Walnut specimen tree because it appears this tree can be saved with design modifications to the off-site trail.

Detailed Site Plan (DSP 19025)

Vision from Sector Plan

According to the Sector Plan, the Northgate lot is located within the Walkable Node -University (WNU) character area and the Burger King lot is within the Corridor Infill (CI) character area. WNU "consists of higher-density mixed-use buildings that accommodate retail, offices, row houses, and apartments with emphasis on nonresidential land uses, particularly on the ground level. It has fairly small blocks and wide sidewalks and buildings set close to the frontages" (p. 228). CI "consists of mixed-use but primarily residential urban fabric. It may have a wide range of building types, such as single-family, sideyard, and row houses." (p. 228). The Applicant is requesting to develop the entire property under the WNU Standards. The main differences in terms of development standards between the two character areas are shown in the table below:

Development Standard	**Corridor Infill**	**Walkable Node-University**	**Proposal**
Maximum Height	4 stories	10 stories	7-8 stories
Frontage Buildout	60% minimum	80% minimum	100%
Front Setback	20' minimum	0' minimum	13'-18.78'
Lot Coverage	70% maximum	80% maximum	77%-84%

Comment: The proposal will develop a lot that has had a vacant building on it since the mid-1990's and will convert a non-conforming use (fast food restaurant) into a conforming use. Staff supports developing the project under one development standard. While both lots are zoned MUI, the two different character areas have very different development regulations. It would be difficult to build a single project that conforms to both standards. Staff supports using the more dense, mixed-use WNU standards but modifications from these standards should be limited.

Site Design and Architecture

The current development proposal is for the construction of a 7-8-story multi-family building with three interior courtyards and structured parking that is partially underground. The proposed density is 144.11 dwelling units/acre and includes 1,084 square feet of retail. There are two entrances to the garage, one in the southeastern corner and one on the northeastern corner as these two levels of parking are not connected. The 1,084 square foot retail component is actually part of the residential amenity area and not dedicated retail space. The façade of the building will be composed of a mixture of brick, metal panels and cementitious panels. At the southeast corner is a pocket-park that will have 3 benches, other seating, landscaping, and trailhead signage. This seating area will connect to an 8-foot wide sidewalk leading to a new trail that connects to an existing pedestrian bridge that provides access to the University of Maryland Campus or the Paint Branch Trail.

Comment: The MUI zone incentivizes mixed use by allowing an increase in density from a maximum 48 dwelling units per acre (du/ac.). A minimum is not specified, however, considering the Applicant's proposal for 144.11 du/ac, it is reasonable that the Applicant provide significant retail to support the density. In addition, the WNU character area has a mandatory shopfront

requirement along the Baltimore Avenue frontage. With a total building square footage of 70,514 square feet, the proposed retail square footage is only 1% of the total square footage and is not independent, dedicated retail space. Rather it is part of the residential amenity space with no wall separating the two areas. Staff recommends the Applicant provide dedicated retail space (a minimum of 1,200 square feet) at the southeast corner of the building and move the south garage entrance next to it to the north. This will enhance the space for retail at a more prominent location and have synergies with the trail connection. It will also improve safety entering the garage by eliminating the conflicts between parking and loading.

Landmark Feature

The Sector Plan requires a landmark feature (an architectural element such as a tower or a lantern or possibly a gateway feature, sculpture or other work of public art) along the southeast corner of the property. The southeast corner is the tallest, and most prominent corner of the building. This part of the site is also where the new Paint Branch Trail connection will connect to Baltimore Avenue. To acknowledge these two attributes, the landmark feature has been designed with a tower element that has been clad with a wood-like cementitious finish material. The cladding is punctuated with windows that will act as a lantern or beacon in the dusk and evening hours when internal lighting from the inside residential units will become activated.

Comment: The landmark feature, as proposed, will be enhanced if retail is provided at this corner.

Access and Circulation

Improvements to Baltimore Avenue, underway by SHA, to include the installation of a median, will result in all driveways onto the site as right-in/right-out. Staff recommends a condition that traffic be restricted to right-in/right-out before the installation of the median.

Currently, the Burger King lot has two driveway access points on Baltimore Avenue. One driveway is two-way, allowing ingress and egress. The second driveway is one-way out, serving as the exit to the drive-through. The Northgate lot has three driveway access points onto Baltimore Avenue. The Applicant writes that due to limited depth of the property and the change of grade from north to south, two driveway entrances are needed onto Baltimore Avenue to provide access into the parking garage and three of the existing five driveways will be eliminated. The Applicant also states that due to site constraints, there is not enough room to construct a ramp from the first level of the parking garage to the second level.

Comment: The Sector Plan discourages direct access from the primary frontage street (Baltimore Avenue). Staff can support this modification if the southern garage entrance is shifted north of the retail.

Parking and Loading

Based on the number of dwelling units and the amount of retail, 360 parking spaces are required. The Sector Plan allows a reduction in the number of parking spaces for mixed-use development.

The Applicants have applied the shared parking factor even though only 4 retail parking spaces are required to be provided. The shared parking factor allows the Applicant to divide the required parking by 1.2, reducing the number of required parking by 60 spaces to 300 spaces.

The location of 7 parking spaces along the south driveway are impractical and unsafe. These need to be relocated. The location of the loading space also has issues in terms of having adequate turning radius to facilitate delivery trucks. This needs to be adjusted.

Regarding bicycle parking spaces, 100 spaces are required, and 117 bicycle parking spaces will be provided (5 bicycle racks within the frontage, 3 racks along Paint Branch Trail and 109 bicycle hooks provided in a covered storage facility).

Modifications to Development District Standards

The Applicant is requesting the following modifications from the development district standards for both the Corridor Infill (CI) and the Walkable Node University (WNU) character areas:

*Indicates the Applicant did not request the modification but it is needed.

Standard	**Required**		**Proposed**		**Recommendation**
	CI	WNU	CI/WNU		
Height	4 stories	10 stories	7-8 stories		Support
Parking Placement	Covered parking shall be provided within the third layer.		Parking is provided in the 1st, 2nd and 3rd layers.		Support but parking lot screening material along Rt. 1 should be a decorative material.
	CI	WNU	CI	WNU	
Lot Coverage	70%	80%	77%	84%	Support -With additional trail easement, the overall site density is 80% consistent with WNU standards.
Primary Building Setback	20’ minimum	10’maximum	18.78’	13’	Support-Similar frontage for the entire building and regulatory requirement for minimum clearance from power lines along US-1.
Parking Access	“When neither alleys, secondary frontage, or side streets are present, primary frontage streets may be used as the primary source of access to off-street parking with a driveway that either passes to the side of the building or through the building. This condition should be avoided to the fullest extent possible to reduce the number of driveways.” p. 241 (Sector Plan)		Proposing two access points off the primary frontage street.		Support if adjustments are made to the southern access.

Standard	Required		Proposed		Recommendation
Structured Parking Setback	50'minimum		22' for northern part of site.		Support if parking spaces are eliminated along the south drive aisle and decorative screening on northern end is provided.
Signage*	Shall not exceed 10% of the commercial façade area. Free standing signs are not permitted.		With proposed leasing signs, the maximum 10% is exceeded. Trail Head sign and trail interpretive signage are free standing.		Support if the Applicant removes the 200 sq. ft. leasing sign at the southwest corner of the site since it will not be readily visible to vehicular traffic. The temporary leasing sign on the eastern façade can remain if the Applicant provides a timetable substantiating the sign will be temporary. Staff supports the two free standing signs due to their scale and purpose.
	CI	WNU	CI	WNU	
LEED Certification	____	WNU requires LEED Silver or better.	_____	Want to pursue an equivalent rating system, either National Green Building Standard or Green Globes at the level equivalent to LEED Silver.	Support if provide documentation that it is equivalent to LEED Silver.

Standard	Required		Proposed	Recommendation
	CI	WNU		
Streetscape Assembly	12-18’	18-24’	20’-30’(Believe this is incorrectly stated)	Misrepresented. Coordination with SHA is required.
Walkway	4-8’	12-20’	Generally 5’	Support-if provide min. 8-10’wide
Planter	8-12’	4-6’	6’	Support

Streetscape

The Sector Plan recommends typical street sections based upon character area and type of street. The Corridor Infill (CI) requires a sidewalk between 4-8 feet wide but Walkable Node University (WNU) requires a 12-20-foot width. Landscape strips/planters are required to be 8-12 feet in the CI with a continuous planter and 4-6-feet wide in the WNU. The Applicant proposes a 5-foot wide sidewalk and a 6-foot wide landscape strip including pedestrian street lights adjacent to the curb. Between the sidewalk and building face includes amenities such as bike racks, scooter parking, retaining wall, terraced seat wall and landscaping against the building face.

Comment: Since the subject property is in two character areas, primarily being developed according to WNU standards, it is reasonable for the Applicant to increase the width of the sidewalk to a minimum of 8-10’ (still below the WNU standard of 12-20’). The proposed 6-foot-wide landscape strip should be enough.

The right-of-way narrows by 5-feet along the northern half of the site, placing the sidewalk and pedestrian streetlights on private property, necessitating the need for a public easement for this section of sidewalk. When the pedestrian streetlights are in the public right-of-way (along the southern half of the site) an agreement will be needed to ensure Applicant’s responsibility for their maintenance. Alternatively, the Applicant can dedicate 5-feet of right-of-way to SHA so the ROW will be consistent through the entire site.

SHA has a streetscape plan as part of their improvements to Baltimore Avenue which will include an on-road bike lane. The Applicants will need to coordinate their streetscape improvements with those of SHA. The Applicant is proposing ornamental trees in the landscape strip along the street, but SHA plans call for large deciduous trees. Staff recommends trees be used to conform to the SHA plans. Also, Staff recommends the Applicant not use the designated “special paving” on the vehicular section of the driveway and instead use the “special paving” to continue the pedestrian walk across the driveway and provide a table-top treatment.

Tree Conservation Plan

The Applicant is required to conserve 0.99 acres of woodland to meet the Woodland and Wildlife Habitat Conservation Ordinance (WCO). The Applicant is proposing to meet this

requirement by providing 0.99 acres of afforestation off-site. The regulations for off-site woodland conservation require: "prior to issuance of the first permit for the development shown on the TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 Plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided by M-NCPPC, Planning Department prior to issuance of any permit for the associated plan."

Comment: The on-site requirement cannot be met since the property is already developed and the proposed project will cover 77% of the Burger King lot (CI) and 84% of the Northgate lot (WNU).

Landscaping

The Landscape Ordinance requires 14 shade trees be provided on-site. The Applicant meets the Landscape Ordinance by providing 16 shade trees (7-Hornbean, 6-White Oak, and 3-River Birch [in the interior courtyards]). In addition, the Applicant is providing 9 ornamental trees.

Comment: Staff has not included the 4-7 Hawthorns planted in the right-of-way as applying towards the landscape ordinance. The landscape plan does not delineate the right-of-way line making it difficult to determine how many Hawthorns will be in the right-of-way.

Signage

The Sector Plan allows up to 10% of the Commercial Façade area to be dedicated to signage. The Applicant's signage plan complies with the Ordinance if the two proposed temporary leasing banners (200 square feet) are not used. Staff concludes that the south facade leasing sign is not necessary (not visible) and should be eliminated. The east façade leasing banner exceeds the sign standard by 71 square feet. If this sign is to be used only temporarily, Staff requires a schedule of how long the sign will be in service. Is it intended to stay up permanently or only be used at the beginning of a semester? This needs to be clarified. Staff also noticed an inconsistency between the Comprehensive Sign Plan, Sheet AS-100 and Sheet 13 of the Comprehensive Signage Plan; sign A2 on Sheet 13 should be changed to sign A6 as shown on Sheet AS-100.

Green Building Techniques

Development in the Walkable Node Character area is required to obtain a minimum of silver certification in one of the applicable Leadership in Energy and Environmental Design (LEED) rating systems. The Applicant has provided a LEED score card demonstrating that green building techniques utilized in the project will qualify it for LEED Silver certification.

The Applicant has requested a modification to instead use either the National Green Building Standard (NGBS) or Green Globes, at the level equivalent to LEED Silver. Staff is not opposed to this modification.

RECOMMENDATION

City staff recommends supporting DSP-19025 with the conditions listed below.

1. SUPPORT the following alternative development district standards:
   (Note: The page numbers are referenced in the *2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*)
   *Not requested by Applicant but needed.

   a. **Building Form, Character Area 4, Corridor Infill** (page 233) – To allow a maximum building height of 7-8 stories.
   b. **Building Form, Character Area 4, Corridor Infill (CI) and Character Area 5b, Walkable Node University (WNU)** (page 233, 235) - To allow parking in the 1st and 2nd layer.
   c. **Building Form, Character Area 4, CI and Character Area 5b, WNU** (page 233, 235) -To allow an average lot coverage of 80%.
   d. **Building Form, Character Area 4, CI and Character Area 5b, WNU** (page 233, 235) - To allow 18.78' front building setback in CI instead of the minimum 20' and 13' front building setback in WNU instead of the maximum 10'.
   e. **Building Form, Parking Access** (page 241) - To allow two access points off the primary frontage street. Would like Applicant to consider redesigning the two separate parking garages with two entrances to one parking garage with one entrance to increase efficiency and safety.
   f. **Building Form, Structured Parking** (page 243) - To allow a minimum setback of 22 feet from the property line.
   g. ***Architectural Elements, Signage** (page 255) - To allow free standing signage at the pocket park and an interpretive sign on the trail. Also, one temporary leasing sign will be allowed.
   h. **Sustainability and the Environment, Leadership in Energy and Environmental Design (LEED®) Certification** (page 256) – To allow Applicant to pursue an equivalent rating system, either National Green Building Standard or Green Globes at the level equivalent to LEED Silver.
   i. **Streets and Open Spaces, Streetscape** (page 263) –
      1) **Walkway -** To allow 8'-10' wide sidewalks instead of 12'-30' wide sidewalks.
      2) **Planter-**To decrease the width from 8'-12' in the CI to 6'.

2. APPROVAL of Detailed Site Plan DSP-19025, subject to the following conditions:
   a. Prior to certification of the Detailed Site Plan, the Applicant shall revise the site plan to:
      1) Provide a minimum of 1,200 square feet of dedicated retail space at the southeast corner of the building and move the parking entrance north.
      2) Extend trail along the back of the property to the northern boundary and provide a public access easement.
      3) Restrict garage access to Right-In, Right-Out if built before installation of the median.
      4) Remove the "special paving" on the driveways but to differentiate it from

sidewalk/pedestrian walkway.
5) Provide a detail of the art sculpture and transformer wrap.
6) Label the 4 retail parking spaces.
7) Relocate 7 parking spaces at the southern entrance.
8) Provide at least 1 car charging stations.
9) Provide a decorative perforated metal screen for the parking garage at the east and south elevations.
10) Provide "to-scale" floor plans.

b. Prior to certification of the Detailed Site Plan, the Applicant shall revise the landscape plans to provide deciduous shade trees in the landscape strip along Baltimore Avenue consistent with SHA improvement plans.

c. Prior to building permit, the Applicant shall provide a letter from the Maryland Aviation Administration (MAA) and/or the Federal Aviation Administration (FAA) that demonstrates compliance with Zoning Ordinance Section 27-548.42 (Aviation Policy Area (APA-6) Height Restrictions-no obstruction over 198-feet Above Mean Sea Level) or obtain a variance in compliance with COMAR 11.03.05.06 with a finding that the height does not endanger the public health, safety and welfare, or revise the site plan to lower the height of the building to be compliant.

d. Prior to certification of the Detailed Site Plan, amend the sign plan to:
1) Eliminate the leasing banner (F1) on the south elevation, Sheet AS-100.
2) Correct Sheet 13 of the Comprehensive Signage Plan replacing sign A2 with A6 as shown on Sheet AS-100.
3) Provide a timetable indicating when the temporary leasing banner will be displayed or request a modification from sign standards.

e. Prior to Planning Board approval of the Detailed Site Plan, execute a Declaration of Covenants Agreement with the City that includes, at a minimum, the following provisions:
1) PILOT to City if sale to a non-profit or UMD.
2) Acknowledgement of responsibility of maintenance for pedestrian light fixtures, landscaping, and sidewalks.
3) Public access easements to the City of College Park for any trail or sidewalk not on SHA or M-NCPPC property
4) Provision of public art features which can be matched by City funds (up to $15,000).
5) LEED or equivalent certification process.

4

Request by Northgate developers for City support for exemption from the County’s school facilities surcharge

CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM

Prepared By: Ryan Chelton, Economic Development Coordinator

Meeting Date: 01/07/2020

Presented By: Terry Schum, Planning Director

Consent Agenda: No

Originating Department:	Department of Planning, Community & Economic Development
Action Requested:	Recommendation to the Prince George's County Council to support an exemption from the school facilities surcharge for the Northgate project.
Strategic Plan Goal:	Goal # 1: One College Park

Background/Justification:
On December 18, 2019, legal counsel for Gilbane Development Company submitted a letter requesting the City adopt a recommendation to support an exemption of the school facilities surcharge for the proposed Northgate student housing project. The Northgate project proposes the construction of 296 dwelling units and 1,084 square feet of ground floor retail space on the west side of Baltimore Avenue, just south of Berwyn Road.

Prince George's County applies a school facilities surcharge to new residential developments or redevelopments. This surcharge covers anticipated increases in public educational services required to accommodate the residents that new development brings. Inside the Capital Beltway-or if the building is located within a basic or conceptual site plan that abuts an existing or planned mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA)-the surcharge is $9,035 per unit.

In 2019, Maryland House Bill 225 was approved to exempt certain multifamily development from the school facilities surcharge. It restored the previous exemption for undergraduate student housing but limited it to certain areas of College Park. The relevant language from the bill is as follows: "*To promote the goals of the University District Vision 2020, as that vision or plan may be amended from time to time, on recommendation of the City of College Park, the governing body of Prince George's County, by resolution, may exempt some or all of the school facilities surcharge for undergraduate student housing built west of US Route 1, north of Knox Road, and south of Metzerott Road.*"

The Northgate project is being built as student housing targeting University of Maryland students and will be fully furnished and leased by the bed. Based on this, the developer would qualify to receive an exemption.

Fiscal Impact:
This is a county fee, the loss of which would have no direct impact on the City's finances. The project will have no impact on school capacity and will contribute to the City and County tax bases if constructed.

Council Options:
1. Support a full school facilities surcharge exemption for Northgate.
2. Support a partial school facilities surcharge exemption.
3. Do not support any exemption of the school facilities surcharge.

Staff Recommendation:
#1

Recommended Motion: *I move that the City County send a recommendation to the Prince George's County Council supporting a full exemption from the school facilities surcharge.*
Attachments: 1. Letter of Request for Exemption

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EDWARD C. GIBBS, JR.
THOMAS H. HALLER

December 18, 2019

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

Re: Northgate Student Housing

Dear Mayor Wojahn:

By letter dated October 18, 2019, I submitted a request that the City of College Park adopt a recommendation to support an exemption of the school facilities surcharge for the Northgate student housing project proposed by 8430 Baltimore Avenue, LLC. Set forth below is information regarding the project that supports this request.

As noted in my prior letter, the Northgate project proposes the construction of 296 dwelling units and 1,084 square feet of ground floor retail space on 2.05 acres of land on the west side of Baltimore Avenue, just south of Berwyn Road. The authority to approve an exemption from the school facilities surcharge is tied to promoting the goals of the University District Vision 2020. This vision is the product of the College Park City-University Partnership, endorsed by the College Park City Council, with a goal of making College Park a top 20 college town by 2020. While much progress has been made toward this goal, many opportunities continue to exist to achieve that vision. The proposed project represents one of those opportunities.

The University District Vision plan encourages the community to continue creating a safer and greener community for families to live in, retain UMD start-ups, build up its local public education system, strengthen its network of hiking and biking trails, and

attract diverse and exciting business. The Northgate project is currently the site of an abandoned restaurant at 8430 Baltimore Avenue, which represents an eyesore along the corridor. Previous to the restaurant, the property was the location of a gas station, and contaminated soils continue to exist where the underground storage tanks were removed with petroleum residue leaching toward Paint Branch. The abandoned structure will be razed and the contaminated soils removed from the site as part of the redevelopment.

The project site also includes an existing fast food restaurant, located at 8510 Baltimore Avenue, which will also be razed as part of the development. Not only does the US 1 Corridor Sector Plan discourage auto centric, drive-through fast food restaurants, the Sector Plan also envisions this location as being the northern gateway to the University of Maryland campus. Northgate has been designed with architectural features which will establish a distinctive landmark clearly marking the entrance to the University area.

Another feature of the project is its goal of strengthening the network of hiking and biking trails. Currently, a pedestrian bridge exists at the rear of the student housing project located approximately 1,000 feet south of Northgate. There has been a desire to extend a pedestrian trail to the north and provide a clear trailhead along Baltimore Avenue. As part of the proposed project, this trail will be constructed. This trail will include security measures to ensure safety, will include a promenade along the rear of the Northgate building that will provide an overlook of Paint Branch and the campus, and will provide a connection to Baltimore Avenue along the southern boundary of the property. At Baltimore Avenue, a pocket park will be constructed which will provide a meeting spot, a place to call an Uber/Lyft or respite from a storm.

Northgate will also be designed to implement the most current stormwater management systems, replacing uses designed with no stormwater controls. The applicant is working with the Army Corps of Engineers to design the site to alleviate potential flooding and erosion along the property's western edge, which has been the subject of a recent Corps stabilization project. Finally, the building will be sustainable, achieving NGBS rating meeting the intent of the US 1 Sector Plan goal for green building techniques.

While the existing development, the brownfields conditions, and the location of the property adjacent to Paint Branch add substantial additional cost to alleviate, they present the opportunity to further implement the University District Vision and the US1 Corridor Sector Plan by marking the north end of campus, creating a safer environment, improving stormwater quality,

implementing green building techniques, expanding and improving access to hiking and biking trails and by bringing more residents to support local businesses. Northgate represents a unique opportunity to implement many of the goals of the University District Vision at a key location, one which today represents the development of the past, not the vision of the future.

Finally, the applicant in this case is an affiliate of Gilbane Development Company ("Gilbane"). Gilbane has extensive experience in developing, building and managing student housing projects, with $10.7 billion of experience serving over 120 colleges and universities. In addition, Gilbane has completed or currently has in development nearly 10,000 beds of student housing. With this experience, the Northgate project will be designed to serve the needs of undergraduate students, will be leased by the bedroom and will include the features and amenities desired in the highest quality facilities. Study rooms, recreational amenities, bedroom/bathroom parity and fully furnished units will ensure that the project is one of the more desirable options for undergraduate students, just steps from campus.

For these reasons, the applicant requests that, during its review of Detailed Site Plan (DSP-19025) for Northgate, the City also recommend to the County Council that it adopt a Resolution exempting the project from the school facilities surcharge. The project will have no impact on school capacity given the nature of the proposed use, and will contribute significantly to both the County and City tax base, which can be used to support many important needs.

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.

Very truly yours,
GIBBS AND HALLER

Thomas H. Haller

cc: Scott Somers, City Manager
Danielle M. Glaros

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5

Request by Northgate developers for a City Revitalization Tax Credit for the Northgate student housing project

CITY OF COLLEGE PARK, MARYLAND
WORKSESSION MEETING AGENDA ITEM

Prepared By: Ryan Chelton, Economic Development Coordinator

Meeting Date: 01/07/2020

Presented By: Terry Schum, Planning Director

Consent Agenda: No

Originating Department: Department of Planning, Community & Economic Development

Issue Before Council: Approval of a Resolution granting a City Revitalization Tax Credit for the Gilbane Development Company for the proposed Northgate project.

Strategic Plan Goal: Goal # 1: One College Park

Background/Justification:
On November 14, 2019, City staff received an application and supporting documentation (see Attachment 2) from the Gilbane Development Company for a revitalization tax credit under the City's Revitalization Tax Credit Program for the development of the proposed Northgate project (8430 and 8510 Baltimore Avenue) on the site of the Burger King and adjacent vacant property. The tax credit program was established under Ordinance No. 12-O-10 to provide financial incentives to encourage economic development and redevelopment through a five-year property tax credit against the City's property tax imposed on real property.

The Project's Detailed Site Plan (DSP-19025) includes 296 apartment units and 1,084 -square-feet of retail on just over 2 acres. A tax credit application is required to be submitted to the City at the time of Detailed Site Plan review.

Eligibility Summary

The Program established eligibility requirements and eligibility criteria. Attachment 4 provides details on how the Project addresses each of these criteria. Since the Project is in Tax Credit District One, it is required to meet a minimum of four out of ten eligibility criteria. As the Project meets seven eligibility criteria it is eligible for consideration of a tax credit, approval of which is at the discretion of the City Council.

Fiscal Impact:
Qualifying projects are eligible to receive a five-year tax credit on the increased assessment attributed to the taxable improvements upon project completion. The maximum tax credit is an amount equal to 75% of the increased assessment of City tax imposed in the first year, 60% in the second year, 45% in the third year, 30% in the fourth year, and 15% in the fifth year.

Currently the properties are assessed at a value of $2,836,800, while the anticipated completion of the Project at the end of 2022 is estimated to increase the total assessment to $80,925,000. Therefore, the total increased assessment would be $78,088,200, which given the City's current real property tax rate of $.325 per $100, results in a future annual tax bill of $263,006 upon completion.

The following depicts the tax credit if granted according to the amounts and terms described in Section 175-11:

Year 1 Credit at 75%:	$190,340
Year 2 Credit at 60%:	$152,272
Year 3 Credit at 45%:	$114,204
Year 4 Credit at 30%:	$76,136
Year 5 Credit at 15%:	$38,068
Estimated Total Five Year Credit:	**$571,020**

Council Options: 1. Approve a Resolution supporting a City Revitalization Tax Credit of $571,020 over five years. 2. Approve alternate terms for a City Revitalization Tax Credit. 3. Do not approve a City Revitalization Tax Credit.
Staff Recommendation: #1
Recommended Motion*:* *I move that the City Council support a Revitalization Tax Credit for the Gilbane Development Company for the Northgate project at 8430 and 8510 Baltimore Avenue for a total of $571,020 over five years.*
Attachments: 1. Draft Resolution 2. Gilbane Development Company Application 3. Review of Eligibility Criteria

ATTACHMENT 3: Review of Eligibility Criteria

The Project is located in Tax Credit District One and therefore is required to meet a minimum four out of ten eligibility criteria indentified in Section 175-10. The table below lists these criteria, details on how they were addressed, and whether the Project met them.

	Eligibility Criteria	Details	Met
A	The project is located within a ½-mile radius of an existing or under construction rail station for Washington Metropolitan Area Transit Authority, Maryland Area Regional Commuter, Maryland Transit Administration, or similar agency.	The Project is not located within ½-mile of the proposed Purple Line stations or the College Park Metro Station.	*No*
B	The project involves the assemblage of lots or parcels owned by different parties.	The project assembled two lots (8430 & 8510 Baltimore Avenue)	*Yes*
C	The project involves the buyout of leases to facilitate redevelopment.	Burger King is operating out of 8510 Baltimore Avenue.	*Yes*
D	The project will complete, or commit funds for, substantial infrastructure improvements such as a new or relocated traffic signal, a public street, a public park, a public parking garage, undergrounding of utilities, or a bikeshare station.	The Project committed funds for several infrastructure improvements as outlined in the detailed site plan.	*Yes*
E	The project meets the minimum green building guidelines as established by the US Green Building Council's LEED Silver certification for the project's appropriate rating system.	The project as shown in the detailed site plan will meet the minimum green building guidelines.	*Yes*
F	The project is located within one of the walkable development nodes designated in the approved Central US 1 Corridor Sector Plan.	The Project is located within Character Area 5a: Walkable Nodes, as designated by the Central US 1 Corridor Sector Plan.	Yes
G	The project involves the demolition of an existing non-historic structure, which has been vacant at least one year.	8430 Baltimore Avenue, which has been vacant for many years, will be demolished.	*Yes*
H	The project is a brownfield development, which means real property where expansion or redevelopment is complicated by the presence or potential presence of environmental contamination, and requires an environmental cleanup prior to redevelopment.	The application includes an attached Environmental Management Plan prepared by ECS and submitted to MDE denoting this site is a Brownfield.	*Yes*
I	The project has secured at least one locally-owned, non-franchise business as evidenced by executed lease agreements at the time of final application for the tax credit.	Gilbane has not secured at least one locally-owned non-franchise business	*No*
J	The project provides space for a business incubator, community center, art gallery, or similar public-benefit use.	The Project did not provide space for one of the public-benefit uses listed, or a similar use.	No

City of College Park
Planning, Community, and Economic Development Department
4500 Knox Road
College Park, MD 20740
Phone: (240) 487-3538
Fax: (301) 887-0558

REVITALIZATION TAX CREDIT PROGRAM APPLICATION

This program provides a real property tax credit for properties located within a revitalization district to provide a financial incentive that encourages economic development and redevelopment in the City.

Please contact the Economic Development Coordinator at 240-487-3543 to schedule an appointment to submit a completed application with the required documents and appropriate signatures to avoid any delays in review of your application.

Please print legibly and return to the address above or by email to rchelton@collegeparkmd.gov.

Only completed applications, including all required documentation, will be reviewed by City staff.

1. IMPROVEMENT STATUS (check one)

- [x] Construction yet to begin and prior to submittal of detailed site plan or building permit
- [ ] Construction yet to begin, but approved detailed site plan or building permit in place
- [ ] Under Construction
- [ ] Completed

2. PROPERTY INFORMATION

Property Address: 8430 & 8510 Baltimore Avenue College Park, MD 20740		
Tax Account Number(s): 21-3915279 ; 21-2326890		
Current Owner: 8430 Baltimore Avenue LLC		
Current Owner's Address: 7 Jackson Walkway		
City: Providence	State: RI	Zip Code: 02903
Contact Person: Christian Cerria		
Phone: 571-551-7706	Email: ccerria@gilbaneco.com	

3. APPLICANT INFORMATION (if different than current property owner)		
Applicant Name:		
Mailing Address:		
City:	State:	Zip Code:
Contact Person:		
Phone:	Email:	

4. IMPROVEMENT INFORMATION
Detailed Site Plan Number (if applicable): DSP - 19025
Building Permit Number (if issued): N/A
Total Assessment Prior to Proposed Improvements: $2,811,225 Land Valuation: $2,148,567 Improvement Valuation: $688,233
Estimated Total Assessment After Proposed Improvements: $80,925,000
Projected Completion Date of Proposed Improvements: August 2022
Property Use Before Proposed Improvements: Two Fast Food Restaurants
Description of Proposed Improvements: Purpose Built Student Housing project consisting of 296 apartment units,1,084 sf retail and extension to Paint Branch Trail adjacent to University of Maryland.

5. ELIGIBILITY CRITERIA (check each criteria that the project meets; additionally provide evidence for all criteria met)

☐ A) The project is located within a ½-mile radius of an existing or under construction rail station for Washington Metropolitan Area Transit Authority, Maryland Area Regional Commuter, Maryland Transit Administration, or similar agency.

☑ B) The project involves the assemblage of lots or parcels owned by different parties.

☑ C) The project involves the buyout of leases to facilitate redevelopment.

☑ D) The project will complete, or commit funds for, substantial infrastructure improvements such as a new or relocated traffic signal, a public street, a public park, a public parking garage, undergrounding of utilities, or a bikeshare station.

☑ E) The project meets the minimum green building guidelines as established by the U.S. Green Building Council's LEED Silver Certification for the project's appropriate rating system. A LEED scorecard must be submitted with the detailed site plan application and evidence of certification at the time of final application for the tax credit.

☑ F) The project is located within one of the walkable development nodes designated in the approved Central US 1 Corridor Sector Plan.

☑ G) The project involves the demolition of an existing non-historic structure, which has been vacant at least one year.

☑ H) The project is a brownfield development, which means real property where expansion or redevelopment is complicated by the presence or potential presence of environmental contamination, and requires an environmental cleanup prior to redevelopment.

☐ I) The project has secured at least one locally-owned, non-franchise business as evidenced by executed lease agreements at the time of final application for the tax credit.

☐ J) The project provides space for a business incubator, community center, art gallery, or similar public-benefit use.

I/We hereby affirm that I/we have full legal capacity to authorize the filing of this application and that all information and exhibits submitted herewith are true and correct to the best of my/our knowledge.

I/We have read and understand the selected revitalization tax credit program guidelines.

11/14/19

Owner/Applicant Signature Date

Owner/Applicant Signature Date

Note: Applying for a tax credit does not obligate the City of College Park to approve a tax credit for the specified project. Only after the review and approval of the application and either the Detailed Site Plan or Building Permit will the City of College Park approve a tax credit. The project shall comply with the Program Guidelines established by the City of College Park. In the event that an application is denied by City staff, applicant may appeal to the Mayor and Council.

Office Use Only

Date Application Received:_____ Date of Completed Application:_____

Tax Account Number(s): _____

Tax Credit District:_____ Number of Criteria Met: _____

Estimated 1st Year Credit: $_____ Estimated 2nd Year Credit: $ _____

Estimated 3rd Year Credit: $_____ Estimated 4th Year Credit: $ _____

Estimated 5th Year Credit: $_____ Approval Letter Date: _____

Denial Letter Date:_____ Council Resolution Date: _____

Approval/Denial: _____ Planning _____ Finance

Gilbane

Gilbane Development Company

August 9th, 2019

BLR Investments LLC
6300 NE 1st Ave STE 300
Fort Lauderdale, Fl 3334
Attn: Mr. Smith

Via Electronic Mail: bws@roschman.com

Re: Letter of Intent to Purchase Easement at 8428 Baltimore Avenue, College Park, Maryland 20740

Dear Mr. Smith:

The purpose of this letter is to set forth the basic terms and conditions under which Gilbane Development Company, directly or through any of its affiliates (collectively, "Grantee"), would be willing to enter into an easement agreement (the "Easement") with BLR Investments LLC ("Grantor") concerning a portion of Grantor's property located at 8428 Baltimore Avenue, College Park, Maryland and identified as Tax Parcel 7336 Par. 'C' on the tax map attached hereto as Exhibit A ("Grantor's Property"). The proposed Easement area is depicted in red on Exhibit A (the "Easement Area") and would comprise approximately .23 AC's (10,105 square feet); however, the Easement Area would be more particularly defined pursuant to a mutually acceptable metes and bounds legal description.

1. Purchase Price; Conditions.

A. Purchase Price. In consideration for the Easement, Grantee will pay Grantor a one-time payment of One Hundred Thousand and no/100 Dollars ($100,000.00) by wire transfer or bank check in immediately available funds (the "Purchase Price") concurrently with the execution, delivery and recording of the Easement in the land evidence records (the "Closing").

B. Conditions. As conditions precedent to Grantee's obligation to purchase the Easement, the Easement will: (i) be perpetual in duration and in mutually acceptable recordable form; (ii) if elected by Grantee, insurable (at Grantee's sole cost and expense) as an appurtenant easement to Grantee's adjacent property located at 8430 and 8510 Baltimore Avenue, College Park, Maryland ("Grantee's Property"); (iii) be free and clear of all encumbrances except those reasonably acceptable to Grantee (Grantor shall obtain customary subordinations of any senior mortgages or deeds of trust encumbering Grantor's Property as of Closing); (iv) be subject to Grantee's receipt, at its sole cost and expense but with Grantor's reasonable cooperation, of any required permits/approvals of any federal, state, municipal and/or quasi-municipal agencies having jurisdiction; and (v) burden the Grantor's Property and bind every person having a fee, leasehold or other interest in Grantor's Property and their respective successors and assigns.

2. Other Basic Terms. The Easement shall contain such additional terms and conditions as the Grantor and the Grantee shall mutually agree upon, including without limitation the following basic terms and conditions:

A. Scope. The Easement will grant Grantee, for the benefit of itself and its successors and assigns, the unrestricted right, at Grantee's sole cost and expense, to construct a public shared-use biker/hiker/equestrian path or "greenway trail" so-called, with associated facilities under the jurisdiction of the Maryland-National Capital Park & Planning Commission ("MNCPPC"), hereinafter collectively referred to as the "Trail". Grantee's rights under the Easement shall include the right to construct, inspect, repair, operate, reconstruct, excavate, fill, grade, install, remove and/or relocate vegetation (including without limitation trees and/or shrubs), lighting (including without limitation pathway and overhead lighting and safety a/k/a so-called "blue lights" and other communication devices), trail amenities and appurtenances including but not limited to, signage, structures and/or improvements within said Easement (the "Trail Improvements"). In addition to the foregoing, Grantee shall have the right of ingress and egress along, under, in and over said Easement Area for any and all such purposes and Grantee shall be responsible, at Grantee's sole cost and expense, for as-needed maintenance and repair of the Easement Area and the Trail Improvements. The Trail may be used by Grantor and Grantee, and their respective tenants, occupants, invitees and licensees of each's respective properties, for all purposes for which a public, shared-use biker/hiker/equestrian path or "greenway trail" so-called, may be used, subject to and in accordance with applicable laws, rules, regulations, permits and approvals..

B. Construction of Trail Improvements. The Easement shall include a temporary non-exclusive construction easement to allow Grantee, at Grantee's sole cost and expense, to enter upon certain additional to-be-mutually-identified areas of Grantor's Property for the passage of equipment, persons and vehicles for the construction of the Trail Improvements. Grantee's construction of the Trail Improvements shall not unreasonably interfere with the operation of the existing commercial businesses located on Grantor's Property or with the existing parking and traffic pattern thereon. Prior to commencement of construction of the Trail Improvements, Grantee covenants and agrees to extend the existing wooden fence on Grantor's Property to the southwestern most boundary line thereof as shown in Exhibit A such that all Grantee's construction activities will be reasonably concealed. Upon the completion of the Trail Improvements, the existing fences located along the western and northern boundary lines of Grantor's Property will be removed and Grantee will provide one (1) access point to the Trail on the western and northern boundary lines of Grantor's Property, for a total of two (2) access points from Grantor's Property to and from the Trail for the non-exclusive use and enjoyment of the Trail by those persons entitled thereto pursuant to Paragraph 2.A hereof. All work performed shall be in a good and workmanlike manner and in compliance with applicable laws, rules and regulations. Grantee shall provide (and shall cause its contractors to provide) commercial general liability insurance for bodily injury, property damage and/or death to the extent caused by the activities of Grantee and/or its contractors on Grantor's Property for the duration of the Easement. The Easement shall contain mutual hold harmless and indemnification provisions, in form and substance to be mutually agreed upon, for costs, expenses, liabilities, losses, damages and death or injury to persons using the Easement Area to the extent arising out of the indemnifying party's negligence or willful misconduct in the Easement Area.

C. Assignment. Grantee shall have the right to assign all or any part of its rights and/or obligations under the Easement to an entity affiliated with or owned or controlled by Grantee, or to the MNCPPC, without Grantor's consent but with written notice. Grantee shall have the right to otherwise assign the Easement subject to Grantor's reasonable consent.

3. Non-Binding Effect. This letter is not binding and is not a contract. Rather, it outlines the main business terms of the Easement to be negotiated in good faith by the parties. Within thirty (30) days of the full execution of this letter, Grantee shall deliver the proposed form of Easement to Grantor. The parties agree to negotiate the Easement in good faith, but if the parties do not agree upon the terms of the Easement within sixty (60) days of the date Grantor receives a proposed form of Easement from Grantee, then neither party shall have any further obligation to the other.

If our proposal is acceptable, please execute this Letter of Intent in the space provided below and return it to our attention together with copies of any title insurance commitments or policies and land surveys covering the Grantor's Property. Please note that our offer remains valid until 6:00 p.m. on August 23rd, 2019. We look forward to hearing from you.

Sincerely,

Gilbane Development Company

By: _____
Russell W. Broderick, Senior Vice President

APPROVED AND ACCEPTED THIS 12th DAY OF August, 2019

BLR Investments LLC

By: _____
Name: Brian Smith
Title: VP/Director of Real Estate

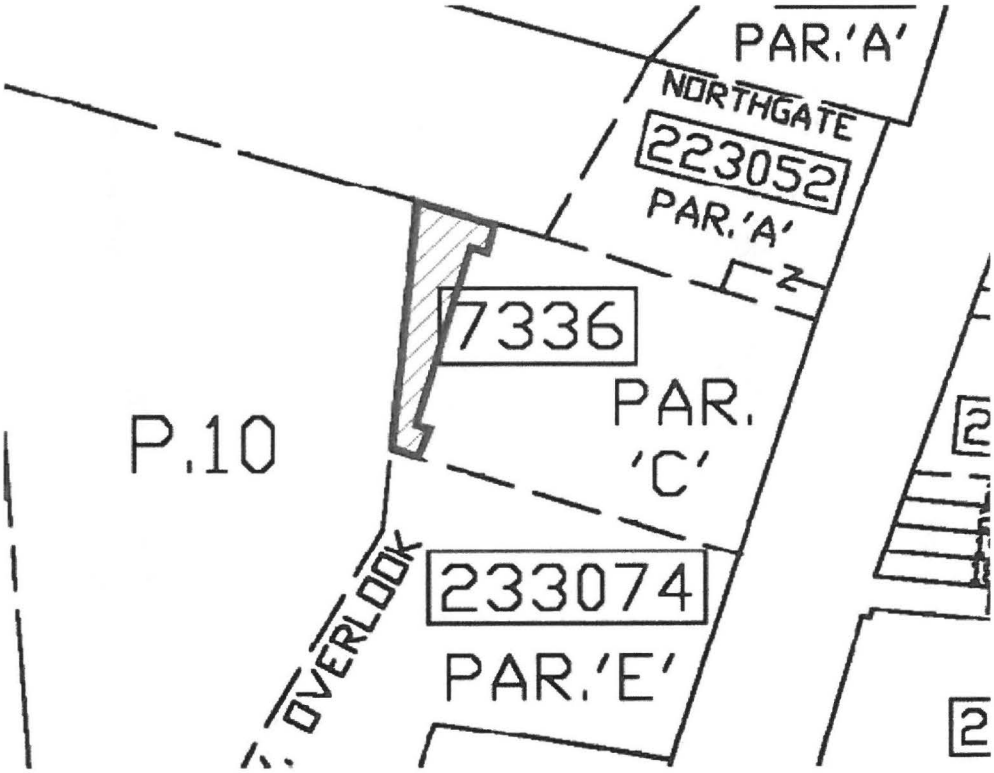
Gilbane Development Company (www.gilbaneco.com/development) is the real estate development, investment, and property management arm of Gilbane, Inc., which was founded in 1873 and is one of the largest privately-held, family-owned construction and real estate development firms in the industry.

EXHIBIT A

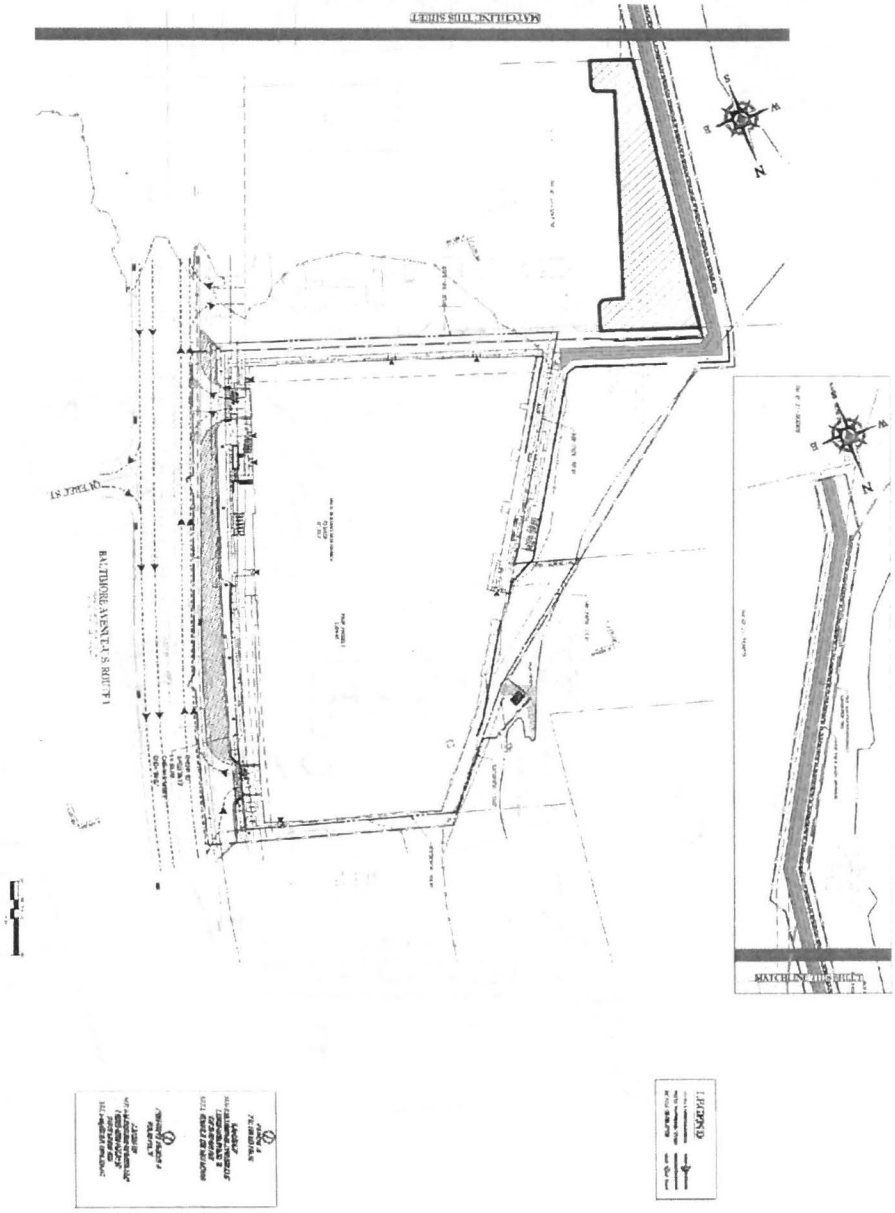
PROPERTY

Address:	8428 Baltimore Avenue College Park, MD 20740
Parcel:	7336 Par 'C'
APN:	21-2297778
Square Footage:	10.105

TAX MAP



SITE AERIAL MAP



DRAFT

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK TO APPROVE A REVITALIZATION TAX CREDIT FOR THE REAL PROPERTY LOCATED AT 8430 BALTIMORE AVENUE, COLLEGE PARK, FOR A PERIOD OF FIVE YEARS BEGINNING IN THE FIRST FISCAL YEAR AFTER COMPLETION

WHEREAS, the State of Maryland, pursuant to 9-318(g) of the Tax-Property Article, Annotated Code of Maryland, has authorized the establishment of revitalization districts by resolution for the purpose of encouraging redevelopment; and

WHEREAS, Section 9-318(g) of the Tax-Property Article, Annotated Code of Maryland, also authorizes the City to grant a property tax credit against the City's real property tax for a property located within the revitalization district that is constructed or substantially redeveloped in conformance with adopted eligibility criteria and reassessed as a result of the construction or redevelopment at a higher value than that assessed prior to the construction or redevelopment; and

WHEREAS, the Mayor and Council determined that it was in the public interest to provide for the establishment of revitalization tax districts, to set the criteria for designation of such districts and to authorize the granting of a property tax credit against the City's real property tax for properties within a revitalization district and to adopt eligibility criteria for granting the credit and as a result adopted Chapter 175, "Taxation", Article V "Revitalization Tax Credit" of the City Code; and

WHEREAS, GILBANE DEVELOPMENT COMPANY, as developer and owner of the property located at 8430 Baltimore Avenue, College Park, MD 20740, _____ _____ in the 21st District ("Property"), has applied for revitalization tax credit; and

WHEREAS, the detailed site plan ("DSP") for the Property was filed and accepted by the Maryland-National Capital Park and Planning Commission ("M-NCPPC") prior to application for the tax credit, and the approved project ("Project") is under construction; and

WHEREAS, the Mayor and Council, in §175-13, authorized the waiver of certain criteria for the granting of a real property tax credit and the reduction of the amount or duration of the tax credit set out in §175-11 when granting the waiver; and

WHEREAS, THE HOTEL AT UMCP, LLC applied for a waiver of the requirement that the application be filed no later than the acceptance of the DSP by M-NCPPC; and

WHEREAS, the Property is located in Tax Credit District One, and so must meet four out of ten eligibility requirements; and

WHEREAS, the Property meets four out of ten of the eligibility requirements; and

WHEREAS, the Property will be reassessed at a higher value as a result of the redevelopment; and

WHEREAS, the Mayor and Council have determined that the requested waiver should be granted with conditions.

NOW THEREFORE BE IT RESOLVED, that a five year Revitalization Tax Credit for the real property located at 8430 Baltimore Avenue, beginning in the fiscal year following completion, to be reimbursed to GILBANE DEVELOPMENT COMPANY after proof of payment of the City taxes reflected on the County tax bill in each fiscal year, is approved as authorized in §175-11 of the City Code. Reimbursement of the Revitalization Tax Credit is subject to the conditions stated herein. No reimbursement of the real property taxes will occur prior to the receipt of such evidence.

ADOPTED by the Mayor and City Council of the City of College Park, Maryland at a regular meeting on the 14th day of January, 2020.

EFFECTIVE the 14th day of January, 2020.

WITNESS:

_____
Janeen S. Miller, CMC, City Clerk

THE CITY OF COLLEGE PARK

_____
Patrick L. Wojahn, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Suellen M. Ferguson, City Attorney

6

Discussion of Duvall Field recommendations

CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM

Prepared By: Terry Schum, Planning Director **Meeting Date:** January 7, 2020

Presented By: Terry Schum **Proposed Consent Agenda:** No

Originating Department:	Department of Planning, Community and Economic Development
Issue Before Council:	Discuss and provide direction to staff on final design elements for Duvall Field improvements
Strategic Plan Goal:	Goal # 4: Quality Infrastructure

Background/Justification:
A visioning process was convened last January to help determine future improvements for Duvall Field. Greenplay, LLC was retained to lead this process by conducting focus groups, stakeholder interviews, and community meetings to ascertain the needs and wants of the community. A conceptual plan was prepared and presented that included the facilities and amenities that the consultant recommended to maximize the use of the entire park space and provide maximum benefit to the community. The consultant's proposed plan maintains the existing concession stand and plaza and adds three activity zones with the following elements:

<u>Athletic/recreational fields</u>
- Synthetic turf surface
- Multiple game field configurations
- Simultaneous group practices

<u>Events space</u>
- Stage use
- Open space
- Children's play area
- Picnic area
- Informal use

<u>Recreational space</u>
- Basketball
- Volleyball
- Cricket pitch
- Bounce wall

Other amenities such as parking, bio-retention, tree preservation and a walking/jogging trail are also included in the plan.

The conceptual plan was generally well-received by the community as evidenced through public comments, although, the consultant's recommendation to use synthetic turf as the playing field surface has been controversial. In addition to written and public comments received, a petition signed by twelve (12) families opposed to the use of artificial turf and in favor of natural fields was submitted to the Mayor and Council.

Subsequently, the Mayor and Council asked staff to enlist the assistance of the University of Maryland to conduct further research on the pros and cons of synthetic versus natural turf. There was an opportunity to have an Environmental Science and Policy class at the University of Maryland undertake a Capstone Project to conduct this research. The student class reviewed the literature on field surface options and summarized the relative strengths and drawbacks of each field type. The field types evaluated were native soil/natural grass, modified or engineered soil, and synthetic or artificial turf. The estimated costs for Duvall associated

with the installation, maintenance, and replacement for each field type were provided. A decision-making matrix was also developed that listed relevant factors associated with player safety, environmental concerns, and practicality for each field type. Each student participating in the study scored each category and the average score obtained for each field type was identified. The report emphasized that these factors were not meant to be weighted equally and should be used by the community as a tool to prioritize what is most important to meeting its needs. The students presented to the City Council on December 3, 2019. A copy of their final report is attached, and the decision matrix is shown below:

Factors	Native Soil	Modified Soil	Synthetic
Risk of Player Injury	2	1	3
Direct Material Contact to Players	1	2	3
Contaminant Exposure to Players	1	2	3
Chemical Treatments	2	3	1
Land Disturbance	1	2	3
Wildlife Impact	1	2	3
Disposal Method	1	2	3
Drainage	3	2	1
Adaptability	3	2	1
Installation Costs	1	2	3
Maintenance Costs	3	2	1
Durability/Longevity	3	2	1
Lifespan	1	2	3

Key: 1-Best rating 3-Worst rating
Red – Player Health Factors
Green – Environmental Factors
Blue – Practicality Factors

In order to proceed with the next step at Duvall Field, which is final design, the desired program elements and facilities need to be determined, including the type of playing surface to be provided. During this final design phase, the uses and improvements will be further refined and construction estimates will be updated.

Staff from Administration, Planning, Public Works and Public Services met to discuss options, consider the pros and cons of each surface, and to develop a staff recommendation for Council consideration. Based on the information and research provided, the community comments received, and assuming that the primary purpose of Duvall Field is to serve the interests and needs of the community, staff recommends a playing field surface that is a hybrid between natural turf and modified soil that would provide crowning, a perimeter drain and more substantial top dressing. This assumes that field use and playing times could increase slightly from what they are today, but not to the degree that the fields could serve as a destination sought after by regional sports clubs and leagues. Staff is seeking input and direction from City Council.

Fiscal Impact:
Greenplay provided an itemized cost estimate totaling $5,621,775 to construct the proposed conceptual plan, which includes $1,456,000 for approximately 112,000 square feet of synthetic turf surface for ball fields. The table below summarizes the cost estimates provided by Greenplay and the Environmental Science and Policy class student report assuming approximately 112,000 square feet of playing surface for different field types.

	Synthetic	Modified	Natural
Greenplay	$1,456,000	-	$784,000 - $1,148,000
Student Report	$672,000 - $1,148,000	$308,000 - $448,000	$67,200 - $336,000

Both the Greenplay and student reports concluded that upfront costs would be higher with the installation of synthetic turf and that annual maintenance costs would be higher with natural turf. Long term costs were substantially equal.

The Duvall Field Project is funded through the City's Capital Improvement Program (CIP) budget and has an unencumbered balance of $5,104,570, which includes bond sale proceeds and State bond bill funds. Additional State bond bill funds and Program Open Space (POS) funding may be available if necessary.

Council Options:

1. Direct staff to pursue final design based on a hybrid of modified soil and natural grass fields.
2. Direct staff to pursue final design based on synthetic turf fields.
3. Direct staff to pursue final design based on natural turf fields.
4. Provide direction to staff to move in a different direction.
5. Do not pursue final design at this time.

Staff Recommendation:

#1

Recommended Motion:

I move to direct staff to pursue final design based on a hybrid of modified and natural turf fields.

Attachments:

1. Duvall Field Fact Sheet
2. Greenplay, LLC Visioning Study Final Report
3. Summary of Athletic Field Options – Student Capstone Report

DUVALL FIELD FACT SHEET

Project Manager: Terry Schum, City of College Park Planning Director, 240-487-3538
Project Consultant: Tom Diehl, GreenPlay, LLC, 804-833-6994

DUVALL FIELD HISTORY

- First established in 1960's and improved in 1970's with a concession/restroom building, playground and ball fields
- Playground updated to meet ADA standards in 1998
- Master Plan for renovation of entire facility prepared in 2010 but not implemented due to high cost of project.
- New concession/restroom building and plaza area completed in 2017

CURRENT USERS AND USES

- Primary user is College Park Boys and Girls Club for soccer and lacrosse (weekday practices and Saturday games)
- A regular user is Maryland Stingers Women's Rugby Team (spring and fall evenings and some Saturdays)
- Occasional users include Berwyn Baptist Church, Holy Redeemer, Open Bible Deaf Church, Al Huda, M&M Learning Center, Thyssen Krupp Elevator Company, Grevis Vasquez Foundation and City of College Park
- Uses other than field sports include open play, church camps, movie nights, national night out events, Easter egg hunt, employee picnics

DUVALL FIELD EXISTING CONDITIONS

- 7 acres surrounded by single-family homes
- 3 lighted fields used for baseball/softball and 1 field for football/soccer/lacrosse
- Concession/restroom building
- Children's playground
- Plaza and sidewalk area
- Surface parking

DUVALL FIELD VISIONING AND PLANNING PROCESS

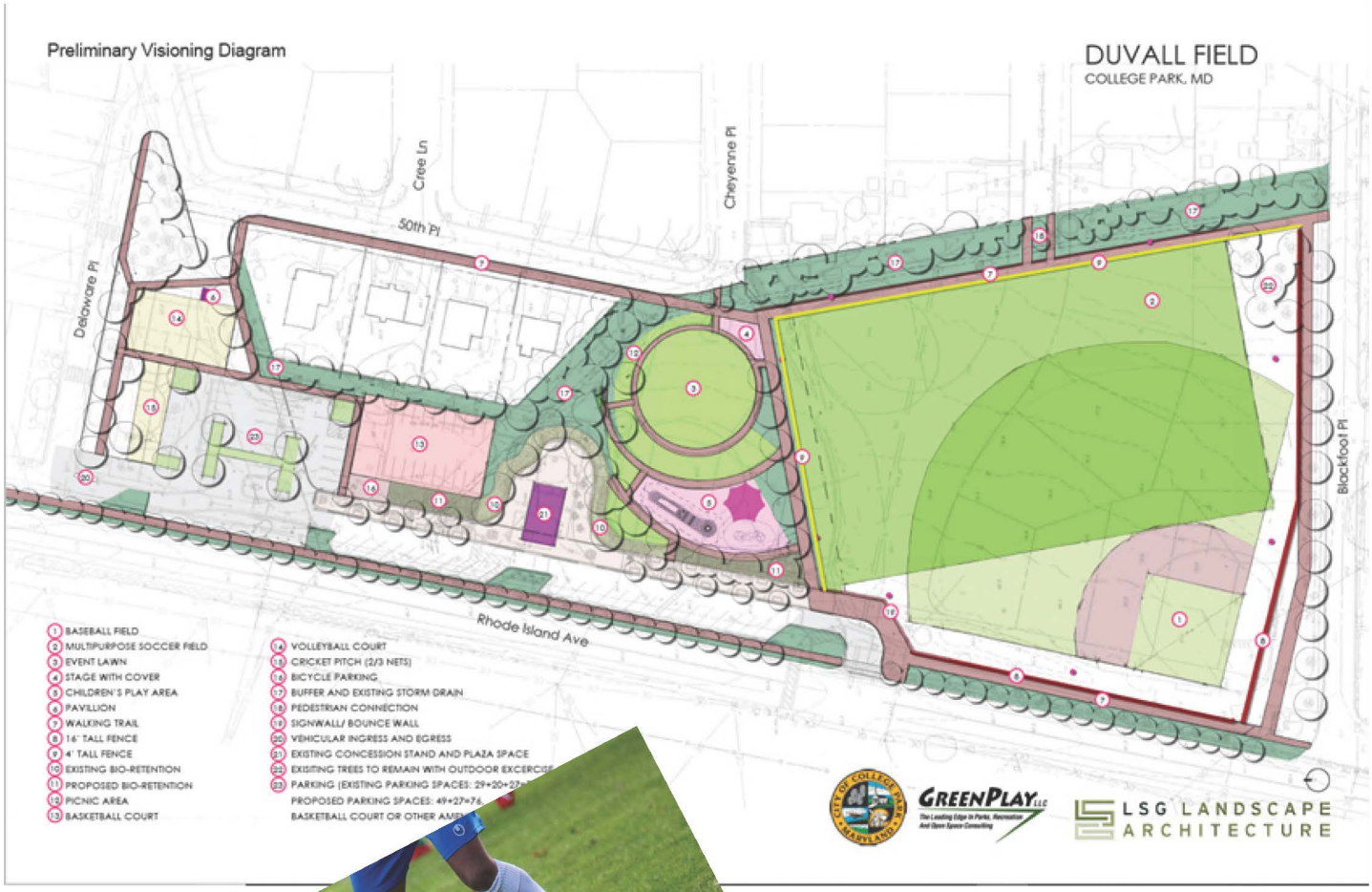
- Stakeholder engagement January 2019
- Trends and needs analysis February - March 2019
- Presentation of findings April 2019

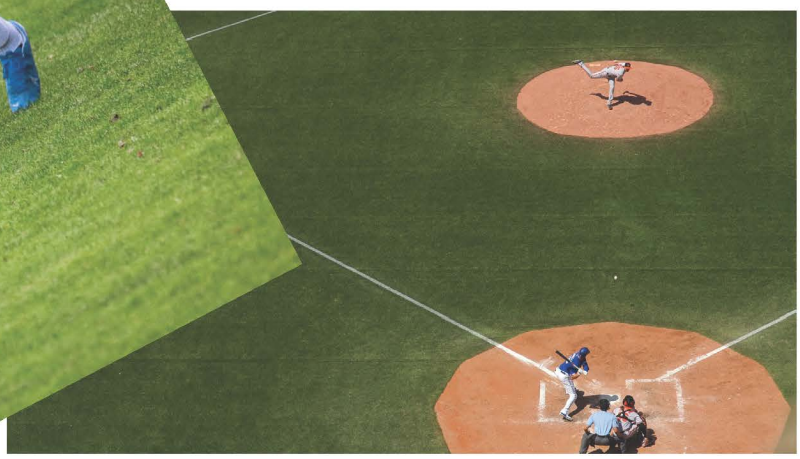
- Site program and conceptual design plan March - April 2019
- Final plan and presentations May 2019

DUVALL FUNDING SOURCES

- State bond bills
- State Program Open Space/Community Parks and Playground Program
- City General Fund

CITY OF
COLLEGE PARK





DUVALL FIELD VISIONING STUDY

REVISED DECEMBER 2019

TABLE OF CONTENTS

Executive Summary **1**
Purpose of this Plan 1
Methodology of this Planning Process 1
Recommendations 2

I. The Planning Context **6**
Purpose of this Plan 6
Planning Process Methodology 7
Recreation and Park Demographic Profile of College Park 8
Parks and Recreation Influencing Trends 15
College Park, MD and Duvall Field Overview 25
Information Gathered During Public Engagement 26
Natural Turf Comparison with Synthetic Turf 35

II. Duvall Field Program Elements and Conceptual Plans **41**

III. Construction Budget Estimates **43**

IV. Recommendations **45**
Next steps 46

LIST OF TABLES

Table 1: Conceptual Capital Budget 3
Table 2: Gender Distribution 10
Table 3: 2018 College Park Educational Attainment 13
Table 4: Recreation Expenditures in 2018 16
Table 5: Participation Fees in 2018 16
Table 6: Cycling and Trail Recreation Participation by Activity (Ages 6+) 24

LIST OF FIGURES

Figure 1: College Park Population Boundary Map 9
Figure 2: College Park Population Annual Growth Rates (2018 – 2023) 9
Figure 3: College Park Population and Growth Rates 10
Figure 4: 2018 Median Age of College Park Compared to State of Maryland 10
Figure 5: 2018 Generational Breakdown in College Park 11
Figure 6: 2018 Racial/Ethnic Diversity of College Park 12
Figure 7: 2018 Estimated Median Income 12
Figure 8: 2018 Median Net Worth 13
Figure 9: County Health Ranking Model 14
Figure 10: 2018 Maryland Health Ranking Overview 15
Figure 11: Outdoor Recreation Behavior of College Park compared to the State of Maryland 17
Figure 12: Fitness and Wellness Participation of College Park compared to the State of Maryland 18
Figure 13: Team Sport Household Participation in College Park compared to State of Maryland 18
Figure 14: Generational Breakdown in College Park from 2018/2023 19
Figure 15: Healthy Community Focus 22

ACKNOWLEDGEMENTS

Mayor and City of College Park City Council

Patrick L. Wojahn, Mayor
S.M. Fazlul Kabir, District 1
Kate Kennedy, District 1
P.J. Brennan, District 2
Monroe S. Dennis
Robert W. Day, Sr. District 3
John Rigg, District 3
Denise C. Mitchell, District 4
Dustyn Burkart Kujawa, District 4

City of College Park Staff

Terry Schum, AICP, Planning Director
Kacy Rohn, Community Development Planner
Jerah A. Smith, Planning Intern
Ryna Luckert Quiñones, Communications Coordinator
Brenda Alexander, Assistant Public Works Director
Bob Ryan, Public Services Director
Sharon Fletcher, Executive Assistant, Public Services

Consultant Team

GreenPlay, LLC
LSG Landscape Architecture

For more information about this document, contact GreenPlay, LLC
At: 1021 E. South Boulder Road, Suite N, Louisville, Colorado 80027, Telephone: 303-439-8369
Toll Free: 866-849-9959 Email: info@greenplayllc.com *www.greenplayllc.com*

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Executive Summary

PURPOSE OF THIS PLAN

This Visioning Study assessed the current condition of Duvall Field and reviewed the 2010 Master Plan prepared for renovation of the entire facility. Following the replacement of the centerpiece of the facility, the concession/ restroom building, the City's desire was to develop a vision and conceptual plan for the remaining park facilities and amenities.

Project Vision
The Duvall Field Visioning Project will provide the City of College Park with a plan for the future development of the facility based on public input from a community engagement process.

To complete this project, GreenPlay, along with LSG Landscape Architecture, engaged the stakeholders and staff to confirm programming, activity, and service needs, along with desired facility elements. Potential conceptual plans and capital costs associated with the proposed facility were developed.

METHODOLOGY OF THIS PLANNING PROCESS

The project consisted of the following tasks:

- Strategic kick-off meeting
- Review of information from the 2010 Master Plan
- Review of facility assessment documents related to the condition of Duvall Field provided by the City
- Facilities tour
- Stakeholder meetings, staff meetings, focus groups, community meetings, and project team meetings
- Identification of desired recreational facility amenities
- Synthetic turf research
- Public forum
- Draft report
- City Council presentation
- Final report

RECOMMENDATIONS

An analysis of input received in stakeholder meetings, staff interviews, facility and site tours, market analysis, as well as demographic and trends research identified residents' desire for an updated or renovated field/park to meet a wide range of community needs. The following program elements have been included in the conceptual plan:

1. Active recreation amenities
2. Passive recreation amenities
3. Other supporting requirements
4. Additional recreation features that have various program elements and features that may benefit the whole community

Completed details of each program element are detailed in Section IV. Recommendations.

CONCEPTUAL PLAN

The GreenPlay Team, including LSG Landscape Architecture, worked with the City to develop the following conceptual plan that incorporates all the above program elements:

COST ESTIMATE

The entire park design and construction may cost anywhere between $4,500,000 to $6,000,000 depending on the types of finishes and site issues that may be encountered. Tentative breakdown of the estimate is also provided below in 2019 dollars in the following budget.

Table 1: Conceptual Capital Budget

SECTION NO.	ITEM DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL PRICE
011000	**PERMITS/FEES**	LS	0	$ 20,000.00	$ -
012000	**MOBILIZATION** - Not to exceed three percent (3%) of the total contract bid price	LS	1		see below
015000	**TEMPORARY EROSION & SEDIMENT CONTROL**				
	Stabilized Construction Entrance, silt fence, inlet protection etc	LS	1	$ 5,000.00	$ 5,000.00
022300	**SITE CLEARING, DEMOLITION, & REMOVALS** - Includes, but not limited to, existing concrete pavement, basketball court,	LS	1	$ 50,000.00	$ 50,000.00
022310	**TREE PROTECTION & ROOT PRUNING**				
	Tree Protection Fence, Root pruning, Root protection matting, permanent	LS	1	$ 25,000.00	$ 25,000.00
023150	**EARTHWORK**				
	Cut to fill and fine grading	SF	200000	$ 2.00	$ 400,000.00
033000	**CAST-IN-PLACE CONCRETE - Includes, but is not limited to, all items uder Specification 033000.**				
	Cast-In-Place Concrete (Wall with Stone Veneer, Flush Curbs, Header	CY	100	$ 1,500.00	$ 150,000.00
	Curb (Parking Area)	LF	700	$ 70.00	$ 49,000.00
034819	**PRECAST CONCRETE ADA PAVER**	SF	1500	$ 60.00	$ 90,000.00
055200	**METAL FABRICATIONS**				
	Handrail	LF	10	$ 125.00	$ 1,250.00
	Metal Fence around the fields	LF	2000	$ 50.00	$ 100,000.00
	Metal Gate	EA	2	$ 1,000.00	$ 2,000.00
099113	**PAVEMENT MARKINGS**	LS	1	$ 1,500.00	$ 1,500.00
101400	**SIGNAGE**				
	Park Entry Sign	EA	2	$ 2,000.00	$ 4,000.00
	Age Appropriate Playground Sign	EA	2	$ 2,000.00	$ 4,000.00
	Park Rules Sign	EA	2	$ 2,000.00	$ 4,000.00
	Metal letters entry sign	LS	1	$ 2,000.00	$ 2,000.00
	Court Rules Sign	EA	2	$ 2,000.00	$ 4,000.00
116800	**PLAYGROUND EQUIPMENT & STRUCTURES (Brand Names - no substitutions allowed)**				
	play equipment various age groups designed to address universal accessibility.	LS	1	$ 300,000.00	$ 300,000.00
116833	**ATHLETIC EQUIPMENT**				
	Volleyball Poles (set, includes	EA	1	$ 3,476.97	$ 3,476.97
	Volleyball Net	EA	1	$ 371.30	$ 371.30
	Basketball poles	EA	1	$ 3,500.00	$ 3,500.00
	Cricket practice nets	EA	2	$ 1,000.00	$ 2,000.00
		EA			$ -
		EA			$ -
129300	**SITE FURNISHINGS**				
	Bench	EA	4	$ 2,000.00	$ 8,000.00
	Trash Receptacle	EA	2	$ 1,500.00	$ 3,000.00
	Recycling Receptacle	EA	2	$ 1,500.00	$ 3,000.00
	Bike Rack	EA	5	$ 750.00	$ 3,750.00
	Picnic Table	EA	3	$ 2,400.00	$ 7,200.00
	Picnic shelters	EA	2	$ 45,000.00	$ 90,000.00
260111	**CONDUIT**				
	Common Trench and Backfill	LS	1	$ 3,000.00	$ 3,000.00
	3/4" PVC Sch 40	LS	3	$ 500.00	$ 1,500.00
260123	**WIRE & CABLE**				
	Wiring Conductors	LS	1	$ 1,700.00	$ 1,700.00

SECTION NO.	ITEM DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL PRICE
260195	**ELECTRICAL IDENTIFICATION**				
	Nameplates	LS	1	$ 100.00	$ 100.00
	Wire Markers	LS	1	$ 100.00	$ 100.00
	Underground warning tape	LS	1	$ 100.00	$ 100.00
260470	**ELECTRICAL WORK/PANELBOARDS**				
	New Panel/Breakers	LS	1	$ 3,000.00	$ 3,000.00
	Connections (existing and proposed)	LS	1	$ 2,000.00	$ 2,000.00
265613	**STREET & SPORTS LIGHTING**				
	Court Lighting with push button control (Includes all materials and equipment needed for installation)	LS	1	$ 150,000.00	$ 150,000.00
321313	**CONCRETE PAVEMENT**				
	4" Concrete (Includes, but not limited to, items in Specification 321313)	SF	1400	$ 8.00	$ 11,200.00
321314	**ASPHALT PAVEMENT**				
	Asphalt Parking Lot	SF	21000	$ 12.00	$ 252,000.00
	Asphalt Trail	SF	31680	$ 12.00	$ 380,160.00
321315	**ASPHALT COURT PAVEMENT**				
	Basketball and Volleyball Court	SF	15000	$ 12.00	$ 180,000.00
	1" Asphalt Surface Course	SF	0	$ 6.00	$ -
321316	**ASPHALT COURT SURFACING**				
	Playing Lines & Graphics	LS	1	$ 10,000.00	$ 10,000.00
321540	**CRUSHED STONE SURFACING**				
	Crushed stone 6" deep	SF	0	$ 28.50	$ -
321815	**SYNTHETIC TURF SURFACE: BASEBALL AND SOCCER**				
	SYNTHETIC TURF SAFETY SURFACE	SF	112000	$ 13.00	$ 1,456,000.00
321817	**POURED-IN-PLACE RUBBER SURFACE SYSTEM**				
	POURED-IN-PLACE RUBBER SURFACE SYSTEM	SF	6440	$ 25.00	$ 161,000.00
321819	**MASONRY**				
	segmental retaining wall	LF	7000	$ 100.00	$ 700,000.00
	Stone Veneer	SF	900	$ 120.00	$ 108,000.00
	Precast Concrete Cap	LF	150	$ 25.00	$ 3,750.00
328000	**IRRIGATION SYSTEMS (Includes controller, lines, heads, valves, & boxes)**	LS	1	$ 35,000.00	$ 35,000.00
329000	**EXTERIOR PLANTS**				
	Trees (Large)	EA	15	$ 750.00	$ 11,250.00
	Trees (Small)	EA	15	$ 500.00	$ 7,500.00
	Shrubs	EA	200	$ 25.00	$ 5,000.00
	Vines	EA	0	$ 25.00	$ -
	Perennials/Grasses/Ferns	EA	1000	$ 25.00	$ 25,000.00
	Perennials for Long Term Erosion Control Matting	EA	1000	$ 15.00	$ 15,000.00
329100	**SEEDING, SODDING, AND TOPSOIL**				
	Sod & Topsoil	SF	28900	$ 1.10	$ 31,790.00
	Wood Chip Mulch	CY	70	$ 60.00	$ 4,200.00
331116	**WATER DISTRIBUTION**				
	Gate Valve & Box	EA	1	$ 500.00	$ 500.00
	Double Check Valve	EA		$ 500.00	$ -
	Drywell	EA		$ 4,000.00	$ -
	Water Hydrant	EA		$ 750.00	$ -
	Bottle Filler	EA	1	$ 2,750.00	$ 2,750.00
	Flexible Copper Pipe	LF		$ 20.00	$ -
	Water Line Feed	LF	70	$ 60.00	$ 4,200.00
	Water Tap (by Contractor)	LS		$ 1,200.00	$ -
	Water Meter Installation (by County)	LS	1		$ -
334000	**STORM DRAINAGE**				
	RAIN GARDEN AND STORMWATER PIPING	LS	1	$ 80,000.00	$ 80,000.00
				TOTAL PRICE	**$4,961,848.27**
				MOBILIZATION	**$ 148,855.45**
				TOTAL ESTIMATED PRICE	**$5,110,703.72**
				C.ontengency =10%	**$ 511,070.37**
				Grand Total	**$5,621,774.09**

The Cost estimate provided above is based on the conceptual plan. It is provided as a preliminary estimate for project planning and budgeting purposes only. A more detailed cost estimate and fee schedule should be developed and confirmed during the final design and construction bidding phases.

NEXT STEPS

To bring this vision to reality, the following actions are recommended:

1. Administrative groundwork
2. Detailed design: Award of design contract
3. Award of construction contract
4. Construction
5. Grand opening of the park!

Completed details of each program element are detailed in Section IV. Recommendations.

I. The Planning Context

PURPOSE OF THIS PLAN

This Visioning Study assessed the current condition of Duvall Field and reviewed the 2010 Master Plan prepared for renovation of the entire facility. Now that the centerpiece of the facility, the concession/restroom building, has been replaced, the City's desire was to develop a vision and conceptual plan for the remaining park facilities and amenities.

Project Vision

The Duvall Field Visioning Project will provide the City of College Park with a plan for the future development of the facility based on public input from a community engagement process.

To complete this project, GreenPlay, along with LSG Landscape Architecture, engaged the stakeholders and staff to confirm programming, activity, and service needs, along with desired facility elements. Potential conceptual plans and capital costs associated with the proposed facility were developed.

The purpose of this study was to determine the appropriate mix of programs and amenities at Duvall Field that could be accommodated within the space available, to determine the costs associated with developing Duvall Field per the outcome of the visioning process, and to determine potential construction cost.

The following Critical Success Factors and Performance Measures were developed by the project team to guide this study:

Critical Success Factors	Performance Measures
1. Facilitate Community Engagement within the City of College Park related to the needs and desires for additional park facilities and amenities to assure residents, user groups, associations, neighboring communities, and other stakeholders are provided an opportunity to participate in the vision of Duvall Field.	1. Engage the community by conducting a minimum of four (4) focus groups/stakeholder interviews and two (2) community meetings. Additionally, a demographic and trends study will be conducted to guide the analysis of potential programming.
2. Identify potential solutions based upon community feedback and previous planning documents, such as the 2010 Master Plan. This project will provide a vision for recreation facilities and establish strategic direction for the City.	2. Develop conceptual level site planning for potential park facilities and amenities that will allow the City to deliver the programs and services that the community expressed a desire and a need for through this process and previous planning processes. Identify potential costs of programming components, priorities, phasing options, and capital budget estimates.

3. Recommend a vision for Duvall Field that will allow the City to meet the needs and desires of the community now and into the future.	3. Develop a vision for Duvall Field to include recommended priorities for facilities and amenities, phasing options, operational cost estimates, and capital budget projections.

PLANNING PROCESS METHODOLOGY

This project has been guided by the GreenPlay team, including LSG Landscape Architecture, and Terry Schum, Planning Director for the City of College Park. Terry, her staff, stakeholders, and community members provided input to the GreenPlay consulting team throughout the planning process. The project consisted of the following tasks:

Strategic Kick-Off Meeting

- Series of calls between the GreenPlay Project Manager and the College Park Project Manager, culminating in an on-site meeting with the entire project team to discuss the scope of the project and expectations.

Review of Information Gathered

GreenPlay collected and reviewed all information provided by the City of College Park staff along with the 2010 Master Plan to help determine the comprehensive and inclusive needs in the community that could inform the conceptual design of Duvall Field. Some of the information reviewed is listed below.

- Duvall Field Master Plan Study 2010
- Facility specific information related to Duvall Field

Onsite Project Team Meeting and Facility Tour

- Meeting with City of College Park project team
  - Facility tours
- Stakeholder Interviews with 7 participants
- 7 Focus Groups with over 91 participants
  - Conducted small group sessions
  - Park Users, Parents, Children, Seniors, Businesses, Nonprofit organizations, Cultural Arts, Coaches, Sports Associations/teams, Adjoining property owners, Civic Associations, Boys & Girls Club, Recreation Board, Police, M-NCPPC, City Committees, University of Maryland, and others
  - Meetings with City of College Park Planning, Community and Economic Development, Public Works, Public Services, and Communications staff
  - Public Forum

Market Assessment

- Review of information developed during the 2010 Master Plan
- Demographic Study
- Trends Study

Confirmation of Needed Amenities

- Ranked and prioritized amenities identified in the 2010 Master Plan
- Ranked and prioritized amenities identified during public engagement

Synthetic Turf Review

- Usage
- Safety concerns
- Maintenance
- Cost estimates

Vision for Duvall Field

- A list of priority amenities
- Conceptual sketches
- Site analysis
- Operating & maintenance costs analysis

Draft Report and Presentation

- A Draft Report for review, edits, and comments to be included in the Final Report

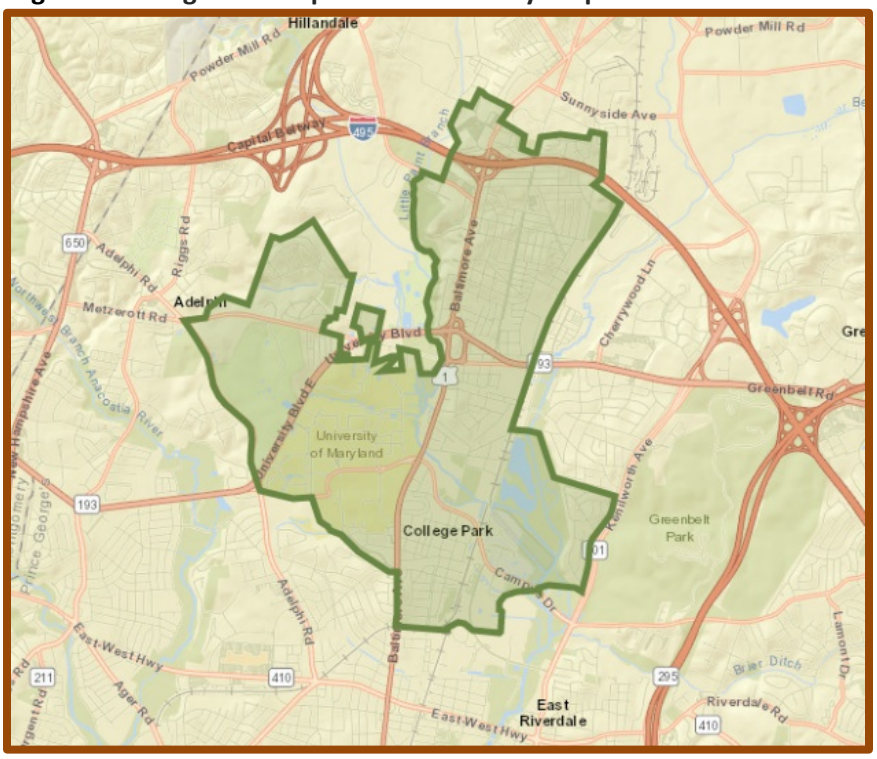
Final Report

- Final Report

RECREATION AND PARK DEMOGRAPHIC PROFILE OF COLLEGE PARK

By analyzing population data, trends emerge that can inform decision making and resource allocation strategies for the provision of parks, recreation, and open space management. This demographic profile was compiled in March 2019 from a combination of sources including Esri Business Analyst, the American Community Survey, and U.S. Census. The following topics are covered in detail in this report:

Figure 1: College Park Population Boundary Map



Key Facts about College Park:

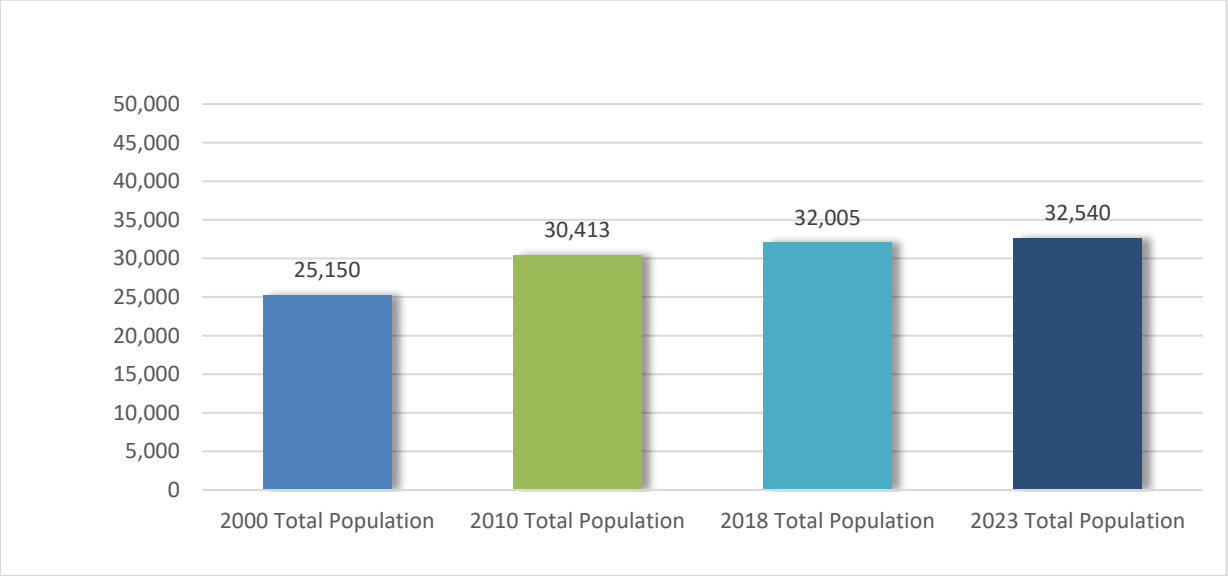
- The average household size in College Park (2.85) is larger than the average of Maryland (2.64) and the United States (2.59).
- The population of College Park is projected to grow at an annual rate of 0.33 percent between 2018 and 2023, lower than the rate of Prince George's County (0.74%) and the State of Maryland (0.68%).
- College Park is made up of a majority of Millennials (44%) and Generation Z (32%).
- College Park has a high number of residents (25%) who obtained professional/graduate level degrees, but also a high percentage of those without a high school degree (15%).

POPULATION

Growth rates can be a strong comparative indicator of an area's potential for economic development. From 2000 to 2010, the population of College Park grew about two percent annually each year. From 2018 to 2023, College Park is expected to grow annually at a rate of 0.33 percent. The United States on average is growing much faster than College Park.

Figure 2: College Park Population Annual Growth Rates (2018 – 2023)

Figure 3: College Park Population and Growth Rates



Source: U.S. Census Bureau

AGE & GENDER DISTRIBUTION

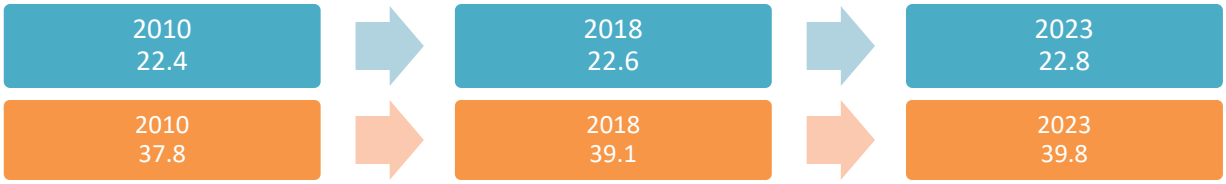
Looking first at gender, College Park has more males (52.36%) than females (47.64%). This percentage of sexes in the United States is slightly more balanced, while the state of Maryland has more females (51.55%) than males (48.45%).

Table 2: Gender Distribution

	College Park	Maryland	USA
2018 Female Population (%)	47.03%	51.55%	50.77%
2018 Male Population (%)	52.96%	48.45%	49.23%

The median age in College Park is 2018 was 22.6 years old, compared to 39.1 years old in the State of Maryland. The median age in Maryland is expected to increase from 2010 to 2023 about 2 percent), compared to College Park at only 0.4 percent.

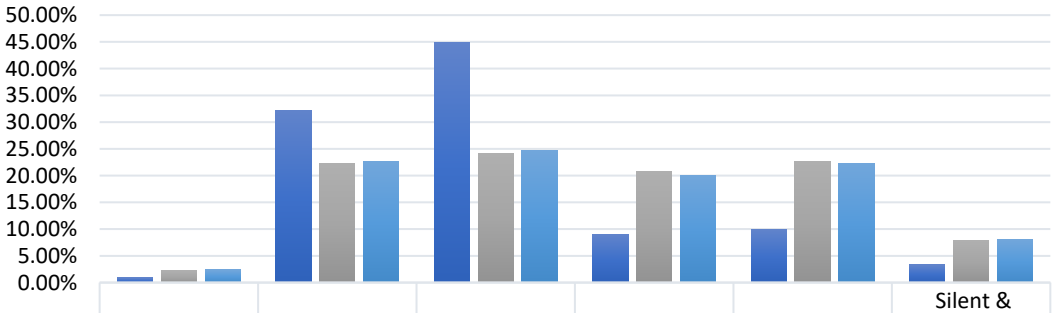
Figure 4: 2018 Median Age of College Park Compared to State of Maryland



Source: Esri Business Analyst

Taking an average of College Park in 2018, overall the largest generational group is the Millennial population (44%), followed by Generation Z (32%). This means that over seventy percent of the population in College Park is made up of those born between the years of 1981 and 2016.

Figure 5: 2018 Generational Breakdown in College Park



	Generation Alpha Population (Born 2017 or Later) (%)	Generation Z Population (Born 1999 to 2016) (%)	Millennial Population (Born 1981 to 1998) (%)	Generation X Population (Born 1965 to 1980) (%)	Baby Boomer Population (Born 1946 to 1964) (%)	Silent & Greatest Generations Population (Born 1945/Earlier) (%)
College Park, MD	0.92%	32.12%	44.81%	8.95%	9.90%	3.29%
Maryland	2.24%	22.20%	24.20%	20.86%	22.69%	7.81%
United States	2.39%	22.57%	24.71%	20.02%	22.30%	8.02%

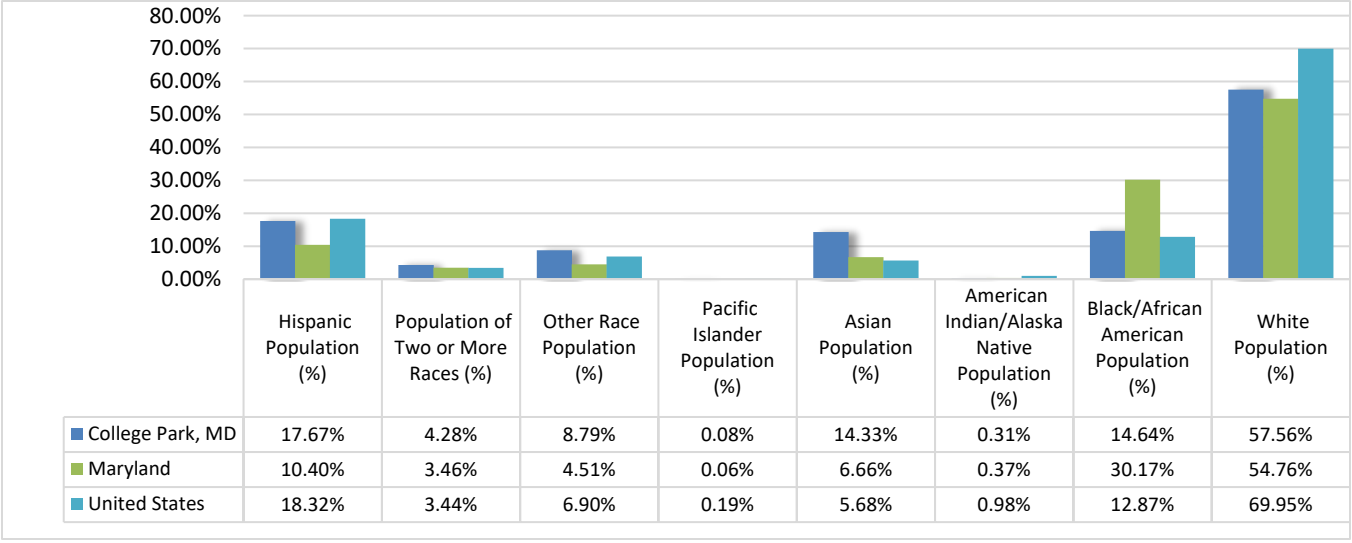
College Park, MD Maryland United States

ETHNIC/RACIAL DIVERSITY

In the United States, communities are generally becoming more diverse. Before comparing this data, it is important to note how the U.S. Census classifies and counts individuals who identify as Hispanic. The Census notes that Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arrival in the United States. In the U.S. Census, people who identify as Hispanic, Latino, or Spanish may be any race and are included in all of the race categories.

Figure 6 reflects the approximate racial/ethnic population distribution. College Park has a higher percentage of Asians (14%) than that of the State (7%), while the state has a higher percentage of blacks/African Americans than College Park (15%).

Figure 6: **2018 Racial/Ethnic Diversity of College Park**

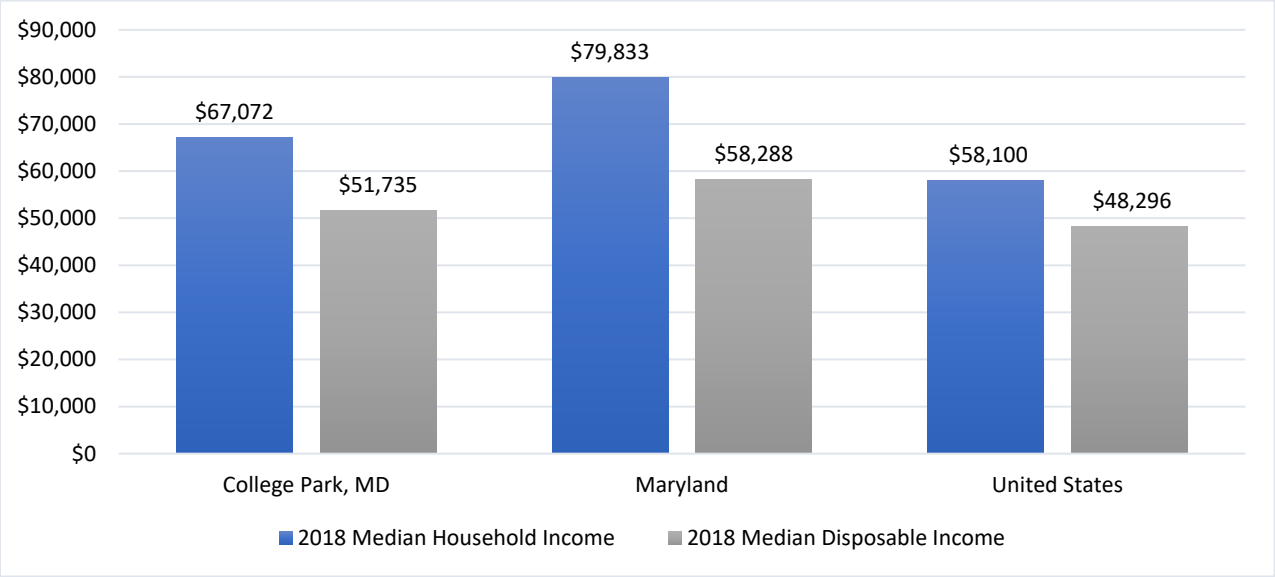


	Hispanic Population (%)	Population of Two or More Races (%)	Other Race Population (%)	Pacific Islander Population (%)	Asian Population (%)	American Indian/Alaska Native Population (%)	Black/African American Population (%)	White Population (%)
College Park, MD	17.67%	4.28%	8.79%	0.08%	14.33%	0.31%	14.64%	57.56%
Maryland	10.40%	3.46%	4.51%	0.06%	6.66%	0.37%	30.17%	54.76%
United States	18.32%	3.44%	6.90%	0.19%	5.68%	0.98%	12.87%	69.95%

HOUSEHOLD INCOME

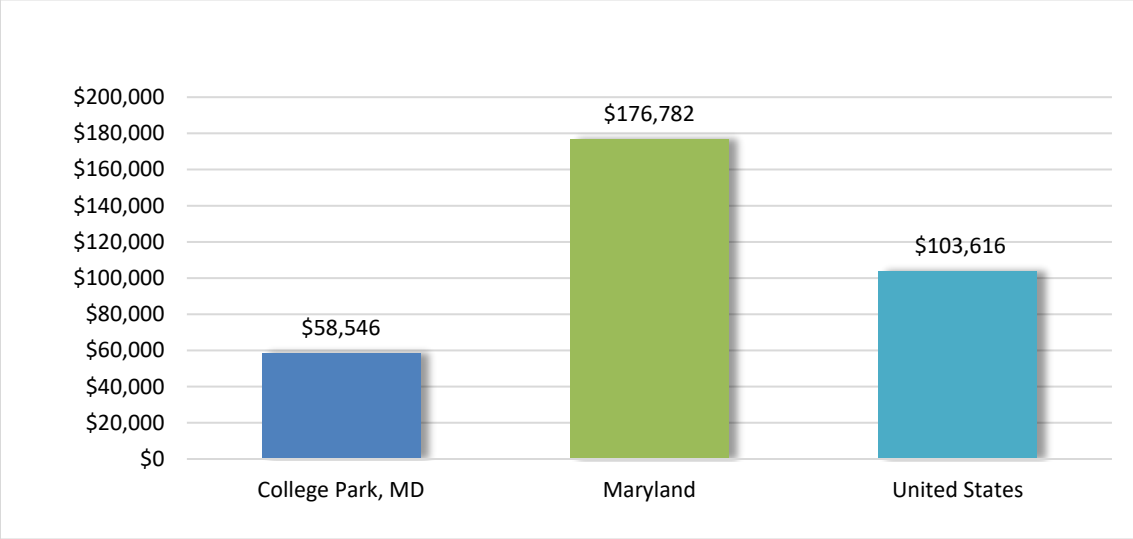
The next section of this report looks at median household income and net worth. College Park households bring in a median income of $67,072 a year, compared to the state of Maryland at $79,833. Both Maryland and College Park have higher than median household incomes than the United States.

Figure 7: **2018 Estimated Median Income**



Comparing median net worth indicates that there are significant differences in College Park compared to the State of Maryland. The median income of the state of Maryland is roughly three times the household income of College Park. To clarify, U.S. Census Bureau defines "net worth" as total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc.

Figure 8: **2018 Median Net Worth**



Another comparison of households shows that only 7.76 percent of College Park residents receive Food Stamps, compared to 11.09 percent in the state of Maryland.

Variable	College Park	Maryland	USA
2012-2016 ACS Households Receiving Food Stamps/SNAP (%)	7.76%	11.09%	13.05%

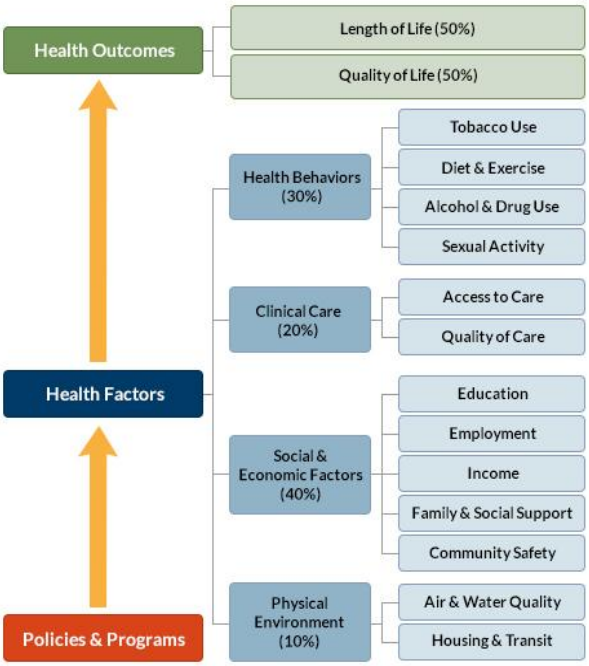
EDUCATIONAL ATTAINMENT

Analyzing the highest levels of educational attainment indicates that over 25 percent of College Park residents had obtained graduate/professional degrees, significantly different from the United States at 12.18 percent. Interestingly, the percentage of residents that did not have a high school degree was higher in College Park (15.44%) than both Maryland (9.59%) and the United States (12.29%).

Table 3: **2018 College Park Educational Attainment**

Level of Education	College Park	Maryland	USA
Graduate/Professional Degree (%)	25.58%	18.91%	12.18%
Bachelor's Degree (%)	21.23%	20.89%	19.60%
Associate Degree (%)	5.39%	6.53%	8.45%
Some College/No Degree (%)	13.27%	18.70%	20.52%
GED/Alternative Credential (%)	2.50%	3.24%	3.96%
High School Diploma (%)	16.59%	22.12%	23.00%
9-12th Grade/No Diploma (%)	6.28%	5.63%	7.07%
Less than 9th Grade (%)	9.16%	3.96%	5.22%

Figure 9: County Health Ranking Model



Source: Robert Wood Johnson Foundation

Understanding the status of the community's health can help inform policies related to recreation and fitness. Robert Wood Johnson Foundation's "County Health Rankings and Roadmaps" provide annual insight on the general health of national, state, and county populations. The 2018 rankings model shown in ***Figure 9*** highlights the topic areas reviewed by the Foundation.

The health ranking for gauged the public health of the population based on "how long people live and how healthy people feel while alive," coupled with ranking factors including healthy behaviors, clinical care, social and economic, and physical environment factors.[1]

Prince George's County ranked

14th out of 24

Counties for Health Outcome.

Challenges

of Maryland health include:

- High violent crime rate
- High infant mortality rate
- High incidence of chlamydia

Strengths

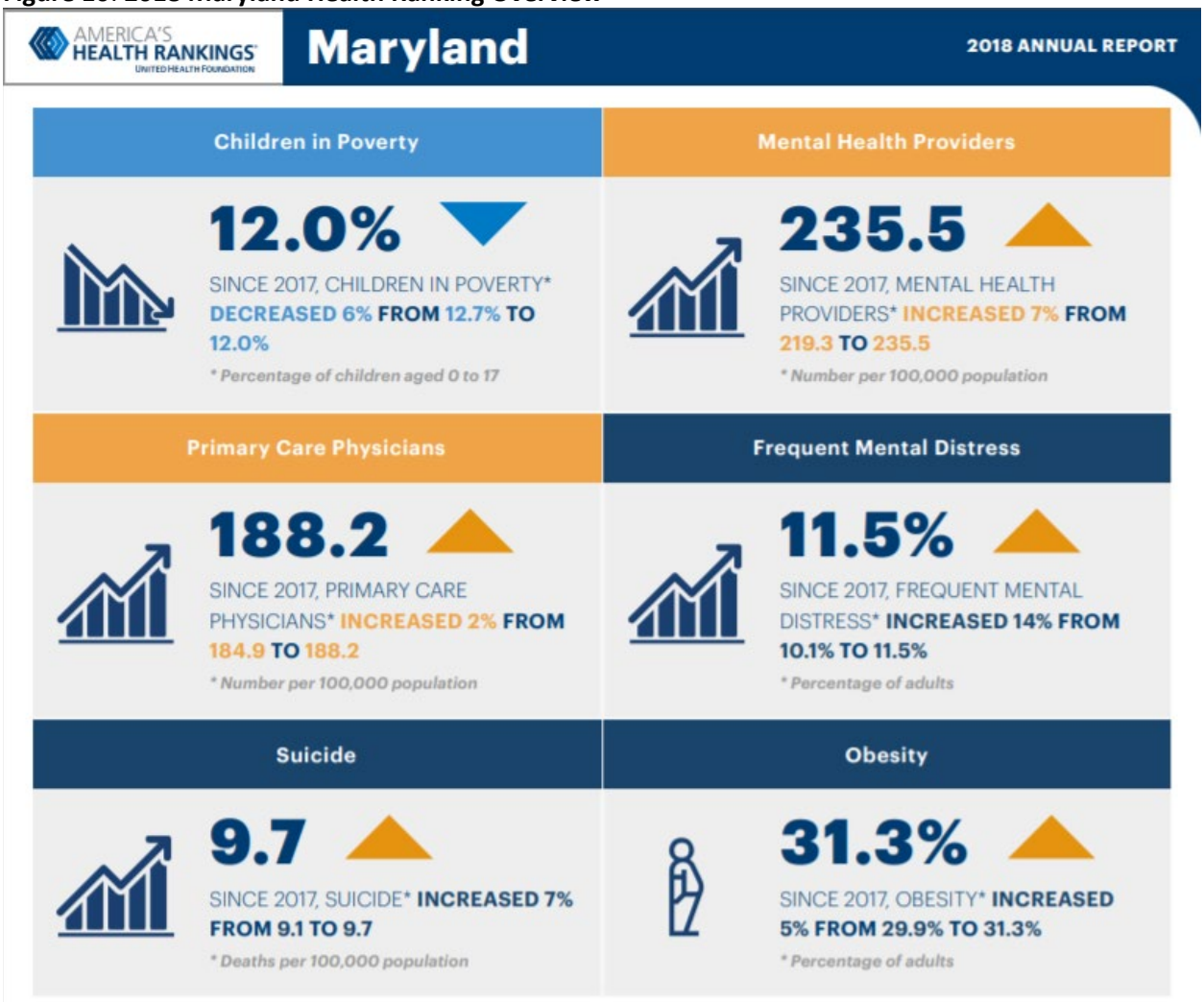
of Maryland health include:

- Low prevalence of smoking
- Low prevalence of frequent physical distress
- Low percentage of children in poverty

In 2018, the United Health Foundation's "America's Health Rankings Annual Report" ranked Maryland as the 19th healthiest state nationally. The health rankings consider and weigh social and environmental factors that tend to directly impact the overall health of state populations as illustrated in ***Figure 10.***

1 University of Wisconsin Population Health Institute & Robert Wood Johnson Foundation, *County Health Rankings 2018, http://www.Countyhealthrankings.org*

Figure 10: **2018 Maryland Health Ranking Overview**



Source: United Health Foundation's America's Health Rankings Annual Report 2017

PARKS AND RECREATION INFLUENCING TRENDS

The changing pace of today's world requires analyzing recreation trends from both a local and national level. Understanding the participation levels of the city residents using data from the U.S. Census Bureau, combined with research of relevant national recreation trends, provides critical insights that help to plan for the future of parks and recreation. These new shifts of participation in outdoor recreation, sports, and cultural programs are an important component of understanding and serving your community.

PART I: RECREATION BEHAVIOR AND EXPENDITURES OF COLLEGE PARK HOUSEHOLDS

- Local Recreational Expenditures
- Outdoor Recreation Behavior
- Fitness and Health Behavior
- Team Sport Participation
- Generational Changes

PART 2: PARKS AND RECREATION TRENDS RELEVANT TO COLLEGE PARK

- Active Transportation
- Americans with Disabilities Act
- Economic and Health Benefits
- Synthetic Turf
- Trail Recreation & Cycling Trends

PART I: RECREATION BEHAVIOR AND EXPENDITURES OF COLLEGE PARK HOUSEHOLDS

LOCAL RECREATIONAL EXPENDITURES

Data from the Bureau of Labor Statistics provides insights about consumer expenditures per household in 2018. The following information was sourced from Esri Business Analyst, which provides a database of programs and services where College Park residents spend their money. ***Table 4*** shows recreation equipment expenditures, and ***Table 5*** is specific to participation fees.

Table 4: Recreation Expenditures in 2018

	Per Household	Total
Winter Sports Equipment	$8.08	$56,925
Water Sports Equipment	$5.78	$40,728
Bicycles	$32.82	$231,190
Hunting & Fishing Equipment	$53.17	$374,539
Toys/Games/Crafts/Hobbies	$122.51	$862,936
Sports/Rec/Exercise Equipment	$183.47	$1,292,342
Pets	$64.17	$452,008

Table 5: Participation Fees in 2018

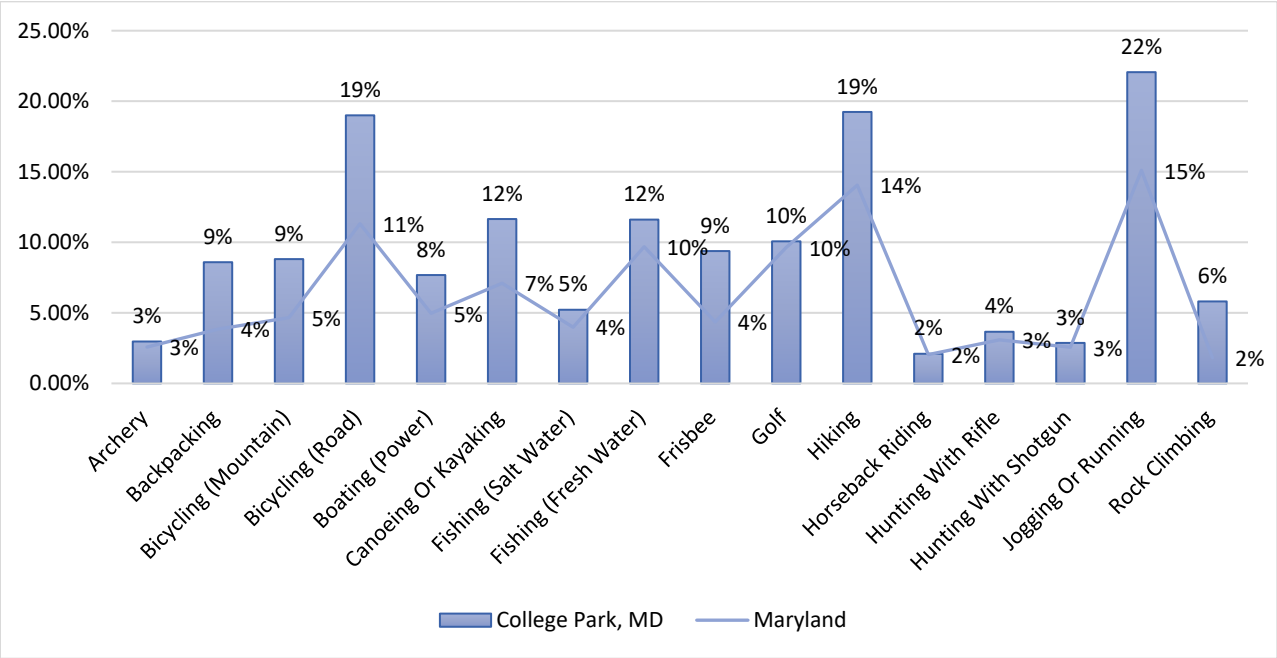
	Per Household	Total
Admission to Sporting Events excluding Trips	$57.31	$172,853
Tickets to Movies/Museums/Parks	$90.03	$518,743
Fees for Participant Sports excluding Trips	$109.35	$185,209
Fees for Recreational Lessons	$140.57	$990,141
Membership Fees for Social/Recreation/Civic Clubs	$235.13	$1,656,258
Entertainment/Recreation - Fees & Admissions	$708.09	$4,987,807

Table 5 shows that on average College Park households spend over $700 annually for admissions and fees for entertainment and recreation.

OUTDOOR RECREATION BEHAVIOR

In ***Figure 11***, data from Esri Business Analyst shows popular outdoor recreation activity participation by households in College Park. Compared to the state, College Park has significantly higher participation in road cycling, canoeing/kayaking, backpacking, freshwater fishing, Frisbee, hiking, and jogging/running compared to the state. This data shows that College Park residents participate and value outdoor recreation opportunities.

Figure 11: **Outdoor Recreation Behavior of College Park compared to the State of Maryland**



The graphic above shows that jogging or running was the highest rated activity for College Park households for recreation.

FITNESS AND HEALTH BEHAVIOR

The figure below shows household participation in various fitness activities. One interesting data point is the walking for exercise activity. Typically, data around the country shows that walking for exercise is the most popular form of exercise. This was true for the state of Maryland, but not for College Park. Swimming is the most popular sport in College Park, with 22 percent household participation.

Figure 12: Fitness and Wellness Participation of College Park compared to the State of Maryland

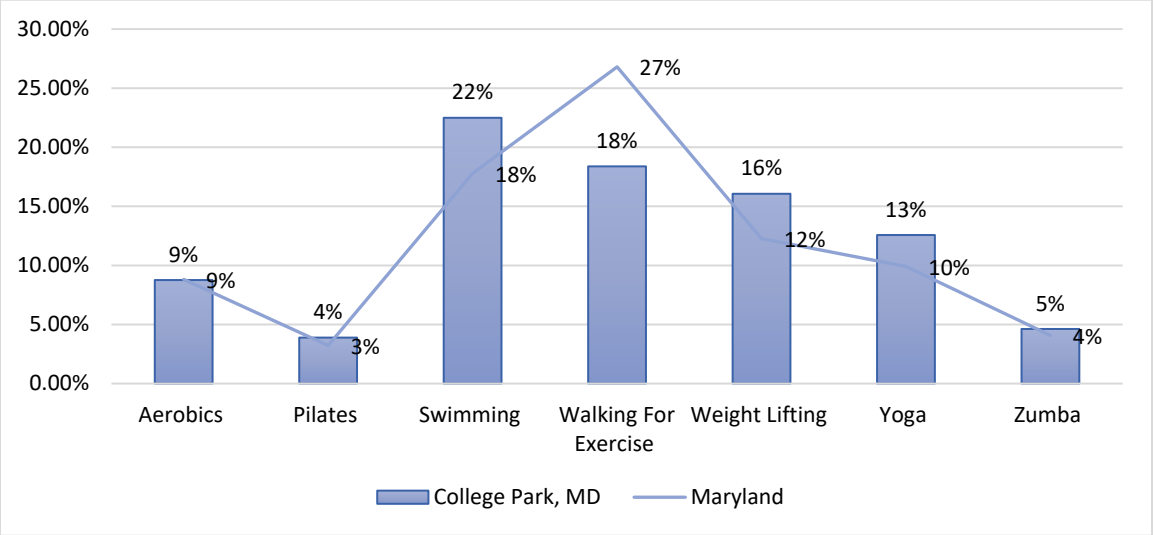
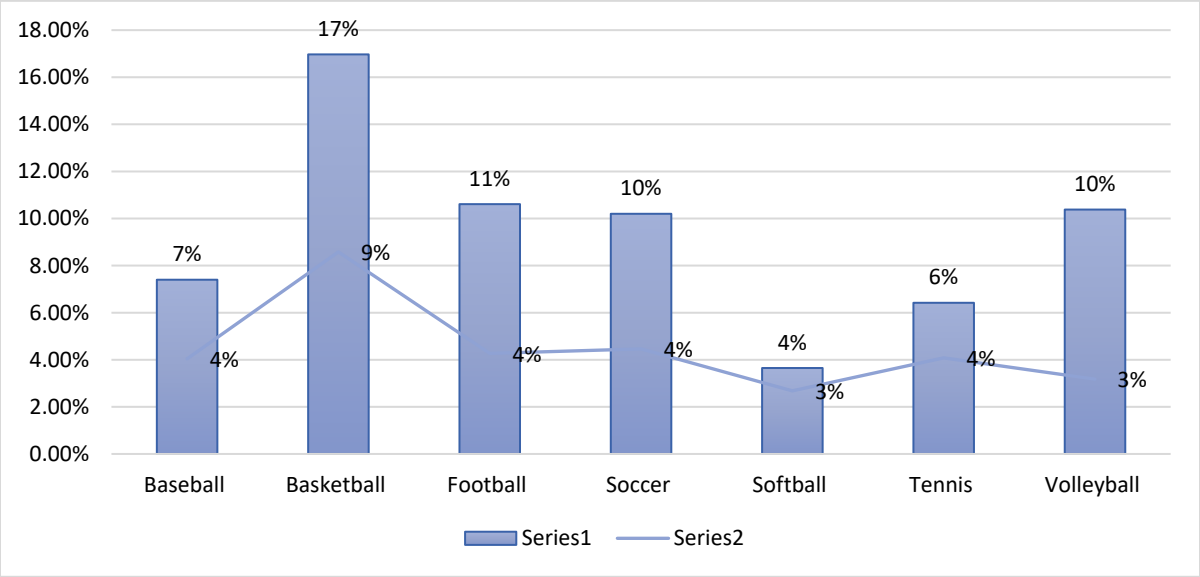


Figure 12 shows that walking for exercise was the second highest rated activity for College Park households for fitness.

TEAM SPORT PARTICIPATION

According to census data, households in College Park had extremely high participation in basketball. Compared to the state, participation almost doubled. College Park also had high participation in football, soccer, and volleyball.

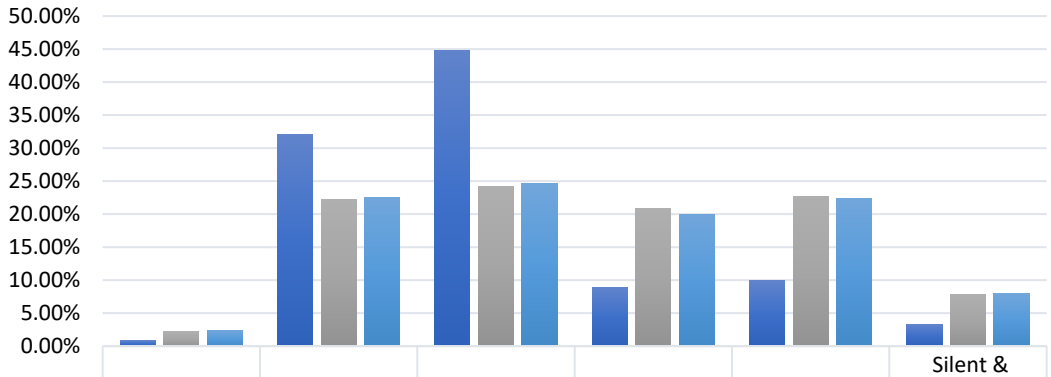
Figure 13: Team Sport Household Participation in College Park compared to State of Maryland



GENERATIONAL CHANGES

Activity Participation varies based on age, but it also varies based on generational preferences. In 2018, almost 70 percent of College Park residents belonged to the Millennial and Generation Z populations. Maryland and the United States had similar percentages of all generations, with no major differences. Baby Boomers and those in Generation X were much more common state and nationwide.

Figure 14: **Generational Breakdown in College Park from 2018/2023**



	Generation Alpha Population (Born 2017 or Later) (%)	Generation Z Population (Born 1999 to 2016) (%)	Millennial Population (Born 1981 to 1998) (%)	Generation X Population (Born 1965 to 1980) (%)	Baby Boomer Population (Born 1946 to 1964) (%)	Silent & Greatest Generations Population (Born 1945/Earlier) (%)
College Park, MD	0.92%	32.12%	44.81%	8.95%	9.90%	3.29%
Maryland	2.24%	22.20%	24.20%	20.86%	22.69%	7.81%
United States	2.39%	22.57%	24.71%	20.02%	22.30%	8.02%

College Park, MD Maryland United States

PART 2: PARKS AND RECREATION TRENDS RELEVANT TO COLLEGE PARK – ACTIVE TRANSPORTATION – BICYCLING AND WALKING

In many surveys and studies on participation in recreational activities, walking, running, jogging, and cycling are nearly universally rated as the most popular activities among youth and adults. Walking, jogging, and running are often the recreational activity with the highest level of participation, and cycling often ranks as the second or third most popular activity.

These activities are attractive as they require little equipment, or financial investment, to get started, and are open to participation to nearly all segments of the population. For these reasons, participation in them is often promoted as a means of spurring physical activity and increasing public health. The design of a community's infrastructure is directly linked to physical activity – where environments are built with bicyclists and pedestrians in mind, more people bike and walk. Higher levels of bicycling and walking also coincide with increased bicycle and pedestrian safety and higher levels of physical activity. Increasing bicycling and walking in a community can have a major impact on improving public health and life expectancy. The following trends as well as health and economic indicators are pulled from the Alliance for Biking and Walking's 2012 and 2014 Benchmarking Reports:

PUBLIC HEALTH TRENDS RELATED TO BICYCLING AND WALKING INCLUDE:

- Quantified health benefits of active transportation can outweigh any risks associated with the activities by as much as 77 to 1 and add more years to our lives than are lost from inhaled air pollution and traffic injuries.
- Between 1966 and 2009, the number of children who bicycled or walked to school fell 75 percent, while the percentage of obese children rose 276 percent.
- Bicycling to work significantly reduces absenteeism due to illness. Regular bicyclists took 7.4 sick days per year, while non-bicyclists took 8.7 sick days per year.

ECONOMIC BENEFITS OF BICYCLING AND WALKING INCLUDE:

- Bicycling and walking projects create 8 to 12 jobs per $1 million spent, compared to just 7 jobs created per $1 million spent on highway projects.
- Cost benefit analyses show that up to $11.80 in benefits can be gained for every $1 invested in bicycling and walking.

NATIONAL BICYCLING TRENDS:

- There has been a gradual trend of increasing bicycling and walking to work since 2005.
- Infrastructure to support biking communities is becoming more commonly funded in communities.
- Bike share systems, making bicycles available to the public for low-cost, short-term use, have been sweeping the nation since 2010. Twenty of the most populous U.S. cities have a functional bike share system.

NATIONAL HEALTHY LIFESTYLE TRENDS

The population of the United States is becoming more diverse. As demographics are experiencing an age and ethnic shift, so too are landscapes, daily lifestyles, and habits changing. The number of adults over the age of 65 has increased, and lifestyle changes have encouraged less physical activity; collectively these trends have created profound implications for the way local governments conduct business.

Below are examples of trends and government responses. Local governments are increasingly accepting the role of providing preventative health care through park and recreation services. The following facts are from an International City/County Management local government survey:[2]

- Eighty-nine percent (89%) of respondents believe that parks and recreation departments should take the lead in developing communities conducive to active living.
- Eighty-four percent (84%) had already implemented recreation programs that encourage active living in their community.
- The highest priority selected for the greatest impact on community health and physical inactivity was a cohesive system of parks and trails and accessible neighborhood parks.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

On September 14, 2010 the U.S. Department of Justice (DOJ) issued an amended regulation implementing the Americans with Disabilities Act (ADA 2010 Standards)[1] and, for the first time, the regulations were expanded to include recreation environment design requirements.

Covered entities were to be compliant with design and construction requirements and the development of three-year transition plan by March 15, 2012. The deadline for implementation of the three-year transition plan was March 15, 2015.

ECONOMIC AND HEALTH BENEFITS OF PARKS

There are numerous economic and health benefits of parks, including the following: [3]

2 "Active Living Approached by Local Government: Survey," International City/County Management Association, http://bookstore.icma.org/freedocs/Active%20Living%20and%20Social%20Equity.pdf, 2004.
3 Outdoor Industry Association, The Outdoor Recreation Economy, https://outdoorindustry.org/images/researchfiles/OIA_OutdoorRecEconomyReport2012.pdf; accessed May 2016

- In 2017, the Outdoor Industry Association estimated that national consumer spending on outdoor recreation generated $887 billion in consumer spending, and directly supported 7.6 million jobs.
- Trails, parks, and playgrounds are among the five most important community amenities considered when selecting a home.
- U.S. Forest Service research indicates that when the economic benefits produced by trees are assessed, the total value can be two to six times the cost for tree planting and care.[4]
- Nearly half of active Americans regard outdoor activities as their main source of exercise.[5]

PARKS AND RECREATION AGENCIES CAN MODIFY PREVENTIVE HEALTH FACTORS

Research has shown conclusively that parks and recreation agencies can use systems thinking approaches to have a beneficial effect on modifiable health factors by helping to address:

- Increase physical activity
- Enhance social and parental engagement
- Improve nutrition
- Better transportation and access to facilities and spaces
- Perceptions of personal and community safety
- Reductions of smoking, alcohol, and drug use

These factors can be addressed through collaborations with a variety of community partners or "actors," such as schools, public health, the medical field, other governmental agencies, and private and non-profit sectors.[6]

Figure 15: Healthy Community Focus

(Penbrooke, 2017)

4 Nowak, David J., "Benefits of Community Trees," Brooklyn Trees, USDA Forest Service General Technical Report
5 *Outdoor Recreation Participation Report 2016*
6 Penbrooke, T.L. (2017). Local parks and recreation agencies use of systems thinking to address preventive public health factors. (Doctoral Dissertation). North Carolina State University, Raleigh, NC. Retrieved from: http://www.gpred.org/resources/ under PhD Dissertations.

The Benefits of Parks: Why America Needs More City Parks and Open Space, a report from the Trust for Public Land, makes the following observations about the health, economic, environmental, and social benefits of parks and open space[7]:

- Physical activity makes people healthier.
- Physical activity increases with access to parks.
- Contact with the natural world improves physical and psychological health.
- Residential and commercial property values increase.
- Value is added to community and economic development sustainability.
- Benefits of tourism are enhanced.
- Trees are effective in improving air quality and act as natural air conditioners.
- Trees assist with storm water control and erosion.
- Crime and juvenile delinquency are reduced.
- Recreational opportunities for all ages are provided.
- Stable neighborhoods and strong communities are created.

SYNTHETIC TURF

Demand for fields has risen with the popularity of youth and adult sports. Synthetic turf fields can solve many challenges for parks and recreation departments because synthetic turf fields can withstand the constant use from players in almost any weather conditions. Synthetic turf fields require less maintenance and are not easily damaged in wet weather conditions. Synthetic turf fields require periodic maintenance which includes brushing the turf to stand up the fibers which allows it to wear better, the addition of infill in high traffic areas (soccer goals, corner kicks, etc.), and an annual deep cleaning. However, synthetic turf fields cost significantly more upfront, and they require replacement about every ten years. This can have a large environmental and economic footprint unless the products can be recycled, reused, or composted. Safety concerns primarily stem from the chemicals found in crumb rubber. For the last 20 years, crumb rubber has been the common choice for synthetic turf fields. It often has distinct plastic smell, and has been thought to potentially leach chemicals, like zinc, into downstream waters. There have also been concerns about off gassing of crumb rubber and the potential health impacts of this material. Fortunately, advances in technology have allowed for new, innovative products to be developed without crumb rubber. New innovations have allowed more sustainable and safer synthetic turf to be used for participants and remove the negative perception. In the future, shock pads may become more commonplace – this is the layer under the turf that can absorb an impact and reduce the chance of a concussion or other injuries. The incorporation of non-rubber infills will continue to grow.

TRAIL RECREATION AND CYCLING TRENDS

For trail-related recreation activities such as hiking, bicycling, and running, the 2016 "Outdoor Recreation Topline Report" indicates a positive three-year trend for trail running, running/jogging, hiking, mountain biking, and BMX biking, as shown on ***Table 6***. Additionally, participation in trail running and BMX biking is up significantly over the recent three-year period.

7 Paul M. Sherer, "The Benefits of Parks: Why America Needs More City Parks and Open Space," The Trust for Public Land, San Francisco, CA, 2006

Table 6: Cycling and Trail Recreation Participation by Activity (Ages 6+)

	2013	2014	2015	3 Year Average Change
BMX Bicycling	2,168	2,350	2,690	7.5%
Bicycling (Mountain/Non-Paved Surface)	8,542	8,044	8,316	2.8%
Bicycling (Road/Paved Surface)	40,888	39,725	38,280	-0.8%
Hiking (Day)	34,378	36,222	37,232	2.6%
Running/Jogging	51,127	49,408	48,496	-2.3%
Trail Running	6,792	7,531	8,139	10.7%

Source: 2016 Outdoor Recreation Participation Topline Report

Other Cycling Trends

- Bicycle touring is becoming a fast-growing trend around the world, including the United States and Canada. "Travelers are seeking out bike tours to stay active, minimize environmental impact, and experience diverse landscapes and cityscapes at a closer level."[8]
- Urban bike tours, popular in cycle-friendly cities in Europe, are taking hold in the United States as well. Bikes and Hikes L.A., an eco-friendly bike and hike sightseeing company founded in September 2010, offers visitors the opportunity to "see the city's great outdoors while getting a good workout." In New York, a hotel and a bike store partnered to offer guests cruisers to explore the city during the summer of 2014.[9]
- One of the newest trends in adventure cycling is "fat bike," multiple speed bikes that are made to ride where other bikes can't be ridden, with tires that are up to five inches wide run at low pressure for extra traction. Most fat bikes are used to ride on snow, but they are also very effective for riding on any loose surface like sand or mud. They also work well on most rough terrain or just riding through the woods. This bike offers unique opportunities to experience nature in ways that wouldn't be possible otherwise.[10]
- Electric Assist Bikes, or e-bikes, are becoming commonplace on both paved and non-paved surfaces. For commuters, this option allows for a quick, convenient, and environment-friendly method of transportation. Speeds vary based on the types of E-Bikes, which is typically broken down into two classes:
    - Class 1 e-bikes provide electrical assistance only while the rider is pedaling. Electrical assistance stops when the bicycle reaches 20 mph.
    - Class 2 e-bikes provide electrical assistance regardless if the rider is pedaling or not. Electrical assistance stops when the bicycle reaches 20 mph.

8 Hope Nardini, "Bike Tourism a Rising Trend," *Ethic Traveler*, http://www.ethicaltraveler.org/2012/08/bike-tourism-a-rising-trend/, accessed March 2014
9 Michelle Baran, "New Trend: Urban Bike Tours in Los Angeles and New York," *Budget Travel Blog*, http://www.budgettravel.com/blog/new-trend-urban-bike-tours-in-los-angeles-and-new-york,11772/, accessed March 2014
10 Steven Pease, "Fat Bikes, How to Get the Most Out of Winter Cycling," *Minnesota Cycling Examiner*, http://www.examiner.com/article/fat-bikes-the-latest-trend-adventure-cycling, February 1, 2014.

Agencies around the country are working to proactively regulate E-Bikes on their trails and greenways. Federally, E-bikes are classified as motorized vehicles which designates them to be used specifically on motorized trails, which includes the Bureau of Land Management (BLM) and National Forest (USFS) lands. Statewide, there are also regulations which should be considered at a local level with regard to allowing electrical assisted bicycles on bike paths, pedestrian paths, and multi-purpose trails. Agencies such as Boulder County in Colorado are implementing pilot programs to test the potential of e-bikes on trails and the impact that they have to the environment, other trail users, and wildlife.[11]

Based on the demographics of College Park and the recreational trends reviewed above, the Conceptual Plan was developed to maximize the usage of the whole Duvall Field Park to be inclusive of the needs of the entire College Park community. The design and amenities chosen adddress the local and region recreational trends identified in this study relevant to College Park. Specifically, the plan includes the use of synthetic turf fields to meet the increased demand for fields for youth and adult sports, solving the challenges for College park to provide a playing surface that can withstand the constant use from players in almost any weather conditions.

COLLEGE PARK, MD AND DUVALL FIELD OVERVIEW

City of 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."

Duvall Field is the largest park facility owned and operated by the City of College Park. It contains approximately seven acres and is located in the northern portion of the City surrounded by single-family neighborhoods. It was first established in the 1960s and improved in the 1970s with a concession/restroom building, playground and ball fields. The playground was updated to meet ADA standards in 1998 and a new concession/restroom building and plaza area were completed in 2017. There are currently three fields used for baseball/softball and one field used for football/soccer/lacrosse all of which are lighted. The primary user of Duvall Field is the College Park Boys and Girls Club, although it is also permitted for use by other groups both inside and outside of the City.

The City's population is 33,000 and parks and recreation needs are served by both the City of College Park and the Maryland-National Capital Park and Planning Commission (M-NCPPC). The City maintains nine other playgrounds in the City limits while M-NCPPC owns and operates 15 facilities in the greater area including a community center, skating rink, golf complex and dog park. The City has a Council-appointed Recreation Board with a staff liaison from the Department of Public Services but no full-time staff dedicated to parks and recreation. City facilities are maintained by the Department of Public Works.

Knowing the history of the City and Duvall Field helped guide the development of the process and the final recommended vision for Duvall Field.

[11] "E-bikes on Open Space," Boulder County, https://www.bouldercounty.org/open-space/management/e-bikes/, Accessed December 28, 2018

INFORMATION GATHERED DURING PUBLIC ENGAGEMENT

Focus groups, stakeholder interviews, and a public forum were conducted during January 16th & 17th, 2019. These meetings were held throughout the City. The goal of these sessions was to gather information that would guide the visioning for Duvall Field. Participants included:

- Users/community members
- Seniors
- Staff
- Berwyn Heights Boys & Girls
- College Park Boys & Girls
- Lakeland Civic Association
- Yarrow Civic Association/neighborhood
- Calvert Hills Citizens Association
- Scouts – Cub Scouts & Girl Scouts
- College Park Arts Exchange
- Committee for a Better Environment
- College Park City University Partnership
- Prince George County Police
- Youth coach
- Recreation Board
- Maryland National Park and Planning Commission (MNCPPC)
- Proteus Bicycles
- MD Stingers Women's Rugby Club
- Berwyn Baptist Church
- Prince George Pride Lacrosse
- Tree and Landscape Board
- North College Park
- Hispanic Parents Group

A summary of responses follows. Responses are not prioritized. It should be noted that some participants chose not to respond to some of the questions during the sessions.

Years Participants have been a resident of College Park

9%	<5 years
9%	5-9 years
24%	10-19 years
48%	20+ years
9%	not a resident, but uses Duvall Field

Strengths of Duvall Field

Technical and Maintenance

- Lighting
- Location
- Concessions stand, picnic tables, and new restrooms
- Playground
- Accessible by bike trail
- Good size, big enough for options for things to do
- Wide open space
- Storage space
- Picnic tables

Perception

- Highly visible in middle of community
- Nice facility, modern
- A place to play – one of the only green spaces left
- Almost a central meeting place, but not quite
- Time for everyone
- Opportunity for children to develop athletic skills
- Good gathering place – a commons
- Safe/visible
- Well-maintained
- Brings different communities together
- Accessible to lots of neighborhoods
- Accessible from Rhode Island Avenue, and by bus
- Cost – affordable
- Good place to go with a pet
- Family oriented
- Feel safe
- Well lit
- Well designed & big

Programming, Scheduling, and Usage

- Open to the public – doesn't require permitting
- Diverse users

Opportunities for Improvement for Duvall Field (weaknesses**)**

Technical and Maintenance

- Lights are turned out after activities (making it very dark to use)
- (Lack of) Safety lighting instead of just athletic lighting
- (Lack of) Security – emergency call box, cameras
- Uneven for walking and running
- Drainage issues
- Divots, field maintenance
- Removal of chain link fences

Perception

- Missing something to make it a central meeting place – certain ages not able to participate, not amenities to attract everyone
- (Needs to be) More than just a field for those who don't play sports
- Homeless use field
- Underutilized – lots of time when no one is there
- Limiting usage is an "intentional weakness" that keeps fields available for preferred activities
- Crowded for large events
- Wheaton is a good park example (suggestion)

Programming, Scheduling, and Usage

- Playground could be updated – equipment mostly for younger children; need more equipment for kids of all ages
- Playground located far away from other activities, challenging for parents to watch multiple children
- Baseball limits the other activities because no fence
- Baseball fields are generally "unplayable"
- (No) cricket fields
- Conflicting messages about pets – doggie depots and a no pets sign (?)
- How much is it used?
- Not always enough room for multiple activities
- (Lack of) Space for "pop-up" and unplanned activities
- (Lack of) regular coordination between stakeholders, residents, and the City about programming – an organization or system to give thought to events and special events
- (Lack of) Coordination on park facilities & programming with County
- (Lack of transparency) Knowledge of availability – improved/more efficient management of field usage – online posting of availability
- Access – scheduling: ball dropped on accepting application for use – Berwyn heights girls and boys club
- Knowledge of availability – improved/more efficient management of field usage – online posting of availability – transparency
- Not used by people south of 193
- Engaging newer families and sports
- Inclusive to all religions, ethnicities, ages, uses, etc.

Accessibility

- Entrances on south and east side – too narrow, not accommodating
- Parking sometimes tight
- Access – walkability from across the street. Particularly blinking red light
- Traffic – turning in and out at busy times
- One-way circulation, esp. access from the north

Concession Stand, Restrooms, Food serving etc.

- Bathrooms and concession stand not visible from playing fields
- Concession stand and bathrooms never seem to be open - RFP to change into for-profit activity to be managed by outside person, also serve as passive security, bathroom mgmt., cleaning
- Bathroom sinks (need to be automatic)
- Locks are challenging for children

Additional activities desired At Duvall Field

Active Recreation

- Youth rugby
- More opportunity for practice at Duvall Field to keep local kids in the area
- Social sports for non-college students (ex. Kickball league, bocce league in other communities)
- Walking for exercise
- Basketball

Passive Recreation

- More large community events like national night out around different themes, bring residents together
- Cultural arts programs – dances, movie nights, stage for a band, music festival
- Birthday parties, family gatherings
- Teen activities, not necessarily team sport
- Studying
- Video games
- Group exercises – tai chi
- Senior-only day/activities
- More daytime events for people home during the day (seniors, classes) to better activate the space
- Whole-family activities
- Opportunity to do events more frequently
- Need for activities throughout the day and year – a bigger mix
- Low-impact pop-up type activities
- Yard sales
- Farmers market
- Regain access to kitchen for fundraisers and special events

New Amenities or Enhancements Desired at Duvall Field

Sports or Active Recreation Related

- Walking trail (pet waste station, exercise stations, benches)
- More sidewalks for park access
- Pedestrian path connections to nearby neighborhoods and roads
- Stationary exercise equipment
- Regulation size fields for baseball, possibly also football, soccer, lacrosse, rugby with scoreboard
- Baseball/lacrosse practice wall/fencing/wall ball
- Football for kids
- Basketball
- Basketball hoops (adjustable)
- Swimming pool
- Tennis court
- Volleyball
- Updated fields, turf fields
- Lined fields

- Lighted athletic fields
- Trampoline
- Bouncy house
- Paved area for ball sports – gaga ball
- Modernized playground, line of sight to playing fields
- Space for learning to ride a bike
- Bike racks
- Bike share station
- Pickle ball (other senior-friendly activities)
- Skating rink
- Frisbee golf
- Bleachers
- Shared soccer/rugby field
- Permanent rugby uprights

Passive Recreation

- Covered pavilions – space for events when wet/rainy – with electrical, lights
- Affordable alternative to M-NCPPC pavilion rental ($200, $300, $400)
- Stage for a band/movie night
- Tech ready on site for movie nights
- Space for barbecue/picnic – especially a picnic pavilion
- Gardens/landscaping/show city commitment to sustainability
- Space/facilities for multiple concurrent activities
- Beautiful gardens
- Need for "sparkle" – general updating
- Shade (trees)
- Shaded tables by concession stand
- Place for people to exercise while children are playing sports
- Dog park
- Pet water station
- Water fountains
- Splash pad
- Public art
- Picnic pavilion
- Concessions for sale
- Improved concession stand kitchen – more refrigeration, grill access
- Likes Indian Creek playground in Berwyn Heights – fun and creative design

Technical & Management related

- Signage, bulletin board, calendar, ways to communicate how to get involved and close by amenities/facilities, maybe electronic sign
- Drinking fountains, water bottle refill station, maybe a spring water fountain
- WIFI
- Possibly Parking (even for buses)
- Food trucks
- Toilets

- Shade & spectator seating by practice fields
- Improved fencing
- Ceiling fan/HVAC in concession room
- Delineate space better to make sure enough room for everybody – you know soccer for kids, what space you've reserved and what not
- Storage, possibly individualized lockers or large shed (without eliminating field space)
- Better drainage
- Way to cover field for large events
- Better reservation system
- Screening fencing to block field lights for neighbors
- Encourage users to pick up trash – maybe relocate signage, receptacles
- Need stormwater management treatment – possibly use pervious or permeable pavement
- Security for parking lot
- Possible need for additional City staff to facilitate park management and programming

Underserved Populations of the Community

- Seniors
- Teens
- Young children, "kiddies"
- ADA/people with disabilities
- Youth athletes
- Non-competitive/social sports
- North College Park (lack of facilities a barrier to hosting more events there)
- Current park users underrepresent growing Hispanic and multi-cultural population
- Prince George's Running Club

Key Partners and Stakeholders in the Community for the Duvall Field Visioning project

- Boys and Girls Club
- Local business
- Cub & Girl Scouts
- College Parks Arts Exchange
- Washington Area Bicyclists Association
- UMD (especially getting youth involved)
- Recreation Board
- Anacostia Trails Heritage Area/Maryland Milestones
- Civic Associations
- Doctors Community Hospital
- University of Maryland Medical system
- UMD School of Public Health
- UMD Office of Community Engagement
- Surrounding neighbors
- Homeschool families
- City of College Park
- Prince George's County
- Police Department
- Real estate developers/residential management offices

- Prince Georges Pride Lacrosse
- Maryland Stingers Women's Rugby
- Local schools
- Private schools
- Prince George's County Parks and Recreation (M-NCPPC)
- Philanthropic Foundations
- Under Armour
- Famous UMD alumni
- Program Open Space and Community Parks and Playgrounds (State of Maryland)
- MD Rugby
- Committee for a Better Environment

Key Issues and Values for the City of College Park to consider

- Safety and security
- Accessibility
- Transparency – Information sharing
- Family-friendly orientation
- Clean and well-maintained
- Diversity of users
- Good fields would be an amenity to attract new residents – assets for community development, an opportunity to distinguish the City
- Vibrancy – activation of the space
- Walkability and Bikeability – connected green space across the City, trails, and pathways
- Inclusivity/non-exclusivity
- No alcohol or smoking in park (signage needed)
- Noise control: limit amplified music
- Keep the park in City control because UMD is "gobbling up everything"

Top Priorities for the City of College Park needs to consider

- Walking trail around the field
- Usage & programming – fully activate the space
- Soccer fields
- Scheduling
- Maintain access to field for kids in community
- More uses for all members of the College Park community
- Year-round playing field (synthetic turf)
- Improved and reoriented fields (and other facilities) – if you fix the fields first, other activities will follow
- Parking for City-sponsored activities & programs
- Safety
- Enhanced playground space and playground equipment
- Being able to use the concession stand
- Should be a signature facility, show piece, support wellness, community building, gathering space, community events
- Fixing field
- Saturday programming and weekend access

- Anti-turf opinions
- Replacement space for Boys & Girls Club
- Focus on unique features that would distinguish it from what's already available in other nearby parks – do not duplicate existing facilities (cited a turf field as something that would be unique)

How do you access Duvall Field (car/bike/walk/bus)? Are there any barriers to access? What would bring more people from your community to the park?

- Unsafe to cross or walk along Rhode Island Ave.
- Not walkable, particularly for seniors
- Perceived difficulty of traveling Route 1 corridor
- More trail, bike, and pedestrian facilities
- Primarily driving access
- Lots of traffic and speeding
- Biking is difficult
- Bikeshare station
- Difficult for UMD students to access
- Challenge to convince people to get from downtown to North College Park & back
- Safety walking to/from the Metro
- Inconvenient entry points and circulation
- Parking

Other Suggestions

- How will new apartments change recreational use?
- Make Duvall Field a community gathering space
- Automatic lights
- Concern over overuse
- Look at usage and alternative usage
- Holistic planning – look at other service providers
- Integrate commercial and city spaces, make more of a gathering place
- Clubs/associations might be willing to provide some funding for a synthetic turf field
- Kids say the park is boring – need more variety
- Make sure it is safe, pleasant with many things to do
- Build it better & they will come
- Pop up parks

Top Priorities for Elements to Include in the Initial Design of Duvall Field

- Should be a signature facility, show piece, support wellness, community building, gathering space, community events, etc.
- Improve fencing
    - Add additional walking access points on all four sides of the park for adjoining neighborhoods
    - Improved lighting for safety, possibly security cameras
- Walking trail around the entire space
    - With fitness equipment stations
    - Benches
    - Distance markers
    - Wide enough for 3 - 4 people
    - Usable for bikes and strollers
- Multi-use field (Synthetic Turf) that can accommodate soccer, lacrosse, rugby, softball, baseball, etc. and host special events
    - Year-round playing field(s) maximize space for playing fields while increasing available space for other amenities
    - Improved and reoriented fields
    - Include appropriate lines and sport amenities such as goals, spectator seating, multiuse scoreboard, batting cages, practice wall, etc.
    - Lighted
    - Shade for players and spectators
    - Drinking fountains, water bottle filling stations
    - Storage
    - Small maintenance building
- Add amenities in close proximity to filed to allow parents to supervise their children at multiple locations
- Enhanced playground space and playground equipment – for multiple ages (ADA)
- Additional amenities
    - Covered pavilions
    - Basketball court
    - Volleyball court
    - More picnic space with BBQ
    - More play areas, open space, green space – for informal play
    - Concrete pad for:
        - Four square
        - Using chalk
        - Large Chess pieces
        - Other play
- Enhanced landscaping
    - Sustainable
    - Native plants
- Improvements to the layout of the concession stand
- Account for appropriate parking needs

Usage & programming – fully activate the space

- Add section in report with recommendations for the City regarding scheduling procedures for Duvall Field
- Maintain access to field for kids in community
- More uses for all members of the College Park community
- Saturday programming and weekend access

NATURAL TURF COMPARISON WITH SYNTHETIC TURF

DUVALL FIELD USAGE

Requests for field space at Duvall Field has continued to increase annually for the City of College Park. Soccer, lacrosse, rugby, youth football, baseball, softball, kickball, and social sports have all expressed interest in access to field space at Duvall Field during the public engagement portion of this study. Demand for fields have risen with the popularity of youth and adult sports. A synthetic turf field area at Duvall Field could accommodate many more activities at Duvall Field on a daily basis, because synthetic turf fields can withstand the constant use from players in almost any weather condition. The option to install natural turf with a sand base and drainage would be problematic due to the sloping of the field required to assist with drainage which doesn't typically work well with overlapping multisport fields.

The usage for synthetic turf is not limited by the number of practices or hours of usage. Natural turf should be limited to 3 - 4 hours per day for practice and 3 - 4 games per week in order to maintain proper playability condition. A properly maintained field is the key; many natural turf fields are not properly maintained due to the extensive maintenance required. When using natural turf fields, goals and high use areas should be moved or rotated regularly to prevent excessive wear or damage to the natural turf.

A natural turf field needs to be regularly taken out of service to regenerate itself or be rehabilitated. Bermuda grass fields will regrow back-in in about 10 to 14 days if cared for properly. Bluegrass/fescue fields will need to be reseeded and this takes 6 to 8 weeks to grow back.

Synthetic turf fields require less maintenance and are not easily damaged in wet weather conditions.

SAFETY CONCERNS

The Synthetic Turf Council collected independent research and studies from third-party organizations regarding synthetic turf and its system components under the following topics:

- Player Performance & Risk of Injury
- Environmental & Health Risk of Synthetic Turf with Crumb Rubber Infill

Player Performance & Risk of Injury
Playing Surface Technical Analysis 3

FIFA, Prozone Study, 2011

- This is the third study FIFA has commissioned to analyze and compare player performance during games played on top quality synthetic turf and grass. All three studies and other FIFA research are available here: http://www.fifa.com/aboutfifa/footballdevelopment/pitchequipment/footballturf/testsresearch/studies.html
- Conclusions: These studies found that no significant differences exist between team and player performance on football [synthetic] turf and natural grass.

Environmental & Health Risk of Synthetic Turf with Crumb Rubber Infill

ETRA: No harmful effects of using crumb type rubber in sports infill

"JUNE 27, 2016
"BRUSSELS — ETRA, The European Tyre Recycling Association, has declared that there is a need for all the actors in the artificial turf sector to come together and move to refute allegations about the impact of tyre rubber granulate used in sports fields. In recent years, unfounded claims have been made that recycled tyre rubber has a harmful effect on sports players who come into contacts with the rubber infill – in particular those in goalkeeping roles.

"However, despite two decades of research on the subject, funded by industry, the government, and public interest groups, there is no empirical research that links tyre rubber to cancer. The USA Environmental Protection Agency lists some 41 independent projects, none of which find any harmful effects of using tyre rubber in sports infill. The Synthetic Turf Association lists another 10 such reports. The 2007 ETRA 'Artificial Turf Compendium' cites over 50 studies on the issue."

Additional studies regarding Synthetic Turf can be found at the following website:
https://www.syntheticturfcouncil.org/page/Research#injury

SYNTHETIC TURF FIELD MAINTENANCE

Shaw Sports Turf Maintenance Manual has been included as an attachment to this report as an example. Synthetic turf fields require regular maintenance that is different from natural grass field. The following comprehensive maintenance tasks can be contracted out through the company that manufactures and installs the Synthetic Turf chosen for Duvall field.

Comprehensive Maintenance Options
Comprehensive maintenance generally includes the use of specialty maintenance equipment by trained maintenance professionals. Depending upon the situation, the following actions may be performed:

- Professional field inspection and corrective action
- Decompaction of infill
- Redistribution and leveling of the infill
- Deep cleaning
- Metal removal
- Weed and pest treatment
- Partial removal and reinstallation of infill material

The following ongoing maintenance tasks can be handled by the City or contracted out through the company that manufactures and installs the Synthetic Turf chosen for Duvall field.

Ongoing Maintenance Musts
The basic components of effective, routine maintenance are to:

- Conduct inspections and perform minor repairs to avoid playing hazards
- Keep the playing surface clean and free of debris and contaminants
- Check and maintain proper infill levels to provide a consistent surface
- Brush the surface to preserve appearance, keep grass fibers upright, and maintain even infill levels, making sure to use only approved bristles that will not overly abrade the fibers
- Maintain a maintenance and activity log

Additional information regarding synthetic turf and natural turf maintenance can be found at the following website: https://spark.adobe.com/page/AhxF06PYJQpNU/

NATURAL TURF FIELD MAINTENANCE

Natural turf fields require regular maintenance that is different from synthetic turf fields. A sample of Natural Turf Field Maintenance Guidelines are included below. The following comprehensive maintenance tasks could be provided by the City or contracted out through a landscape/field maintenance company that specializes in natural turf field maintenance.

Sample

Natural Turf Field Maintenance Guidelines

LEVEL	MOWING	NATURAL TURF FERTILIZATION	AERATION	Watering	WEED CONTROL
I	Weekly-32X year Bluegrass, Fescue and athletic turf grasses. Sports fields are mowed 2X/week/ 16 weeks	Turf - 4X year, Sports fields receive 6 applications	3X year, Sports fields receive 1 deep core aeration and +/-8 slice aerations annually	Daily/as needed	Daily inspections control as needed
II	Weekly-32X year Bluegrass, Fescue and athletic turf grasses	Turf - 4X year	3X year	Every other day/as needed	Weekly inspections-control as needed
III	Every 3rd week.	Turf - 3X year	1X year	Weekly/as needed	Monthly inspections-control as needed

Estimated cost to maintain a natural turf practice field for a season/year, Bermuda field, mowing, topdressing, coring, dethatching and sodding back worn out areas is $ 30,000.00 per year. Add another $4,000.00 if the field is to be over seeded with a perennial rye for the winter. Bluegrass / fescue is about the same cost.

Estimated cost to maintain a natural turf game field for a season/year is between $25,000 and $30,000.

The life cycle between total renovation of a natural turf practice field and when it would need another total renovation is typically about 4 to 5 years.

The life cycle between total renovation of a grass game field and when it would need another total renovation is typically about 6 to 8 years before the field needs to be renovated. Again, it will depend on the number of games and how well the field is maintained.

SYNTHETIC TURF COST ESTIMATES

Cost: Shaw Inc., a leading Synthetic Turf company recommends budgeting $10-$12 per square foot for a total 112,000 sf synthetic turf system including drainage base. The turf itself would be $4-$8 depending on a few factors: Type of turf, optional shock pad, type of infill. Turf with crumb rubber infill and no shock pad is in the $4 range. When you start adding a pad or other infill materials the price can increase.

The following are key observations from a maintenance cost comparison provided by Shaw Inc. of synthetic turf vs. natural turf prepared for a project in Charlotte – Mecklenburg:

- The Synthetic Turf field had 1,030 projected reserved uses in a year compared to 542 projected reserved uses for the Natural Turf field.
- Total projected yearly expense for the Synthetic Turf field was $2,360 compared to $18,819 the Natural Turf field.
- Total projected yearly revenue for the Synthetic Turf field was $66,950 compared to $21,680 the Natural Turf field.
- Initial startup costs for the Synthetic Turf field was $500,000 compared to $150,000 for the Natural Turf field.
- Projected expenditures for a 12-year cycle for the Synthetic Turf field was $40,320 compared to $290,728 for the Natural Turf field.
- At the conclusion of a 12-year cycle which includes a replacement of the Synthetic Turf Field, the revenue projected for the Synthetic Turf field is **$88,072** while the cost to operate the Natural Turf field is **$239,810**.

NATURAL TURF COST ESTIMATES

Matt Harder, Owner of Earthworks & Sprinklers, whose firm installed and maintains the NFL Football Washington Redskins Practice Facility in Richmond, VA provided the following information regarding natural turf field maintenance costs. The following graphic is a summary comparison of a Natural Turf Field and a Synthetic Turf Field:

Consideration	Natural Turf Field	Synthetic Turf Field
Estimated Installation Cost	$7 - $10 per SF	$7 - $15 per SF
Irrigation	required	not required
Drainage	restricts playability	doesn't restrict playability
Maintenance	more labor intensive	less labor intensive
	requires annual reseeding	
	requires weekly mowing	requires weekly sweeping
Field Markings	temporary	permanent
	requires weekly repainting of the lines	
Playability	limited	unlimited
Special Events	Special Events cause significant damage to natural grass fields	Special Events don't typically cause significant damage to synthetic turf fields
Weather	can limit use	not affected
Environment	provides oxygen	no water or chemical applications
Life Expectancy	requires regular periods of non-use	does not require periods on non-use
	requires renovation/replacement very two - three years depending on types of usage	replace top surface every 8-10 years replace subsurface every 16 - 20 years
Annual Maintenance Costs	Typically 1.5 times the cost of synthetic turf	Typically .66 the cost of natural grass
Replacement Costs over a 10 Year Cycle (2019 costs)	**$ 784,000** replacing only the grass field surface twice over ten years	**$ 672,000** replacing the entire synthetic turf field at Duvall Field (football, lacrosse, soccer, rugby, baseball, and softball) once at the conclusion of ten years
Health Concerns	use of herbicides and fertilizer	concerns regarding materials used

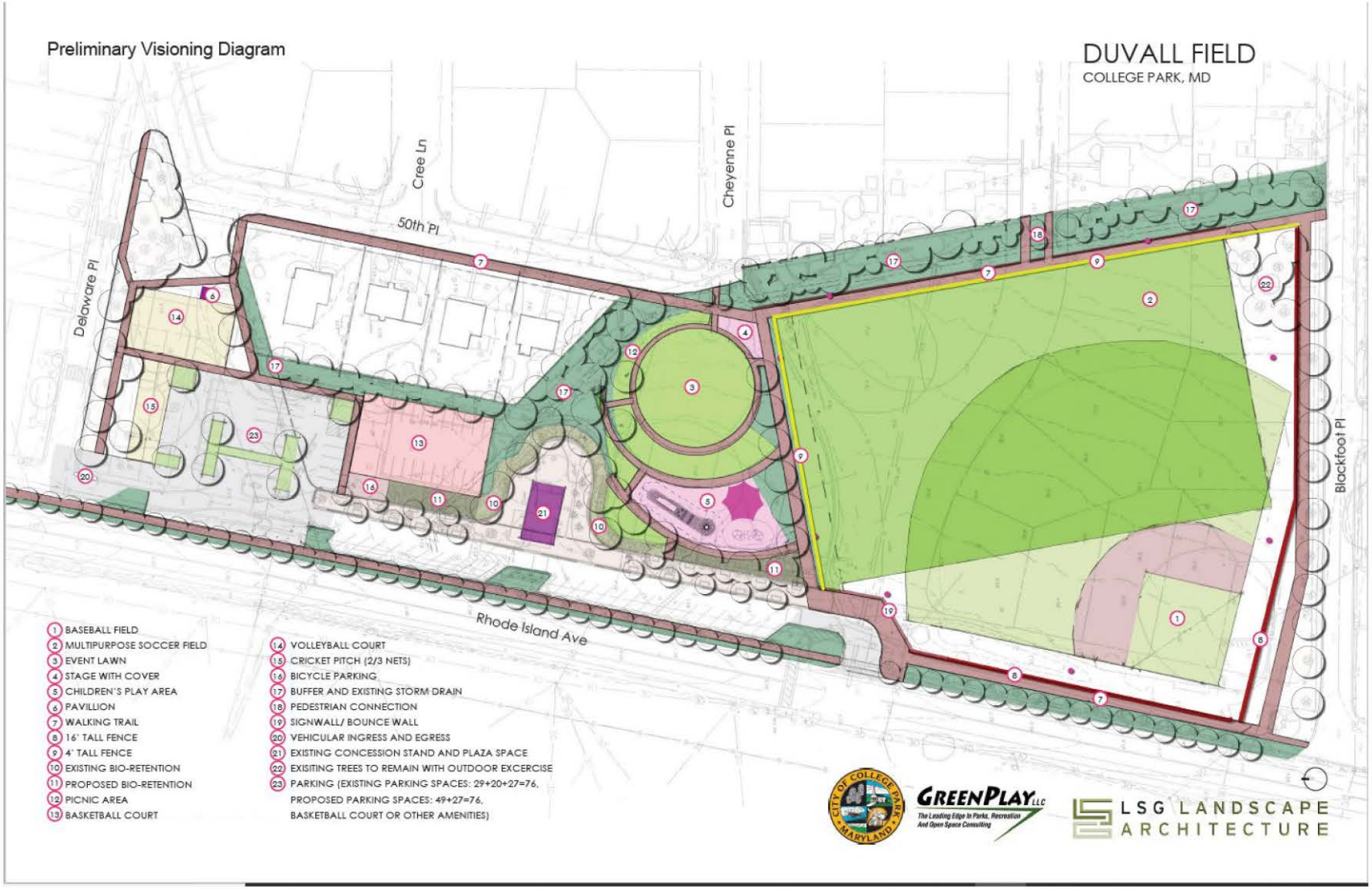
After reviewing all of the available research and considering the needs of the College Park community synthetic turf is the recommended field playing surface for Duvall Field to increase its playability, and usage.

II. DUVALL FIELD PROGRAM ELEMENTS AND CONCEPTUAL PLANS

The following conceptual plan provides the maximum benefit to the College Park community by developing the Park into three activity zones:

- Athletic/recreational fields
- Events space
- Recreational space

These three zones maximize the potential usage of the entire Duvall Field Park space. This conceptual plan is developed to allow for maximum usage of the athletic field space by providing a synthetic turf surface than can accommodate multiple group simultaneous practices and multiple different game field configurations without causing any unplayable filed conditions due to overuse or weather. The events space is an area dedicated for special events, stage use, open space, informal use, children's play, family activities, picnic area, and other recreational uses. The recreation space is an area dedicated for basketball, volleyball, cricket pitch, bounce wall, and other recreational usages. The existing concession stand and plaza have been maintained. Other amenities that serve the entire park such as parking, a connected walking/jogging trail, bicycle parking, bio-retention, buffer zones, storm drains, and existing trees have all been maintained and improved in this conceptual plan.


Preliminary Visioning Diagram
DUVALL FIELD
COLLEGE PARK, MD
Cree Ln
Cheyenne Pl
50th Pl
Delaware Pl
Blackfoot Pl
Rhode Island Ave
1 BASEBALL FIELD
2 MULTIPURPOSE SOCCER FIELD
3 EVENT LAWN
4 STAGE WITH COVER
5 CHILDREN'S PLAY AREA
6 PAVILLION
7 WALKING TRAIL
8 16' TALL FENCE
9 4' TALL FENCE
10 EXISTING BIO-RETENTION
11 PROPOSED BIO-RETENTION
12 PICNIC AREA
13 BASKETBALL COURT
14 VOLLEYBALL COURT
15 CRICKET PITCH (2/3 NETS)
16 BICYCLE PARKING
17 BUFFER AND EXISTING STORM DRAIN
18 PEDESTRIAN CONNECTION
19 SIGNWALL/ BOUNCE WALL
20 VEHICULAR INGRESS AND EGRESS
21 EXISTING CONCESSION STAND AND PLAZA SPACE
22 EXISITING TREES TO REMAIN WITH OUTDOOR EXCERCISE
23 PARKING (EXISTING PARKING SPACES: 29+20+27=76, PROPOSED PARKING SPACES: 49+27=76, BASKETBALL COURT OR OTHER AMENITIES)
GREENPLAY LLC
The Leading Edge In Parks, Recreation And Open Space Consulting
LSG LANDSCAPE ARCHITECTURE

III. Construction Budget Estimates

The cost estimate provided below is based on the conceptual plan. It is provided as a preliminary estimate for project planning and budgeting purposes only. A more detailed cost estimate and fee schedule should be developed during the final design and construction bidding phases.

SECTION NO.	ITEM DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL PRICE
011000	**PERMITS/FEES**	LS	0	$ 20,000.00	$ -
012000	**MOBILIZATION** - Not to exceed three percent (3%) of the total contract bid price	LS	1		see below
015000	**TEMPORARY EROSION & SEDIMENT CONTROL**				
	Stabilized Construction Entrance, silt fence, inlet protection etc	LS	1	$ 5,000.00	$ 5,000.00
022300	**SITE CLEARING, DEMOLITION, & REMOVALS** - Includes, but not limited to, existing concrete pavement, basketball court,	LS	1	$ 50,000.00	$ 50,000.00
022310	**TREE PROTECTION & ROOT PRUNING**				
	Tree Protection Fence, Root pruning, Root protection matting, permanent	LS	1	$ 25,000.00	$ 25,000.00
023150	**EARTHWORK**				
	Cut to fill and fine grading	SF	200000	$ 2.00	$ 400,000.00
033000	**CAST-IN-PLACE CONCRETE - Includes, but is not limited to, all items uder Specification 033000.**				
	Cast-In-Place Concrete (Wall with Stone Veneer, Flush Curbs, Header	CY	100	$ 1,500.00	$ 150,000.00
	Curb (Parking Area)	LF	700	$ 70.00	$ 49,000.00
034819	**PRECAST CONCRETE ADA PAVER**	SF	1500	$ 60.00	$ 90,000.00
055200	**METAL FABRICATIONS**				
	Handrail	LF	10	$ 125.00	$ 1,250.00
	Metal Fence around the fields	LF	2000	$ 50.00	$ 100,000.00
	Metal Gate	EA	2	$ 1,000.00	$ 2,000.00
099113	**PAVEMENT MARKINGS**	LS	1	$ 1,500.00	$ 1,500.00
101400	**SIGNAGE**				
	Park Entry Sign	EA	2	$ 2,000.00	$ 4,000.00
	Age Appropriate Playground Sign	EA	2	$ 2,000.00	$ 4,000.00
	Park Rules Sign	EA	2	$ 2,000.00	$ 4,000.00
	Metal letters entry sign	LS	1	$ 2,000.00	$ 2,000.00
	Court Rules Sign	EA	2	$ 2,000.00	$ 4,000.00
116800	**PLAYGROUND EQUIPMENT & STRUCTURES (Brand Names - no substitutions allowed)**				
	play equipment various age groups designed to address universal accessibility.	LS	1	$ 300,000.00	$ 300,000.00
116833	**ATHLETIC EQUIPMENT**				
	Volleyball Poles (set, includes	EA	1	$ 3,476.97	$ 3,476.97
	Volleyball Net	EA	1	$ 371.30	$ 371.30
	Basketball poles	EA	1	$ 3,500.00	$ 3,500.00
	Cricket practice nets	EA	2	$ 1,000.00	$ 2,000.00
		EA			$ -
		EA			$ -
129300	**SITE FURNISHINGS**				
	Bench	EA	4	$ 2,000.00	$ 8,000.00
	Trash Receptacle	EA	2	$ 1,500.00	$ 3,000.00
	Recycling Receptacle	EA	2	$ 1,500.00	$ 3,000.00
	Bike Rack	EA	5	$ 750.00	$ 3,750.00
	Picnic Table	EA	3	$ 2,400.00	$ 7,200.00
	Picnic shelters	EA	2	$ 45,000.00	$ 90,000.00
260111	**CONDUIT**				
	Common Trench and Backfill	LS	1	$ 3,000.00	$ 3,000.00
	3/4" PVC Sch 40	LS	3	$ 500.00	$ 1,500.00
260123	**WIRE & CABLE**				
	Wiring Conductors	LS	1	$ 1,700.00	$ 1,700.00

SECTION NO.	ITEM DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL PRICE
260195	**ELECTRICAL IDENTIFICATION**				
	Nameplates	LS	1	$ 100.00	$ 100.00
	Wire Markers	LS	1	$ 100.00	$ 100.00
	Underground warning tape	LS	1	$ 100.00	$ 100.00
260470	**ELECTRICAL WORK/PANELBOARDS**				
	New Panel/Breakers	LS	1	$ 3,000.00	$ 3,000.00
	Connections (existing and proposed)	LS	1	$ 2,000.00	$ 2,000.00
265613	**STREET & SPORTS LIGHTING**				
	Court Lighting with push button control (Includes all materials and equipment needed for installation)	LS	1	$ 150,000.00	$ 150,000.00
321313	**CONCRETE PAVEMENT**				
	4" Concrete (Includes, but not limited to, items in Specification 321313)	SF	1400	$ 8.00	$ 11,200.00
321314	**ASPHALT PAVEMENT**				
	Asphalt Parking Lot	SF	21000	$ 12.00	$ 252,000.00
	Asphalt Trail	SF	31680	$ 12.00	$ 380,160.00
321315	**ASPHALT COURT PAVEMENT**				
	Basketball and Volleyball Court	SF	15000	$ 12.00	$ 180,000.00
	1" Asphalt Surface Course	SF	0	$ 6.00	$ -
321316	**ASPHALT COURT SURFACING**				
	Playing Lines & Graphics	LS	1	$ 10,000.00	$ 10,000.00
321540	**CRUSHED STONE SURFACING**				
	Crushed stone 6" deep	SF	0	$ 28.50	$ -
321815	**SYNTHETIC TURF SURFACE: BASEBALL AND SOCCER**				
	SYNTHETIC TURF SAFETY SURFACE	SF	112000	$ 13.00	$ 1,456,000.00
321817	**POURED-IN-PLACE RUBBER SURFACE SYSTEM**				
	POURED-IN-PLACE RUBBER SURFACE SYSTEM	SF	6440	$ 25.00	$ 161,000.00
321819	**MASONRY**				
	segmental retaining wall	LF	7000	$ 100.00	$ 700,000.00
	Stone Veneer	SF	900	$ 120.00	$ 108,000.00
	Precast Concrete Cap	LF	150	$ 25.00	$ 3,750.00
328000	**IRRIGATION SYSTEMS (Includes controller, lines, heads, valves, & boxes)**	LS	1	$ 35,000.00	$ 35,000.00
329000	**EXTERIOR PLANTS**				
	Trees (Large)	EA	15	$ 750.00	$ 11,250.00
	Trees (Small)	EA	15	$ 500.00	$ 7,500.00
	Shrubs	EA	200	$ 25.00	$ 5,000.00
	Vines	EA	0	$ 25.00	$ -
	Perennials/Grasses/Ferns	EA	1000	$ 25.00	$ 25,000.00
	Perennials for Long Term Erosion Control Matting	EA	1000	$ 15.00	$ 15,000.00
329100	**SEEDING, SODDING, AND TOPSOIL**				
	Sod & Topsoil	SF	28900	$ 1.10	$ 31,790.00
	Wood Chip Mulch	CY	70	$ 60.00	$ 4,200.00
331116	**WATER DISTRIBUTION**				
	Gate Valve & Box	EA	1	$ 500.00	$ 500.00
	Double Check Valve	EA		$ 500.00	$ -
	Drywell	EA		$ 4,000.00	$ -
	Water Hydrant	EA		$ 750.00	$ -
	Bottle Filler	EA	1	$ 2,750.00	$ 2,750.00
	Flexible Copper Pipe	LF		$ 20.00	$ -
	Water Line Feed	LF	70	$ 60.00	$ 4,200.00
	Water Tap (by Contractor)	LS		$ 1,200.00	$ -
	Water Meter Installation (by County)	LS	1		$ -
334000	**STORM DRAINAGE**				
	RAIN GARDEN AND STORMWATER PIPING	LS	1	$ 80,000.00	$ 80,000.00
				TOTAL PRICE	**$4,961,848.27**
				MOBILIZATION	**$ 148,855.45**
				TOTAL ESTIMATED PRICE	**$5,110,703.72**
				C.ontengency =10%	**$ 511,070.37**
				Grand Total	**$5,621,774.09**

IV. Recommendations

An analysis of input received in stakeholder meetings, staff interviews, facility and site tours, market analysis, as well as demographic and trends research identified the City residents' desire for an updated or renovated field/park center to meet a wide range of community needs. A summary of desired program elements includes the following:

1. Active recreational amenities:
    a. A full-size baseball and softball field to serve all youth teams.
    b. A full-size multipurpose synthetic turf field to meet the needs of soccer, rugby, football, lacrosse, and other teams.
    c. Other sports opportunities such as basketball, volleyball, and cricket practice nets.
    d. Upgraded children's play area that is close to the sports fields and serve different age groups.
    e. A continuous walking loop with frequent seating.
    f. Outdoor fitness equipment.
2. Passive recreation amenities:
    a. An event lawn with stage to host community gatherings such as movie nights and musical events.
    b. Pavilion(s) for renting out to birthday parties and smaller gatherings.
3. Other supporting requirements:
    a. All necessary infrastructure for the sports facilities including upgraded lighting, fence, appropriate surfacing for maximum usage and proper drainage.
    b. Additional car and bicycle parking.
    c. Improved pedestrian access from all sides of the park.
    d. Improved vehicular circulation from Rhode Island Avenue as well as Delaware Place.
    e. Saving existing trees as much as possible.
    f. Maintaining existing stormwater facility and providing space for any additional stormwater management.
4. Additional Recreation features are incorporated that have various program elements and features that may benefit the whole community:
    a. A continuous walking trail that provides half a mile loop.
    b. Special construction along Blackfoot Place to protect the existing trees while incorporating trail system parallel to the road.
    c. Additional plantings along the east side of the park to enhance the buffer between the residential properties and the park.
    d. LED lighting to increase usage of the park, conserve energy and limit lighting pollution.
    e. Fencing on all sides of the active recreation area. Approximately 1,400 linear feet of fencing of various heights.
    f. Entrance feature and/or art element to enhance the curb appeal and create focal point.
    g. Poured in place surface for the children's play area to increase its usability and providing universal access.
    h. State of the art outdoor play and exercise equipment.
    i. Enhanced stormwater management.
    j. Native plant material creating a gardenesque setting around the event lawn and stage area.

NEXT STEPS

To bring this vision to reality, the following actions are recommended:

1. Administrative Groundwork:
    a. Distribute final report
    b. City Council decision on final plan elements
    c. Establish target schedule
    d. Make provision for the park design and construction in Capital Improvement Plan
2. Detailed design: Award of design contract
    a. Typical scope includes:
        i. Design Development phase:
            - Refining the conceptual design in AutoCAD along with engineering input
            - Updating final park master plan including 3D visualizations and engineering designs
            - Community participation to confirm the final plans
            - Pricing set including detailed specifications
            - Detailed cost estimate
            - Operations cost analysis including projected revenue
            - Construction phasing plan
    b. Bidding.
        i. Final construction drawings for bidding process
        ii. Final specifications for bidding process
        iii. Bidding process and selection of Contractor
3. Award of construction contract.
    a. Permitting by the contractor
    b. Construction Phase services
        i. Review submittals & answering RFI requests
        ii. Site visits and Punch list
        iii. Final inspection and closing.
4. Construction
5. Grand Opening of the Park!

Summary of Athletic Field Options: A Decision-Making Guide for Native-Grass, Modified and Engineered, and Synthetic Turf Fields

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Fall 2019 Environmental Science and Policy Capstone

DISCLAIMER: This document was written by undergraduate students in fulfillment of an academic capstone requirement. The research and report were compiled during one academic semester (approximately 15 weeks). This report reflects the work the students were able to complete within this period of time. It does not necessarily represent the views of the University of Maryland College Park or any other individuals referenced or acknowledged within the document.

Table of Contents

I.Executive Summary…….3
II.Introduction……..4
III.Goals and Objectives...……6
IV.Methodology……6
V.Glossary of Terms……9
VI.Findings/Results
A. History and Evolution of Play Field Surfaces
Natural Grass, Native Soil Fields…….....……10
Modified and Engineered Fields…….....13
Synthetic Surface Fields……...……..17
B. Player Safety
Injury Risk……..20
Direct Material Contact.....22
Contaminant Exposure……...23
Laboratory Studies of Field Components……..25
C. Environmental Concerns
Native Soil Fields……...27
Modified and Engineered Fields……28
Synthetic Surface Fields……29
D. Cost Comparison……..32
Cost Matrix……35
VII.Discussion of Findings…….....…36
Score Matrix……...…38
VIII.Conclusion…….…39
IX.Appendices
i References and Literature Cited……40
ii Ten Point Score Matrix……..….46
iii Brochure…….……..….47

I. Executive Summary

Playing field surfaces have become a controversial topic, sparking regulations from local governments and protests from upset constituents. This controversy has created a difficult decision for universities, recreation centers, and other municipalities in regard to what playing surface type should be installed for field renovations and developments. As many stakeholders, ranging from athletic teams to homeowners, are impacted by field constructions and renovations, it is important to consider all possible field options that will best serve the community. This project investigates the advantages and disadvantages of artificial turf, modified-engineered soils, and native grass fields from multiple perspectives, using Duvall Field as a case study.

The goals of the project are to provide a guide and succinct discussion of field types to aid stakeholders in their decision making process of determining which field surface type would best suit their needs. The specific objectives of the project are to: 1) provide the City of College Park with a literature review on field surface options that encompasses the history of natural and turf fields, player safety, and the environmental concerns with each field type, 2) develop a matrix that summarizes the relative strengths and drawbacks for each field type for each of the topics that are reviewed in objective 1) and 3) create a brochure that informs the public of the advantages and drawbacks inherent in the selection of a specific field type.

The research on the development, environmental concerns, player risks, and costs associated with each field option are supported by peer-reviewed literature from databases (Google Scholar, Web of Science, Academic Search Complete), typical field maintenance regimen, industry professional and trade-specific publications, budget analyses of current field owners, and interviews with field experts.

Synthesis of the research on the examined topics indicate that even though native grassed fields may be financially appealing as they hold the lowest construction and maintenance costs, they still bear major disadvantages. Native grassed fields typically suffer from poor drainage, leading to less field use and resorting to major drainage installations to compensate. In contrast, artificial turf fields have made major improvements since they were first introduced in the 1960's that are conducive for player safety, player performance, and maximum field use. These major improvements, such as cushioning, softer grass blades, and an efficient drainage system, come with high construction and maintenance costs as well as their own unique set of athletic injuries that only stem from playing on artificial turf fields. Modified/engineered fields are also a viable option as they serve as a compromise between the two previous field options, with moderate construction and maintenance costs. This field option appeases institutions who are deterred from artificial fields and their associated toxicology concerns, while still optimizing field use with drainage systems and modifications. Based on the findings, it is suggested for institutions to use this comparison and review of the field options to guide their decision-making process and determine which field type best suits their intended field use, priorities, and budgets.

II. Introduction

Increased demands being placed on recreational fields has resulted in many natural grass fields being replaced with artificial turf fields. Artificial turf is thought to provide the durability and strength to maintain integrity that allows for more games played per day and more hours of gameplay. With this, there have been two main schools of thought arising: those who prefer natural grass fields and those who prefer artificial fields. Those who prefer natural grass tend to be parents (Barton Straus, 2019). Parents worry about the heat hazard, possible chemical hazards, and injury risk. Those who prefer artificial turf tend to be school districts and sports organizations. For them, the reduced maintenance and durability of the artificial turf make it worth the installation (Putterman, 2017). The issue at hand is to determine whether natural grass, natural grass with modified soil, or artificial turf would be the best option for a sports field. The options for artificial turf are constantly changing so it is necessary to have an updated review of all options available, both natural and artificial, for a field renovation. The decision must be based on the sports played on the field, the age of those using the field, the climate patterns of the location of the field, and how often the field is in use (Putterman, 2017). The sports being played on the field will determine the wear and tear that the field will undergo and determine the durability that the playing surface must provide. The climate pattern of where the field is will factor into the concern about heat and if the field can be used during rainy weather. The age of those playing on the field determines the need for durability a well just as how often the field is in use will. The research done for this paper addresses the previously mentioned concerns about both artificial turf and natural grass with and without modifications. The research done also

analyzes the most cost-effective decision, exploring not only pricing but the overall safety and environmental cost of each choice. Pricing, safety, and environmental effects are valid concerns for various stakeholders including municipalities, school districts, and parents. The final results are relevant to Duvall Field in College Park, and can ultimately be applied to any play field surface for any recreational sports field in the greater Maryland area.

III. Goals and Objectives

The goal of this report is to provide necessary background information on three play field types to serve as a resource in the decision-making process for field installation and renovation. Attainment of the goal was reliant on achieving three specific objectives. These were to 1) complete a literature review on field surface options encompassing the history of natural and turf fields, player safety, environmental concerns associated with each field type; 2) to conduct or perform a cost comparison and impact scores for the three field types assessing the benefits and drawbacks of each; and 3) to develop a concise, graphic summary in brochure form that can be directed toward the general public.

IV. Methodology and Research Approach

Literature Review: A review of literature pertaining to the history of play field construction, player safety, and environmental concerns associated with three field types was conducted utilizing search engines such as Google Scholar, Web of Science, Academic Search Complete, and other databases. Key terms are identified and defined in the Glossary of Terms for clarity and concision. Additional information from general media and/or industry-specific publications was examined as relevant. The City of College Park Duvall Field renovation project website and the existing conceptual design and recommendations provided to the City of College Park by their previous consultant were also considered. An interview with Mr. P.J Ellis, Assistant Athletic Director at the University of Maryland and head of maintenance of athletic fields, provided more information about management and maintenance of similar fields in proximity to Duvall Field.

Cost Comparisons: Information from field owners, managers, and sport fields manuals support the costs listed in the report. This information included an interview conducted with the head of maintenance for athletic fields at the University of Maryland. This interview provided information of the ins and outs of natural and synthetic fields located in the same geographical area as Duvall field. Information from the Montgomery County Parks Service, and regional institutions also provided information on managing sports fields in the area. The maintenance costs of the different field types vary based on usage, location, and many other factors. The data produced for the replacement cost of each field type is based on a ten-year lifecycle (that being the average year that artificial fields must be replaced.) Aside from installation and maintenance, recycling, and disposal costs are also considered in the report. The potential revenue generated from the use of each field type is also considered in the findings. The various dollar amounts presented in the cost comparison were adjusted to best reflect the needs of Duvall field. The installation costs were adjusted to reflect the standard football field size of 57,600 square feet. The maintenance costs were adjusted to reflect the estimated 770 hours of use for Duvall Field per year.

Score Matrix: A score matrix supports the research and findings related to each play field type. This matrix allows for a visualization of the findings in the report. Native grass, modified, and synthetic surface fields are all evaluated. The categories within the matrix include: risk of player injury, contaminant exposure to players, soil properties and drainage, chemical treatments, wildlife impacts, disposal methods, land disturbance, weather adaptability, installation and maintenance costs, and durability and longevity. This allows for a quick comparison of the three field types in comparison to one another.

Each field type was ranked from 1 to 3 for each category, where 1 represents the best score, while 3 is the worst. An additional 10-point matrix was added at the request of the client and City Council. Each of the categories above was given a score from 1 to 10, with 1 being the worst and 10 being the best were given for each category. Each team member provided a score based on research and knowledge of each category. Scores were compiled and the average value for each category is presented (see Appendix ii).

Brochure: The brochure is a concise summary of the findings, including images and graphics from key findings, cost comparison and score matrix. It was designed snapshot of the overall field type selection process, to be used as a quick reference guide for the general public and anyone unfamiliar with play field surfaces for recreational sports fields.

V. Glossary of Terms

Artificial or Synthetic Turf - a manufactured material, similar to carpet, that is used to simulate grass; this is used in conjunction with engineered sub-surfaces in the design of artificial or synthetic fields.

Crumb Rubber – a granular product made from recycled, shredded tires, with steel and tire cord material removed; often used as infill in synthetic turf fields.

Crown Design – a field design in which the center of the field is slightly elevated or domed to facilitate rain and run-off to flow away from the play area.

Modified & Engineered Soil Field – natural grass fields that have had their sub-surface altered or constructed, usually to facilitate rapid drainage, appropriate elevation grade, and soil type and composition; there are many degrees by which a field may be modified and/or engineered.

Native Soil Fields – natural grass fields that have not had their sub-surface built or altered from their natural or original state. Duvall Field is currently a native soil field.

Natural Grass Fields – fields that feature real, living grass as a play surface; this term includes native soil, modified and engineered solid designs.

Polycyclic Aromatic Hydrocarbons (PAHs) - naturally occurring chemicals found in rubber that are released when heated.

Shoe-Surface Interface: a catchall term that describes the interactions between the athlete's cleat and the playing surface.

Synthetic Infill – crushed or ground particulate material, often crumb rubber, used between blades of artificial grass in artificial or synthetic turf fields.

Volatile and Semi-volatile Organic Compounds (VOCs, SVOCs) – carbon-based chemicals that are released into the air at room temperature from various manufactured products

VI. Findings/Results

A. History and Evolution of Natural Grass, Modified & Engineered, and Synthetic Fields

Natural Grass Sports and Recreational Fields

For centuries, natural grass has served as the playing surface for numerous outdoor sporting activities. The documented history of turf grass as the playing surface for sports goes back to at least the 13th century with historical reporting of lawn bowling in the 1200s (Squires, 2009).

Around 1880, the investigation of grasses exhibiting quick recovery from damage due to sports traffic began in the USA. By 1930, the USDA had delineated several grass species that would perform best in the different climate zones of the USA. In the warmer areas of the country, such as the deep south, Bermuda grass (*Cynodon dactylon*) was found to perform best as a sports turf. In cooler regions of the county, such as upper Midwest and New England, Kentucky bluegrass (*Poa pratensis*) and perennial ryegrass (*Lolium perenne*) were found to be well suited for use on sports fields. Kentucky bluegrass forms a dense turf and can recuperate from wear damage. Perennial grass has excellent wear tolerance, but does not recuperate in the same manner Kentucky bluegrass, resulting in the need to constantly reseed this species in high trafficked areas. Many northern recreational fields are planted with a mixture of Kentucky bluegrass and perennial ryegrass. The mixture helps make the turf less susceptible to damage from pests, and more able to persist when subjected to environmental or mechanical stresses.

Healthy plant growth is dependent on proper soil conditions. The ideal soil for growing turf grass has relatively good drainage and a ready supply of nutrients that will support plant growth. Sports field soils undergo compaction when subjected to constant

play. Compaction is detrimental to turf grass growth because drainage and gas exchange (namely oxygen) between atmosphere and turf root system are both severely reduced. Additionally, compaction stunts the growth of roots, which results in reduced water and nutrient uptake by the turf. Compacted surface soil conditions can be alleviated for short periods of time (usually a few weeks) by cultivating the soil with hollow tines that remove plugs of soil, which are either removed, or broken up and returned to the soil. This practice, which is called aeration, needs to be done numerous times over the course of the year on high trafficked sports fields to maintain soil conditions that will support turf grass growth. The practice of aeration became prevalent on sports fields after the development of the first commercial aeration machine, the West Point Aerifier, in 1945 (Harper, 1991). In the decades following, aerating equipment has evolved and improved to help maintain a healthy turf efficiently.

Figure 1: soil cores are being removed from a core aerator to alleviate compaction (Gordon, 2019)

Good drainage is critical to the playability of natural grass fields. Natural grass fields are unusable when pools of water sit on top of them after it rains. This is a common

occurrence when the field is sited directly on the native soil that exists at the site. A crowned field will promote runoff of water from the field, lessening the ponding of surface water. However, drainage of water that has entered the soil is dependent on the texture of the soil and presence or absence of tile drains beneath the root zone of the turf.

Based on the percentages of clay and silt in soil layers, some fields may have low water movement due to smaller pore sizes (Cheng, 2014). For the case of Duvall Field, its natural soils are heavily compacted from consistent foot traffic from the sport games held. Compacted soils constrict soil pores, reducing water percolation and increasing risks of flooding (Weil, 2016). Furthermore, its soils have a ~30% clay content and hydraulic conductivity value of 8 mm per hour, indicating geologic restrictions of water flow (Web Soil Survey, 2019). Brenda Alexander, the Assistant Director of Public Works for the City of College Park, corroborates this by reporting a fragipan boundary in the field, a brittle soil layer notoriously known for restricting water flow and root penetration (Weil, 2016). Additionally, the field's poor drainage capacity is also evident from the constructed drainage grates that are in place to compensate for the soil's inability to facilitate water flow.

Drainage in native fields can be enhanced through multiple mechanisms and approaches. French drains are an inexpensive and easy approach to help saturation prone soils. After surveying the geology of the field, trenches are dug typically 5-6 inches wide and 8-12 inches deep along the perimeter of the field to receive the flowing water from its slopes (Liskey, 2019). If the field is not sloped to this approach's advantage, grading is a necessary method to create subtle slopes in the field that will then allow water to effortlessly move into the trenches (Liskey, 2019). The trenches are filled with gravel and

topped off with sand to allow the water to permeate deeper into the soil. To make the trenches inconspicuous, turf can be seeded that will grow on top of the ditches.

Another popular approach is topdressing. Topdressing is the application of a thin uniform layer of sand or finely milled organic materials over natural grass (Cornell University, 2019). Repeated long-term topdressing with sand alters soil physical properties by allowing water to infiltrate. Though typically routinely practiced 1-2 times a year, frequent applications over years will modify the soil profile to improve soil physical characteristics and eventually create a sand cap field in the long run (Cornell University, 2019).

A sand cap field can be constructed over time with topdressing, or it can be deliberately constructed (Sprecher, 2014). A sand cap field is created when 2-6 inches of topsoil is removed and replaced with sand (Sprecher, 2014). This is a less intrusive method than a modified and engineered soil field, as it only requires a small excavation of a few inches of soil rather than a completely re-engineering the soil profile (Sprecher, 2014).

Modified and Engineered Sports Fields

The terms *modified soil* and *engineered soil* are sometimes used interchangeably, but in the context of sports fields, the two terms are respectively used when referring to the renovation of an existing native soil natural grass field, and to the creation and placement of one or more precisely specified soil textures into an artificially created soil profile. Modified soils are natural soils that have been amended, while engineered soils are those associated with construction of an athletic field soil profile.

Modified soils are mixed with another material along with the natural soil, that material being sand. Usually, the mixture must be at least 80% of the other material in order to create the most significant impact on the overall outcome of the playing field quality (Landschoot, 2019). A big issue with natural grass fields is soil compaction, which makes it hard for water to drain and thus creates pools of water on the surface of the field, essentially making it unusable until the water drains. Adding material such as sand to the soil mixture improves internal drainage and significantly decreases soil compaction. Different particle sizes for sand are used for different purposes depending on the use and wear of the field and the type of activity the field is intended for. One of the most important things to consider is the size and shape of the sand particle, as different sizes come with their own benefits and drawbacks. In addition to sand, other materials include pea gravel or coarse sand, and organic material such as well-composted organic matter or fibrous sphagnum peat moss can be added into the mixture of sand and soil to maximize the benefits of a modified field (Kowalewski, 2015).

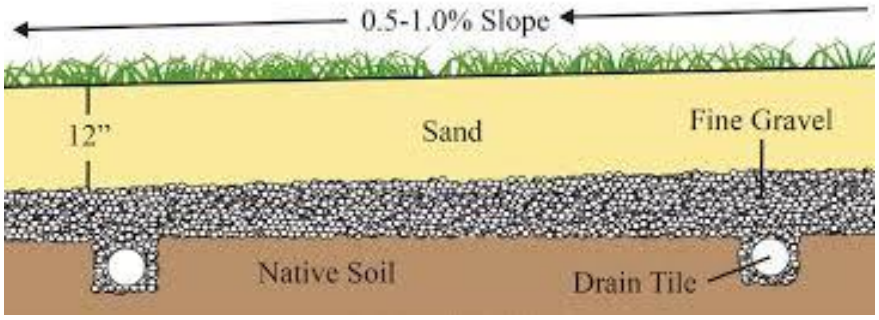

Figure 2: Drainage design of an engineered athletic field (Kowalewski, 2015)

In order to install a field with modified soils, crowning may be necessary, as well as drainage lines and an irrigation system in order to optimize playing conditions (Landschoot, 2019). Drainage lines are only necessary if the subsoil is impermeable, and the irrigation systems are necessary in order to keep fields from getting too dry. Getting a

uniform mixture is also important in the design of the field; in terms of construction, most soil is mixed with sand off site and then transported to the location where it will be used, meaning that native soil will be removed and replaced by the mixture (Kowalewski, 2015).

By the late 1940s and 1950s, sports fields were seeing increasingly intense traffic. Combined with the high clay content soils that were being used in sports fields at that time, public demand for higher quality sports fields rose as problems such as soil compaction and limited turf grass growth emerged (Schmidt, 1990). Thus, the high sand content root zones evolved. Sand-based playing fields became popular because natural grass fields were not sustainable in allowing for high-use playing because of the compaction and drainage issues. With sand-based playing fields, players could keep using fields during and after rain events, as they provide efficient draining and improved filtration; this allows for higher use of the playing field.

Coarser textured soils provided drainage of excess water as well as provide aeration for the root systems, promoting healthy turf grass growth. This type of engineered sports fields were first pioneered in 1960 in the United States, developed by the U.S. Golf Association (USGA) Green Section Method of root zone construction, which has seen many revisions since the first publication (Schmidt, 1990). Various modifications to the USGA Green Section Method have been proposed, and construction plans include The Prescription Athletic Turf (PAT) System, the Sportsturf All Weather Field, the H-Play System, and the Cambridge System (Kowalewski, 2015). With the exception of the Cambridge System, all of the following methods are alternative ways to

construct a sports field that does not involve amending the native soil (engineered as opposed to modified).

- USGA Green Section Method: recommendations for specifications on top-mix soil; particle size distribution, infiltration rate, porosity, bulk density, and a pea gravel layer below the sand root zone
- The PAT system: a sand root zone with a plastic liner and suction pumps- removes excess surface moisture and prevents the vertical movement of water out of the system
- Sportsturf All Weather Field: almost identical to the PAT system- both emphasize flat playing surfaces free of the crowns used in other fields
- H-Play system: drainage tubes, an automatic irrigation system, as well as a fertilizer injection system are installed
- The Cambridge System: a system of renovating and improving drainage on existing fields (founded in Europe)

Problems in the past with modified soils included figuring out how to solve the problem of poor drainage as well as the lack of aeration. Now, modified fields look to solving issues of severe divoting (in the case of a sports field primarily used for golf; divoting is when a piece or chunk of turf gets cut out from the ground and leaves a hole) and turf grass wear of above ground shoots due to intense traffic, although this is a problem found more at the professional level as opposed to the recreational level.

Synthetic Turf Fields

Synthetic Turf was first introduced in 1966 as AstroTurf and was installed in the Astrodome. The stadium was originally built on top of an old baseball field with a transparent roof to provide sunshine. The glinting of the sun was affecting games so the owner of the stadium decided to paint over the roof. This prevented the natural grass from getting enough sunlight to grow properly. This forced the owner of the AstroDome to resort to using an artificial playing surface. The first field to use what later became known as AstroTurf was Moses Brown School in Rhode Island in 1964. The artificial field concept turned out to be a huge success and has spread throughout the world. By the start of the early 1970s, AstroTurf became so popular that it helped spark the desire to build indoor sports stadiums. To keep up with the demand the nylon fibers of the original AstroTurf were replaced by polypropylene. The new material was cheaper and posed less of a threat for injury.

The artificial field surfaces in use back then are now referred to as first generation synthetic turf. First generation turf began as a tightly curled nylon fiber that was woven into a foam backing. It had loosely packed tufts and was also quite abrasive. The field was essentially a grass carpet over concrete. Due to this, the artificial fields became known for being unforgiving and led to more joint injuries than grass fields. To list a few of the issues: Athletes and doctors blamed the fields for friction burns, balls bounced harder and rolled faster, the turf wore at the seams and fell apart, and surface temperatures got very hot due to lack of transpiration cooling at the surface of the field.

In response to these issues, the manufacturers of synthetic turf released a second generation of turf. It had longer tufts and sand was placed between fibers for an increase in firmness. A shock-absorbing pad was installed underneath the turf to ease player

impact. The carpet pile was filled with silica sand to within several millimeters of the top of the fibers, allowing them to stand upright. Thus provided a flatter playing surface and gave the players an increase in ball control. Even though strides were made, the field still could not compete with natural grass. It was very suitable for sports such as field hockey, but not football nor baseball. If a player fell, there would be painful abrasions caused by the sand. In order to improve player safety several professional fields went back to natural grass during the 1990s. The problems with natural turf fields (difficult maintenance, need for abundant sunlight, risk of deterioration in adverse weather conditions), however, remained. While second-generation playing surfaces were not widely adopted within the United States, they did pave the way for the modern, third-generation systems now commonly used.

The third generation underwent the most modifications. The grass "blades" are longer and are spaced far apart in the backing – this allows cleats to sink well into the surface (much like they do with natural grass) which results in less stress on the players' joints and lets the foot easily get under the ball. The fibers are no longer made of polypropylene but of polyethylene, which is much softer and kinder to the skin, so that sliding tackles are not a problem. The turf systems feature mixtures of sand and rubber granules – when spread between the grass blades, this infill provides stability for the players, gives better ball control, and creates cushioning for the athletes which helps prevent injuries. These recent improvements have increased the popularity of synthetic fields. Unlike natural grass fields, it offers a surface that is easy to maintain, and does not require sunlight, and has a drainage system.

Third generation fields have evolved to different forms, such as slit filament and monofilament, and are marketed for different uses, therefore the selection of the correct filament type is essential for efficient maintenance. Slit filament is necessary for high use fields, and monofilament for lower trafficked fields —so choosing accordingly for the anticipated field traffic will keep maintenance requirements at a minimum, while being the most cost efficient.

Despite its preferred aesthetic value, monofilaments may incur higher maintenance costs if improperly chosen for a high-use field. Because monofilaments are designed to stand straight up, a large portion of infill is exposed. With most exposure, infill is more likely to be loss from field use, requiring frequent replenishment and redistribution of infill (McKenzie, 2017). On the other hand, silt filaments are more conducive to higher use fields. As the filaments are further worn down from play, they from a cross-hatch design that encapsulate the infill, preventing infill loss (McKenzie, 2017). Additionally, these fibers are created to endure and sustain significant activity, whereas monofilaments would split faster and flatten under high field use (McKenzie, 2017).

The most notable feature of third generation artificial fields is that it is designed purposefully to drain water quickly, circumventing rainstorm effects that would typically inhibit field use for natural grass fields. To accomplish this, turf fields are first constructed with a perforated carpet to allow vertical infiltration of rainwater (Cheng, 2014). Underlain the carpet, are layers of geotextiles, permeable fabrics, and coarse aggregates, that allow excess water to quickly flow away from the surface (Cheng, 2014). Coarse aggregates like sand and gravel are utilized for their large pores that can

facilitate water flow (Jastifer, 2019). To satisfy artificial field requirements, the stones must have a minimum permeability of 14 inches per hour (Strohman, 2018). Additionally, a perforated pipe is installed below the multi-layered system, collecting and transporting the drained water to collectors installed around the perimeter of the field (Cheng, 2014). The water in the collectors can then either discharge into storm drains or be treated and reused for irrigation or cooling the turf field down for hot summers (Risse, 2010). Collectively, this closed-system design optimizes field use by limiting chances of flooding.

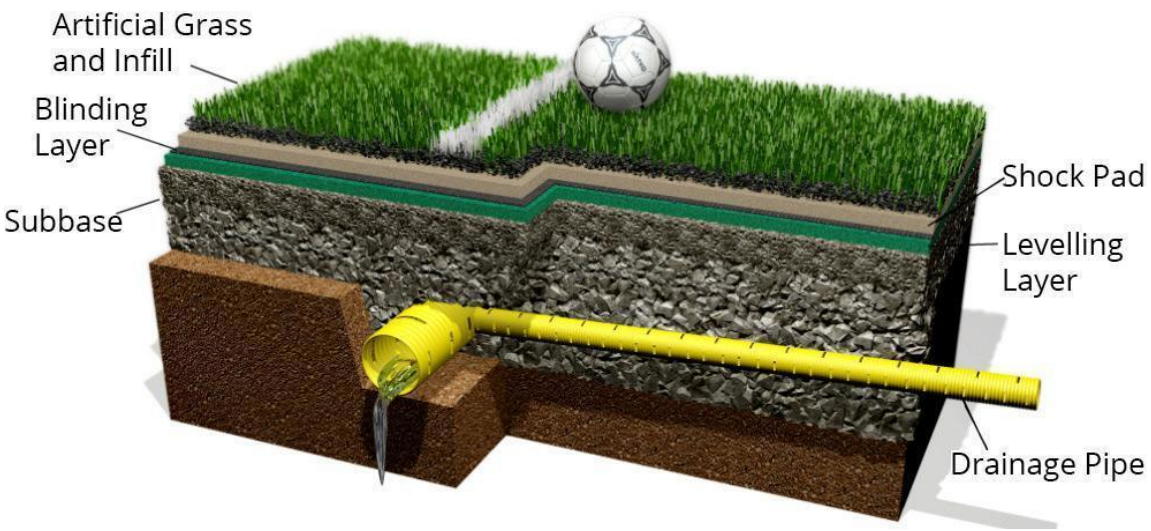

Figure 3: Drainage design of a typical third generation artificial turf field (Donaghy, 2019)

B. Player Safety

Injury Risk

Player safety is a priority, since recreational fields are used primarily for organized sporting activities. Injury risks from artificial turf and natural grass surfaces have been extensively researched. In the 1970s, when AstroTurf was widely used, it was

found that players on this surface encountered a higher rate of lower body injuries than players on natural grass. As improvements to artificial turf have been made, the types of injuries occurring on artificial surfaces have changed. On Generation 3 turf, it was found that out of 2253 injuries occurring in both high school athletes and athletes of a professional caliber, 46% happened on the artificial turf and 54% happened on the natural grass surface (Taylor 2012). As described previously, the most recent development of turf was designed to reduce injury risk to players.

Despite advancements in artificial turf, one type of injury that is pervasive on artificial turf surfaces is "turf toe". Turf toe is when the joint of the big toe hyperflexes. Since players' cleats often get caught on the "blades" of the turf, the risk factor of this injury is higher than on natural grass. The main cause of this injury are inappropriate shoe-surface interface interactions in which the player's shoe is getting hooked on the turf, or the turf is not providing enough give or shock absorption when a player's foot comes in contact with its surface. Natural grass does not have the tensile strength to get caught in shoes. Ankle injuries are the most common injury that occur to athletes and the inappropriate shoe-surface interference is often to blame. Artificial turf does not always allow for a cleat to completely lift from its surface. This causes a build-up in torque not allowing for the rotation needed for a player to move. In a comparison between European soccer players on turf and Swedish soccer players on natural grass (Taylor 2012) failed to find a relationship between injury occurrence and the playing surface, but did find that ankle sprain injuries happen more often on the turf surface.

Artificial turf is sometimes considered to be a harder surface than natural grass. Most modern natural grass fields do have a shock absorption element. The soil/sand layer

of natural grass fields provides cushioning. Aside from player-player contact, in high school athletes, falling onto a hard surface is one of the major reasons that players get concussions (Jastifer, 2018). Because artificial turf has the ability to allow players to reach a higher peak acceleration, a head will hit it with higher force and less shock absorption as it decelerates. A study comparing natural grass to third generation crumb-rubber infill turf found that players were more likely to lose consciousness after falling on artificial turf (Jastifer, 2019). Though the construction of artificial turf surfaces has evolved with player safety in mind, this playing surface continues to have a higher risk for certain types of injuries than natural grass.

Direct Material Contact

The temperature, texture, and chemical composition of the surface materials all have important impacts on player safety. The temperatures of artificial turf can be up to 50 degrees Celsius (122 degrees Fahrenheit) higher than natural grass (Buskirk, 1971). The temperature of natural grass tends to match that of the ambient temperature. This means that on an 80-degree Fahrenheit day, the natural grass will be around 80 degrees whereas an artificial turf field would be around 168-degrees Fahrenheit. The minimum temperature to burn skin is 104.9 degrees Fahrenheit. The Synthetic Turf Council has stated for the safety of players, they do not suggest playing on an 160-degree turf surface. TCool antimicrobial turf cooling infill©, is a recent synthetic turf infill that was created to address this issue. The company that created TCool© states that it keeps an artificial surface down by 50-degrees Fahrenheit (Global Syn-Turf, 2019). However, due to it being so recent, there is no other data from outside of the company to determine that this turf infill is efficient in staying cool.

Blade texture imparts friction. Natural grass poses the risk of grass rash, which occurs from direct skin contact with the grass (contact dermatitis) or when the skin quickly rubs against the grass. Grass tends to have microscopic serrations that cause micro-cuts on the skin. The rash can also occur from an allergy to grass, one of the most common allergies in the U.S. This allergic reaction can also be caused by the fertilizers used on natural grass (Cornell University, 2019). Sulfur based fertilizer can irritate the skin and mucous membranes, like the inner nostrils and eyes. Artificial turf poses a lesser risk of contact dermatitis since the blades are smooth and there are no fertilizers used. However, artificial turf does pose a risk for turf burn. Turf burn is a friction-caused abrasion of the skin. Compared to each other, artificial turf has a lower coefficient of friction, so an athlete will slide further generating a larger burn (Basler, 2004). It is important to note that it was found in non-professional football players, there was no difference in the occurrence or severity of friction-caused injuries when comparing artificial turf to a natural grass surface (Fuller, 2007). Friction-caused abrasions have been thought to be one route of MRSA (Methicillin-resistant *Staphylococcus aureus*) or Staph infections in football players. In lab settings, Staph bacteria can survive on artificial turf in an indoor setting for up to a week (Waninger, 2011). In outdoor settings, ultra violet (UV) rays from sunlight kill bacteria present on the surface of the turf within two hours of inoculation (Penn State Extension, 2016).

Contaminant Exposure

A concern in selecting artificial turf is exposure to carcinogens. Players inhale polycyclic aromatic hydrocarbons (PAHs) and other metals while playing on artificial fields (Mechini, 2011), but in negligible amounts (less than .01 mg/m^3). In addition,

heavy metal exposure from crumb rubber infill has been reported to present no greater risk to cancer than playing on a natural grass field (Peterson, 2018; Pavilonis, 2013). In youth sports, players in California had a higher incidence of lymphoma in areas with more artificial turf fields (Bleyer, 2018). This data is incorrectly cited by anti-artificial turf advocates to imply that artificial turf causes cancer in youth players (Ropiek, 2018). The actual correlation between the two factors is that in areas of higher socioeconomic status, there is a higher occurrence of lymphoma cases. Areas of higher socioeconomic status are able to install more artificial turf fields in their areas thus the link between artificial turf and cancer in places like California. On natural grass, it is suspected that fertilizers could pose a cancer risk. Nitrogen fertilizer is legal in use for turf grass management (USDA, 2013). Nitrates, compounds formed from nitrogen, do cause cancer in individuals (NIH, 2019). With this in mind, there are no known links between the incidence of cancer and occurrence of playing on turf grass in youth athletes (Bramlet 2016). As for air quality, artificial fields have been shown to have elevated levels of volatile organic contaminants and other suspected carcinogens in indoor settings (Cheng, 2014). For outdoor settings, research has proven that artificial fields did not produce hazardous constituents above background levels and were not at levels to cause adverse health effects to breathing zones of communities around the field (Vetrano, 2009). Additionally, a common confounding variable in the research is that none of the research can determine that turf fields are the definitive source of some of the air constituents (Ginsberg, 2010). The most recent research suggests outdoor artificial fields do not produce enough hazardous air constituents to pose as a health risk for communities.

Laboratory Studies on Field Components

The National Toxicology Program (NTP) is an interagency program housed within the National Institute of Environmental Health Sciences (NIEHS), which is part of the National Institutes of Health under the umbrella of the US Department of Health and Human Services. NTP began a large research project in 2015 to understand potential health risks associated with synthetic turf with the objective to investigate exposure conditions that could have biological effects. This project was initiated by request of the California Office of Environmental Health Hazard Assessment (OEHHA) to broaden the scope of research of potential human health effects associated with the use of recycled waste tires, also known as crumb rubber, in playground and other synthetic turf products. The NTP was engaged to assist with the objectives of hazard identification, exposure scenario development, sampling and analysis of new and in-field synthetic turf, and bio-monitoring study protocol development. Research that was part of this initiative included in vivo (live animal) and in vitro (human cell line) studies designed to characterize systemic exposure and bio-accessibility of synthetic turf constituents. The results of the NTP studies published in July 2019 are available through the National Center of Biotechnology Information and the National Library of Medicine in a series of Research Reports. It is important to emphasize that the primary objective of the NTP reports is to provide empirical data and identify causal relationships between synthetic play field components and biological response. The findings of our report are synthesized here, bridging the report research objectives of Player Safety and Environmental Concerns.

Constituents identified in crumb rubber included zinc, aluminum, cobalt, and other metals and metalloids totaling ~2.9% by weight; volatile organic compounds (VOCs) and inorganics totaling ~8% by weight; and 33 other compounds totaling ~0.0007% by weight. Approximately 200 other compounds previously reported in crumb rubber samples were investigated but were not detected. Data from these analyses demonstrate that VOCs, semi-volatile organic compounds (SVOCs), and metals constitute a very small fraction of the crumb rubber and chemical profiles are fairly similar between different particle size fractions. VOCs and SVOCs are most relevant to inhalation exposure. However "dust" of a breathable particle size could reach the moist surface of the respiratory tract if inhaled.

In Vitro Studies: The aim of the in vitro studies was to determine the cytotoxicity to cultured human skin-derived keratinocytes (skin cells), peripheral lung cells, and intestinal cells and hepatic (liver) cells exposed to crumb rubber extractions as proxies for potential routes of toxicity from dermal, inhalation, and ingestion exposure. Cytotoxicity was observed in skin, lung and intestinal cells at 60°C (140°F) and 37°C (98.6º F, average body temperature) and ambient temperatures. The higher temperature is not physiologically viable temperature, has been reported on synthetic turf play fields. Liver cells did not show cytotoxicity.

In Vivo Studies: The aim of the in vivo studies was to determine if systemic exposure is evident after exposure to crumb rubber in experimental animals. Fourteen-day studies were conducted with female mice by oral gavage, dosed feed, or by housing on crumb rubber mixed bedding. Hematology, bone marrow cytology, urinalysis, and histopathology were used to assess systemic exposure and biological effects. Analysis of

urine and plasma showed no significant difference in chemical profiles between experimental and control groups for any route of exposure. Minor hematological changes were observed in experimental groups, but none of these changes was considered biologically relevant. No effects were observed on survival, food consumption, body weight, or organ weights following crumb rubber exposure by any route tested. No histo-pathological lesions were observed.

In summary, the four NTP studies collectively demonstrate that cultured cells that are directly exposed to crumb rubber extracts experience toxic effects, and that live animals that are exposed to crumb rubber in their bedding and food experienced no effects. Sensitivity to toxic effects in cultured human cell lines may be influenced by their origin (fetal or adult) and may not be relevant to actual exposure in the field. This work is intended as a contribution to what is known about potential human exposure and biological effects resulting from contact with constituents of synthetic turf.

C. Environmental Concerns

Native Soil Fields

Environmental concerns, like water use, runoff, and pollution attenuation, for natural fields are case by case. Depending on their climate, native fields may require large quantities of water for irrigation in order to maintain a healthy field of grass (Government of Australia, 2019). Another important factor is soil permeability and porosity as they determine runoff rates and transportation of contaminants (Weil, 2016). If a soil has a porous texture, run off will be limited, but leaching of pollutants from fertilizers and pesticides may be a concern.

Currently, Duvall Field is a minimally maintained native soil field that does not include either of the previously stated drainage enhancement mechanisms. Since there is an impermeable layer, there will be greater runoff rates that mobilize contaminants and nutrients into streams, degrading its water quality. However, as it is a minimally maintained field limited to receiving fertilizer amounts in compliance with Maryland's turf grass fertilizer law, runoff of pollutants from field is not an ongoing concern. Pollutant loading origination from this field is.

Engineered & Modified Soils

As an alternative to using natural grass, though not submitting to the use of artificial turf, modified or engineered soil turf grass becomes a viable option. Modified soil turf involves the use of real grass, though the soil structure is engineered to achieve certain desired effects—such as increased resistance to compaction, which in turn increases drainage and soil aeration (DePew & Guise, 2001). This type of turf selection is often chosen for specialized applications that require enhanced structural stability and durability (Sloan, Ampim, Basta & Scott, 2012).

To maintain this type of field, irrigation and fertilizer regimens are still a necessity. Though, proper and optimal field designs are the core purpose of modified soil fields as to reduce maintenance needs over the lifespan of the field. Reviewed above, were the necessities of proper sand selection (size, shape, etc.) to ensure proper drainage and aeration—this also reduces the ability for anaerobic areas to form in the field, which compromises grass plant growth (Hummel & Petrovic, 2006). The use of gravel or stone carpeting between the subsoil and root zone, with the addition of organic materials like peat, ensures some water and nutrient retention for plant growth requirements (Hummel

& Petrovic, 2006). Overall, irrigation requirements for a modified soil fields are higher than that of a native soil field because of the enhanced drainage properties, which reduce water retention within the field. Additionally, fertilizers need to be applied more frequently due to the low nutrient content and holding capacity of sand. Other maintenance requirements include aerating the field, seeding, and topdressing it with sand to keep the sand infill ratio in the needed range. Mowing should be performed at least once a week during the growing season. To reduce mowing requirements, certain chemicals can be applied to the grass to stunt growth.

According to PJ Ellis, who oversees the management of all Department of Athletics sports fields at the University of Maryland, a single trained individual working 40 hours a week, can maintain a sand based Bermuda grass sports field up to the size of about 1.5 acres. Less time would likely be required to maintain the same size field with a cool season grass because the mowing frequency for Bermuda grass is higher than that for the cool season turf grasses. On a longer time scale, the field must be fully renovated approximately every 8 years.

Synthetic Surface Fields

The environmental implications that artificial turf fields have on water are multi-faceted. Because they are constructed with plastic fibers and do not require water to maintain its aesthetic value, one of the main benefits of artificial fields is that it conserves water (Cheng, 2014). Additionally, as artificial fields maximize infiltration rates and reduce runoff, research has shown that these fields may improve water quality as the rainwater that would typically transport nutrients and pollute streams is instead confined (Government of Western Australia, 2019).

However, artificial turf fields still can impair water quality by releasing hazardous contaminants from its turf materials (Cheng, 2014). If rainwater is uncollected and directly discharged to receiving bodies of water, the contaminants carried can severely endanger aquatic species and making drinking water treatments more difficult (Cheng, 2014). Crumb rubber, a typical in-fill material made of shredded tires, leaches toxic heavy metals and organic compounds after rainfall (Government of Western Australia, 2019). Though rock materials may filter out these hazardous substances like zinc, installing mixed sorbents underneath the field can ensure treatment of collected discharge by removing stubborn contaminants (Cheng, 2014). An alternative method is to avoid crumb rubber altogether and use non-hazardous cork and coconut fibers for turf in-fill (Shay, 2019). However, this approach may be counterproductive by increasing energy costs from extracting and processing the raw materials that could have been avoided by manufacturing crumb rubber out of recycled, repurposed tires (Cheng, 2014).

Not only does artificial turf play a role in water quality, but it also impacts surrounding wildlife. Replacing natural fields with artificial turf, displaces the soil that burrowing organisms depend on and the natural vegetation that wildlife feed on (Laville, 2016). Artificial field's carpet component poses as a barrier for burrowing animals like worms, which provide ecosystem services like soil enhancement. Though the turf carpeting has proven to be an issue for worms, research has shown that crumb rubber is non-lethal to earthworms (Pochron, 2017). This is a significant finding as earthworms are typically an indicator species, the "first" species to suggest if the environment is unsafe. It can be inferred from this research that if crumb rubber is not leaching hazardous toxins at a high enough level to harm earthworms, then they are benign to

higher trophic animals. Additionally, by installing plastic grass, vegetative animals such as deer, rabbits, and geese are deterred from entering the field, shifting their common feeding habits (Laville, 2016).

Along with short-term impacts, artificial fields also have significant long term environmental concerns. As turf fields last around 10 years, it is important to consider the implications sustained during manufacturing, life span and after disposal (Cheng, 2014). Little energy is required in manufacturing crumb rubber as it is made of recycled tires that otherwise would have been placed in landfills. In the long term, the result of not processing raw materials saves 527-ton carbon dioxide equivalents of greenhouse gases from entering the atmosphere in its life span (Magnusson, 2017). If untreated over the course of ten years, crumb rubber can contaminate as much as 24,000 cubic meters of water to the secondary drinking water standard of (5 mg/L) and exceed the concentration maximum criteria for protection of freshwater aquatic animals (Cheng, 2014).

It was believed that infill materials could not be recycled, but emerging markets for cheap, spent, in-fill have proved otherwise. Companies have begun to recycle spent in-fill materials by reusing the crumb rubber in new installations of sports fields (Berger, 2016). As technology has enabled efficient cleaning and repurposing turf components, turf field materials are becoming less present in landfills. Grass portions and carpets of synthetic fields can be used in dog parks and landfill caps where low quality turf application is suitable (Berger, 2016). Although a new practice, the disposal of turf fields is taking steps towards a sustainable direction.

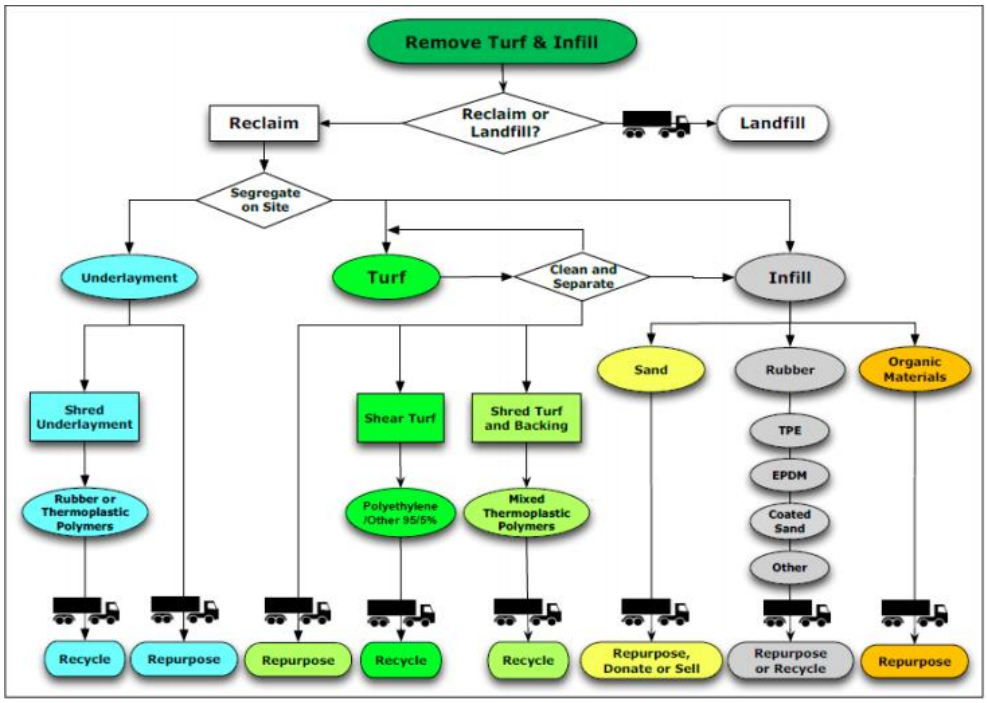

Figure 4: The turf components at the end of their life cycle are recycled, repurposed, or donated. (Berger, 2016).

D. Cost Comparisons

In order to compare the costs of natural, modified, and synthetic playing fields, several assumptions must be established. Firstly, the field will be used for recreational sports such as football, soccer, and baseball. It is also assumed that College Park community members, as well as local middle and high school teams will utilize the field. The field is also expected to hold a number of community events and gatherings. The renovation, and recurring costs will be based on a ten year lifecycle, which is the average amount of time that synthetic fields needs two carpet replacements, and natural fields require renovation. Lastly, it is assumed that the playing surfaces will endure up to 1,000 hours of use a year (MCPS, 2011).

When constructing or installing any of the three field types, the costs depend on several factors such as field size, location, labor costs, and usage. According to Sports Turf Managers Association, the cost to construct a synthetic turf field ranges from $6.00-$10.25 per square foot (STMA, 2019). The costs include field excavation, base materials, drainage, labor costs, and infill. Maintaining a synthetic field includes costs for infill, paint, disinfectants, as well as additional costs for the equipment needed to perform the maintenance. The average cost to maintain this field type ranges from $5,000-$8,000 per year (STMA,2019). A study conducted by Montgomery County Public Schools revealed that the initial cost for constructing synthetic fields is roughly $1,125,000. The report also indicates that the Maryland Soccer Plex spends roughly $10,000 a year in maintenance costs for their synthetic field (MCPS, 2011). The routine that goes into maintaining synthetic field types involves brooming to reduce matted-down fiber, replacing lost infill, topdressing, and increasing or reducing the amount of paint on the surface (Jastifer, 2019).

The installation costs of natural grass fields are typically lower than those of synthetic fields. The construction of natural grass fields using native soils can cost anywhere from $0.60-$3.00 per square foot (STMA, 2019). Tilling, fertilizer applications, topdressing, and irrigation are some of the factors that contribute to the cost. Modified soils with sand cap costs anywhere from $2,75-$4.00 per sq. foot (STMA, 2019). The MCPS report finds that the construction cost of native, natural grass fields can range from $75,000-$150,000. The report states that the cost of sand based or modified fields ranges from $530,000-$580,000 (MCPS, 2011).

The cost to maintain natural grass playing fields depends on a number of factors. Such factors that influence the cost include grass species, usage rate, and root zone type. A natural playing field that endures around 120 hours of play per year, cost roughly $6,500-$9,880 to maintain, with equipment costs of $1350-$1570. A sand-based field that experiences around 300 hours of play a year costs $20,000-$37,000 to maintain, with $5,000 on equipment (STMA, 2019). The staff of the Maryland Soccer Plex shared the annual maintenance costs of three natural field types they oversee. A cool season native soil field costs $25,000 per year, Bermuda grass native field costs $45,000, and the sand based field (Bermuda or Kentucky Blue Grass) costs $50,000 per year (MCPS, 2011).

Maintenance and replacement costs are two important factors to consider when deciding on a field's playing surface. These costs vary greatly amongst the different field types. Synthetic turf fields require a carpet replacement roughly every ten years. In a twenty-year lifecycle, accounting for two carpet replacements, synthetic fields costs about $1,280,000 to replace/rehab (MCPS, 2011). That is roughly $640,000 per carpet replacement. In the same twenty-year lifecycle, natural Bermuda grass fields cost $100,000 to rehab, while cool season native fields cost $60,000 (MCPS, 2011). Bermuda sand base fields cost around $150,000, and Kentucky Blue Grass and fields cost $175,000 (MCPS, 2011).

Durability and hours used of these field surfaces are also important to consider when evaluating overall cost. Although synthetic turf fields have higher upfront and rehab costs than the other field options, it is the most durable. Synthetic turf fields are flexible in the sense that they can be used regardless of certain climate and weather events. For example, rainfall is significantly less harmful to synthetic fields compared to

natural fields where rain can lead to poor field conditions and damage (STMA, 2019). This leads to a higher usage of synthetic turf compared to the other options. The increased usage results in higher revenue for synthetic fields. MCPS found that when considering revenue generated by synthetic fields, the net costs for them are less than all the other filed options other than the cool season native field (MCPS, 2011).

The various dollar amounts presented in the cost comparison chart were adjusted to best reflect the needs of Duvall field. The installation costs were adjusted to reflect the standard football field size of 57,600 square feet. The square footage estimates provided above were multiplied by 57,600 square feet. The maintenance costs were adjusted to reflect the estimated 770 hours of use for Duvall Field per year.

Cost	**Natural**	**Modified**	**Synthetic**
Installation (STMA)	Low~ $34,560 High~ $172,800	Low~$158,400 High~ $230,400	Low~ $345,600 High~ $590,400
Maintenance (STMA) (Based on Duvall Field's estimated 770 hours of use per year)	Low~ $39,000 High~ $58,800	Low~ $50,000 High~ $92,500	Low~ $5,000 High~ $8,000
Replacement (MGPS) (Every 10 years)	~$50,000	~$80,000	~$640,000

VII. Discussion of Findings:

The information presented about the three options can be applied to any recreational sports field in the College Park region and beyond. As there were multiple factors to be considered and compared, this cost matrix comprehensively summarizes the findings on all three surfaces.

If a natural, non-modified field is selected, here is a summary of the benefits and costs. In terms of player safety, it provides the lowest risk of harmful direct material contact and contaminant risk. It provides the lowest environmental disturbance risk as very little modifications are made and it does not need to be disposed off over the years. It is also the cheapest option for both installation and renovation. Duvall Field has the highest amount of foot traffic in the spring, which is also when Maryland sees the most rain. If a non-modified natural field is used, during the rainy season, it will not be suitable for any type of play, as the drainage is poor. It also requires the most expensive maintenance costs and highest amount of chemical treatment needed, with fertilizer use.

An artificial turf field will provide the most opportunity to maximize field use, as it has the best durability and drainage. It is able to be used during rainy weather and can hold up to the action of multiple sports. It is the most expensive to install, but is the cheapest option to maintain as it does not require many additional treatments once in place. It ranks the lowest for player safety as it provides the highest risks for injury, direct material contact, and contamination risk. It is physically the hardest playing surface and reaches the highest surface temperature that puts players at risk.

A modified soil field falls right in the middle between the previous two options. It provides better drainage than the non-modified field and is a more durable. It also

provides the lowest risk of injury due to its incorporation of sand under the grass, providing more cushion and give. It is the intermediate for both installation and maintenance costs. It does require the most chemical treatments out of the three options.

Currently Duvall Field is estimated to have 770 hours of recreational sports play and 250 hours of play from a local elementary school for recess, for a total of a little over 1,000 hours of use per year. These play hours are coming from mostly children, which impacts the wear and tear the field will face. A durable field is appropriate for 1,000 hours of play but it does not need to be of a professional sports grade. Due to the hours of play and the intensity of activity, the field will need consistent but not constant maintenance. Installation is also an important consideration, as Duvall Field is surrounded by homes. The actual installation of a modified or artificial field will take time to complete and could disturb various factors, like wildlife and surrounding homeowners. If Duvall Field is to maximize use, it should have great drainage as it is mostly used in the spring. College Park gets an average of 44.7 inches of rain per spring season (World Climate, 2019). High quality drainage will allow for the field to be used during rain, without putting players at risk. In the spring, Maryland averages at about 68 degrees Fahrenheit and in the summer temperatures average out at 78.7 degrees (Maryland State Archives, 2019). The natural grass surface types will match the ambient temperatures. An artificial surface could be up to 160 degrees on its surface, which is a dangerous condition for players.

Analyzing and considering the factors of player safety, environmental concerns, and practicality allow for the most efficient selection to be made for a playing surface for a recreational sports field. Each of those factors and its primary considerations are what

the matrix aids in summarizing. The appropriate selection for a playing surface for Duvall Field ultimately should be made with these various factors in mind.

Score Matrix

Note: Total values are not used for this matrix, as the different factors are not meant to be weighted equally. It serves as a tool for stakeholders to determine which factors they prioritize and which are most are most suitable for their needs.

Factors	Native Soil	Modified Soil	Synthetic
Risk of Player Injury	2	1	3
Direct Material Contact to Players	1	2	3
Contaminant Exposure to Players	1	2	3
Chemical Treatments	2	3	1
Land Disturbance	1	2	3
Wildlife Impact	1	2	3
Disposal Method	1	2	3
Drainage	3	2	1
Adaptability	3	2	1
Installation Costs	1	2	3
Maintenance Costs	3	2	1
Durability/Longevity	3	2	1
Lifespan	1	2	3

Key: 1-Best rating 3-Worst rating
Red – Player Health Factors
Green – Environmental Factors
Blue – Practicality Factors

**Native rankings are based on the current state of Duvall Field (exception of costs, which were based on standard football field size and range values from MCPS fields)*

***Application of chemical treatments refer to the environmental risks resulting from the fertilizers and pesticides needed for maintenance*

VIII. Conclusion

In conclusion, a field that will be primarily used by children in a recreational manner should be one that is safe for athletes of all ages, durable enough to withstand many seasons of play, suitable for many types of weather, and must be cost-effective. These concerns must be considered when choosing between artificial turf, natural grass, or natural grass with modified soil for a recreational play field surface.

When compared to the other field types, natural grass fields with native soil are the most economical, have the lowest risk of harmful direct material contact and contaminant risk to players, and provide the lowest environmental disturbance risk. An artificial field provides the most durability and can be used in rainy weather. Despite being the most expensive to install, having the highest risk of harmful direct material contact and contaminant risk to players, artificial turf has the lowest ongoing maintenance cost of the three options. Natural grass fields with modified soil have the lowest risk of injury for athletes, but require the most maintenance in terms of irrigation and chemical treatments due to their enhanced drainage.

This guide and the score matrix developed from the findings of the different field types summarize the strengths and drawbacks of each field surface options for each factor of concern. This report, the score matrix, and the cost comparison chart can be used by the City of College Park to assess options for Duval Field, and by other municipalities in the decision-making process when determining which field type best fits their planned field use, stakeholder priorities, and budgets.

Appendix i

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Appendix ii

10-point Score Matrix

At the request of City Council Members present at the December 2019 City Council meeting in which this report was presented, this additional 10-point matrix is provided to offer a slightly more comprehensive evaluation of the play filed options discussed. Each category was given a score from 1 to 10, with 1 being the worst and 10 being the best. Each team member provided a score for each category based on research and knowledge gained during this project. Scores were compiled and the average value for each category is presented.

Factors	Native Soil	Modified Soil	Synthetic
Risk of Player Injury	5	6	4
Direct Material Contact to Players	6	6	3
Contaminant Exposure to Players	7	7	4
Chemical Treatments	4	3	9
Land Disturbance	9	5	3
Wildlife Impact	9	7	4
Disposal Method	10	9	6
Drainage	2	7	9
Adaptability	2	7	9
Installation Costs	8	5	2
Maintenance Costs	6	4	8
Replacement	6	4	8
Durability	3	6	9
Lifespan	9	4	5

Key: 10-Best rating 1-Worst rating
Red – Player Health Factors
Green – Environmental Factors
Blue – Practicality Factors

**Native rankings are based on the current state of Duvall Field (exception of costs, which were based on standard football field size and range values from MCPS fields)*

***Application of chemical treatments refer to the environmental risks resulting from the fertilizers and pesticides needed for maintenance*

7

Discussion of Strategic Plan Consultant Selection Process

CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM

Prepared By: Bill Gardiner
Assistant City Manager

Meeting Date: January 7, 2020

Presented By: Scott Somers
City Manager

Proposed Consent Agenda: No

Originating Department: Administration

Issue Before Council: Review the proposals received in response to the City's RFP for strategic planning and performance measurement

Strategic Plan Goal: Effective Leadership

Background/Justification:
The City posted a Request for Proposals (RFP) on November 12, 2019 for a new five-year strategic plan and performance management system. Staff would like the Council to provide direction regarding the selection of the firm, and Councilmembers have received an electronic copy of each proposal for their review. The strategic planning process is anticipated to start in January and finish by June 1, 2020.

The City received proposals from the following entities:

Firm Name	Cost
The Novak Consulting Group	$32,975
Performance Breakthroughs Inc.	$32,990
Trubell Strategy Group and Blanche Media Group	$33,000
Zelos, LLC	$32,625

The City's evaluation of the firms can focus on the firm's experience, approach to the work outlined in the RFP, and references. The Council may interview one firm or all firms and may request additional information from the firms.

Two of the firms specifically requested that all materials remain confidential and be used only as part of the evaluation process. Staff will provide a confidential memo discussing each proposal from the perspective of the City administration. Council may choose to discuss the proposals in closed session.

Fiscal Impact:
The FY20 budget includes $33,000 for the development of the next strategic plan.

Council Options:
1. Council interview the top two firms recommended by staff and request staff to contact the firms' references.
2. Council interview all firms.
3. Staff interview specific firms and report back to Council.

Staff Recommendation:
1

Recommended Motion:
N/A

Attachments:
None

8

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
City Code Chapter 15 Article IV: The APC shall be composed of 7 members appointed by the Mayor with the approval of Council, shall seek to give priority to the appointment of residents of the City and assure that there shall be representation from each of the City's four Council districts. Vacancies shall be filled by the Mayor with the approval of the Council for the unexpired portion of the term. Terms are three years. The Chairperson is elected by the majority of the Commission. Members are compensated. Liaison: Planning.			

Airport Authority			
Appointee	Resides in	Appointed by	Term Expires
James Garvin 11/9/04	District 3	M&C	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
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.			

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 Perticari 04/11/17	Resident, District 1	M&C	04/21
Mary Anne Hakes 04/11/17	Resident, District 3	M&C	04/21
Jackie Kelly 05/23/17	Resident, District 1	M&C	05/19
Darlene Nowlin 08/08/17	Resident, District 4	M&C	08/21
Bonnie McClellan	Resident, District 4	M&C	01/20
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	01/20
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
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
Arelis 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: Public Services.

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: Public Services.			

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	10/19
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	01/19
Rita Zito 11/7/01		M&C	12/18
Seth Gomoljak 11/6/14		M&C	11/17
Mary Cook 02/12/19		M&C	02/22
Lisa Fischer 02/26/19		M&C	02/22
VACANT			
VACANT			
VACANT			
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.			

9

Future Agenda Items

TO: Mayor, City Council, City Manager and Department Directors

FROM: Janeen S. Miller, City Clerk

DATE: January 3, 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, JANUARY 14, 2020 REGULAR MEETING

Presentation to Mayor Patrick Wojahn from Maryland Municipal League President Ryan Spiegel and Executive Director Scott Hancock

Annual presentation from State Highway Administration on projects in the City and discussion of nighttime/weekend work on Baltimore Avenue (60)

Introduction of 20-O-01, a new ordinance concerning bulk and special trash to become effective May 1 (to replace 19-O-14) – Robert Marsili, Director of Public Works

Introduction of Ordinance 20-O-02, an ordinance to implement a bulk trash fee schedule for collection of more than 20 items per year to become effective May 1 – Robert Marsili, Director of Public Works

Approval of an emergency expenditure associated with a sanitary sewer line replacement in the municipal parking garage – Robert Marsili, Director of Public Works

Approval of agenda for Annual Retreat scheduled for January 18 – Scott Somers, City Manager

Approval of a resolution to begin negotiations with Verizon for the franchise agreement – Suellen Ferguson, City Attorney

TUESDAY, JANUARY 21, 2020 WORKSESSION

Discussion with the Board of Election Supervisors about 2019 election and other election matters (45)

Review of Hollywood Streetscape Plan (45)

10-30-19: Discussion of on-street parking for owners of townhouses on Cherokee Street – Bob Ryan, Director of Public Services (20)

Discussion of City comments on the MDOT Consolidated Transportation Plan (CTP) – Terry Schum, Director of Planning (20)

Agenda items for January 30 Four Cities Meeting in College Park

Information Report: Review of Homestead Tax Credit Rate (currently at 0%) (must certify by March 25 to change rate)

2:30

TUESDAY, JANUARY 28, 2020 REGULAR MEETING

FY '19 Audit Presentation – Lindsey + Associates, auditors

Quarterly Financial Presentation – Gary Fields, Director of Finance

Presentation of results of the 2019 Community Survey – Ryna Quinones, Communication Coordinator

State of the City report – Scott Somers, City Manager

Approve an agreement for the City Hall Project – Scott Somers, City Manager

TUESDAY, FEBRUARY 4, 2020 WORKSESSION

Discussion of a City rebate program for installation of residential security technology –- Bob Ryan, Director of Public Services (30)

07-02-19: Discussion of an ordinance for City trails addressing eScooters and eBikes (45)

Discussion on plans for the City's 75th anniversary celebration on June 6 – Gabi Wurtzel, Event Planner (20)

Discussion of Mayor and Council Rules and Procedures (45)

Information Report on the feasibility of a City tax credit for residents to purchase flood insurance – request of Councilmember Rigg (Suellen Ferguson, City Attorney)

2:40

TUESDAY, FEBRUARY 11, 2020 REGULAR MEETING

Public Hearing on traffic calming in the 9700 block of Narragansett Parkway between Laguna Road and Muskogee Street

Public Hearing on the petition request for traffic calming on Muskogee Street between 48th Place and 49th Avenue

Public Hearing on the petition request to install residential permit restricted parking for the 9600 block of 51st Place

Introduction of Ordinances and adoption of Resolutions required to implement the Committee on Committees recommendations – Suellen Ferguson, City Attorney

Proposed Consent: Annual review of liquor licenses for City establishments prior to County renewal

TUESDAY, FEBRUARY 18, 2020 WORKSESSION

12-6-19: Discussion on installing "No Unpermitted Solicitation" signs strategically in our neighborhoods – Scott Somers, City Manager

12-11-19: Complete Streets Proposed CIP presentation

TUESDAY, FEBRUARY 25, 2020 REGULAR MEETING

TUESDAY, MARCH 3, 2020 WORKSESSION

07-02-19: Review standards for review/appeal of parking tickets – request of Mayor Wojahn

10-01-19: Discussion of special event/party permit/registration

10-15-19: Discussion of the City's security camera program and vendor

TUESDAY, MARCH 10, 2020 REGULAR MEETING

Annual Review/Renewal of Insurance Contracts

TUESDAY, MARCH 17, 2020 WORKSESSION

TUESDAY, MARCH 24, 2020 REGULAR MEETING

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

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

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

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)

02-05-19: Council approval of any decisions relating to reducing the speed limit, removing traffic calming or removing stop signs on Calvert Road relating to Purple Line construction impacts

04-10-19: County Comprehensive Rezoning Discussion – Terry Schum, Director of Planning

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 and approval of a contract for a new phone system – Bill Gardiner, Assistant City Manager

08-08-19: Discussion of establishing a Youth Advisory Council

08-14-19: Discussion of City Charter requirement that a candidate for elected office must have been a registered voter for one year immediately preceding the date of the election and of alternative means of proving residency (schedule after opinion from the BOES has been received)

Approval of a Joint Development Agreement with the University of Maryland for the City Hall project – Scott Somers, City Manager

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 and discussion of self-imposed “no ex-parte communications” rules

10-22-19: Discussion with VeoRide representatives about program start-up concerns

11-06-19: Discussion of a Trash to Treasure pilot program

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

10

Information Report: Bureau of Printing and Engraving move to BARC

Memorandum

To: Mayor and City Council

From: Luke Benson, Planning Department Intern

Through: Terry Schum, Planning Director

Date: January 3, 2020

Re: INFORMATION REPORT - Proposed Relocation of the Federal Bureau of Engraving and Printing Currency Production Facility

Background

The federal Bureau of Engraving and Printing (BEP) needs to move from their current facility in the District of Columbia as its age and design make it inadequate for BEP's manufacturing needs. A modern, more efficient facility would streamline operations and improve safety and security. In 2018, the General Accounting Office (GAC) confirmed that a replacement facility was the most economical solution to the BEP's evolving needs.

The new site must be in the National Capital Region. The United States Department of Agriculture (USDA) and Congress support the development of the proposed facility on an unused, previously developed 105-acre site at the Beltsville Agricultural Research Center (BARC). The transfer of the parcel from USDA to the Department of Treasury was authorized in the 2018 Farm Bill, pending completion of required studies.

On November 15, 2019, BEP published a Notice of Intent (NOI) in the Federal Register to prepare an Environmental Impact Statement (EIS) to analyze ecological, cultural, traffic, safety and other potential adverse impacts to the public. A scoping meeting was held on December 3, 2019 and written comments were accepted until the end of the scoping period on December 15, 2019.

Proposed Site

The EIS will evaluate a site on the BARC campus in Beltsville near the intersection of Poultry Road and Powder Mill Road. The site is roughly 3.5 miles from the north end of College Park and meets the project requirements for accessibility to interstate roadways, commercial airports and its current workforce in Washington DC (43% of whom live in Prince George's County. Site access is proposed from Powder Mill Road.

Proposed new construction is between 850,00 SF – 1 million SF with a building height of between 30 feet – 40 feet. The proposed use is manufacturing, warehouse, storage, security and administrative operations.

Potential Issues Affecting College Park

Traffic: There will be approximately 1440 employees at the facility. Work shifts begin at 6:30am, 2:30pm, and 10:30pm, which will help mitigate effects on local rush hour traffic.

Housing: Most BEP employees (65%) already live in Maryland, so no spike in demand is anticipated.

Timeline

The draft EIS will be published in the Fall of 2020, and the final EIS will be published in Spring of 2021. Construction would then begin the Summer/Fall of 2021, transition of personnel/operations would start in 2025, with the facility becoming fully operational in 2029.

For more information, please refer to the project's website at https://www.nab.usace.army.mil/homebep-replacement-project/.