City of College Park
Virtual Meeting Instructions
Tuesday, May 26, 2020

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A few minutes before the meeting begins

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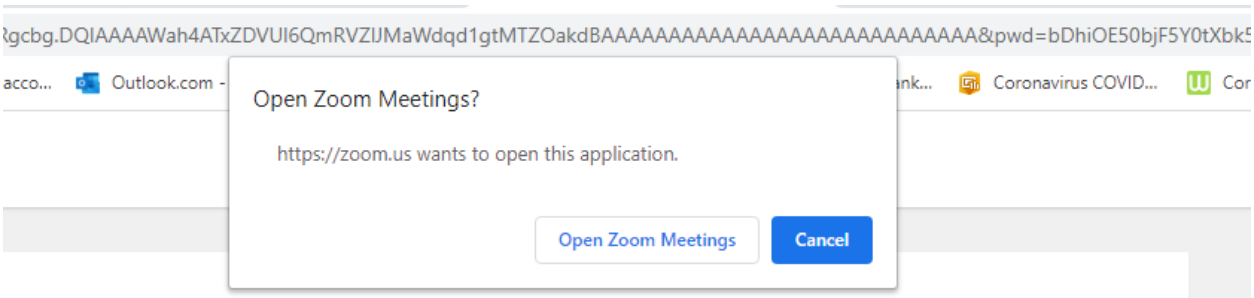

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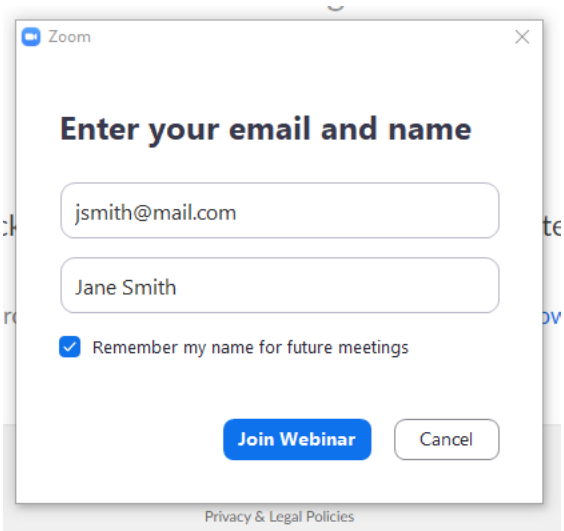

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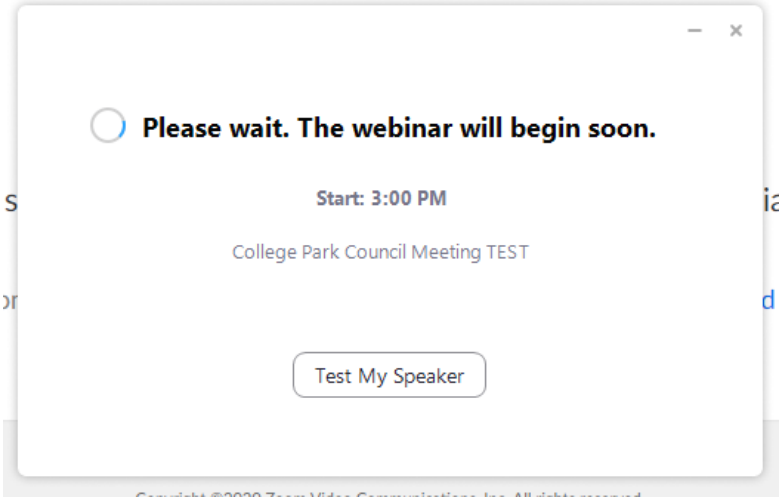

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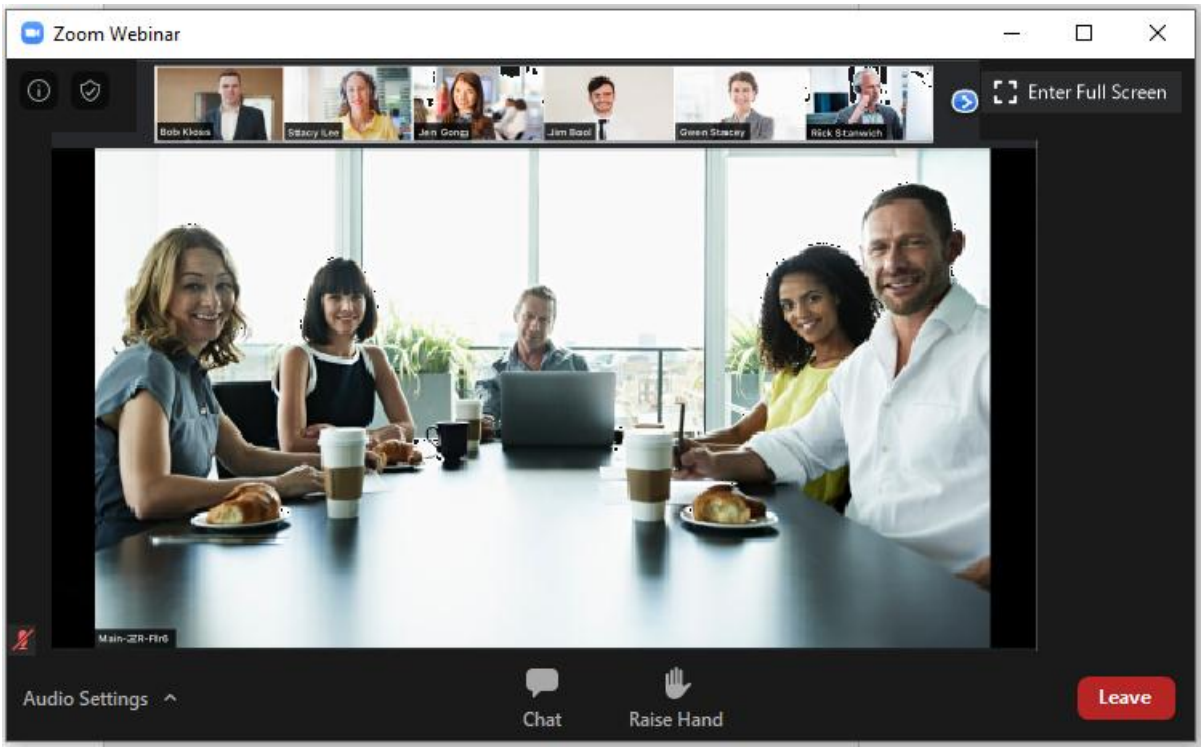

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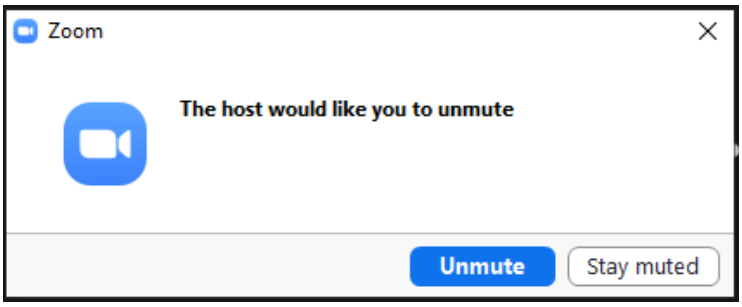

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Guidelines and Best Practices for participation

1. Please keep yourself on “mute” to eliminate background noise.
2. A high-speed, wired internet connection will provide the best results.
3. We recommend that you close other applications on your device to preserve bandwidth.
4. If you will be speaking, we suggest using a headset with microphone for best results.
5. For public comment portions of the meeting, please unmute yourself when prompted by the Mayor, and remember to re-mute yourself when you are finished. Please eliminate as much background noise as possible when you are speaking.
6. Please state your name and whether you are a College Park resident when you begin your testimony. Speakers are given 3 minutes.

TUESDAY, JULY 7, 2020
CITY OF COLLEGE PARK

VIRTUAL MEETING
Please check meeting notice and City calendar for participant information

WORKSESSION AGENDA
7:30 P.M.

(There Will Be A Closed Session Following The Meeting)

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			
7:40	1	City of College Park Proclamation in Honor of LGBTQ+ Pride Month June 2020	Mayor Wojahn
7:45	2	Detailed Site Plan 19042 for Branchville Gardens multi-family apartment building and approval of a Declaration of Covenants (30)	Terry Schum, Director of Planning
8:15	3	Detailed Site Plan 18047 for the College Park Marriott located at Campus Drive and River Road (30)	Terry Schum, Director of Planning
8:45	4	Discussion of request by College Park Housing Authority to lease land adjacent to Attick Towers (Parcel 92) free-of-charge to expand the existing parking lot (30) Guest: Michelle Johnson, Executive Director	Scott Somers, City Manager

9:15	5	Discussion of Government Alliance on Race and Equity (GARE) policy and project (45) Team members: Kiaisha Barber, Tracey Clayton, Bill Gardiner, Frank Pacifico and Teresa Way-Pezzuti	Bill Gardiner, Assistant City Manager and Kiaisha Barber, Director of Youth, Family and Senior Services
10:00	6	Requests for/Status of Future Agenda Items	Mayor and Council
10:05	7	Mayor and Councilmember Comments	Mayor and Council
10:10	8	City Manager's Comments	Scott Somers, City Manager
		ADJOURN	

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

Closed Session at the end of the meeting

Pursuant to the Maryland Annotated Code, General Provisions Article, Section 3-305, the Mayor and Council are providing notice that they will meet in a Closed Session after tonight's meeting for the following purposes:

1. To consider a matter that concerns the proposal for a business to locate in the State.

The Council will not return to public session after the Closed Session.

1

Proclamation

LGBTQ+ Pride Month

CITY OF COLLEGE PARK
PROCLAMATION
IN HONOR OF LGBTQ+ PRIDE MONTH
JUNE 2020

WHEREAS, this nation was founded upon the principles that every person is created equal, that each has the right to life, liberty and the pursuit of happiness, and that each shall be accorded the full recognition and protection of law; and

WHEREAS, the ongoing struggle for dignity and equality for lesbian, gay, bisexual, transgender, queer and questioning (LGBTQ) people is reflected in the tireless dedication of advocates and allies who strive to forge a more inclusive society; and

WHEREAS, President Bill Clinton, on June 2, 2000, declared June "Gay & Lesbian Pride Month" to commemorate the June 1969 Stonewall Uprising in Lower Manhattan; and

WHEREAS, on June 1, 2009, President Barack Obama further expanded the commemoration by declaring June to be Lesbian, Gay, Bisexual and Transgender Pride Month; and

WHEREAS, Pride Month is a time to recognize and celebrate the impact of LGBTQ+ individuals locally, nationally, and internationally; and

WHEREAS, we believe our community is strengthened by the rich diversity of ethnic, cultural, racial, gender and sexual identities of its residents, all of which contribute to the vibrant character of our City; and

WHEREAS, we believe that our LGBTQ+ residents and visitors should feel valued, safe, empowered, and supported by their peers, educators, and community leaders; and

WHEREAS, it is imperative that our LGBTQ+ youth be accorded the freedom to be themselves without fear, and free from reprisal, discrimination or bullying; and

WHEREAS, the United States Supreme Court decision of 2015 guaranteeing marriage equality in all 50 States was a historic victory for LGBTQ+ Americans; and

WHEREAS, on June 15, 2020, the United States Supreme Court extended protections to the LGBTQ+ community by ruling that Title VII of the Civil Rights Act of 1964, which prohibits discrimination "because of sex," includes protections for gay and transgender employees.

NOW, THEREFORE, I, Patrick L. Wojahn, as Mayor of the City of College Park, proclaim June as Pride Month in College Park, and encourage our community to eliminate prejudice wherever it exists, to celebrate our great diversity, and to actively promote the principles of equality, liberty and justice for all.

SO PROCLAIMED THIS 7th DAY OF JULY, 2020.

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

2

Detailed Site Plan

Branchville Gardens

CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM

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

Presented By: Miriam Bader, Senior Planner **Proposed Consent Agenda:** NA

Originating Department: Planning, Community and Economic Development

Issue Before Council: DSP-19042 for Branchville Gardens

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

Background/Justification: The Applicant (Cruz Development Corporation) is requesting Detailed Site Plan (DSP) review for property located on the north side of Branchville Road, west of its intersection with University Boulevard and Rhode Island Avenue. The purpose of the DSP is to construct a 7-story, 81-unit apartment building with 130 parking spaces (35 surface and 95 structured). The proposed density is 37 dwelling units per acre. This project is proposed to be affordable housing financed with bonds from the State Department of Housing and Community Development. Residents will need to meet income eligibility requirements. The Planning Board is scheduled to hear the DSP on July 23rd. The City staff report is attached.

Fiscal Impact: The project provides development to an undeveloped site which will generate an increase in City property taxes.

Council Options:
1. Recommend approval of DSP-19042 with conditions per City Staff Report.
2. Recommend approval with different conditions.
3. Recommend disapproval.
4.

Staff Recommendation:
#1

Recommended Motion: *I move that the City Council recommend approval of Detailed Site Plan 19042 with conditions in accordance with the staff recommendation.*

Attachments:
1. City Staff Report with Conditions
2. Additional Information on Branchville Gardens from Applicant
3. Preliminary Plan 4-86220 for Branchville Gardens
4. BOA-Appeal No. 8461
5. Cruz-BDCA Agreement 032687
6. Cruz Memo and Order of Court
7. Previous Approved Detailed Site Plan, SP-87165
8. Detailed Site Plan Submittal Link: https://www.dropbox.com/sh/mn5pif83gdrwqj4/AAC6tQUSd4KpQ7QK18HgANGAa?dl=0
9. M-NCPPC Technical Staff Report Link (typically available 10 days prior to the Planning Board meeting): ***www.pgplanning.org/Planning_Board/Agendas.htm***
10. Declaration Of Covenants and Agreement Regarding Land Use Cruz Development Corporation

ATTACHMENT 1

City Staff Review and Recommendation

DSP-19042
Branchville Gardens
4810 Branchville Road

Project Description

This request is for Detailed Site Plan (DSP) approval for property owned by Cruz Development Corporation. The project is located on the north side of Branchville Road, west of its intersection with MD 193 (University Boulevard) and Rhode Island Avenue. The site is currently undeveloped. The proposed project is a seven-story (66-foot high), 81-unit apartment building with 130 parking spaces (35 surface and 95 structured). The proposed density is 37 dwelling units per acre. The bedroom breakdown is 20-one bedrooms, 56-two bedrooms, and 5-three bedrooms. This project is proposed to be affordable housing financed with bonds from the State Department of Housing and Community Development. Residents will need to meet income eligibility requirements.

The triangular-shaped, 2.2-acre property consists of two parcels: Parcel A, containing 2.0199 acres, zoned R-10, and Parcel 91, containing 0.1801 acres (7,846 square feet) zoned O-S (Open-Space). The DSP only consists of Parcel A even though Parcel 91 contains part of the eastern stormwater management facility for the project.

The property abuts single-family homes to the west, University Boulevard to the north, and the Branchville Volunteer Fire Department station and land on the south side of Branchville Road.

As part of Detailed Site Plan review, the Applicant is requesting Alternative Compliance from Section 4.6.1 of the Landscape Manual to reduce the street buffer yard from University Boulevard. The Applicant is also requesting a specimen tree variance to remove a 44" Diameter at Breast Height (DBH) Silver Maple tree that was labeled in Poor condition on the Type 2-Tree Conservation Plan.

Previous Approvals

Preliminary Plan of Subdivision, 4-86220 (Attachment 3), was approved by the Planning Board on March 12, 1987 subject to 5 conditions. The final plat was approved in 1988 with all 5 conditions met. Condition 5 required the "Approval of a site plan by the Planning Board prior to final plat of subdivision to address property ingress and egress to the site and a buffer for the single-family residences to the west." Site Plan 87165 (Attachment 7) was approved in February 1988 with five conditions including Condition 5 that states, "the applicant shall demonstrate to the satisfaction of the Transportation Planning Division and the Branchville Volunteer Fire Department that appropriate standards for a turning radius for fire and rescue vehicles are achievable in the designated clear area, or else the plan shall be revised to provide for such a

turning radius. The plan shall be reviewed by the Prince George's County Fire Department." In addition, the Board of Appeals approved a request for a variance (Appeal No. 8461) in August 1987 to allow the applicant to exceed the minimum required green area. This decision was subject to five conditions including Condition 3 "a fire truck turning radius is provided across from the fire company in accordance with the needs of the fire company" (Attachment 4).

There is also an Agreement dated March 26, 1987 between the Cruz Development Company and the Berwyn District Civic Association. This Agreement was based on a previous application that is different from the subject application. It is not enforceable by the City and states that, "All parties to this Agreement recognize that the requirements of any such public authorities for the development of the property may supersede or exceed the obligations as set forth in this Agreement" (Attachment 5).

On October 19, 2015, the Advisory Planning Commission (APC) recommended to the City Council to grant a front yard fence variance to Cruz Development Group with three conditions: "1. Correct the fence location plan to accurately record the height of the existing fences on the western property line. They are 4-feet tall not 8-feet tall. 2. Reduce the fence height to 4-feet to lessen the impact on the neighborhood. 3. Upgrade the material of the fence from welded wire to vertical, aluminum or metal posts or something similar that would be more compatible with the neighborhood, subject to approval of City of College Park staff." A City Council member requested an Oral Argument on this recommendation on October 26, 2015 since the action of the APC was not unanimous. The Oral Argument was held on December 1, 2015 and the City Council denied the variance. Cruz Development Group appealed this decision to the Circuit Court. The Circuit Count on October 17, 2016, reversed the decision of the Mayor and Council and remanded the matter back to them with directions to enter a final decision approving the Petitioner's application for variance (Attachment 6). At the same time as the filing to the Circuit Court by Cruz, the Branchville Volunteer Fire Department filed a quiet title action with the Circuit Court to prevent the erection of the fence arguing adverse possession and interference with fire truck turning radius. This Court did not support the Fire Department's argument. A fence permit to erect a 4-foot tall, wrought iron style fence was issued on February 6, 2016 and the fence was erected.

Comment: The 1988 site plan and 1987 variance are no longer valid as the project was never constructed and is superseded by the subject application which must comply with current regulations. City staff is not aware of any complaints regarding lack of fire truck maneuverability or reduced response time since the fence was install in 2016.

Environmental

The site does not have any floodplain, wetlands, or steep slopes; however, the Applicant is required to comply with the Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2. The Applicant will remove 1.06 acres of woodland and will provide 1.06 acres of woodland on another property, as required, according to their submitted TCP-2. Section 25-128, Tree Canopy Coverage requires the provision of a minimum 15% tree canopy (13,199 square feet). The Applicant complies with this Section by providing 17.9% (15,760 square feet).

Comment: The Landscape Plan needs to be corrected since it incorrectly states the tree canopy requirement as 10% (8,799 square feet).

Specimen Tree Protection
In addition, Subtitle 25, Division 3, requires the protection of specimen trees. The Applicant has requested a variance to remove a 44-inch DBH Silver Maple specimen tree listed on the TCP2 as in poor condition. This tree is located on the west side of the parcel approximately 40 feet from the boundary line. The Applicant states that if the tree was retained, the construction would further negatively impact its condition, creating a potential hazard to the proposed structure, property and nearby properties should the tree fail. In addition, the Applicant argues that the location of the tree is such that it greatly impacts reasonable use of the property including siting the building, providing parking and adequate stormwater management. This condition is exacerbated by the unusual, triangular shape of the property.

Comment: The removal of this specimen tree will be decided with this DSP. Staff supports the removal of the tree due to its condition, location and meeting all the required criteria to grant a variance.

Storm Water Management
There are two storm water management facilities: One located in front of the southern side of the building and one along the eastern side of the lot. The eastern storm water facility has a length averaging over 100-feet and a width averaging 40-feet. About half of this facility is located on Parcel A and the other half is on Parcel 91. Stormwater management will consist of bioretention over a gravel wetland base. A stormwater management concept plan was approved on December 12, 2019.

Site Design and Architecture

The triangular shaped through lot has frontage on University Boulevard (an arterial street with denied access by SHA) and Branchville Road (a local street). The building is an "L" shape to best accommodate the unique shape of the lot. The building consists of two levels of above ground parking with five levels of apartments above.

Site access is from a 2-lane driveway on Branchville Road opposite 49th Avenue. The building front faces University Boulevard and there is a circular drive and drop-off area at the front entrance in the middle of the "L." There is no building entrance on the southern façade, just a fire exit. The lower level of the parking garage (47 spaces) is accessed via the eastern end of the building and the upper level of the garage (48 spaces) is accessed at the northeastern side of the building. Both parking areas have bicycle storage, and trash rooms. The lower level has direct access to the lobby, a laundry room, function room and restrooms. The upper level has an exercise room. A fee-in-lieu of recreational facilities was paid at the time of final plat.

A five-foot wide sidewalk is shown along Branchville Road, west of the driveway but does not continue east of the driveway. On-site sidewalks offer minimal for pedestrian circulation.

The 7-story building has a flat roof and the primary building materials are brick, hardi-plank and clapboard siding. All units have balconies, some with sliding double doors. Windows are a combination of double hung and single hung (6 over 6) windows. The parking garage windows will have screens, but the exact material has not been specified.

Comment: Across Branchville Road, opposite the development, is the Branchville Volunteer Fire Department. Most of the service calls require the fire trucks to travel west on Branchville Road, requiring a three-point back-up maneuver out of the fire station which may necessitate the firetruck to transverse this eastern section of sidewalk; therefore, this sidewalk shall be constructed of heavy duty concrete to support a firetruck.

The Applicant states that there is insufficient room to install a sidewalk along Branchville Road, east of the driveway, but evidence has not been provided to establish this condition. Staff recommends the Branchville Road sidewalk continue east of the driveway to Rhode Island Avenue, if feasible and that a public access easement to the City be given, if needed.

It is not clear if the trash room will provide for recycling. Staff recommends recycling facilities be included in the design of the trash room.

Zoning and Detailed Site Plan Requirements

Section 27-439 of the Zoning Ordinance sets out the requirements for development in the R-10 zone, see table below.

Development Standards
The following development standards have been met:

Standard	Required	Proposed	Requirement Met
Setback from Univ. Blvd.	45’	49.88’	Yes
Setback from Branchville Rd.	52.5’	53’	Yes
Setback from West side	36.67’	37’	Yes
Setback from East side	25’	169.23’	Yes
Lot Coverage (Maximum)	50%	42.55%	Yes
Height	52’-110’	66’	Yes
Max. Dwelling Unit per Acre	48 du/acre	40.01 du/acre	Yes
Max. Yield	96.96 units	81 units	Yes
Parking Required	128 spaces	128 spaces	Yes
Bicycle Parking	2 “U” style racks and parking or storage in garage	2 “U” style racks and storage in garage	Yes

Multi-family development 110 feet high and under is also required to meet Detailed Site Plan criteria as set forth in Zoning Ordinance: Sec. 27-281 through Sec. 27-290. Sec. 27-283. Site design guidelines specifies that “The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).” These standards

address: Parking, Loading, and Circulation; Lighting; Views; Green Area; Site and Streetscape Amenities; Grading; Service Areas; Public Spaces; and Architecture.

Comment: The Applicant complies with the Zoning Ordinance and Detailed Site Plan requirements except for those noted below. With Staff recommended conditions, the Applicant will come into compliance.

1. Lighting- The Ordinance, *Sec. 27-274. (a) (3)*, requires the following:
   (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. The fulfill this goal, the following guidelines should be observed:
   - *(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance use safety an minimize vehicular/pedestrian conflicts;*
   - *(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;*
   - *(iii) The pattern of light pooling should be directed on-site;*
   - *(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;*
   - *(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and*
   - *(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.*

Staff recommends the Applicant submit a lighting photometric plan to ensure that external lighting does not cause glare onto the adjoining properties, especially the single-family residences along the western boundary.

2. Green Area/Public Spaces-The Ordinance, *Sec. 27-274. (a) (5)* and *(9)* requires the following:
   (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:
   - *(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;*
   - *(ii) Green area should link major site destinations such as buildings and parking areas;*
   - *(iii) Green area should be well-defined and appropriately scaled to meet its intended use;*
   - *(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;*

(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

(B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The Ordinance, *Sec. 27-274. (a) (9)*, requires the following regarding Public Spaces:

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;

(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;

(iv) Public spaces should be readily accessible to potential users; and

(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

The Applicant is not proposing any public amenity space. Staff recommends the Applicant provide a pedestrian trail around the perimeter of the eastern storm water management facility.

3. Site and streetscape amenities- The Ordinance, *Sec. 27- 274 (a) (6)*, requires the following:

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

The Applicant is not proposing any site or streetscape amenities. Staff recommends the Applicant provide ornamental trees in the landscape strip along Branchville Road west of 49th Avenue and apply for a City matching grant for a public art feature on site.

Landscape Manual

The development is required to meet the following Landscape Manual requirements:

- Section 4.1-4, Residential Requirements for Multi-Family- Required to provide 48 shade trees and is providing 48 shade trees- Requirement Met.
- Section 4.3-2, Interior Planting for Parking Lot- Required to provide 4 shade trees and is providing 6 shade trees-Requirement Met.
- Section 4.7, Buffering Incompatible Uses-Required to provide minimum 37-foot building setback, minimum 27-foot wide landscape yard and 223 plant units. Providing 37-foot building setback, 27-foot wide landscape yard and 225 plant units. -Requirement Met.
- Section 4.9-1, Sustainable Landscaping Requirements-Required to provide 30 native shade trees, 29 native evergreen trees, and 43 native shrubs. Providing 39 native shade trees, 53 native evergreen trees and 96 native shrubs. -Requirement Met.

Alternative Compliance

This development is also required to meet Section 4.6-1, Buffering Residential Development from Street (University Boulevard) which requires the provision of a 50-foot wide buffer strip parallel to University Boulevard. An Alternative Compliance (AC-19025) application was filed on May 13, 2020 to provide a 25-foot wide buffer strip with 29 shade trees, 76 evergreen trees, 143 shrubs and a 6-foot high, vinyl privacy fence, 15-feet from the University Boulevard property line. The M-NCPPC Planning Director is recommending approval which may be formally approved by the Planning Board, with this DSP application.

Comment: The Planning Director states the following justification for the recommendation: "Due to the triangular shape of the site, the applicant cannot provide the required 50-foot-wide buffer and retain a viable building and parking envelope. Instead, the applicant has provided a 25-foot-wide buffer with the full number of plant units, as required by Section 4.6(c)(1)(B)(i), and a 6-foot-high opaque fence. The inclusion of the fence allows the applicant to reduce the number of required plant units by 50 percent. In this case, the fence has been provided and no reduction in plant units is requested. The fence, in combination with all of the required plant units, has been designed to form an effective buffer between the proposed multifamily development and MD 193, despite the requested reduction in buffer width. The Alternative

Compliance Committee finds the applicant's proposal equally effective as normal compliance with Section 4.6. The reduction in required width of the buffer from 50 to 25 feet is offset by the provision of the full number of required plant units and a 6-foot-high opaque fence. The resulting design will provide adequate buffering between the multifamily development and MD193." Staff supports the Planning Director's justification and recommendation for Alternative Compliance.

RECOMMENDATION

Staff recommends approval of DSP-19042 with conditions as follows:

1. Prior to certification of the Detailed Site Plan, the Applicant shall:
   a. Continue the 5-foot wide sidewalk on Branchville Road along the property frontage including Parcel 91 and provide a public access easement to the City, if needed. A section of the sidewalk, across from the fire station, shall be constructed of heavy-duty concrete behind a depressed curb, to accommodate fire truck turning movements within the City right-of-way. Plans shall be submitted and approved by the City Engineer.
   b. Provide recycling facilities in the trash room and additional washers and dryers in the laundry room.
   c. Submit a lighting photometric plan.
   d. Provide a raised crosswalk across the driveway at the entry to the lower level garage.
   e. Provide at least one electric car-charging space, one car-sharing space and designate an area of surface parking for visitor parking.

2. Prior to certification of the Detailed Site Plan, the Applicant shall revise the Architectural Plans to:
   a. Provide a detailed drawing showing a more prominent front entrance and plaza area around the circular drive. Curbs shall be flush and additional seating provided.
   b. Provide a detail of the parking garage window screening.

3. Prior to certification of the Detailed Site Plan, the Applicant shall revise the Landscape Plans to:
   a. Erect a 6-foot high fence along the entire western boundary line.
   b. Provide a pedestrian trail constructed of crushed stone around the perimeter of the eastern stormwater management facility. Include seating, trash receptacles, and pet waste disposal stands.
   c. Correct Tree Canopy Coverage Schedule from 10% to 15% and total square footage required from 8799 square feet to 13,199 square feet.
   d. Provide ornamental trees within the landscape strip along the Branchville Road right-of-way west of 49th Avenue.

4. Prior to Planning Board approval, execute a Declaration of Covenants Agreement with the City that includes, at a minimum, the following provisions:
   a. PILOT to City if the property becomes tax exempt.
   b. Unitary management and condominium conversion requirements.

c. Provision of an outdoor public art feature along Branchville Road frontage, which can be matched by City funds (up to $15,000).
d. Continue the 5-foot wide sidewalk on Branchville Road along the property frontage including Parcel 91 and provide a public access easement to the City, if needed. A section of the sidewalk, across from the fire station, shall be constructed of heavy-duty concrete behind a depressed curb, to accommodate fire truck turning movements within the City right-of-way. Plans shall be submitted and approved by the City Engineer.
e. Provide ornamental trees within the landscape strip along the Branchville Road right-of-way west of 49th Avenue.
f. Provide a pedestrian trail around the perimeter of the eastern stormwater management facility. Include seating, trash receptacles, and pet waste disposal stands.

BRANCHVILLE CROSSING APARTMENT DEVELOPMENT

Proposed Development:

- The project is conceived as a multifamily development. A single "L" shaped podium building with two levels of parking within the footprint of the structure. The building will contain 80 units of rental housing. There will be 20 one-bedroom, 56 two-bedroom and 4 three-bedroom apartments. This use is within R10 zoning guidelines. All units will be income restricted: 80% of the units will be available to residents whose income is at <=60% of area median income (AMI), 10% at <=50% of AMI with 10% of the units reserved for residents who earn <=30% of AMI. Parking will be surface and under-building with a total of 128 parking spaces.
- **Financing** is anticipated to include tax-exempt bonds with 4% tax credits and a Rental Housing Works loan from the Department of Housing and Community Development and financing support from Prince George's County Department of Housing and Community Development.
    - **DHCD Multifamily Bond Program (MBP) Terms and Conditions -** Loans provided under the MBP are Tax Exempt Bonds. The bonds, issued by DHCD, must be amortized at an interest rate set by DHCD. The term of the loan may be up to forty (40) years for either taxable or tax-exempt bond funded loans. All projects must be credit-enhanced so that the bonds sold to fund the loans can receive a rating of "AA" or better from DHCD's rating services, unless an alternative structure is approved by DHCD. Under the MBP Tax Exempt Bonds, DHCD issues Tax Credits to "augment or enhance" the financing available to the development.
    - **Rental Housing Works -** The purpose of Rental Housing Works is to create jobs and strengthen the Maryland economy by providing gap financing for the creation and preservation of affordable rental housing financed through the Maryland Department of Housing and Community Development's Multifamily Bond Program. The Rental Housing Works is subordinate gap financing to be used solely for projects financed using the Maryland Department of Housing and Community Development's Multifamily Bond Program and 4% Tax Credits. Therefore, projects requesting Rental Housing Works funding must meet the requirements for both Multifamily Bond Program and Tax Credits, including those

described in the Maryland Qualified Allocation Plan and Multifamily Rental Financing Program Guide.

Tax-Exempt Bond - A bond issued by a local or state government. Bonds are usually used to raise capital for improvements in infrastructure or other projects financed by the government entity. In this case, multifamily housing. They are called tax-exempt bonds because they are exempt from federal income taxes and sometimes from state and local taxes as well.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB NO. 87-88 FILE NO. 4-86220

RESOLUTION

WHEREAS, Cruz Development Corporation is the owner of a 2.0200 acre parcel of land known as Branchville Apartments (Lot 1) said property being in the 21st Election District of Prince George's County, Maryland, and being zoned R-10; and

WHEREAS, on December 31,1986 Cruz Development Corporation filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 1 lot; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-86220 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on March 12, 1987 for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended approval of the application with modifications; and

WHEREAS, on March 12, 1987 the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-86220 with the following modifications:

1. The following note shall be placed upon the final plat of subdivision:

   "Prior to the issuance of grading permits, building permits or soils conservation plans, a soils report shall be approved by the Department of Environmental Resources. The soils report shall address drainage problems."

2. Approval of a conceptual stormwater management plan by the WSSC prior to the approval of the final plat. Stormwater management will be on-site.

3. Payment of a fee-in-lieu of park dedication prior to the approval of the final plat.

4. Placement of a note on the plat for denial of access to Maryland Route 193, University Boulevard.

5. Approval of a site plan by the Planning Board prior to final plat of Subdivision to address proper ingress and egress to the site and a buffer for the single-family residences to the west.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. Soils testing is required in order to insure that the property can be developed properly despite the presence of problem soils.

2. Stormwater management may be required in order to protect downstream areas.

3. A fee in lieu of park dedication is appropriate because the land that would be dedicated would be inadequate due to size and location.

4. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

* * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Keller, seconded by Commissioner Yewell, with Commissioners Keller, Yewell, and Dabney voting in favor of the motion, with Commissioner Rhoads being absent, and Commissioner Botts abstaining, at its regular meeting held on Thursday, March 12, 1987, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 3/25/87

Thomas H. Countee, Jr.
Executive Director

BY: Robert D. Reed
Community Relations Officer

THC:RDR:DRA

BOARD OF APPEALS for PRINCE GEORGE'S COUNTY

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20870
TELEPHONE (301) 952-3220

August 27, 1987

Petitioner: Cruz Development Corporation
Appeal No.: 8461
Heard and Decided: February 25, 1987; May 27, 1987
Reconsideration: August 5, 1987; August 26, 1987
Board Members Present and Voting: Melvin Tanchel, Chairman
Elsie Conway, Vice Chairman
Robert Zugby, Member

This appeal was brought to the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland, requesting reconsideration of the Board of Appeals decision dated June 4, 1987, denying the variance of 18% of the green area requirement in order to construct a seven story apartment building on the property located at Parcels 8, 9, 10 and 133, Tax Map 25, Grid E-4, located on the south side of University Boulevard between Rhode Island Avenue, 48th Place, and Branchville Road, College Park, Prince George's County, Maryland, said land being within the Maryland-Washington Regional District and the Board having jurisdiction.

It was explained to the Board that a variance was requested in order to construct seven story apartment building. Section 27-442(b) (Table II) of the Zoning Ordinance prescribes that each lot shall have a minimum green area of fifty percent (50%). A variance of 18% was requested.

The following testimony and evidence were presented to the Board for their consideration at the reconsideration hearing:

1. The property is zoned R-10 and is vacant land on which petitioner wants to construct a seven story apartment building. The building will contain 96 units. It was stated that 50% of these units can have one bedroom, 40% can have two bedrooms, and 10% can have three bedrooms; however, petitioner believes that they are going to have 50% with one bedroom and 50% with two bedrooms.
2. The property is an odd shaped parcel.
3. Petitioner explained that the State Highway Administration has agreed to let them landscape within the ultimate right of way of the State roads. They will also landscape the triangular piece of land of the SHA located at the corner of University Boulevard, Rhode Island Avenue and Branchville Road. This landscaping however, cannot be included in the green area percentage required by the Zoning Code.

4. Petitioner explained that the neighborhood has tall, mature trees and they intend to provide this type of landscaping throughout the project so that it will blend into the neighborhood.

5. It was stated that they could construct a tall, narrow building 110 feet or 10 stories high; however, they felt that this type of building would not aesthetically blend with the character of the neighborhood.

6. Petitioner would like to lower the building to seven stories (approximately 72 feet high including roof peaks) and expand the base of the building. Petitioner feels that this type of design for the building will make it look like it is part of the residential area.

7. Petitioner is being required to dedicate 15 feet of the property along Branchville Road for the required right of way width of this Road. Petitioner is also providing additional space to make a turning radius for the fire trucks for the Fire Department located across Branchville Road from the subject site.

8. Petitioner also agreed to provide a speed bump at the exit from the property onto Branchville Road where 49th Avenue meets it. They believe that they have addressed the concerns that the fire department raised at the previous hearing.

9. Petitioner stated that the proposed site plan delineates a traffic pattern which creates more lot coverage but also provides for landscaping and trees at specific points. They believe that this proposed traffic design will be more aesthetically pleasing and blend with the character of the neighborhood.

10. The request for a special exception for a waiver of the bedroom percentages was withdrawn and is no longer part of the consideration for development of the project.

11. Petitioner explained that although they could construct the building and parking to meet the requirements of the Code, they want to have the development of the property in keeping with the residential nature and character of the neighborhood and therefore, are requesting this variance to cover 68% of the lot with the building and paving.

12. It was stated that these 96 units will be rental apartments. There will be a resident manager on the site 24 hours a day.

13. The City of College Park voted to reaffirm its earlier position of no objection to the variance provided that the size of the building is limited to seven stories, contains no more than 96 units, and the City has site plan approval prior to the issuance of a permit.

14. The Berwyn District Civic Association also supported petitioner's request in accordance with the Agreement made between Petitioner and the Association on the 26th day of March, 1987.

15. The Branchville Volunteer Fire Company and Rescue Squad, Inc. stated that they still object to the granting of the variance. They feel that the apartment building will have a lesser impact if it is kept at lower height and meets the requirements of the Code.

16. They are concerned about any problems which will be generated by the traffic for these apartment units when the fire company responds to a call. It was stated that 49th Avenue is only 26 feet wide and does not have sidewalks. It was also explained that Branchville Road is one-way in front of the fire department. Many people now go the wrong way on this road.

17. Concern was also expressed for the school children walking to Holy Redeemer School. These children walk along 49th Avenue and then Branchville Road to reach the school. Neither of these streets have sidewalks.

18. Several residents of the area appeared in opposition to the request. They are concerned about the overflow of parking from the project onto the narrow residential streets since petitioner is providing only the minimum number of parking spaces required on the site.

19. It was stated that 144 parking spaces are required and 144 parking spaces are being provided. The neighbors feel that many families or persons who will be renting the apartment units will have more than an average of 1.5 cars per unit.

APPLICABLE CODE SECTION AND AUTHORITY

Section 27-230 of the Zoning Ordinance authorizes the Board to grant variances when, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary situation or condition of specific parcels of property, the strict application of which would result in peculiar and unusual practical difficulties or an exceptional or undue hardship upon the owner of the property, provided such relief can be granted without substantial impairment of the intent, purpose and integrity of the General Plan or Master Plan.

After hearing all the testimony and reviewing the evidence presented, the Board finds that:

Due to the shape of the property, the land being bounded by University Boulevard and Branchville Road, petitioner being required to dedicate land for the ultimate right of way of the road, a speed bump being provided at the entrance of the project on Branchville Road where 49th Avenue is located, and in consideration of the character of the neighborhood and the aesthetic effect on the community of putting a 10 story building vs. a 7 story building on the property, granting the relief would not substantially impair the intent, purpose and integrity of the General Plan or Master Plan, and denying the request would result in a peculiar and unusual practical difficulty upon the owner of the property.

Petitioner: Cruz Development Corporation
Appeal No.: 8461
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Order Dated: August 27, 1987

THE BOARD THEREFORE RESOLVED, unanimously, that a variance of 18% from the green area requirement in order to construct a seven (7) story apartment building on the property located at Parcels 8, 9, 10 and 133, Tax Map 25, Grid E-4, being on the south side of University Boulevard between Rhode Island Avenue, 48th Place and Branchville Road, College Park, Prince George's County, Maryland, is hereby GRANTED, provided:

1. That the parking area is redesigned to include more than the minimum number of parking spaces required.
2. That a speed bump is located at the entrance/exit to the subject site where Branchville Road and 49th Avenue meet.
3. That a fire truck turning radius is provided across from the fire company in accordance with the needs of the fire company.
4. That the height of the building is limited to seven stories and contains no more than 96 units.
5. That the City of College Park has site plan approval prior to the issuance of any permits.

BOARD OF ZONING APPEALS

By: Melvin Tanchel
Melvin Tanchel, Chairman

EXHIBIT 14

AGREEMENT

THIS AGREEMENT is made this 26th day of March, 1987, by and between the Cruz Development Company, Inc., hereinafter referred to as, "The Property Owner" and the Berwyn District Civic Association, Inc.,

WHEREAS, The Property Owner desires to make use of his property located in College Park, on the northside of Branchville Road at its intersection with 49th Avenue, specifically identified Tax map 25, E-4, Parcel Numbers 8, 9, 10 and 133 and hereinafter referred to as "The Property", in a manner consistent with the R-10 (Multiple Density, High Density Residential) zoning classification of Prince George's County, Maryland for Prince George's County, Maryland and;

WHEREAS, The Property Owner filed for a special exception to allow an increase in the number of two (2) bedroom units as provided to in Section 27-439(e) and 27-419 of the Prince George's County Zoning Ordinance", and;

WHEREAS, The Property Owner has also filed for a Variance as provided in Section 27-230 of the Zoning Ordinance for Prince George's County, from the "green space" requirements as provided in Section 27-442 at Table II of the Zoning Code for Prince George's County, entitled "LOT COVERAGE & GREEN AREA, and;

WHEREAS, The Property is located within the boundaries of the Berwyn District Civic Association and that it is the desire of the parties to this Agreement to work together to promote appropriate and permitted uses of The Property in a manner that preserves and protects the property values of all parties to this Agreement, including the R-55 (one-family, detached residential) zoned properties of the surrounding and adjacent to Branchville community, and;

WHEREAS, the City of College Park, Maryland National Capital

and Variance and in making such decisions will look to the Berwyn District Civic Association for their recommendation as to the subject property, and;

WHEREAS, the Berwyn District Civic Association has held duly constituted meetings to discuss the subject property and the requested Special Exception and Variance and have adopted a decision(s) which shall become a part of the record before the City of College Park, Maryland National Capital Park and Planning Commission, the Zoning Hearing Examiner, the Board of Appeals and the District Council for Prince George's County, Maryland:

NOW THEREFORE BE IT RESOLVED that in consideration of the mutual covenents between The Property Owner and the Berwyn District Civic Association, Inc., all hereto agree as follows:

1. The Property Owner has filed with the Maryland National Capital Park and Planning Commission a special exception application affecting all of The Property as set forth in the special exception site plan which is marked Addendum No. 1 to this Agreement. The proposed special exception will allow The Property to be improved with a "high rise" Residential structure that will have an excess of two bedroom dwelling units as mandated under Section 27-419, entitled "Bedroom Percentages of the Zoning Code for Prince George's County, Maryland for R-10 (Multi-family, High Density Residential) zone.

2. The Property Owner has also filed with the Prince George's County, Maryland Board of Zoning Appeals an application for a variance affecting the "Green Space" requirements for all of The Property as set forth in the Addendum No. 2 to This Agreement. This "variance" will allow The Property to be improved with a "high rise" structure of a Residential nature that will have less then the fifty (50) percent minimum "Green Area" as mandated under Section [illegible]

3. The Property Owner, upon construction of the on site parking required for The Property under Division 2 of Part 11, entitled "Parking Facilities" as found in the Zoning Code for Prince George's County, Maryland, will establish a "controlled parking facility". The "controlled parking facility" may be by a "permit" or by a gate with tenant "cardage control", or any other system that will not cause the tenants of The Property to increase the already congested parking on adjacent residential streets in the "Branchville" community and also to allow the tenants of The Property not to be disturbed in the use of their assigned parking spaces by nearby residents or the guests of the "Branchville" community.

4. The Property Owner will strictly enforce through its leasing agreement instrument and its residential management operation, the maximum permitted percentage occupancies provided in the Prince George's County, Housing Code, July 1, 1981 edition, under the ("Minimum Housing Standards Code for dwellings and multi-family dwellings") at Section H-423.0, entitled "REQUIRED SPACE IN SLEEPING ROOMS" of Prince George's County, Maryland and the City of College Park, Maryland.

5. The Property Owner agrees to provide a dwelling unit on The Property for an "on site residential" property manager and to have the "residential" property manager, his/her designated assistant responsible for the property at all times.

6. The Property Owner shall allow limited and restricted access along the westerly side of the Property, as provided in he special exception site plan marked as Addendum No. 1, only to those abutting R-55 (One-family, Detached Residential) who own a fee simple title and reside in the adjoining properties. This limited and restricted access shall not be for "everyday use" but rather limited for "necessary" access to the "rear" of the lots owned by the abutting fee simple property owners and

7. The Property Owner agrees to provide maintenance and care of all the "Green Areas" as provided in the special exception "Site Plan" and to provide replacement of newly installed plan materials that do not survive the initial one (1) year warranty period or that may be destroyed by an Act of God.

8. The Property Owner agrees to make every effort within their power to oversee construction of improvements on the Property so that storm water runoff from the Property will not increase into an already overloaded storm water management system.

9. The Property Owner agrees that following the approval of the District Council for the special exception and the issuance of the appropriate building permits, The Property Owner shall make no application for a change in the Zoning, the Special Exception, the Subdivision or request any variances or exceptions thereto without giving prior notice to the Berwyn District Civic Association, Inc. by certified mail. It is the intent of all parties to this Agreement that any proposed changes in the Zoning, the Special Exception, the Subdivision or any request for any variance or special exception shall be achieved by working together for a mutual satisfactory resolution.

10. The Berwyn District Civic Association agrees to testify before the Mayor and City Council of College Park, the Board of Appeals of Prince George's County, Maryland, the Zoning Hearing Examiner for Prince George's County, Maryland, the Planning Board and the County Council sitting as a District Council stating that the Berwyn District Civic Association is not in opposition to the granting of Special Exception No. 3774 or Board of Appeals No. 8461 and will not testify against the granting of the Special Exception or Variance.

11. This Agreement shall be binding upon [illegible]

12. No financial liability for performance of the Special Exception Application, the Request for Variance Application or Subdivision obligations as set forth in this Agreement shall be placed upon the Berwyn District Civic Association, Inc. by the execution or agreement to the terms of this Agreement.

13. In the event that The Property Owner's request for Special Exception, Variance and Subdivision is not granted, this Agreement shall become null and void at the option of The Property Owner or the Berwyn District Civic Association, Inc. and upon the election of such option, all parties to the Agreement shall be released from all terms herein enumerated.

14. The parties hereto agree that the obligations of the Property Owner as set forth herein this Agreement are subject to the approval of the applicable public authorities. All parties to this Agreement recognize that the requirements of any such public authorities for the development of The Property may supercede or exceed the obligations as set forth in this Agreement. If any public authority establishes requirements that supercede or exceed the obligations as set forth in this Agreement, then all parties to this Agreement hereto agree to cooperate fully in carrying out the content of this Agreement and any additional obligations as set forth by the applicable public authorities.

IN WITNESS WHEREOF, The Property Owner and the Berwyn District Civic Association, Inc. commit their seals this 26th day of March, 1987

BERWYN DISTRICT CIVIC ASSOCIATION, INC.

ATTEST: 3/26/87

By: David S. Ross 3/26/87
President

CRUZ DEVELOPMENT CORPORATION, INC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

CRUZ DEVELOPMENT CORPORATION

v. Case No.: CAL16-00082

CITY OF COLLEGE PARK, MARYLAND

MEMORANDUM AND ORDER OF COURT

The City of College Park passed a Fence Ordinance (Section 87-23, "Fences") that established certain restrictions on the construction of fences on residential properties, including a prohibition on front yard fences.

Petitioner Cruz Development Corporation owns an undeveloped property in College Park, MD. The Petitioner applied for a variance under the Fence Ordinance. The Petitioner requested permission to construct a six-foot temporary fence (later changed to four feet) around the property's southern boundary line (its "front yard") in order to secure the property from trespassers who had been using it without permission for parking vehicles and other activities. The Petitioner alleges it wants to secure the boundary until land use and other development approvals can be obtained.

The City of College Park Advisory Planning Commission issued Resolution 15-RR-10, wherein it recommended granting the variance because it met the standards necessary for granting variances as set forth in the Fence Ordinance.

The Branchville Volunteer Fire Department filed exceptions to the Planning Commission's Resolution. The Fire Department testified at a public hearing that installation of a fence would block their use of the Petitioner's property when turning and maintaining their vehicles. The College Park Mayor and City Council, which is authorized by City Code to accept, deny, or modify the recommendation of the Planning Commission with respect to fence variance requests, denied the application on the grounds that the variance did not meet the standards necessary for granting variances. The Petitioner appealed the City's denial of the application.

Standard of Review:

When reviewing the action of an administrative agency, the reviewing court's analysis has three parts. First, the reviewing court must determine whether the agency recognized and applied the correct principles of law governing the case. The reviewing court is not constrained to affirm the agency where its order is premised solely upon an erroneous conclusion of law. Once it is determined that the agency did not err in its determination or interpretation of the applicable law, the reviewing court next examines the agency's factual findings to determine if they are supported by substantial evidence, *i.e.* by such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. Finally, the reviewing court must examine how the agency applied the law to the facts. The test of appellate review of this function is whether a reasoning mind could reasonably have reached the conclusion drawn by the agency, consistent with a proper application of controlling legal principles. *Stover v. Prince George's County,* 132 Md.App. 373, 380-82 (2000).

Petitioner's Argument:

The Petitioner argues that the City ignored the evidence contained in the record before it, which supported approval of the Petitioner's application. According to the Petitioner, the City opposed the variance for the following arbitrary and capricious reasons:

- The City claimed the property is not unusual, but the City completely ignored the fact that the property is a through lot with two front yards, and the Petitioner is therefore prohibited from installing a fence along the Branchville Road and University Boulevard street frontages.
- The City claimed there are other ways that the Petitioner could prevent unauthorized use of the property, but this is a bald conclusion which does not cite to evidence in the record.
- The City cited to the purpose of the enactment of the Fence Ordinance—to preserve and protect the character of front yard

> views of single-family residential neighborhoods—but the property is in a multi-family housing zoning area and is vacant and undeveloped, with no front yard view to protect. Furthermore, the fence would be removed once the property is developed.

The Petitioner also argues that the City failed to provide a reasoned analysis to support its findings. A court may not uphold any administrative decision unless the agency provides justification for its decision. *Mortimer v. Howard Research & Dev. Corp.*, 83 Md. App. 432, 441-42 (1990). The Petitioner claims that the City's Notice of Final Decision contains only vague suppositions and references to evidence not contained in the record.

Finally, the Petitioner contends that the City violated the scope of its appellate review powers by failing to properly limit its review under a recent Court of Appeals holding regarding the scope of appellate review authority that local governing bodies have over agencies that have been granted their own fact-finding and decision-making powers. *County Council of Prince George's County v. Zimmer Development Company*, 444 Md. 490 (2015). In *Zimmer Development*, the Court of Appeals upheld a decision of the Court of Special Appeals which limited a local appeals board's appellate review standard. The Court of Special Appeals held that the decision of an agency could only be overturned or modified if the decision was arbitrary, capricious, discriminatory, or illegal.

The Petitioner argues that the holding in *Zimmer Development* is applicable to this case because the City's code provision[1] governing its review of the Planning Commission's decisions are similar to the code provisions at issue in *Zimmer Development*, which limited the review standard the Prince George's County Council was obligated to adhere to. According to the Petitioner, the City failed to apply the proper review standard—whether the Planning Commission's decision was arbitrary, capricious, discriminatory, or illegal—because the City ignored the factual findings of the Planning Commission. The Petitioner states that the City did not identify a single finding of the Planning Commission that lacked substantial evidence, and instead attempted to identify facts outside the record, thus rendering the Planning Commission's decision arbitrary, capricious, discriminatory, or illegal.

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[1] City Code § 87-19(D)(2).

Respondent's Argument:

The Respondent argues that there is substantial evidence in the record to justify the denial of the variance. The Respondent contends that the Petitioner did not meet the first requirement for obtaining a variance: demonstrating that there is an extraordinary situation or condition that would support the request for a variance. According to the Respondent, there is only one front yard to the property, contrary to the Petitioner's claim, and there is nothing unique or extraordinary about the fact that it is on a corner. The Respondent states that there is no proof in the record that the shape of the lot has anything to do with trespassing being prevalent on this lot; the only evidence in the record related to complaints about trespassing are those related to the Branchville Volunteer Fire Department.

The Respondent also argues that the Petitioner did not meet the second requirement for obtaining a variance: showing that the denial of the variance would result in a peculiar and unusual practical difficulty. The Respondent states that there is nothing in the record that shows that the fence ordinance causes a more substantial impact on the property than is caused to other properties. Furthermore, there are other ways to deter the BVFD from using the property, such as filing a complaint for trespass or resolving the issue in a court proceeding. According to the Respondent, the Petitioner's argument that these methods are "costly and impractical" is not supported by evidence in the record and is an attempt to insert evidence into the record after the fact.

The Respondent alleges that the Petitioner did not demonstrate that granting the variance would not impair the intent, purpose, or integrity of the fence ordinance. According to the Respondent, the Petitioner misstates the intent of the fence ordinance when it claims that the intent of the fence ordinance is to preserve the character of front-yard views in single-family residential neighborhoods, and therefore it is inapplicable to the undeveloped multiple-family zoned property at issue. The fence ordinance by its terms applies to all residential properties in College Park and does not exempt properties zoned for multi-family development; the purpose of the ordinance is to protect the view of all properties in residential neighborhoods.

Finally, the Respondent asserts that the Mayor and City Council are not limited to appellate review in their determination, and *County Council of Prince George's County v. Zimmer Development Company* is inapplicable to this case. *Zimmer Development* only dealt with zoning matters that are specifically delegated to County Planning Boards by state law (Land Use Article Section 20-202), which is not applicable in this case. In this case, the City derives its authority for review of fence ordinances directly from the state. Therefore, in the Respondent's view, review of the College Park Planning Commission's recommendations is within the original jurisdiction of the Mayor and City Council.

Analysis:

A reviewing court will not substitute its judgment for that of an administrative board when the issue is fairly debatable and the record contains substantial evidence supporting the administrative decision.

First, the court agrees with Respondent that there is only one front yard on the property and that front yard is on Branchville Road. The law requires a variance for the fence. From there the case takes a significant turn. This court finds that the "substantial evidence" on the record favored the Petitioner and was consistent with the findings and staff recommendations and the advisory board.

For example, the record is clear that the fence ordinance causes a more substantial impact on the subject property different from the impact on adjoining properties. In no other adjoining property do we find the parking, cookouts, vehicle turn-arounds and such that we find on the subject property.

It is suggested that the Petitioner could utilize other methods of control, such as filing a complaint for trespass. Such does appear to be rather conclusory. There is pending before this court in CAE15-09022 a quiet title action. Any complaint for trespass would surely be stayed on motion pending resolution of the quiet title action. It should be noted that CAE15-09022 does not yet have a scheduling order.

The pictures and land records exhibits presented to the Respondent further provide substantial evidence favoring the Petitioner and not the Respondent with regard to the preservation of residential neighborhoods and front yard views. The front yard

view of the subject property is one that fronts a large parking lot, a fire department, and what appears to be a religious establishment. The opposite side of Branchville Road contains no residences at all.

These are but three examples, but the record is clear that there was no "substantial evidence" to support the administrative decision. The court can only conclude that the decision was arbitrary and capricious.

At the same time, the court is compelled to note that this is far from the end of the matter. As noted, there is a pending quiet title action. It is doubtful that the Branchville Volunteer Fire Department will prevail in that action to claim the entire lot, if successful, when its use of the property is of one small section. The court will suggest to the Civil Coordinating Judge that CAE15-09022 be referred to mediation as soon as practicable. A decision in that case could readily affect the court's finding in the present case.

Further, as the City of College Park points out, a variance is permanent. While the Petitioner has suggested it will only maintain a fence for three-and-a-half years, such time limits have a habit of being speculative. Economic conditions can reverse themselves in a short period. When the subject property will be developed, if at all, is dependent on any number of conditions. While the variance may be permanent, the court's decision today may become temporary depending on the outcome of the quiet title action.

Accordingly, it is this 17th day of October, 2016, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that the decision of the Mayor and Council of the City of College Park be and the same is hereby **REVERSED**; and it is further

ORDERED, that this matter be remanded to the Mayor and Council of the City of College Park with directions to enter a final decision approving Petitioner's application for a variance; and it is further

ORDERED, that this matter be closed statistically.

Albert W. Northrop
Judge

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 88-73 SP-87165

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on February 18, 1988, regarding Detailed Site Plan SP-87165 for Branchville Apartments, the Planning Board finds:

1. The Urban Design staff finds that the site plan for Branchville Apartments meets all the requirements of the Zoning Ordinance for development in the R-10 Zone.

2. The site plan represents a reasonable and workable resolution of the site design guidelines of Subtitle 27, Division 9, of the Prince George's County Code.

3. Condition 2 of Preliminary Plat of Subdivision 4-86220 has been fulfilled by the applicant. Conditions 1, 3, and 4 refer to actions which must be taken at the time of final plat, and will be included as conditions of the subject detailed site plan.

4. The Transportation Planning Division finds that the two ingress/egress points shown on the plan will provide adequate and safe access to the site.

5. The Urban Design Section finds that the row of trees along the west property line should be planted more densely to provide a more effective buffer between the apartment building and the single-family homes to the west.

6. The Board of Zoning Appeals granted the applicant a variance of 18% from the normal 50% minimum green area requirement, with five conditions.

7. The Urban Design Section finds that Conditions 1 through 4 of the Board of Zoning Appeals' decision referred to above have been fulfilled. Condition 5 has been addressed by virtue of Urban Design's referral of the plan to the City of College Park, which approved the plan with conditions on February 9, 1988.

8. The Natural Resources Division suggests that the applicant adopt design guidelines to assure that noise intrusion is reduced to acceptable levels.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Detailed Site Plan for the above-described land, subject to the following conditions:

1. Prior to approval of the final plat of subdivision, the applicant shall pay a fee-in-lieu of park dedication.

2. The following notes shall be placed on the final plat of subdivision:

   a. A note indicating denial of access to Maryland Route 193, University Boulevard;

   b. "Prior to the issuance of grading permits, building permits or soils conservation plans, a soils report shall be approved by the Department of Environmental Resources. The soils report shall address drainage problems."

3. The applicant shall revise the planting along the west property line so the trees are planted nine (9) feet on-center in a staggered double row.

4. The applicant shall confer with the Natural Resources Division concerning reduction of noise intrusion and shall adopt design guidelines to assure that noise levels are reduced to 65 dBA exterior and 45 dBA interior.

5. Prior to signature approval, the applicant shall demonstrate to the satisfaction of the Transportation Planning Division and the Branchville Volunteer Fire Department that appropriate standards for a turning radius for fire and rescue vehicles are achievable in the designated clear area, or else the plan shall be revised to provide for such a turning radius. The plan shall be reviewed by the Prince George's County Fire Department.

* * * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Keller, seconded by Commissioner Dabney, with Commissioners Keller, Dabney and Rhoads voting in favor of the motion, with Commissioner Yewell

temporarily absent, and with Commissioner Botts absent, at its regular meeting held on Thursday, February 18, 1988, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date 2/24/88

BY Robert D. Reed
Public Affairs Officer

THC/RDR/SDA:fvh

DECLARATION OF COVENANTS AND AGREEMENT

REGARDING LAND USE

THIS DECLARATION OF COVENANTS AND AGREEMENT REGARDING LAND USE ("Agreement"), is effective the _____day of July, 2020 by and between CRUZ DEVELOPMENT CORPORATION , a corporation existing under the laws of the State of Massachusetts, and its successor and assigns ("Cruz") and the CITY OF COLLEGE PARK (the "City") a municipal corporation of the State of Maryland.

WHEREAS, Cruz is the owner of certain real property in the City located on the north side of Branchville Road, west of its intersection with MD 193 (University Boulevard) and Rhode Island Avenue, that is triangular-shaped, 2.2-acres and consists of two parcels: Parcel A, containing 2.0199 acres, zoned R-10, and Parcel 91, containing 0.1801 acres (7,846 square feet) ("Property") zoned O-S (Open-Space). The Detailed Site Plan No. DSP-19042 ("DSP") that has been filed for this Property only involves Parcel A, although Parcel 91 contains part of the eastern stormwater management facility, and

WHEREAS, Cruz has proposed a seven-story (66-foot high), 81-unit apartment building with 130 parking spaces (35 surface and 95 structured). The proposed density is 37 dwelling units per acre. The bedroom breakdown is 20-one bedrooms, 56-two bedrooms, and 5-three bedrooms ("Project"). This Project is proposed as affordable housing financed with bonds from the State Department of Housing and Community Development; and

WHEREAS, Cruz has asked the City to recommend approval of Detailed Site Plan No. DSP-19042 ("DSP") for the Project to the Prince George's County Planning Board ("Planning Board") and the District Council for Prince George's County, Maryland; and

WHEREAS, the City has agreed to make said recommendation, upon certain conditions,

which shall be executed by Cruz in the form of this Agreement and certain dedications and easements, as set forth below, which covenants run with the land.

NOW, THEREFORE, in consideration of the foregoing, the sum of $1.00, and other consideration, the receipt and sufficiency of which is hereby acknowledged, Cruz hereby declares and agrees on behalf of itself, its successors and assigns that the Properties shall be held, transferred, sold, leased, rented, hypothecated, encumbered, conveyed or otherwise occupied subject to the following covenants, conditions, restrictions, limitations and obligations which shall run with and bind the Properties or any part thereof and shall inure to the benefit and be specifically enforceable by the City, its successors and assigns as follows:

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

2. In the event that the Property is developed and subsequently sold to any non-taxable entity, so that the Property is no longer subject to real property taxes, the entity(ies) purchasing the Property or any part thereof, and each of them (and any successors or assigns), shall be liable to make an annual payment in perpetuity to the City, in an amount each year equal to the annual City real property taxes that would be payable on the Property and any improvements for that tax year ("PILOT"), based on the then assessed value and accounting for any approved tax credit or reduction, it being the intent of the parties that the City not be deprived of this income regardless of the tax status of any owner. The obligation contained in this paragraph shall run with the land. Anything to the contrary notwithstanding, the obligation set forth in this paragraph shall terminate as to Cruz and to a Subsequent Owner upon the sale of the Property by Cruz or a it to an arms-length third party purchaser, provided the Properties are subject to City real property taxes or a PILOT immediately following such sale. A prior

owner shall not be liable for a subsequent owner's failure to pay real property taxes or amounts due under a PILOT obligation of the subsequent Owner.

Further, the requirement set forth herein shall not apply in the event the entire Property is obtained by any non-taxable entity via the process of a right-of-way dedication, eminent domain, and/or condemnation. If only a portion of the Property is acquired by a non-taxable entity by right-of-way dedication, eminent domain or condemnation, the amount payable to the City under this paragraph shall be reduced proportionately by the ratio that the assessed value of the portion of the Property dedicated or conveyed bears to the assessed value of the Property as a whole.

Cruz, its successors and assigns, shall notify the City in writing upon the closing of any sale to a third-party purchaser, or upon receipt of legal process instituting any action of eminent domain, termination, foreclosure or condemnation, or upon demand or request for dedication.

3. Prior to final plat, Cruz shall show on the Detailed Site Plan:

A. The continuation of the 5-foot wide sidewalk on Branchville Road along the entire eastern property frontage, including Parcel 91, and Cruz, and its heirs, successors and assigns shall provide a public use access easement to the City, if needed, to accommodate the sidewalk. A section of the sidewalk, across from the fire station, shall be constructed of heavy-duty concrete behind a depressed curb, to accommodate fire truck turning movements within the City right-of-way. Plans shall be submitted and approved by the City Engineer; and

1. B. A pedestrian trail around the perimeter of the eastern stormwater management facility, to include seating, trash receptacles, and pet waste disposal stands, and Cruz, and its heirs,

successors and assigns shall provide a public use access easement to the City for the public to access and use the pedestrian trail, subject to reasonable regulation by Cruz.

The easement agreement(s) referenced in this section shall be acceptable to the City, and recorded by Cruz in the land records for Prince George's County, Maryland. The liber/folio reference for the recordation(s) as well as the location and extent of the easement(s) shall be reflected on the final plat.

4. Prior to issuance of the first use and occupancy permit, Cruz shall provide and plant ornamental trees within the landscape strip along the Branchville Road right-of-way west of 49th Avenue. The number and type of trees are subject to City approval. The City will maintain the trees once planted.

5. Cruz will not sell any of the multi-family apartment units separately from the remaining multi-family apartment units, except in accordance with applicable law. This provision shall preclude neither the sale of a whole building(s) containing multi-family apartment units nor the sale of non-residential condominium units or commercial condominium units to another entity, nor the sale of interests in the owning entity in connection with a joint venture. When all or a portion of the Property not part of a condominium regime is operated as a rental facility, in order to ensure high quality unitary management, said units shall be managed by Cruz or its affiliates, or in the alternative, by a reputable professional management agent having experience managing multifamily rental properties that manages at least 5,000 residential apartments. Any decision to discontinue such required professional property management or management by Cruz or its affiliates shall require the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed.

6. Cruz shall work with the City to install a public art feature on the exterior of the

Property. The parties will develop an acceptable design and the City will provide up to $15,000 as a dollar-for-dollar match toward the cost of the art feature. The City's matching payment shall be delivered to Cruz prior to the commencement of work for the installation of the art feature. Installation of the art feature shall commence no later than one year from the later to occur of (i) issuance of the final Use and Occupancy permit for the Project or (ii) Cruz's receipt of matching payment from the City. The parties hereto can agree to extend the timeframe for installation of the art feature by a document in writing signed by both parties, and a formal amendment of this Agreement shall not be required.

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

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

9.The City and Cruz shall have the right to enforce, by any proceeding at law or in equity, including injunction, all restrictions, terms, conditions, covenants and agreements imposed upon the City, Property, and/or Cruz, pursuant to the provisions of this Agreement. The parties agree that if the City or Cruz should breach the terms of this Agreement, and such breach is not cured within thirty (30) days following written notice from either party detailing the nature of the breach, the aggrieved party would not have an adequate remedy at law and would be entitled to bring an action in equity for specific performance of the terms of this Agreement. The non-prevailing party in any action brought in a court of competent jurisdiction to enforce a

provision of this Agreement and/or for violation of any provision of this Agreement shall reimburse the prevailing party for all reasonable costs of the proceeding including reasonable attorneys' fees.

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

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

12. All notices given hereunder shall be in writing and shall be hand delivered, sent by United States Postal Service, as certified mail, return receipt requested, postage prepaid, or sent by recognized overnight courier service, addressed as set forth below. Any notice will be deemed to have been delivered at the time the same is actually received (or if receipt is refused, when first attempted). Notices may be delivered to such other address or addresses as either Cruz or the City may from time to time designate to the other by notice in writing.

If to Cruz:

with a copy to:

If to the City: Scott Somers
City Manager
8400 Baltimore Avenue
Suite 375
College Park, MD 20740

13. Except as provided in Paragraph 6, this Agreement may not be amended or modified except in writing executed by all parties hereto, and no waiver of any provision or consent hereunder shall be effective unless executed in writing by the waiving or consenting party. The provisions of this Agreement shall be deemed severable, so that if any provision hereof is declared invalid, all other provisions of this Agreement shall continue in full force and effect.

14. This Agreement shall be construed in accordance with and governed by the laws of the State of Maryland without regard to its conflict of laws provisions.

15. This Agreement shall be effective immediately as to Cruz and the City, and shall be binding on their heirs, successors and assigns, subject to the terms and conditions hereof.

16. These obligations are subject to and contingent upon final approval of the aforesaid DSP (with such approval being beyond appeal). This Agreement shall be automatically considered null and void without further action in the event that the DSP is not approved. In the event the condition in the foregoing sentence is not satisfied then this Agreement shall automatically terminate and be of no further force or effect and neither party to this Agreement shall have any further obligation to the other with respect to this Agreement.

17. This Property shall be held, conveyed, encumbered, sold, leased, rented, used, and/or occupied subject to the terms and provisions of this Agreement, provided the Property is developed pursuant to the approvals set forth in the DSP as such plan may be amended in accordance with Paragraph 22, which shall run with the ground lease. Each person accepting a deed, lease or other instrument conveying any interest in the Property shall be bound by the terms of this Agreement whether or not the same is incorporated or referred to in such deed, lease or instrument and this Agreement is hereby incorporated by reference in any deed or other conveyance of all or any portion of each person's interest in any real property subject

hereto.

18. In the event that any provision of this Agreement is in direct conflict with any provision mandated by any government agency with jurisdiction, to the extent that the provision in this Agreement is by necessity precluded, then that provision shall be null and void, provided, however, that the remainder of this Agreement shall remain in full force and effect.

19. The City shall generally support revisions of the DSP for so long as it is found by the City to be in substantial conformance with the development plans for the Property previously shown to and endorsed by the City, upon the satisfaction of the conditions precedent thereto in the PPS and DSP and this Agreement and related declarations and agreements.

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

WITNESS/ATTEST: CRUZ DEVELOPMENT CORPORATION

_____ _____

Title: _____

STATE OF MARYLAND)
) ss:
COUNTY OF)

I HEREBY CERTIFY, that on this day of_____2020, before me, a Notary Public in and for the State aforesaid, personally appeared_____, and being authorized so to do, executed the foregoing Agreement for the purposes therein contained by signing in my presence.

WITNESS my hand and Notarial Seal.

_____
(SEAL)

Notary Public

My Commission Expires:_____

WITNESS/ATTEST: CITY OF COLLEGE PARK

By:_____ By: _____
Janeen S. Miller, CMC, City Clerk Scott Somers, City Manager

STATE OF MARYLAND)
) ss:
COUNTY OF)

I HEREBY CERTIFY that on this_____day of_____, 2020, before me, the subscriber, a Notary Public in the State and County aforesaid, personally appeared Scott Somers, who acknowledged himself to be the City Manager of the City of College Park, and that he, as such City Manager, being authorized so to do, executed the foregoing Agreement for the purposes therein contained by signing, in my presence, the name of said City of College Park, by himself, as City Manager.

WITNESS my hand and notarial seal.

_____(SEAL)

Notary Public

My Commission Expires:_____

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

_____
Suellen M. Ferguson

This document shall be recorded in the Land Records of Prince George's County.

After recording, please return to:

Suellen M. Ferguson, Esq.
Council, Baradel, Kosmerl & Nolan, P.A. 125 West Street, 4th Floor
Annapolis, MD 21404-2289

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Detailed Site Plan

College Park Marriott

CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM

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

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

Originating Department: Planning, Community and Economic Development

Issue Before Council: DSP-18047 for College Park Marriott

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

Background/Justification: The Applicant, New County Hotel, LLC (Republic Properties), is requesting Detailed Site Plan (DSP) review to construct a 5-story Marriott Residence Inn with 161 hotel rooms, 6,800 square feet of ground floor retail and 80 surface parking spaces. The 2.11-acre property is a triangular-shaped corner through lot located on the northwest corner of Campus Drive and Corporal Frank Scott Drive. The property is currently used as a 240 space County parking lot. The Planning Board is scheduled to hear the DSP on July 30th. The City staff report is attached.

Fiscal Impact: The site is currently exempt from City taxes and when developed will add to the City tax base.

Council Options:
1. Recommend approval of DSP-18047 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 Detailed Site Plan 18047 with conditions in accordance with the staff recommendation.*

Attachments:
1. City Staff Report with Conditions
2. Detailed Site Plan Submittal Link: https://www.dropbox.com/sh/05p0p9wxnlox3v6/AACA4p2rBhIbfxFMnh5xul18a?dl=0
3. M-NCPPC Technical Staff Report Link (typically available 10 days prior to the Planning Board meeting): ***www.pgplanning.org/Planning_Board/Agendas.htm***

ATTACHMENT 1

City Staff Review and Recommendation

Detailed Site Plan-18047
College Park Marriott (New County Hotel, LLC)
Northwest corner of Campus Drive and Corporal Frank Scott Drive

Project Description

The Applicant, New County Hotel, LLC (Republic Properties), is requesting approval for a Detailed Site Plan to construct a 5-story Marriott Residence Inn with 161 hotel rooms, 6,800 square feet of ground floor retail and 80 surface parking spaces. The 2.11-acre property is a triangular-shaped corner through lot located on the northwest corner of Campus Drive and Corporal Frank Scott Drive. The property is currently used as a 240 space County parking lot.

On January 23, 2020, the Prince George's County Planning Board approved Preliminary Plan 4-18027 (PPS) subject to 10 conditions. These conditions are analyzed further in the report. The PPS also approved the abandonment of a 30-foot Knox Road right-of-way that traversed the lot and granted a variation request to reduce the required Public Utility Easement (PUE) from 10-feet wide to 5-feet wide.

Zoning

The subject property is within the 2015 Approved College Park-Riverdale Park Transit District Development Plan (TDDP) and is zoned Mixed-Use Infill/Transit District Overlay (MUI/TDOZ) and APA 6 overlay.

Comment: The Applicant received a "Determination of No Hazard to Air Navigation" letter on February 11, 2020.

Surrounding Uses and Zoning

Direction from subject site	Use	Zoning
North of Lehigh Road	Commercial uses including car repair shops and a home goods store.	MUI, TDO, APA-6
South of Campus Drive	US Food and Drug Administration Center for Food Safety and Applied Nutrition's (CFSAN) Harvey W. Wiley Federal Building	MUI, TDO, APA-6
West of Campus Drive	WMATA-College Park Metro and its associated six-level parking structure, surface parking, kiss and ride and bus facility; also, the future location of the College Park Purple Line Light Rail station.	MUI, TDO, APA-6
East of Corporal Frank Scott Drive	JTCC operated Tennis Center	MUI, TDO, APA-6

Conformance with Preliminary Plan Conditions

A preliminary plan was adopted by the Prince George's County Planning Board on February 13, 2020 (PGCPB Resolution No. 20-09) with 10 conditions. Below is a staff review of compliance with these conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:

a. Provide documentation from the City of College Park, to allow a substandard right-of-way along Lehigh Road. In lieu of such documentation, show dedication of 10 feet along the frontage of Lehigh Road, or other dedication as otherwise required by the City.

Comment: Addressed.

b. Expand the public use easement over the internal driveway, extending from the intersection of Campus Drive and River Road to Lehigh Road, to cover the pedestrian access area.

Comment: Addressed.

2. Prior to signature approval of the preliminary plan of subdivision, the applicant shall provide an approved stormwater concept plan and letter, and an approved floodplain waiver from the Prince George's County Department of Permitting, Inspections and Enforcement.

Comment: Stormwater management concept plan number 53859-2018-00, dated March 26, 2020, and a floodplain waiver, dated December 12, 2019 were approved by Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). A Mandatory Referral application request MR-1944A was submitted and approved the creation of a drainage swale to provide compensatory floodplain storage on the adjacent M-NCPPC owned College Park Airport property.

3. Prior to acceptance of the detailed site plan, the following information shall be provided:

a. An exhibit that illustrates the location, limits, specifications and details of the off-site sidewalk and Americans with Disabilities Act improvements, consistent with Section 24-124.01(f) and the cost cap in Section 24-124.01(c).

Comment: As part of the Preliminary Plan of Subdivision process, the Applicant is required to demonstrate conformance with Sec. 24-124.01 of the Prince George's County Code which requires the provision of adequate bicycle and pedestrian impact statement (BPIS). According to the scoping agreement, based on the proposed 123,396 square feet of commercial/retail space, a cost cap of $43,188.60 was established. The submitted BPIS Plan indicates a detail for a concrete bus shelter and concrete bus pad. This improvement was suggested based on an existing bus stop. This bus stop has been removed due to Purple Line construction and it is unclear if this bus stop will go back after construction. Staff recommends the BPIS be revised

to reflect 5.b. (3) of the Preliminary Plan resolution (PGCPB No. 20-09, File No. 4-18027), "Construct a sidewalk from the Campus Drive/Riverside Avenue intersection on the west side of Riverside Avenue to Old Calvert Road."

b. ***Demonstrate compliance with the Transit District Development Plan streetscape standards.***

Comment: The TDDP envisions streetscape improvements to buffer the pedestrian from vehicular traffic. Specifically, the Plan recommends the area between the face of the curb and the building containing "a tree zone (an area for street trees, landscape plantings, and step-off areas for parallel parking spaces, a pedestrian zone (a clear route for unobstructed pedestrian circulation), and a semi-private zone (an area where additional landscape plantings, front yards for residential buildings, café tables and seating, storefront displays, and similar elements may be placed).

The TDDP (p. 223) recommends the following streetscape for Campus Drive (formerly Paint Branch Parkway): Tree Zone (7-10 feet), Pedestrian Zone (6-10 feet) and Semiprivate Zone (2-12 feet).

Element	**Appropriate Width**	**Proposed Width**	**Comment**
Tree Zone	7-10 feet	0-3 feet	Move to behind curb
Pedestrian Zone	6-10 feet	5 feet	Increase width to at least 6-feet
Semi-private Zone	2-12 feet	0-7 feet	Increase width when below 7-feet

The submitted Detailed Site Plan and Landscape Plan do not appear to conform to the recommendations. Streetscape sections would help to clarify the plan. It appears the Applicant is proposing a 5-foot wide sidewalk adjacent to the street, a 0-3 feet wide landscape strip with some shade trees and then a 7-foot wide elevated sidewalk along the western side of the building in front of the retail stores. Staff recommends the tree zone be relocated to behind the curb, increase the width of the sidewalk from 5-feet to 6-feet wide and increase the semiprivate zone where feasible.

4. Prior to final plat approval, the applicant shall vacate the existing unimproved Knox Road right-of-way with consent from the City of College Park.

Comment: This condition has been carried forward since final plat approval has not been issued.

5. Prior to approval of any building permit, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that one or more of the following required adequate pedestrian and bikeway facilities as designated below, in accordance with Section 24-124.01 of the Subdivision Regulations and the cost cap in Part (c), have (a) full financial

assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:

a. Construct off-site sidewalks and Americans with Disabilities Act improvements along Old Calvert Road and Edmonston Road, as illustrated on the bicycle pedestrian impact statement plan, or

b. One or more of the following options may be selected as an alternative improvement(s), in coordination with the City of College Park, if it is demonstrated to meet the requirements of Section 24-124.01 at the time of detailed site plan:

(1) Continue the existing sidewalk from the bus stop at the intersection of 50th Avenue and Campus Drive to the hotel site.

(2) Provide a bus shelter at the 50th Avenue/Campus Drive bus stop.

(3) Construct a sidewalk from the Campus Drive/Riverside Avenue intersection on the west side of Riverside Avenue to Old Calvert Road.

Comment: This condition was discussed in number 3. Above.

6. Total development shall be limited to uses that would generate no more than 49 AM and 52 PM peak-hour vehicle trips. Any development generating an impact greater than what is identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Comment: The Applicant understands and agrees to comply with this condition as stated in their submitted Statement of Justification, dated revised June 19, 2020.

7. A substantial revision to the mix of uses on the subject property that significantly affects Subtitle 24 adequacy findings, as set forth in a resolution development, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

Comment: The Applicant understands and agrees to comply with this condition as stated in their submitted Statement of Justification, dated revised June 19, 2020.

8. Development of this site shall be in conformance with the approved stormwater management concept plan and any subsequent revisions.

Comment: The Applicant understands and agrees to comply with this condition as stated in their submitted Statement of Justification, dated revised June 19, 2020.

9. Prior to approval, the final plat of subdivision shall include:

a. The granting of public utility easements along all public rights-of-way in accordance with the approved preliminary plan of subdivision.

b. A note indicating a variation from Section 24-122(a) of the Subdivision Regulations is approved by the Prince George's County Planning Board for the width of the public utility easements along the public rights-of-way, pursuant to the approved Preliminary Plan of Subdivision 4-18027.

Comment: The Applicant understands and agrees to comply with this condition as stated in their submitted Statement of Justification, dated revised June 19, 2020.

10. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall submit draft public access easement agreements for the on-site driveway, extending opposite River Road, and along Lehigh Road, in accordance with the approved preliminary plan of subdivision. The easement agreements shall be to the benefit of the City of College Park, be approved by the Maryland-National Capital Park and Planning Commission, Subdivision and Zoning Section, and be fully executed. The easement shall be recorded in the Prince George's County Land Records and the Liber/folio of the easement shall be indicated on the final plat, prior to recordation.

Comment: This condition has been carried forward since final plat approval has not been issued.

Conformance with the 2015 Approved College Park-Riverdale Park Transit District (CPRP-TDDP)

The subject property is in the College Park-Riverdale Park Transit District (CPRP-TDDP). The Plan established four new neighborhoods based on unique features and distinct characteristics. The subject property is identified as located in the College Park Aviation Village neighborhood. The vision for this neighborhood is to create a compact, primarily residential community with integrated neighborhood-serving retail and civic uses. The College Park Aviation Museum serves as a cultural anchor (p. 31). The TDDP states that "the County-owned parking lot north of Paint Branch Parkway offers an excellent short-term development opportunity to jump start the College Park Aviation Village." (p. 54). The proposed use, hotel with ground floor retail, is consistent with this vision.

Basic Transit District Development Standards

The following development standards have been met:

Standard	Required	Proposed	Requirement Met
Height	5-8 stories (maximum 120 feet)	5 stories (60 feet 4 inches)	Yes
Lot Coverage	80% maximum	62%	Yes

Handicapped Parking Required	4 spaces	4 spaces shown on DSP but notes incorrectly state 3 spaces	Yes
Loading Spaces	2	2	Yes for number of spaces. Requesting a modification on the size of one of the spaces, see modification table below.
Bicycle Parking	13 spaces	14 spaces	Yes

Modifications to Development District Standards

The Plan allows requests for amendments to the requirements if the modifications benefit the proposed development and the Transit District and do not substantially impair the Transit District Development Plan (TDDP). The following 9 modifications from the development district standards are being requested:

Standard	**Required**	**Proposed**	**Justification**	**City Staff Recommendation**
1. Build-to-Line on Campus Drive, and Lehigh Avenue (p. 198)	15-foot minimum-25-foot maximum from face of the curb.	Majority of building along Campus Drive is greater than 25 feet ranging from 25-feet to 32-feet from face of curb. The entirety of the building fascade along Lehigh Avenue is less than 15-feet from face of curb, ranging from 13-feet to 14.5 feet.	Curvilinear shape of Campus Drive conflicts with straight walls of building. Unique condition of having frontages on all sides of the triangular lot.	Support
2. Frontage Buildout at the build-to line (p. 202)	70% minimum	60% along Campus Drive	SWM requirements limit buildable areas of site	Support
3. *Building Coverage (p. 202)	50% minimum	31%	Entire site is in floodplain. Less Building Coverage=Less negative impact on floodplain.	Support

Standard	Required	Proposed	Justification	City Staff Recommendation
4. Parking Spaces (p. 208)	70 spaces maximum	80 spaces	Needed due to size of hotel and to adequately serve retail establishments.	Do not support, additional surface parking on site.
5. Surface Parking Setback (p. 211)	30 feet minimum from build-to line along streets	10 feet from Corporal Frank Scott Drive and 1-foot from Lehigh Road.	Corner through lot makes it difficult to comply; Applicant will screen parking with landscaping strip.	Support if streetscape will conform to TDDP.
6. Planting Islands *(Landscape Manual Section 4.3 (C)(2))*	Provide a parking island every 10 spaces on average according to Landscape Manual Section 4.3 (C) (2)	Not provided every 10 spaces.	Will screen parking lot.	Support, to meet parking requirements.
7. Loading Space Size (Sec. 27-578 of Zoning Ordinance)	12 feet x 33 feet, minimum	11 feet by 20 feet	There are two loading spaces shown as required. One space complies and one is a little small due to site constraints.	Support. Bigger trucks can use the larger loading space.
8. *Signage (p. 217)	Freestanding signs are not permitted in the Aviation Village area.	Proposing two freestanding signs, identification and directional.	No justification provided since modification was not requested.	Support for directional signage but not for pylon sign.
9. *Streets and Open Spaces/Complete Streets (p. 222)	Tree Zone: 7-10 feet Pedestrian Zone: 6-10 feet Semi-Private Zone: 2-12 feet	Tree Zone: 0-3 feet Pedestrian Zone: 5 feet Semi-Private Zone: 0-7 feet	No justification provided since modification was not requested.	Do not support.
10. *Streetscape Lighting (p. 230)	Provide pedestrian-scaled fixtures on poles no higher than 14	Not shown.	No justification provided since modification was not requested.	Do not support.

	feet in height on all streets.			

*Not requested but needed.

Environmental Features

The entire site is in the Paint Branch floodplain, which is considered a Primary Management Area (PMA). The subject proposal will impact this regulated environmental feature. The existing site has been developed as a parking lot and is mainly covered by pavement. The portions that are not paved consist of grass strips that act as buffers between the parking lot and surrounding roads. Section 24-130(b)(5) of the County Subdivision Ordinance, regulates impacts to the PMA's and requires the Applicant to preserve and/or restore regulated environmental features "to the fullest extent possible." In this case, the Applicant will not be able to restore the environmental feature since it covers the entire lot and has been previously disturbed.

To address building regulations for development in a floodplain, the Applicant is required to provide compensatory storage and elevate the building outside of floodplain levels.

Comment: Impacts to regulated environmental features (REFs) are consistent with those approved by the Planning Board at time of PPS 4-18027. A floodplain waiver was issued on December 12, 2019 by the Department of Permitting, Inspection and Enforcement.

Tree Canopy Coverage Conformance

Strategy 2.4 of the TDDP requires the tree canopy coverage ordinance be met without waivers or modifications. A 10 percent tree canopy coverage (TCC) requirement or 9.191 square feet is required in the M-U-I zone. The Applicant complies by providing 10,000 square feet by planting 40 major shade trees on-site.

Woodland Conservation Ordinance

The Applicant received a Woodland Conservation Ordinance Exemption letter on November 06, 2018 (that expires November 06, 2020) because the property contains less than 10,000 square feet of woodland.

Stormwater Management

The site has an approved SWM Concept Letter (53859-2018-00) dated March 26, 2020 and plan that is in conformance with the current code, which is valid until March 26, 2023. The plan includes three stormwater management facilities: two located at the western end of the property and one located south east of the parking lot. These areas will contain bioretention, rain gardens, grassed swales, bio-chambers) and will be designed to serve as visual amenities.

Comment: Staff recommends the western bioretention area be improved with public amenities such as seating, trash receptacles, lighting, walking paths and a public art feature to also serve as a pocket park.

Site Design and Architecture

The triangular shaped, through lot has frontage on Campus Drive (State Road), Corporal Frank Scott Drive (City), Lehigh Road (City) and 50th Avenue (City). River Road terminates at the site. The applicant proposes extending this connection to River Road with a driveway that will connect to Lehigh Road. The building is an "L" shape which takes advantage of frontage on the new private road and Campus Drive.

The main parking lot (58 spaces) is located behind the building, on the northeast side of the site and accessed from Lehigh Road and Corporal Frank Scott Drive. There are 8 perpendicular parking spaces proposed at the northwestern side of the site, accessed from Lehigh Road. Twelve spaces are located along the west side of the service drive and two compact parallel spaces along the east side of the drive.

The main guest hotel entrance faces the driveway and there is a drop-off area and loading zone. There is a secondary entrance to the hotel from the parking lot. Three retail spaces front Campus Drive. An exterior terrace is provided in front of the retail to potentially provide for exterior seating for future restaurants. Pedestrian access is via an elevated sidewalk accessed from stairs and a handicapped accessible ramp.

A five-foot wide sidewalk is shown along Campus Drive, east of the driveway but does not continue west of the driveway. Sidewalks are also provided along both sides of the driveway. The western driveway sidewalk connects to a system of sidewalks through and around the western storm water management areas.

The 5-story building has a flat roof and the primary building materials are brick, and smooth metal-like panels. The building will have a cast stone base, and an expression line above the first floor.

Sustainability and the Environment (p. 219)
The CPRP-TDDP sets standards for LEED "or other similar rating system standard." Silver or better (or the equivalent) is "desired" for all new development and LEED-Gold or Platinum certification under an applicable LEED rating system is "encouraged" for all development when feasible.

Comment: The Applicant intends to pursue LEED Silver or two Green Globes. Since Green Globes® is a nationally recognized green rating assessment, guidance, and certification program, Staff supports the Applicant seeking LEED Silver or "two globes."

Landscape Manual

The development is required to meet the following Landscape Manual requirements:

Standard	**Required**	**Provided**	**Standard Met**
Section 4.2, Landscape Strips Along Streets	31 Shade Trees 310 Shrubs	31 Shade Trees 310 Shrubs	Yes
Section 4.3, Interior Planting for Parking Lot	8% (1,771 sq. ft.)	9.75% (2,158 sq. ft.) with 9 shade trees*	Yes
Section 4.9, Sustainable Landscaping Requirements	20 native shade trees 93 native shrubs	31 native shade trees 215 native shrubs	Yes

*Requesting a modification on planting islands every 10 spaces. See modification section.

RECOMMENDATION

Staff recommends approval of DSP-18047 with conditions subject to the following:

1. SUPPORT the following modifications to the Transit District Development Plan (TDDP) as noted below:
   (Note: The page numbers referenced are from The Approved College Park-Riverdale Park Transit District Development Plan, March 2015, unless otherwise referenced).

   a. ***Front Build-to-Line*** (page 198) - To allow the building to be constructed as shown..
   b. ***Frontage Buildout at the Build-to Line*** **(College Park Aviation Village)** (page 202) - To allow a reduction in the building frontage buildout from 70% minimum to 60% along Campus Drive.
   c. ****Building Coverage*** *(page 202)* – To allow the building to cover 31% of the lot instead of the minimum 50%.
   d. ***Surface Parking Setback*** *(page 211)* - To allow parking setbacks to be less than the required 30-foot minimum.
   e. ***Planting Islands*** *(Landscape Manual Section 4.3 (C)(2))* - To not provide a parking island on average every 10 parking spaces.
   f. ***Loading Space Size*** *(Sec. 27-578 of Zoning Ordinance)* - To provide one out of two loading spaces that is 11-feet by 20 feet, smaller than the required 12-feet by 33-feet.
   g. ***Signage*** *(page 217)* – To allow the directional sign but not the pylon sign.

   ****Not requested but needed***

2. DO NOT SUPPORT the following modifications to the Transit District Development Plan (TDDP) as noted below:
   (Note: The page numbers referenced are from The Approved College Park-Riverdale Park Transit District Development Plan, March 2015, when not otherwise referenced).

   a. ***Parking Spaces*** *(page 208)* - To allow an additional 10 parking spaces from a maximum permitted 70 spaces to 80 spaces.
   b. ****Streets and Open Spaces/Complete Streets*** *(page 222)* – To not provide the required streetscape.
   c. ****Streetscape Lighting (page 230)*** – To not provide pedestrian-scaled fixtures no higher than 14-feet on all streets.

   ****Not requested but needed***

3. Prior to certificate approval of the DSP:
   a. Show crosswalks at all driveways.
   b. Remove the 8 perpendicular parking spaces along Lehigh Road and replace with the appropriate streetscape section.
   c. Bring streetscapes into conformance with the TDDP to the extent practicable and provide streetscape sections for Campus Drive and Corporal Frank Scott Drive.

Include landscaped strips behind the curb, minimum 6' sidewalks and pedestrian-scaled lighting.

d. Revise the site plan to include space for 2 electric vehicle charging stations.
e. Amend the BPIS to eliminate the bus shelter improvement and instead reflect 5.b. (3) of the Preliminary Plan resolution (PGCPB No. 20-09, File No. 4-18027), "Construct a sidewalk from the Campus Drive/Riverside Avenue intersection on the west side of Riverside Avenue to Old Calvert Road."
f. Correct General Notes "Handicap Parking Provided:" from 3 spaces to 4 spaces.
g. Add a note to the Architectural Plans that all retail windows shall be clear glass.

4. Prior to Final Plat Approval:
    a. Execute a public use easement with the City for the internal driveway as shown on the plan and for the streetscape along Lehigh Road including maintenance of all facilities within the easement area.
    b. Vacate the existing unimproved Knox Road right-of-way with consent of City of College Park.

5. Amend the Landscape Plan to:
    c. Enhance the Storm Water Management Facility area at the western edge of the site to create a pocket park including but not limited to benches, trash receptacles and public art (matching funds for public art are available from the City).

6. Revise the sign plan to remove the pylon sign.

4

College Park Housing Authority

Parking Request

CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM

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

Presented By: Scott Somers, City Manager **Proposed Consent:** No

Originating Department:	Planning, Community and Economic Development
Issue Before Council:	Request by College Park Housing Authority to Use City Land for parking at Attick Towers
Strategic Plan Goal:	Goal # 3 – High Quality Development and Reinvestment

Background/Justification:
The City Manager was approached by the former Executive Director of Attick Towers to explore the possibility of using adjoining City of College Park property to provide additional parking for the housing project. The current Director, Michelle Johnson, recently provided a letter, site plan and other supporting documents to support this request. Her letter states the intent to lease the land free of charge for not less than twenty years and to pay the costs of construction and maintenance. The site plan (Attachment 2) shows 12 parking spaces to be constructed on the City-owned Parcel 92 at the northwest corner of Rhode Island Avenue and MD193. The property is zoned Open Space (O-S) and contains .42 acres.

These documents were referred to the Planning Director and City Engineer for review, and on May 15, 2020, a virtual meeting was held with Ms. Johnson to discuss the matter. City staff expressed concern about the proposed use of the property and suggested alternative locations on the existing site to meet their parking needs. The City Engineer was asked to provide a sketch to illustrate some of these alternatives (Attachment 7). This shows the possibility of providing at least 12 spaces along the front and side of the property, which would be a less expensive alternative. Another option would be expanding the parking area in the rear of the property into the green area. The Housing Authority considered these options and asked for the opportunity to present their request directly to the City Council.

Attick Towers currently has 108 units, 109 residents and 44 parking spaces. The documents submitted indicate that an Assisted Living building requires one parking space for every three residents or 36 parking spaces. In fact, Attick Towers is classified as housing for the elderly or disabled and the requirement for this type of housing is .66 spaces per unit or a total of 71 spaces. The site has 2.49 acres and appears to be able to accommodate many more spaces than the 12 spaces they are seeking.

Section 27-573 of the Zoning Ordinance allows an off-site parking lot to be constructed if: 1) It is within 500 feet of the nearest boundary of the property it is serving, and 2) There is a legal arrangement that assures the permanent availability of the parking lot. In addition, a Mandatory Referral application would need to be filed with M-NCPPC and a building permit obtained.

Fiscal Impact:
The City property is exempt from property taxes.

Council Options:
1. Discuss options with the Housing Authority
2. Approve the request.
3. Deny the request.

Staff Recommendation:
#1

Recommended Motion: Not Applicable.
Attachments: 1. Letter Request 2. Site Development Concept Plan 3. Site Development and Paving Plan 4. Woodland Ordinance Exemption Letter 5. Natural Resources Inventory 6. Soil Conservation Exemption 7. City Engineer's Sketch Plan

Housing Authority

City of College Park

9014 Rhode Island Avenue • College Park, Maryland 20740
301-345-3600 • Fax 301-345-4292

Michelle Johnson
Executive Director

Robert Catlin
Chairman

April 16, 2020

Scott Somers
City Manager
City of College Park
8400 Baltimore Ave
Suite 375
College Park, MD 20740

Re: Land Use Parcel 92

Dear Mr. Somers,

It is my pleasure to submit this letter of intent to pursue land use of parcel 92, located adjacent to the [1]Housing Authority of the City of College Park (HACCP) located at 9014 Rhode Island Ave, College Park, MD 20740. This request is to lease the land free of charge for a period of no less than twenty (20) years. The HACCP currently owns Attick Towers Apartments which is a 108 unit building designated for seniors and disabled persons. The HACCP currently has forty- four (44) parking spaces, forty- four (44) parking spaces are not enough parking spaces to accommodate the current population we serve along with staff.

If given permission to lease the land, the Housing Authority will create 12 new parking spots and add addition lighting for the residents at Attick Towers. If given permission to lease the land free of charge the HACCP will maintain parking. This also includes the maintenance of private storm drain system for the parking lot.

The HAACP has taken the following steps required to obtain use of parcel 92:

1. Obtained flood plan information from Prince George's County Department of Permitting, Inspection and Permitting (DPIE).
    a. DPIE has confirmed there is no existing flood plan on the property.

[1] If the HACCP changes name due to subsidy type change the agreement will still apply.

Housing Authority

City of College Park

9014 Rhode Island Avenue • College Park, Maryland 20740
301-345-3600 • Fax 301-345-4292

Michelle Johnson
Executive Director

Robert Catlin
Chairman

2. Obtained Woodland Conservation Exemption Letter.
    a. Exemption # S-096-2019, expiration date 7/31/2021. Attachment A
3. DPIE Site Development Approval Letter- Concept Plan
    a. DPIE case # 30406-2019-00, Approval Attachment B
4. DPIE Site Development Fine Grading Permit
    a. Filed concept, waiting on approval-No. 8519-2020-00. Attachment C
5. Natural Resources Inventory (NRI)
    a. NRI is not required if the development activity is exempt from the stormwater maintenance ordinance. Attachment D
6. Prince George's Soil Conservation Exemption
    a. Exemption letter issued on 4/9/2020. Attachment E

The HACCP appreciates your time and consideration to granting access to parcel 92 in order to provide more parking spaces to Attick Towers Apartments. If you have any further questions please feel free to contact me at mcjohnson@collegeparkmd.gov.

Michelle Johnson

Executive Director

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Permitting, Inspections and Enforcement

Site/Road Plan Review Division

9400 Peppercorn Place, Suite 420
Largo, Maryland 20774
(301) 883-5710

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: CPHA_PARCELS A & 92 CASE #: 30406-2019-00
APPLICANT'S NAME: COLLEGE PARK HOUSI
ENGINEER : CAPITOL DEVELOPMENT DESIGN, INC.

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW, FEE-IN-LIEU.

These bonds apply: None.

Required water quality controls: None.

Required water quantity controls: None.

No maintenance agreement is required.

No special conditions apply.

Required easements: None.

Storm Water Management fee payment of $1,600.00 in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

1. LESS THAN 5,000 SQUARE FEET TO BE DISTURBED. THIS PROJECT IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS.
2. THE PREVIOUS PARENT APPROVAL FOR THIS SITE IS 42999-2014-00.
3. ULTIMATE RIGHTS-OF WAY CONVEYANCE IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE. 50 FEET FROM THE ULTIMATE CENTERLINE OF RHODE ISLAND AVENUE.
4. THIS PROJECT IS PROPOSING ADDITION OF PARKING SPOTS IN AS EXISTING PARKING LOT OF A SENIOR CITIZENS TOWER BUILDING.
5. AFTER APPROVAL OF THIS CONCEPT, THE APPLICANT CAN PROCEED WITH THE BUILDING PERMIT AT ANY TIME.

REVIEWED BY DK.

CASE NAME: CPHA_PARCELS A & 92 CASE #: 30406-2019-00

APPROVED BY:

Rey De Guzman

APPROVAL DATE: January 17, 2020
EXPIRATION DATE: January 17, 2023

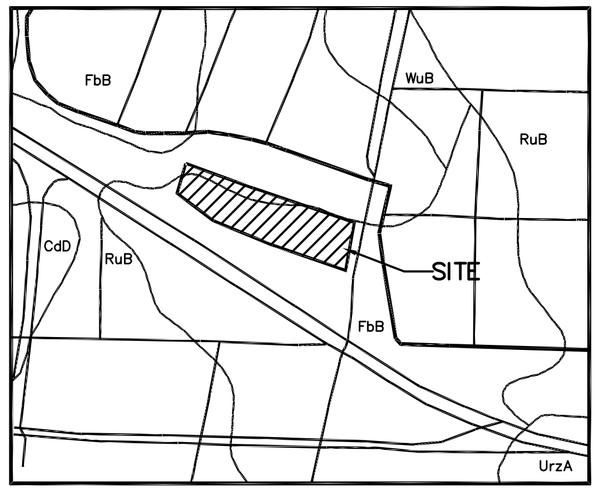
FOR OFFICE USE ONLY

ADC MAP:	5288 B-10	200' SHEET:	211NE04
STREET NAME:	RHODE ISLAND AVE		
WATERSHED:	11-Indian Creek		
NUMBER OF DU'S:	0	COST PER DWELLING:	0

CC: APPLICANT, SCD, PERMITS

P.G.C. FORM #3693 (REV 04/93)

SITE DEVELOPMENT CONCEPT PLAN FOR
COLLEGE PARK HOUSING AUTHORITY
9014 RHODE ISLAND AVENUE
BERWIN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



WEBSURVEY SOIL MAP

SOIL DATA

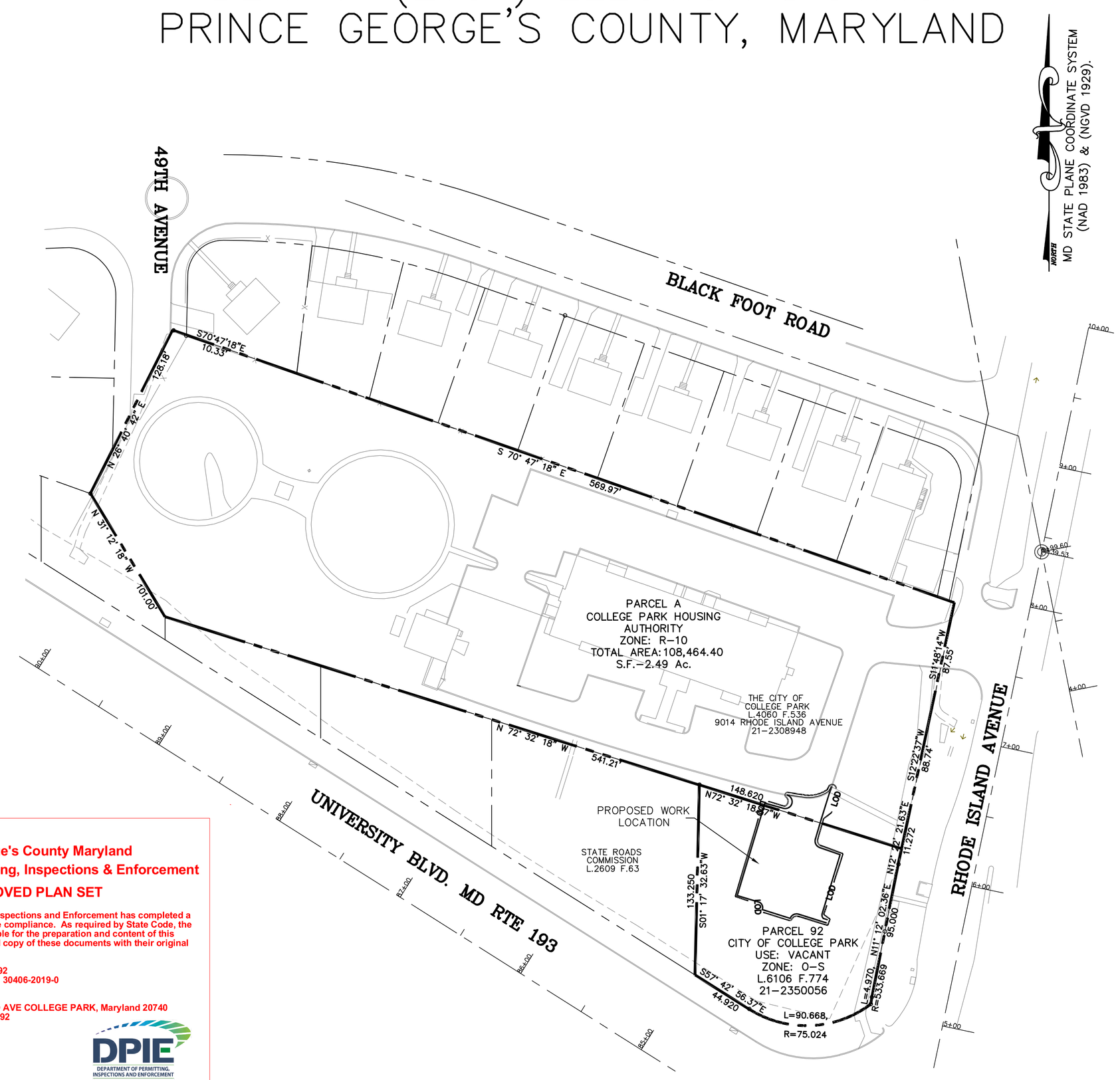
Map unit symbol	Map unit name & Description	HSG Ratin	K Factor	SOIL CLASSIF.
FbB	Fallsington-URBAN LAND COMPLEX, 0 TO 5 percent, well drained,None-frequency of flooding	B /D	0.20	SC-SM
RuB	Russett-Christiana-Urban land complex, 0 to 5 percent slopes, well drained,None-frequency of flooding	D	0.49	CL-ML

PROP. IMPERVIOUS AREA = 4,270 S.F. = 0.098 A.C

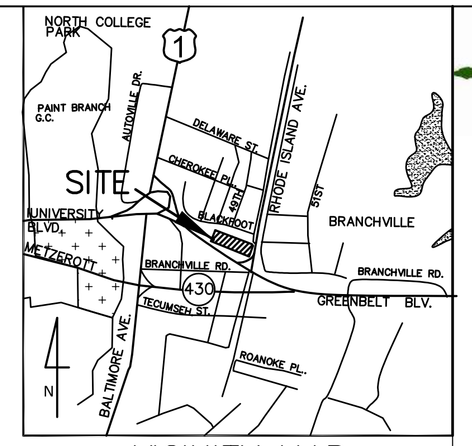
EX. IMPERVIOUS AREA = 0 S.F. = 0 A.C

TOTAL DISTURBED AREA = 4,758 S.F. = 0.11 A.C

DPIE PERMIT NUMBER: 30406–2019–00



PLAN VIEW
SCALE: 1"=50'



VICINITY MAP
SCALE: 1"=2000'

SITE NOTES:

1. TAX MAP/GRID: 025E4
2. ADC: 7/G3
3. TAX ACCOUNT: PARCEL A: 2308948; PARCEL 92: 2350056
4. PROPERTY ADDRESS: 9014 RHODE ISLAND AVE., COLLEGE PARK, MD. 20740
5. PROPOSED USE OF PROPERTIES: SENIOR HOUSING, AND ADDITIONAL PARKING
6. 200 SHEET NO: 211NE04
7. PLAT REF.: A21/7535
8. BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
9. ELECTION DISTRICT: 21
10. COUNCILMANIC DISTRICT: 3
11. AVIATION POLICY AREA: NONE
12. AREA OF PARCEL A AND 92
    A = 2.49 AC.
    92 = 0.42 AC.
    TOTAL = 2.91 AC
13. MUNICIPALITY: COLLEGE PARK
14. SEWER/WATER CATEGORIES: S–3/W–3
15. ZONING: R–10
    EXISTING USE: SENIOR HOUSING
16. THERE ARE NO KNOWN HISTORICAL SITES IN THE VICINITY OF THE PROPERTY.
17. STORM WATER MANAGEMENT CONCEPT APPROVAL: PENDING
18. THERE ARE NO CEMENTARIES ON OR CONTIGUOUS TO PROPERTY
19. THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
20. FIRE: BRANCHVILLE CO. 11 –0.5 MILE
21. POLICE: COLLEGE PARK–1 MILES
22. THERE ARE NOT STEEP SLOPES N THE PROPERTY.
23. THERE IS NO 100–YEAR FLOODPLAIN ON SITE.
24. THERE ARE NO WETLANDS AND WATER OF THE USA ON SITE.
25. PARKING REQUIREMENTS:
    ASSISTED LIVING FACILITY:
    1 SPACE FOR PER EVERY 3 RESIDENTS
    109 RESIDENTS/3 = 36 SPACES REQUIRED
    PARKING PROVIDED:
    (19'X9.5') STD. SPACE = 66 SPACES
    (16'X19' H.C.) V ACCESSIBLE = 2 SPACES
    (13'X19' H.C) = 6 SPACES
    TOTAL PROVIDED = 74 SPACES
26. LANDSCAPE MANUAL APPLICABILITY:
    PURSUANT TO SECTION 1.1(d) THIS PROJECT DOES NOT INVOLVE A CHANGE OF USE FROM A LOWER–TO HIGHER–INTENSITY USE CATEGORY OR FROM A RESIDENTIAL USE TO A NON–RESIDENTIAL USE, AND DOES NOT INVOLVE AN INCREASE IN THE GROSS FLOOR AREA (GFA) OF THE BUILDING; THEREFORE, IT IS EXEMPT FORM SECTIONS 4.1, 4.2, AND 4.7 OF THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL.
27. STORMWATER MANAGEMENT CONCEPT NO. 42999–2014–00
28. ELECTION DISTRICT: 7TH
29. NO ERODIBLE SOILS EXISTS ON THIS SITE.
30. NO SPRINGS AND SEEP EXISTS ON THIS SITE.
31. NO BEDROCK AND MARLBORO CLAY OUTCROPS EXIST ON THIS SITE.
32. NO STEEP SLOPES (15% AND GREATER) EXIST ON THIS SITE.
33. PROPOSED PARKING AREA OF PARCEL A AND 92:
    PARCEL A : 431 SF
    PARCEL 92 : 3839 SF
    TOTAL : 4270 SF

LEGEND:

EXISTING:

- SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER MANHOLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- WATER HOUSE CONNECTION
- TEST VALVE
- SPIGET
- ELECTRICAL MANHOLE
- UTILITY POLE
- GUY WIRE
- ELECTRICAL BOX
- LAMP POST
- GROUND LIGHT
- CIRCUIT BREAKER
- TELEPHONE MANHOLE
- TELEPHONE BOX
- GAS MANHOLE
- GAS METER
- GATE VALVE
- SIGNBOARD
- BENCHMARK
- TREE

PROPOSED:

- LOD — LIMIT OF DISTURBANCE
- 20 — CONTOUR
- 25 6 — SPOT GRADE
- TG28 — YARD INLET W/ TOP OF GRATE ELEVATION
- NEW PARKING AREA
- CONCRETE CURB
- STEEP AREA (SLOPE>15%)
- DRAINAGE DIVIDE
- FENCE LINE
- YARD INLET
- VEHICULAR TRAFFIC FLOW DIRECTION

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19644, Expiration Date: 04/18/2021."

STATE OF MARYLAND — MASSOUD TOWHIDI — NO. 19644 — REGISTERED PROFESSIONAL ENGINEER

9/09/19

UTILITY CERTIFICATION:

I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS, FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH INVOLVED UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLAN HAS BEEN SOLICITED FROM THEM.

MASSOUD TOWHIDI, P.E. — 9/09/19 DATE
MD. REGISTRATION NO. 19644
EXPIRATION DATE: 04/18/2021

DRAINAGE CERTIFICATION:

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT ALL DRAINAGE ON TO THIS SITE FROM OTHER UPGRADE PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.
THEREFORE, I HEREBY CERTIFY THAT THE GRADING SHOWN ON THIS PLAN CONFORMS WITH SUBTITLE 32, DIVISION TWO OF THE PRINCE GEORGE'S COUNTY CODE.

MASSOUD TOWHIDI, PE. — 9/09/19 DATE
MD REG. # 19644
EXPIRATION DATE: 04/18/2021

Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: CPHA_Parcels A & 92
Case Number (Plan Approval #): 30406-2019-0
Case Type: SWM
Issuance Date: 1/17/2020
Address: 9014 RHODE ISLAND AVE COLLEGE PARK, Maryland 20740
Lot(s) and Block(s): Parcels A & 92
Reviewed by DK
APPROVED BY:
Rey De Guzman

DPIE — DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

OWNER
PARCEL "A": COLLEGE PARK HOUSING AUTHPRITY.
PARCEL "92": THE CITY OF COLLEGE PARK.

APPLICANT/DEVELOPER:
HOUSING AUTHORITY OF THE CITY OF COLLEGE PARK.
ATTN: MR. JAMES SIMPSON
9014 RHODE ISLAND AVE.
COLLEGE PARK MD, MD 20740
TEL. (202) 230–1026

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1–800–257–7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

SHEET INDEX

SHEET NO.	PLAN TYPE
1.	COVER SHEET
2.	SITE & RESOURCE MAPPING
3.	SITE DEVELOPMENT CONCEPT PLAN
4.	NOTES AND DETAILS

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937–3501 FAX (301) 937–3507

COLLEGE PARK HOUSING AUTHORITY
9014 RHODE ISLAND AVE.
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

COVER SHEET
SITE DEVELOPMENT CONCEPT PLAN

REVISIONS
1. MAY 07, 2018 – HH: REVISE PROPOSED PARKING SPACES;
2. ADDRESS DPIE COMMENTS. – HH 10/07/2019

DATE: SEP.,2019
DWN./DESIGN HH | CHECKED MT
SCALE: 1" = 50'
PROJECT/FILE NO. 14–039
SHEET NO. 1 OF 4

E:\14-039\CONCEPT\Site Development Concept SHEET 1.dwg, SHEET 1, 10/7/2019 11:35:36 AM, Hoaxinhe, 1:1

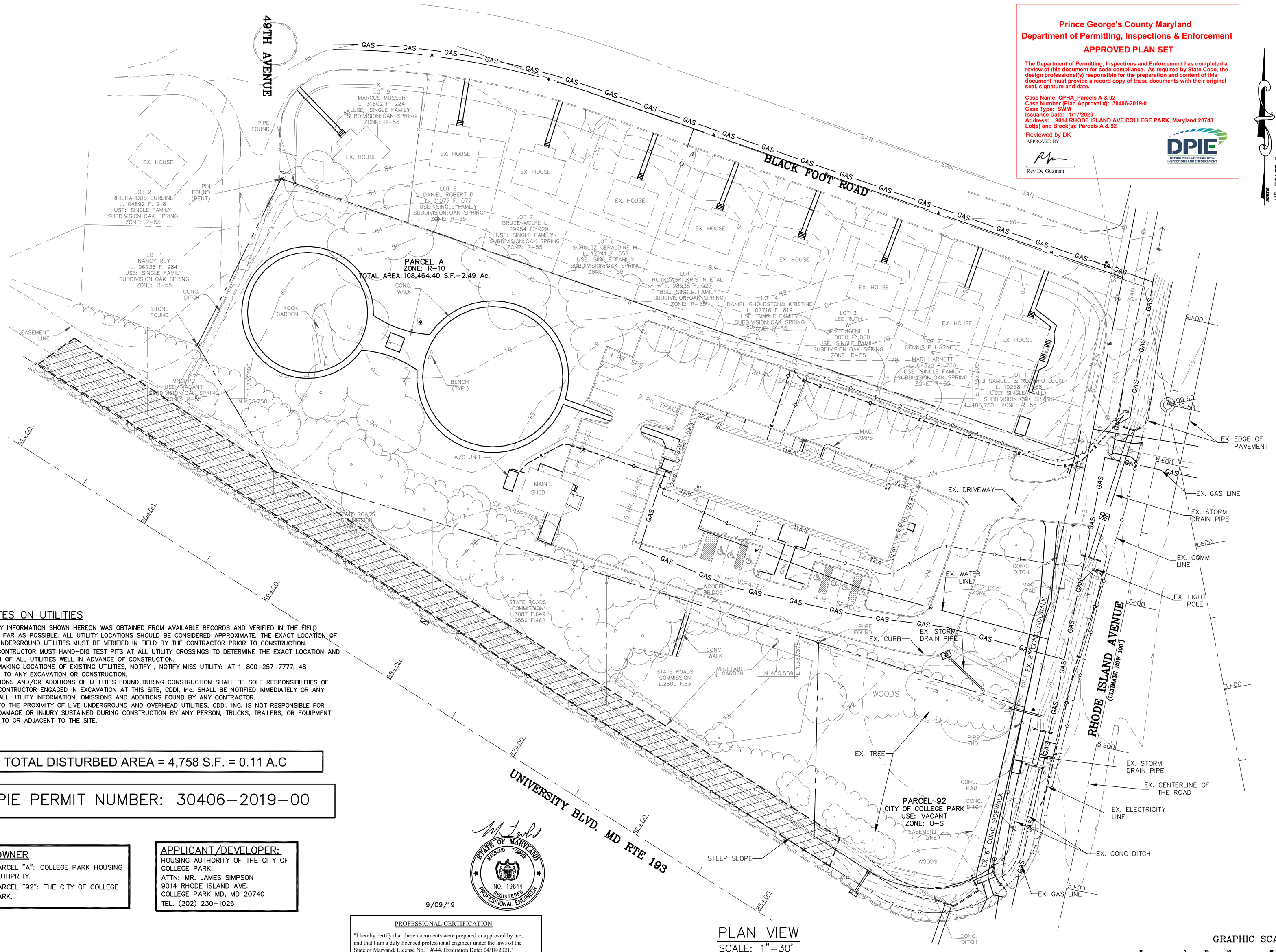
Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: CPHA, Parcels A & 92
Case Number (Plan Approval #): 30406-2019-0
Case Type: SWM
Issuance Date: 1/17/2020
Address: 9014 RHODE ISLAND AVE COLLEGE PARK, Maryland 20740
Lot(s) and Block(s): Parcels A & 92

Reviewed by DK
APPROVED BY:
Rey De Guzman

DPIE
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT



NOTES ON UTILITIES

UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS AND VERIFIED IN THE FIELD IN SO FAR AS POSSIBLE. ALL UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED IN FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
THE CONTRUCTOR MUST HAND-DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES WELL IN ADVANCE OF CONSTRUCTION.
FOR MAKING LOCATIONS OF EXISTING UTILITIES, NOTIFY , NOTIFY MISS UTILITY: AT 1-800-257-7777, 48 PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE SOLE RESPONSIBILITIES OF ANY CONTRUCTOR ENGAGED IN EXCAVATION AT THIS SITE, CDDI, Inc. SHALL BE NOTIFIED IMMEDIATELY OR ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, CDDI, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSON, TRUCKS, TRAILERS, OR EQUIPMENT USED TO OR ADJACENT TO THE SITE.

TOTAL DISTURBED AREA = 4,758 S.F. = 0.11 A.C

DPIE PERMIT NUMBER: 30406-2019-00

OWNER
PARCEL "A": COLLEGE PARK HOUSING AUTHPRITY.
PARCEL "92": THE CITY OF COLLEGE PARK.

APPLICANT/DEVELOPER:
HOUSING AUTHORITY OF THE CITY OF COLLEGE PARK.
ATTN: MR. JAMES SIMPSON
9014 RHODE ISLAND AVE.
COLLEGE PARK MD, MD 20740
TEL. (202) 230-1026

STATE OF MARYLAND
MASOOD TORABI
NO. 19644
REGISTERED PROFESSIONAL ENGINEER
9/09/19

PROFESSIONAL CERTIFICATION
"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryand, License No. 19644, Expiration Date: 04/18/2021."

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

PLAN VIEW
SCALE: 1"=30'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

MD STATE PLANE COORDINATE SYSTEM (NAD 1983) & (NGVD 1929).

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

COLLEGE PARK HOUSING AUTHORITY 9014 RHODE ISLAND AVE.

BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SITE & RESOURCE MAPPING

REVISIONS
MAY 07, 2018 – HH: REVISE PROPOSED PARKING SPACES;

DATE: MAY.,2019
DWN./DESIGN HH | CHECKED MT
SCALE: 1" = 30'
PROJECT/FILE NO. 14-039
SHEET NO. 2 OF 4

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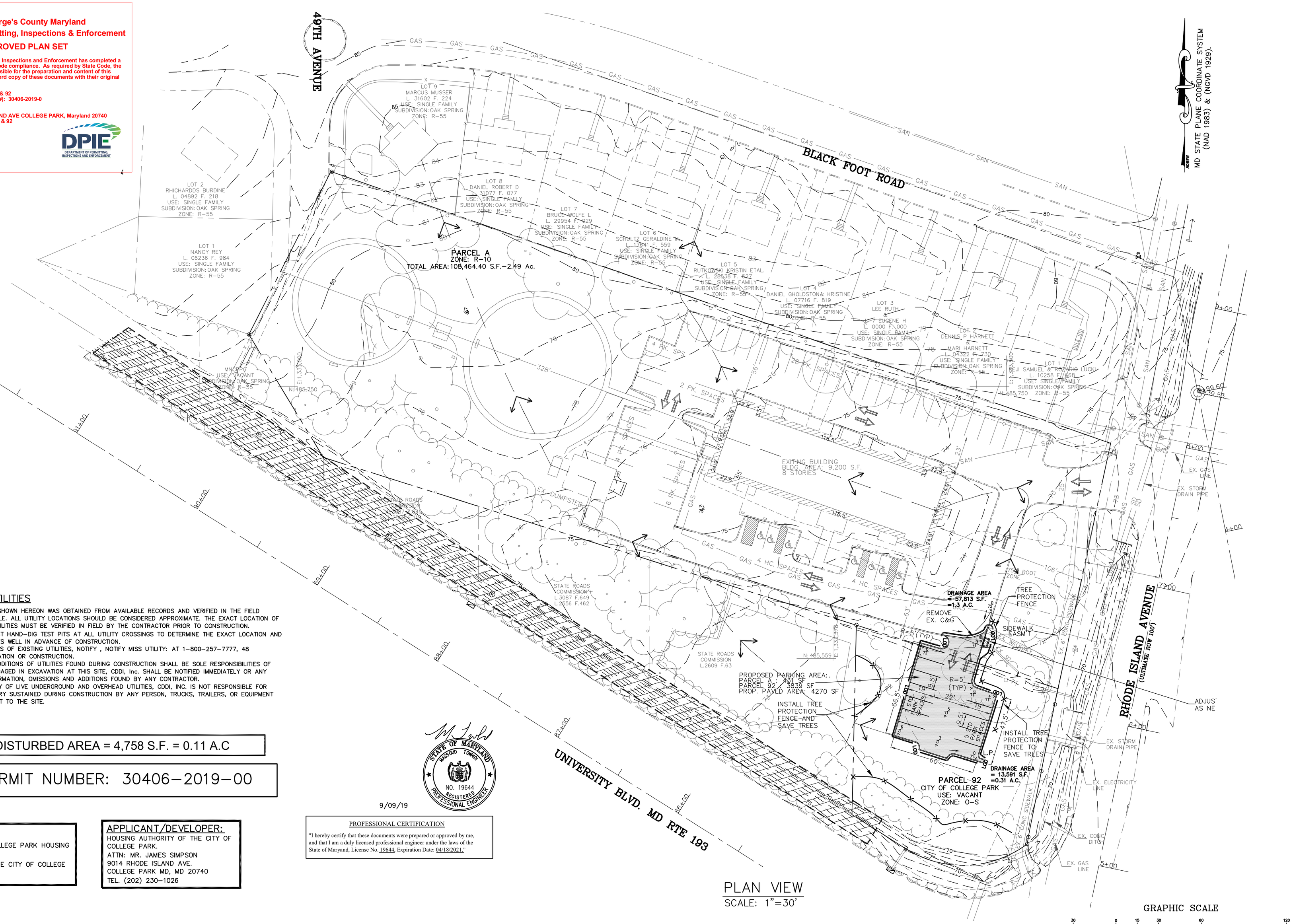
Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: CPHA_Parcels A & 92
Case Number (Plan Approval #): 30406-2019-0
Case Type: SWM
Issuance Date: 1/17/2020
Address: 9014 RHODE ISLAND AVE COLLEGE PARK, Maryland 20740
Lot(s) and Block(s): Parcels A & 92

Reviewed by DK
APPROVED BY:
Rey De Guzman

DPIE
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT



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TOTAL DISTURBED AREA = 4,758 S.F. = 0.11 A.C

DPIE PERMIT NUMBER: 30406-2019-00

OWNER
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PARCEL "92": THE CITY OF COLLEGE PARK.

APPLICANT/DEVELOPER:
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ATTN: MR. JAMES SIMPSON
9014 RHODE ISLAND AVE.
COLLEGE PARK MD, MD 20740
TEL. (202) 230-1026

STATE OF MARYLAND
MASSOUD TOMON
NO. 19644
REGISTERED PROFESSIONAL ENGINEER

9/09/19

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19644, Expiration Date: 04/18/2021."

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PLAN VIEW
SCALE: 1"=30'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
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OFFICE (301) 937-3501 FAX (301) 937-3507

COLLEGE PARK HOUSING AUTHORITY
9014 RHODE ISLAND AVE.
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SITE DEVELOPMENT CONCEPT PLAN & DRAINAGE AREA MAP

REVISIONS
MAY 07, 2018 - HH: REVISE PROPOSED PARKING SPACES;

DATE: MAY.,2019	
DWN./DESIGN HH	CHECKED MT
SCALE: 1" = 30'	
PROJECT/FILE NO. 14-039	
SHEET NO. 3 OF 4	

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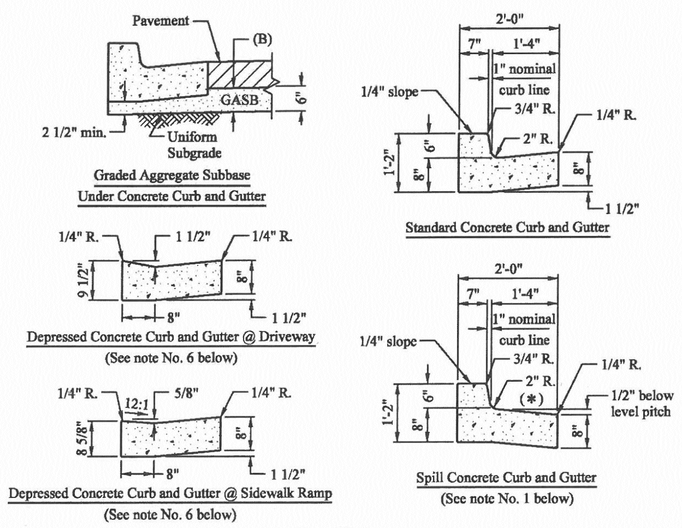
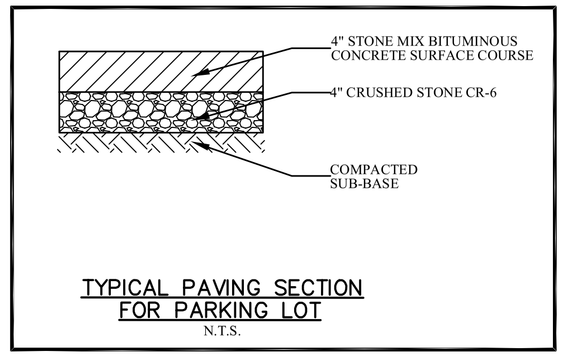


General Notes

1. Use of spill concrete curb and gutter requires special Departmental approval, except for "Urban Major Collector Road" design.
2. The slope (*) of a spill concrete curb and gutter pan shall be equal to the cross slope of roadway paving.
3. Install expansion joints using 1/2" preformed non-extruding joint filler, at 100' intervals, at the beginning and end of curves with less than 100' radii, at structures, and at midpoints of curb returns.
4. All construction joints shall be located at 10' intervals. The contraction joints shall be constructed to a depth equal to 1/4 of the depth of the thickness of the concrete.
5. All concrete shall be Class I (MSHA Mix No. 3) air-entrained, unless otherwise approved by the Department. The surface shall be brush finished.
6. The depressed concrete curb and gutter sections shall be used at all driveway aprons and sidewalk ramps.
7. Preformed joint fillers shall conform to M 153. The bituminous fiber type joint shall conform to M 213, with the bitumen content determined using T 164.
8. Granite curb and gutter may be required under certain conditions.
9. Provide uniform subgrade under entire roadway section.
10. All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act and Fair Housing regulations.

APPROVED:		DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE		
REVISION DATE:	APPROVED BY:	Concrete Curb and Gutter	STD. 300.01

Revision 03/14/12 *Specifications and Standards for Roadways and Bridges* Section III – 45



TYPICAL PAVING SECTION FOR PARKING LOT
N.T.S.

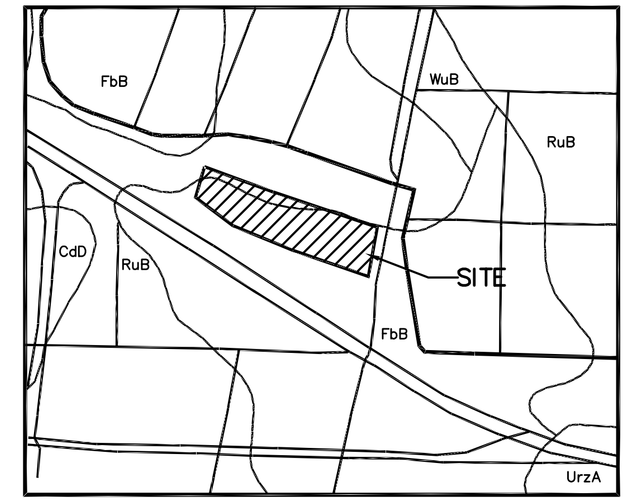
Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: CPHA_Parcels A & 92
Case Number (Plan Approval #): 30406-2019-0
Case Type: SWM
Issuance Date: 1/17/2020
Address: 9014 RHODE ISLAND AVE COLLEGE PARK, Maryland 20740
Lot(s) and Block(s): Parcels A & 92

Reviewed by DK
APPROVED BY:
Rey De Guzman

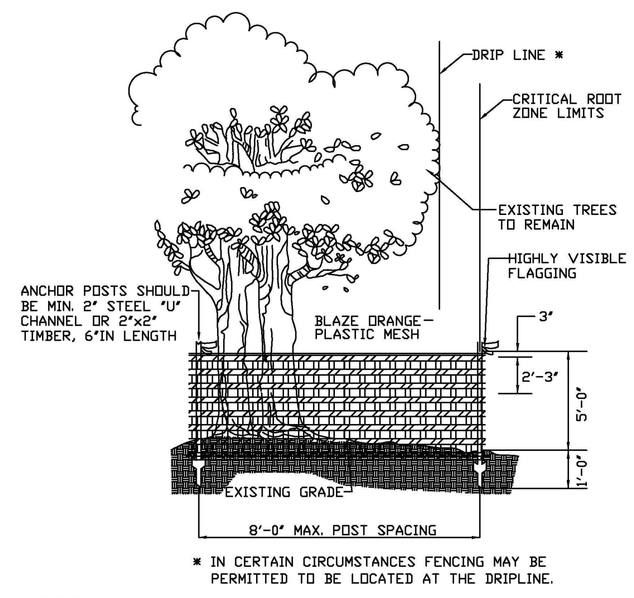
DPIE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT



WEBSURVEY SOIL MAP

SOIL DATA

Map unit symbol	Map unit name & Description	HSG Rating	K Factor	SOIL CLASSIF.
FbB	Fallsington-URBAN LAND COMPLEX, 0 TO 5 percent, well drained,None-frequency of flooding	B /D	0.20	SC-SM
RuB	Russett-Christiana-Urban land complex, 0 to 5 percent slopes, well drained,None-frequency of flooding	D	0.49	CL-ML



* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PALCING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

OWNER
PARCEL "A": COLLEGE PARK HOUSING AUTHPRITY.
PARCEL "92": THE CITY OF COLLEGE PARK.

APPLICANT/DEVELOPER:
HOUSING AUTHORITY OF THE CITY OF COLLEGE PARK.
ATTN: MR. JAMES SIMPSON
9014 RHODE ISLAND AVE.
COLLEGE PARK MD, MD 20740
TEL. (202) 230-1026

STATE OF MARYLAND
MARK WOOD TOWER
NO. 19644
REGISTERED PROFESSIONAL ENGINEER

9/09/19

PROFESSIONAL CERTIFICATION

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DPIE PERMIT NUMBER: 30406-2019-00

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COLLEGE PARK HOUSING AUTHORITY
9014 RHODE ISLAND AVE.
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

NOTES & DETAILS

REVISIONS
MAY 07, 2018 – HH: REVISE PARKING LOT AREA IN TABLE 1.

DATE: MAY, 2018
DWN./DESIGN HH | CHECKED MT
SCALE: AS SHOWN
PROJECT/FILE NO. 14-039
SHEET NO. 4 OF 4

E:\14-039\CONCEPT\Site Development Concept SHEET 4.dwg, SHEET 4, 10/7/2019 11:30:57 AM, Haoxinhe, 1:1

M-NCPPC – Countywide Planning Division, Environmental Planning Section **Send to: PPD-EnvPlanning@ppd.mncppc.org**
Prince George's County Planning Department ♦ 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 ♦ 301-952-3650

WOODLAND CONSERVATION LETTER OF EXEMPTION APPLICATION FORM

APPLICANT TO FILL OUT THIS SECTION

Property Owner Name(s), Address and Phone:	Agent/Contact, Company, Address, Phone and E-mail **(all required)**:
CPHA, CITY OF COLLEGE PARK, 9014 Rhode Island Ave, College Park, MD, 20740	Milton Perez. Capitol Development Design, Inc. 4600 powder mill road, 301-937-3501, perez@cddi.net Signature: Milton M Perez Date: 06/21/2019

Payment by check, money order, or cashier's check ONLY – made payable to M-NCPPC
Letter of Exemption from Woodland Conservation Ordinance ($50)

Name on Check: N/A - GOV'T PROJ Check No. N/A Revision to Approved Plan # N/A

PROJECT NAME: College Park Housing Authority

Street Address (if available) and Geographic Location (related to or near major intersection):
9014 Rhode Island Avenue, College Park, MD, 20740. 300 ft Northwest from the Intersection of Rhode Island Ave & University Blvd

Companion Case(s) and/or Resolutions (Preliminary Plan, Site Plan, or Special Exception, etc.):
Site Plan

Total Area (acres): 2.91	Tax Account #: 2308948, 2350056	WSSC Grid: 211NE04
Total Number of Lots or Parcels: 2	Current Zone: R-10 and O-S	Environmental Strategy Area (ESA) (Plan 2035): ☑1 ☐2 ☐3 ☐4
Lot Numbers/Blocks/Parcels: Parcel A and Parcel 92	Overlay Zone: N/A	Municipality(ies): College Park

Is this site in a Priority Funding Area (PFA)? ☑ Yes ☐ No

Is there a historic site or resource on the subject property? ☐ Yes ☑ No Historic Site ID _____

Has a Historic Area Work Permit (HAWP) application been filed with the Historic Preservation Commission? ☐ Yes ☑ No

Proposed Activity: Addition of 12 Parking Spaces

RESPONSE (TO BE COMPLETED BY EPS STAFF)

APPLICATION TYPE: Numbered Exemption ☐ Standard Exemption ☑ Case No.(s): S-095-2019

Acceptance Date: 06/25/2019 Plan Reviewer: BFE Receipt Number N/A Filing Fee: N/A

Your request for a **Standard Letter of Exemption** (S-095-2019) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Standard Letter of Exemption is issued because the property has no previous TCP approvals and:

- ☐ is less than 40,000 square feet in size; and/or
- ☑ contains less than 10,000 square feet of woodland; or
- ☐ the project is subject to the Maryland Forest Conservation Act and will be reviewed by Department of Natural Resources

Your request for a **Numbered Letter of Exemption** (N/A) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. The site plan is prepared by and dated . This Letter of Exemption is issued because the site is over 40,000 square feet in size and contains over 10,000 square feet of woodland; however the project has no previous TCP approvals and:

- ☐ results in the clearing of less than 5,000 square feet of woodland (acreage of proposed clearing is _____); or
- ☐ the project is a government or linear project that results in the clearing of less than 20,000 square feet of woodland (acreage of proposed clearing is _____); or
- ☐ the proposed activity is for a timber harvest.

This letter is valid for two years from approval or until such time as the cumulative woodland disturbance exceeds the minimum specified above during the validity period. If a development review application (preliminary plan, detailed site plan, etc. is required the Numbered Exemption may be considered invalid in accordance with Section 25-119(b)(5)(A). A copy of this letter must be submitted at time of development activity or permit application.

Preparer Initials: Brent Efune (Digitally signed by Brent Efune Date: 2019.07.03 16:41:03 -04'00') Planner Initials: Ernest Fields (Digitally signed by Ernest Fields Date: 2019.07.08 10:23:53 -04'00')

Approval Date: 07/03/2019 Expiration Date: 07/03/2021

PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING INSPECTIONS AND ENFORCEMENT

ATTACHMENT C

Payment Date: March 10, 2020 **Payment ID:** 1179576

Case Number	Fee Type	Fee	Total Fee	Fee Status
8519-2020-00	APPLICATION	GRADING	$14.00	PAID
8519-2020-00	APPLICATION	SWM/SD OUTSIDE RIGHT-OF-WAY	$308.52	PAID
		Total Fees:	**$322.52**	

Cash

Amount Tendered
$ 0.00

Check

Amount	Number
$322.52	23299

Amount Due	Amount Paid	Balance	Balance Type
$ 322.52	$ 322.52	$ 0.00	Exact

This is not your permit.

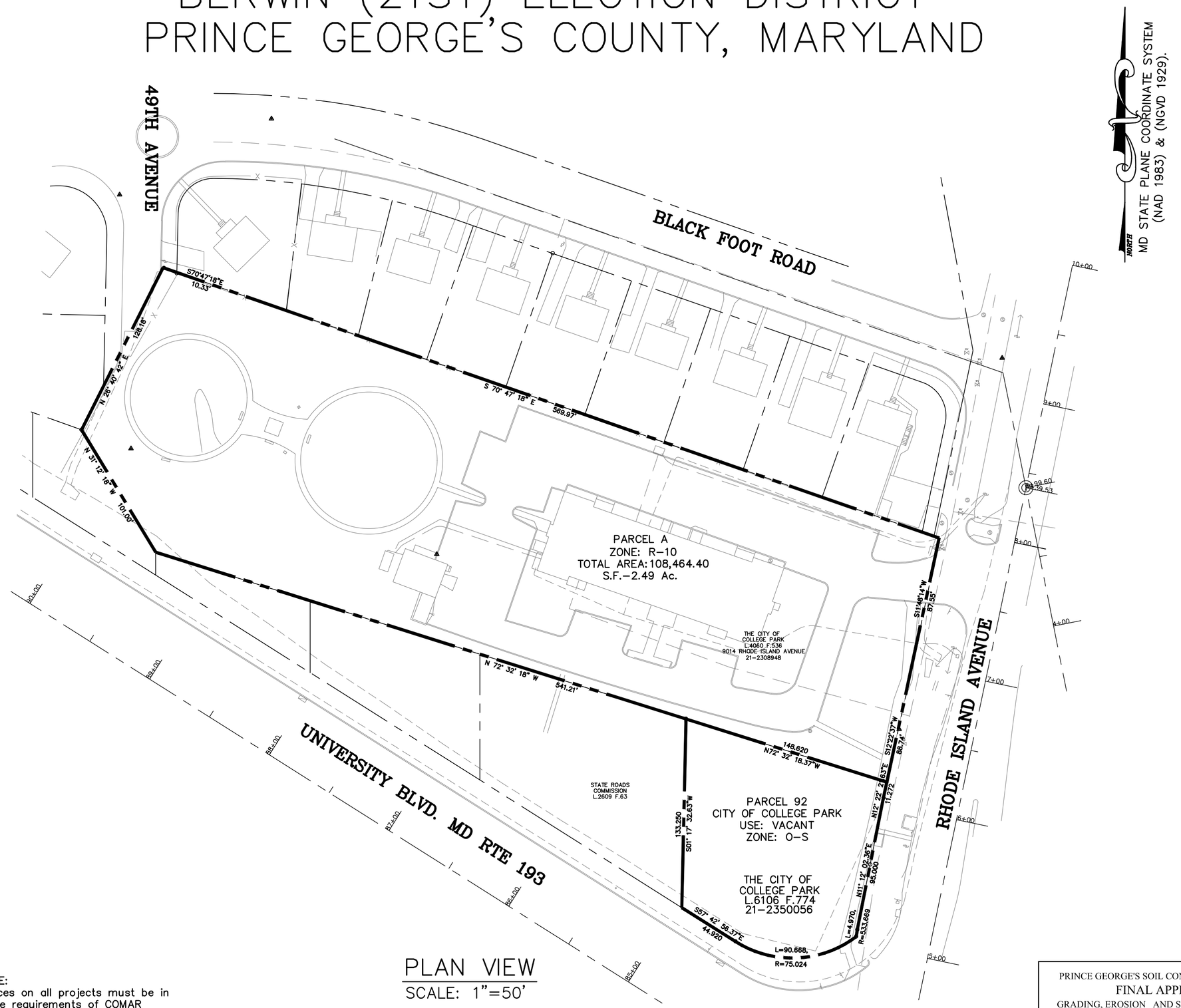
STORM DRAIN AND PAVING PLAN
FOR
COLLEGE PARK HOUSING AUTHORITY
9014 RHODE ISLAND AVENUE
BERWIN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

9014 RHODE ISLAND AVE. SITE NOTES

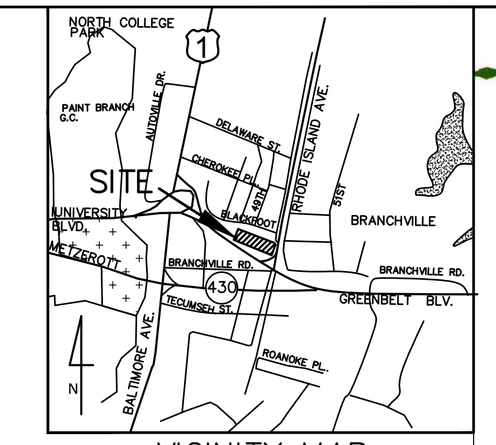
1. TAX MAP/GRID: 025E4
2. ADC: 7/G3
3. TAX ACCOUNT: PARCEL A: 2308948; PARCEL 92: 2350056
4. PROPERTY ADDRESS: 9014 RHODE ISLAND AVE., COLLEGE PARK, MD. 20740
5. PROPOSED USE OF PROPERTIES: SENIOR HOUSING, AND ADDITIONAL PARKING
6. 200 SHEET NO: 211NE04
7. PLAT REF.: A21/7535
8. BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
9. ELECTION DISTRICT: 21
10. COUNCILMANIC DISTRICT: 3
11. AVIATION POLICY AREA: NONE
12. AREA OF PARCEL A AND 92
    A = 2.49 AC.
    92 = 0.42 AC.
    TOTAL = 2.91 AC
13. MUNICIPALITY: COLLEGE PARK
14. SEWER/WATER CATEGORIES: S-3/W-3
15. ZONING: R-10
    EXISTING USE: SENIOR HOUSING
16. THERE ARE NO KNOWN HISTORICAL SITES IN THE VICINITY OF THE PROPERTY.
17. STORM WATER MANAGEMENT CONCEPT APPROVAL: PENDING
18. THERE ARE NO CEMENTARIES ON OR CONTIGUOUS TO PROPERTY
19. THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
20. FIRE: BRANCHVILLE CO. 11 -0.5 MILE
21. POLICE: COLLEGE PARK-1 MILES
22. THERE ARE NOT STEEP SLOPES N THE PROPERTY.
23. THERE IS NO 100-YEAR FLOODPLAIN ON SITE.
24. THERE ARE NO WETLANDS AND WATER OF THE USA ON SITE.
25. PARKING REQUIREMENTS:
    ASSISTED LIVING FACILITY:
    1 SPACE FOR PER EVERY 3 RESIDENTS
    109 RESIDENTS/3 = 36 SPACES REQUIRED
    PARKING PROVIDED:
    (19'X9.5') STD. SPACE = 66 SPACES
    (16'X19' H.C.) V ACCESSIBLE = 2 SPACES
    (13'X19' H.C) = 6 SPACES
    TOTAL PROVIDED = 74 SPACES
26. LANDSCAPE MANUAL APPLICABILITY:
    PURSUANT TO SECTION 1.1(d) THIS PROJECT DOES NOT INVOLVE A CHANGE OF USE FROM A LOWER-TO HIGHER-INTENSITY USE CATEGORY OR FROM A RESIDENTIAL USE TO A NON-RESIDENTIAL USE, AND DOES NOT INVOLVE AN INCREASE IN THE GROSS FLOOR AREA (GFA) OF THE BUILDING; THEREFORE, IT IS EXEMPT FORM SECTIONS 4.1, 4.2, AND 4.7 OF THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL.
27. STORMWATER MANAGEMENT CONCEPT NO. 42999-2014-00
28. ELECTION DISTRICT: 7TH
29. NO ERODIBLE SOILS EXISTS ON THIS SITE.
30. NO SPRINGS AND SEEP EXISTS ON THIS SITE.
31. NO BEDROCK AND MARLBORO CLAY OUTCROPS EXIST ON THIS SITE.
32. NO STEEP SLOPES (15% AND GREATER) EXIST ON THIS SITE.
33. PROPOSED PARKING AREA OF PARCEL A AND 92:
    PARCEL A : 431 S.F.
    PARCEL 92 : 3,839 S.F.
    TOTAL : 4,270 S.F.
34. REQUIRED LOT COVERAGE :
    PARCEL A, ZONE R-10 (MULTIFAMILY) : 50% LOT COV.
    AREA OF PARCEL A: 108,464.40/2 = 54,232.2 S.F.
    LOT COVERAGE REQUIRED : 54,232.2 S.F.

    PARCEL 92, ZONE O-S (PARKING LOT) : 50% LOT COV.
    AREA OF PARCEL 92: 18,286 /2 = 9,143 S,F.
    LOT COVERAGE REQUIRED : 9,143 S.F.

    PROPOSED LOT COVERAGE:
    PARCEL A : 26% LOT COVERAGE (28,573 S.F.)
    PARCEL 92 : 20% LOT COVERAGE (3,839 S.F.)
35. REQUIRED GREEN AREA :
    PARCEL A, ZONE R-10 (MULTIFAMILY) : 50%
    PROPOSED GREEN AREA:
    PARCEL A : 74% GREEN AREA
36. NO ERODIBLE SOILS EXISTS ON THIS SITE.
37. NO SPRINGS AND SEEP EXISTS ON THIS SITE.
38. NO BEDROCK AND MARLBORO CLAY OUTCROPS EXIST ON THIS SITE.
39. NO STEEP SLOPES (15% AND GREATER) EXIST ON THIS SITE.
40. THIS SITE IS NOT IN CHESAPEAKE BAY CRITICAL AREA.



PLAN VIEW
SCALE: 1"=50'



VICINITY MAP
SCALE: 1"=2000'

INSPECTION BY	PRIVATE	DPIE	SHA
STORM DRAIN SYSTEM			
S.D. PIPES S.D. FLOOD CONTROL	X		
WATER QUALITY SYSTEM			
INFILTRATION RETENTION POND DETENTION POND OIL GRIT SEP. EXT. DET POND UNDERGROUND STORAGE W.Q. BASIN OTHERS:			

SD# 30406-2019-00

PROJECT NAME : College Park Housing Authority
9014 Rhode Island Avenue

PRINCE GEORGE'S COUNTY, MD
DEPARTMENT OF PUBLIC WORK
& TRANSPORTATION

APPROVED for Stormwater Management
and Storm Drain Only

Date

( ) Public storm drai n/SWM system permits required prior to construction.

(X) Private storm drain/SWM system. A recorded maintenance agreement is required. L.____ F.____

( ) Preconstruction meeting is required for all DER inspection storm drain/SWM system. Call (301) 952 - 4914

Revision

( ) APPROVAL

Date

Description:

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

COLLEGE PARK
HOUSING AUTHORITY
9014 RHODE ISLAND AVE.
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

COVER SHEET
STORM DRAIN
& PAVING PLAN

REVISIONS

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND SIGNED, SEALED AND DATED BY PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.

MASSOUD TOWHIDI, P.E. — DATE 7-28-2020

UTILITY CERTIFICATION:
I HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED UNDERGROUND UTILITY INFORMATION SHOWN HEREON HAS BEEN CORRECTLY DUPLICATED FROM UTILITY COMPANY RECORDS, FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH INVOLVED UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLAN HAS BEEN SOLICITED FROM THEM.

MASSOUD TOWHIDI, P.E. — DATE 7-28-2020
MD. REG. #19644

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

STABILIZATION NOTE:
Stabilization practices on all projects must be in compliance with the requirements of COMAR 26.17.1.08 G regulations by January 9, 2013, regardless of when an Erosion and Sediment Control Plan was approved. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within: Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

PERMIT NAME	DEPARTMENT PERMIT NUMBER	PARCEL AND/OR LOT & BLOCK IDENTIFIERS
SWM CONCEPT (UPDATED & VALID - 01/17/2023	DPIE #30406-2019-00	PARCELS 92 & A,BLOCK C

TOTAL DISTURBED AREA = 4,997 S.F.

DPIE PERMIT NUMBER: 8519-2020-0

SHEET INDEX

SHEET NO.	PLAN TYPE
1.	COVER SHEET
2.	STORM DRAIN & PAVING PLAN
3-4.	NOTES & DETAILS
5.	DRAINAGE AREA MAP

STATE OF MARYLAND — MASSOUD TOWHIDI — NO. 19644 — REGISTERED PROFESSIONAL ENGINEER

7-28-2020

PROFESSIONAL CERTIFICATION
"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryand, License No. 19644, Expiration Date: 04/18/2021."

PRINCE GEORGE'S SOIL CONSERVATION DISTRICT
FINAL APPROVAL
GRADING, EROSION AND SEDIMENT CONTROL

FSC# EXEMPTED

POND	EXPIRATION DATE
P# N/A	
DISTRICT SIGNATURE	APPROVAL DATE
SSC# EXEMPTED	
CSC# EXEMPTED	

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: College Park Housing Authority-9014 Rhode Island Avenue
Case Number (Permit Approval #): 8519-2020-0
Case Type: Site Development
Issuance Date:
Address: 9014 Rhode Island Ave. College Park Md 20740
Issuance Date: TBD
Address: TBD
Lot(s) and Block(s):
Parcel 92 & A, Block C

DPIE — DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

OWNER/DEVELOPER:
CPHA, CITY OF COLLEGE PARK
ATTN: MS. MICHELLE JOHNSON
9014 RHODE ISLAND AVE.
COLLEGE PARK MD, MD 20740
TEL. (301) 345-3600

DATE: JAN.,2020	
DWN./DESIGN RRR	CHECKED MT
SCALE: 1" = 50'	
PROJECT/FILE NO. 14-039	
SHEET NO. 1 OF 5	

DPIE PERMIT NUMBER: 8519-2020-0

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

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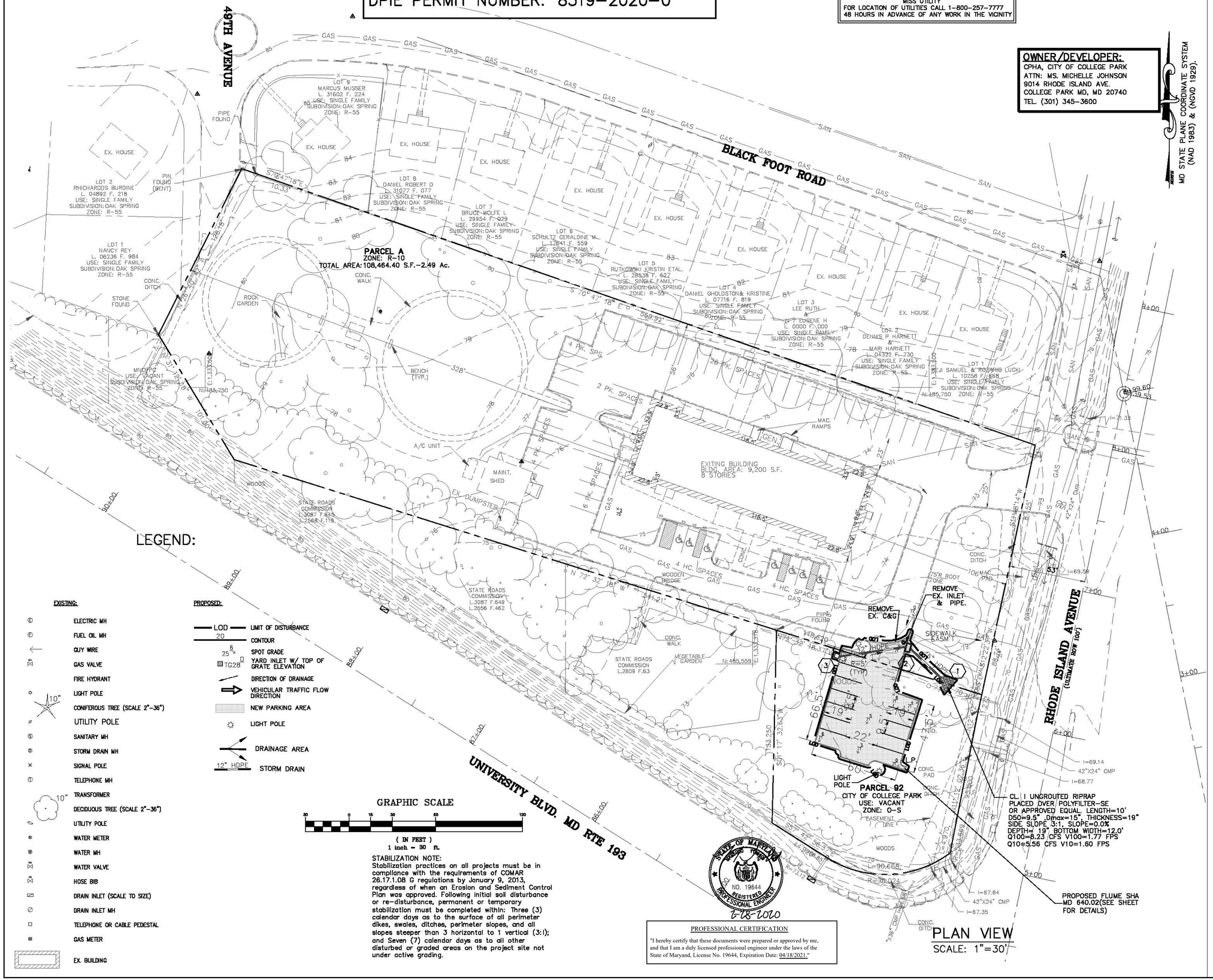
MD STATE PLANE COORDINATE SYSTEM (NAD 1983) & (NGVD 1929).



LEGEND:

EXISTING:

- ELECTRIC MH
- FUEL OIL MH
- GUY WIRE
- GAS VALVE
- FIRE HYDRANT
- LIGHT POLE
- CONIFEROUS TREE (SCALE 2"-36")
- UTILITY POLE
- SANITARY MH
- STORM DRAIN MH
- SIGNAL POLE
- TELEPHONE MH
- TRANSFORMER
- DECIDUOUS TREE (SCALE 2"-36")
- UTILITY POLE
- WATER METER
- WATER MH
- WATER VALVE
- HOSE BIB
- DRAIN INLET (SCALE TO SIZE)
- DRAIN INLET MH
- TELEPHONE OR CABLE PEDESTAL
- GAS METER
- EX. BUILDING

PROPOSED:

- LOD — LIMIT OF DISTURBANCE
- 20 — CONTOUR
- 25 6/0 — SPOT GRADE
- TG2B — YARD INLET W/ TOP OF GRATE ELEVATION
- DIRECTION OF DRAINAGE
- VEHICULAR TRAFFIC FLOW DIRECTION
- NEW PARKING AREA
- LIGHT POLE
- DRAINAGE AREA
- 12" HDPE — STORM DRAIN

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STABILIZATION NOTE:
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STATE OF MARYLAND — NO. 19644 — REGISTERED PROFESSIONAL ENGINEER
7-28-2020

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19644, Expiration Date: 04/18/2021."

PLAN VIEW
SCALE: 1"=30'

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

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DPIE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

COLLEGE PARK HOUSING AUTHORITY
9014 RHODE ISLAND AVE.
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

STORM DRAIN & PAVING PLAN

REVISIONS

DATE: JAN.,2020	
DWN./DESIGN RRR	CHECKED MT
SCALE: 1" = 30'	
PROJECT/FILE NO. 14-039	
SHEET NO. 2 OF 5	

E:\14-039\ENGINEER\PAVSTORM\Pav_02.dwg, Layout1, 2/28/2020 3:05:12 PM, rrostpickowski, 1:0.086723

GENERAL STORM DRAIN AND PAVING NOTES

1) INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS, BY HAND OR VACUUM, AT UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES TO WATER AND SEWER LINES ARE LESS THAN SHOWN ON THIS PLAN, OR LESS THAN TWELVE (12) INCHES, CONTACT THE DEPARTMENT OF PERMITTING INSPECTION AND ENFORCEMENT (DPIE) INSPECTOR BEFORE PROCEEDING WITH CONSTRUCTION.

2) ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STORMWATER MANAGEMENT STANDARDS AND SPECIFICATIONS OF PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.

3) FOR TYPES OF STORM DRAIN STRUCTURES, REFER TO THE LATEST STANDARD DETAILS OF PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, UNLESS OTHERWISE NOTED.

4) ALL ROADWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING: THE DPW&T SPECIFICATIONS AND STANDARDS FOR ROADWAYS AND BRIDGES; THE PRINCE GEORGE'S COUNTY CODE, SUBTITLE 23, ROAD ORDINANCE; AND THE PRINCE GEORGE'S COUNTY POLICY AND SPECIFICATION FOR UTILITY INSTALLATION AND MAINTENANCE.

5) PRIOR TO DIGGING WITHIN THE PUBLIC RIGHT-OF-WAY, CALL "MISS UTILITY" TOLL FREE AT (800) 257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

6) PRIOR TO PERMIT ISSUANCE AND STARTING ANY WORK SHOWN ON THIS PLAN, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE DPIE INSPECTOR BY CALLING (301) 883-5730. AN INITIAL INSPECTION IS REQUIRED PRIOR TO FULL MASS GRADING OF THE SITE.

7) IN ACCORDANCE WITH SECTION 23-128, THE COUNTY'S ROAD ORDINANCE, A PROJECT SIGN SHALL BE POSTED PROMINENTLY DESCRIBING THE FOLLOWING:

- SUBDIVISION NAME (AS SHOWN ON PERMIT APPLICATION)
- OWNER/PERMITTEE NAME
- OWNER/PERMITTEE ADDRESS AND PHONE
- DPW&T PERMIT NUMBER

8) ALL ELEVATIONS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE FOLLOWING: HORIZONTAL – MARYLAND COORDINATE SYSTEM (STATE PLANE GRID) BASED ON NORTH AMERICAN DATUM OF 1983 (NAD 83); NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

9) TEMPORARY TRAFFIC CONTROL AND PERMANENT TRAFFIC SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION'S *MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES* (MUTCD).

10) IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE ADJUSTMENT OR RELOCATION OF ALL UTILITIES.

11) ALL UNSUITABLE MATERIAL MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER, THE DPW&T INSPECTOR, AND/OR THE DEPARTMENT'S ENGINEER.

12) EXCAVATION AND PLACEMENT OF FILL MATERIAL SHALL BE PERFORMED UNDER THE SUPERVISION OF A MARYLAND-LICENSED ENGINEER.

13) THE PERMITTEE WILL BE REQUIRED TO FURNISH COMPACTION REPORTS CERTIFIED BY A MARYLAND-LICENSED ENGINEER ON EACH LAYER OF FILL MATERIAL PRIOR TO PLACING SUBSEQUENT LAYERS.

14) DURING THE PLACEMENT OF A STANDARD PAVEMENT SECTION, NO PAVEMENT COURSE OR STONE LIFT SHALL BE PLACED UNTIL THE UNDERLYING COURSE OR SUBGRADE IS APPROVED BY THE DPW&T INSPECTOR. THE APPROVAL SHALL EXPIRE IF TRAFFIC OR INCLEMENT WEATHER AFFECTS THE SITE PRIOR TO PAVING.

15) AS SOON AS THE ASPHALT BASE COURSE IS APPROVED, THE INTERMEDIATE ASPHALT COURSE SHALL BE PLACED IMMEDIATELY OVER IT TO FORM A PROTECTIVE SEAL.

16) TEMPORARY STREET NAME SIGN INSTALLATION AND MAINTENANCE IS THE OBLIGATION OF THE PERMITTEE ONCE BASE PAVING IS COMPLETED.

17) WHERE ROADWAY CONSTRUCTION IS ON OR IN THE VICINITY OF AN EXISTING ROAD, IN-KIND PAVEMENT MARKING AND STRIPING REPLACEMENT (E.G., THERMOPLASTIC, PAINTED, ETC.) ARE REQUIRED. ALSO, APPROPRIATE PAVEMENT MARKING AND STRIPING SHALL BE PROVIDED IN THE AREA OF PAVEMENT WIDENING AND/OR RECONSTRUCTION AND/OR OVERLAY OF AN EXISTING ROAD.

18) SAW CUT AND MILL A 2-INCH DEEP, 10-FOOT-WIDE NOTCH AT EXISTING EDGE OF PAVEMENT WHERE IT IS NECESSARY TO CONNECT TO OR TO EXTEND AN EXISTING ROAD. OVERLAY AT POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.

19) WHERE IT IS NECESSARY TO WIDEN AN EXISTING ROAD, AND MILLING AND OVERLAY REQUIREMENTS HAVE BEEN WAIVED OR REDUCED, THE WIDENING AND THE EDGE TREATMENT OF EXISTING ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPW&T STANDARD NO. 300.20 UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT.

20) ALL RESIDENTIAL ROADWAY FILLET RADII SHALL BE AT LEAST 37 FEET, UNLESS OTHERWISE NOTED. ROADWAYS WITH HIGHER CLASSIFICATION REQUIRE 45 FEET AND/OR 50 FEET RADII.

21) AN UNDERDRAIN SYSTEM IS REQUIRED FOR THE FULL LENGTH OF ALL PROPOSED AND MODIFIED ROADWAYS, ON BOTH SIDES, AND TO THE LIMITS OF THE PERMIT SHOWN ON THIS PLAN.

22) ALL CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPW&T STANDARDS NO. 300.01 THROUGH 300.04 UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT.

23) BRICK CHANNELIZATION IS REQUIRED IN ALL PUBLIC DPW&T STORM DRAIN STRUCTURES. CONCRETE CHANNELIZATION IS NOT ALLOWED.

24) POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE AREA COVERED BY THIS PERMIT AND THROUGH ADJACENT PROPERTY FRONTAGES.

25) ALL UNPAVED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED.

26) ALL SIDEWALK RAMPS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPW&T STANDARDS 300.05 THROUGH 300.10 AND SHALL COMPLY WITH THE LATEST REVISION TO THE FEDERAL ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT.

27) ALL SIDEWALKS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST DPW&T STANDARDS AND SHALL COMPLY WITH THE LATEST REVISION TO THE FEDERAL ACCESSIBILITY GUIDELINES OF AMERICANS WITH DISABILITIES ACT.

28) ALL SIDEWALKS (EXCEPT AS NOTED HEREIN) ARE TO BE CONSTRUCTED BY THE SITE DEVELOPER.

29) SIDEWALKS ALONG FRONTAGES OF OPEN-SPACE PARCELS AND THOSE NOT COVERED BY A SINGLE-FAMILY BUILDING PERMIT SHALL BE CONSTRUCTED UNDER THIS STREET CONSTRUCTION PERMIT.

30) THE WIDTH OF A RESIDENTIAL DRIVEWAY APRON AT THE PROPERTY LINE SHALL NOT BE LESS THAN THE WIDTH OF THE ON-SITE PARKING PAD AT ITS WIDEST POINT, A MAXIMUM WIDTH OF 20 FEET, AND A MINIMUM WIDTH OF 10 FEET. A RESIDENTIAL DRIVEWAY APRON FLARE SHALL NOT BE CONSTRUCTED CLOSER THAN 3.5 FEET TO THE NEAREST ABUTTING PROPERTY LINE.

31) ALL DRIVEWAY APRONS ARE TO BE CONSTRUCTED BY THE SITE DEVELOPER.

32) ENSURE THAT STREET TREES ARE NO CLOSER THAN 1 FOOT TO THE RIGHT-OF-WAY LINE, IN AN OPEN SPACE SECTION CONFIGURATION, AND NO CLOSER THAN 15 FEET FROM STREET LIGHT OR POLE, AND OF APPROPRIATE HEIGHT SO AS NOT TO INTERFERE WITH EXISTING OR PROPOSED OVERHEAD UTILITY LINES. ALL STREETSCAPE PLANTING SHALL BE IN ACCORDANCE WITH DPW&T STANDARDS 600.01 THROUGH 600.20 UNLESS DIRECTED OTHERWISE BY THE DEPARTMENT.

33) PAVEMENT QUALITY CONTROL AND CORING WILL BE REQUIRED OF THE PERMITTEE FOR ALL PAVEMENT COURSES USING THE FOLLOWING PROCESS:

a. PRIOR TO PAVING, PERMITEE/PAVING CONTRACTOR SHALL ELECTRONICALLY NOTIFY INSPECTOR OF PAVING DATES (FAX CAN OCCASIONALLY BE ACCEPTED), AND PROVIDE INFORMATION NEEDED FOR CORE TESTING REQUEST (CTR FORM #1). DPW&T INSPECTOR FILLS OUT THE CTR FORM THEN SENDS IT TO THE MATERIALS LAB.

b. CONTRACTORS, WHO ARE NEW TO THE MATERIALS LAB, SHALL ELECTRONICALLY SUBMIT QC PLANS TO IT, AND ARRANGE TO BE INITIATED BY IT PRIOR TO PAVING.

c. THE PERMITEE/PAVING CONTRACTOR MUST PROVIDE A MD-CERTIFIED FIELD TECHNICIAN FOR DAILY QUALITY CONTROL (QC) TESTING DURING THE ENTIRE PAVING OPERATION (NOT JUST ITS END). FIELD TECHNICIAN SHALL BE ADEQUATELY EQUIPPED WITH A PHONE, CALIBRATED THERMOMETER, AND A CALIBRATED THIN-LIFT DENSITY GAUGE FOR QC AND INSPECTOR-REQUESTED TESTING.

d. HMA DENSITY GAUGES SHALL BE VALIDATED AND CALIBRATED DAILY (SHA 504.03.10. A.2), SO THEIR READINGS CAN BE ACCEPTED FOR COURSE PLACED WITH A TOTAL TONNAGE UNDER 200 TONS OR ACCEPTABLE THICKNESS UNDER 1.2" DUE TO PATCHING, WEDGE & LEVELING, BRIDGE DECKS, … ETC.

e. FIELD TECH. SHALL CALL THE MATERIALS LAB WITH DATE & TIME OF CORE CUTTING SO IT CAN BE WITNESSED, AND CORES & HMA SAMPLES CAN BE RECEIVED ON SITE BY A LAB INSPECTOR.

f. INSPECTOR RANDOMLY SELECTS & MARKS CORE LOCATIONS IN THE FIELD; NOTES THEM DOWN ON THE CTR STATING STREET'S NAME AND ADDRESS, LOT #, STA #, OR DISTANCE FROM NEAREST INTERSECTION; THEN FAXES THE CTR AGAIN TO THE LAB, AND GIVES TO FIELD TECH BOXES FOR ONLY PR. GEOGR'S COUNTY HMA SAMPLES.

g. FIELD TECH. SHALL CHECK DELIVERY TICKETS FOR COUNTY-REQUIRED INFO, COLLECT AT LEAST ONE BEHIND-THE-PAVER HMA SAMPLE/MIX/DAY, AND CUT AT LEAST 5 CORES/MIX/DAY BUT NO LESS THAN 2 CORES FROM EACH STREET, UNLESS OTHERWISE INSTRUCTED BY AN INSPECTOR; THEN HAND OVER THE SAMPLES TO DPWT INSPECTOR NO LATER THAN ONE (1) BUSINESS DAY FROM THE PAVING.

h. IF, AT THE LAB'S DISCRETION, THE CORES' CUTTING IS NOT WITNESSED, CORES SHALL BE RECEIVED IN THE LAB, IN ONE BUSINESS DAY FROM PAVING, AS LONG AS THEY ARE NUMBERED AND WELL IDENTIFIED ON FORM #2 BY: PROJECT NAME, STREET NAME, CORE LOCATION, PAVING DATE, CORING DATE, MIX CODE, … ETC. IF NOT PROPERLY IDENTIFIED, CORES WILL NOT BE ACCEPTED.

i. IF, AT THE LAB'S DISCRETION, A BEHIND-THE-PAVER HMA SAMPLE IS NOT RECEIVED ON SITE, IT SHALL BE RECEIVED IN THE LAB ALONG WITH CERTIFIED DELIVERY TICKETS, IN ONE (1) BUSINESS DAY, AND BE IDENTIFIED BY: PROJECT NAME, SAMPLING LOCATION, PAVING DATE, & STATE MIX DESIGNATION. IF NOT PROPERLY LABELED, HMA SAMPLES WILL NOT BE ACCEPTED.

j. IF CORES ARE TESTED AT AN INDEPENDENT THIRD PARTY'S TESTING LAB, THAT LAB MUST BE AASHTO ACCREDITED FOR SPECIFIC TESTS, AND BE INITIATED BY THE MATERIALS LAB, WHICH SHALL BE NOTIFIED (FAX CAN OCCASIONALLY BE ACCEPTED), OF THE TESTING DATE & TIME SO IT MAY WITNESS THE 3RD PARTY TESTING.

k. CORE RESULTS SHALL BE REPORTED ON CORE ANALYSIS (FORM #2), E-MAILED TO MATERIALS LAB & INSPECTOR NO LATER THAN ONE BUSINESS DAY FROM TESTING (ONE DAY FROM CUTTING FOR COMPANION CORES), AND MAILED OUT TO PERMITEE.

l. FIELD TECHNICIANS AND THIRD PARTY TESTING LABS SHALL MAINTAIN A LOG OF THEIR TEST RESULTS, RECOMMENDATIONS, AND ACTIONS TAKEN TO CORRECT THE PROBLEMS, IF ANY. THE LOG SHALL BE AVAILABLE TO DPW&T FOR REVIEW UPON ANY DPW&T INSPECTOR'S REQUEST.

34) PERMITTEE SHALL SUBMIT PROPERTY CORNER CERTIFICATIONS AND UTILIZE METAL PROPERTY MARKERS PER PRINCE GEORGE'S COUNTY CODE, SECTION 24-120, PRIOR TO ACCEPTANCE OF STREETS.

35) WASHINGTON SUBURBAN SANITARY COMMISSION 200 FOOT SHEET NO.: 211NE04

36) DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SITE CONCEPT APPROVAL NUMBER: 30406-2019-00

37) SEDIMENT CONTROL APPROVAL NUMBER: FSC# N/A

38) PRELIMINARY PLAN APPROVAL NUMBER: 4-06103

39) RECORD PLAT RECORDING NUMBER: PLAT BOOK A-21/7535

40) APPROVED STREET GRADE ESTABLISHMENT INFORMATION: N/A

ORIGINAL STREET NAME	APPROVAL NUMBER

41) AT THE TIME OF PERMIT RELEASE, THE FOLLOWING MINIMUM SUBMITTAL REQUIREMENTS WHERE APPLICABLE SHALL APPLY:

- WASHINGTON SUBURBAN SANITARY COMMISSION PAVING CLEARANCE CERTIFICATION;
- BITUMINOUS CONCRETE CORE CERTIFICATIONS, ALL PAVEMENT COURSES;
- PROPERTY MARKER CERTIFICATION;
- DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION LETTER APPROVING STORM DRAIN AS-BUILT;
- TREE APPROVAL AND TREE BOND POSTED, IF NECESSARY;
- STREET LIGHT PROOF OF PAYMENT (MUST BE ACCOMPANIED BY A MEMORANDUM FROM DPW&T'S TRAFFIC SAFETY DIVISION ACCEPTING THE PROOF OF PAYMENT); AND
- PROOF/STATEMENT THAT ALL FINANCIAL MATTERS HAVE BEEN SETTLED.

42) THE PERMITTEE IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TRAFFIC SIGNS, TRAFFIC SIGNALS, AND ROADWAY MARKINGS FOR ROADWAY IMPROVEMENTS ON SUBDIVISION ACCESS ROADS WHICH INCLUDE ARTERIAL, COLLECTOR, INDUSTRIAL, AND ANY NECESSARY OFFSITE CONDITIONS WHICH REQUIRE ROADWAY IMPROVEMENTS. THE DESIGN AND/OR CONSTRUCTION DRAWINGS SHALL BE INCLUDED ALONG WITH THE PERMIT PLANS, AND SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT'S TRAFFIC SAFETY DIVISION PRIOR TO PERMIT ISSUANCE.

43) THE PERMITTEE IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TRAFFIC MARKINGS, TRAFFIC SIGNALS, IF REQUIRED, AND PAYMENT OF FEE FOR STREET NAME SIGNS ON INTERNAL SUBDIVISION STREETS. TRAFFIC SIGNS WILL BE FURNISHED AND INSTALLED BY THE COUNTY.

44) ALL CONCRETE PIPE SYSTEMS 48 INCHES OR LESS SHALL BE INSPECTED WITH A VIDEO CAMERA AS PART OF THE FINAL "AS BUILT" CONSTRUCTION REQUIREMENTS.

GENERAL STORM DRAIN NOTES

1) ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STORMWATER STANDARDS AND SPECIFICATIONS OF PRINCE GEORGE'S COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES, UNLESS OTHERWISE NOTED.

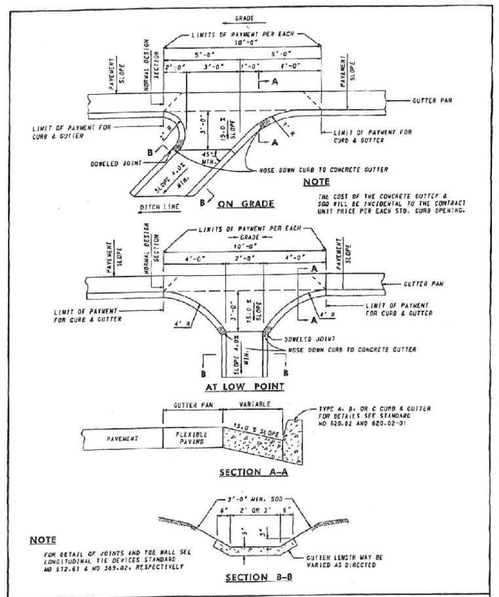
2) FOR TYPES OF STRUCTURES REFER TO THE LATEST STORMWATER MANAGEMENT STANDARD DETAILS, DER (SWMSD), UNLESS OTHERWISE NOTED.

3) INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILIABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED, CONTACT THE ENGINEER, AND THE OWNER OF OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

4) ALL STORM DRAIN PIPES MUST HAVE A MINIMUM OF 1 FOOT COVER.

5) ALL INLET TOP SLAB FRONT FACES SHALL BE PAINTED WITH THE FOLLOWING CHESAPEAKE BAY DRAINAGE, "DON'T DUMP" (STANDARD 82.0).

6) CONTRACTORS SHALL ADJUST ALL EXISTING UTILITIES AS NEEDED TO CONSTRUCT PROPOSED ROAD IMPROVEMENTS. ADJUSTMENTS MAY INCLUDE BUT NOT LIMITED TO MANHOLE COVERS, VALVES, FIRE HYDRANTS, STORM DRAIN INLETS, STREET LIGHTS, TRAFFIC SIGNALS STRUCTURES, UTILITY POLES, SIDEWALKS, BURIED UTILITY CONDUIT AND PIPES.



SPECIFICATION 602	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

SHA State Highway Administration

APPROVAL • SHA REVIEWING		APPROVAL • FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	2-13-02	APPROVAL	
REVISE	12-1-01	REVISE	8-5-14
REVISE		REVISE	
REVISE		REVISE	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
STANDARD CURB OPENING DETAILS FOR COMBINATION CURB & GUTTER
STANDARD NO. MD 640.02

STATE OF MARYLAND — MICHAEL R. TOMB — NO. 19644 — REGISTERED PROFESSIONAL ENGINEER

2-28-2020

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19644, Expiration Date: 04/18/2021."

OWNER/DEVELOPER:
CPHA, CITY OF COLLEGE PARK
ATTN: MS. MICHELLE JOHNSON
9014 RHODE ISLAND AVE.
COLLEGE PARK MD, MD 20740
TEL. (301) 345-3600

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DPIE PERMIT NUMBER: 8519-2020-0

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CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

COLLEGE PARK HOUSING AUTHORITY
9014 RHODE ISLAND AVE.
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

NOTES & DETAILS

REVISIONS

DATE: JAN.,2020	
DWN./DESIGN RRR	CHECKED MT
SCALE: N/A	
PROJECT/FILE NO. 14-039	
SHEET NO. 3 OF 5	

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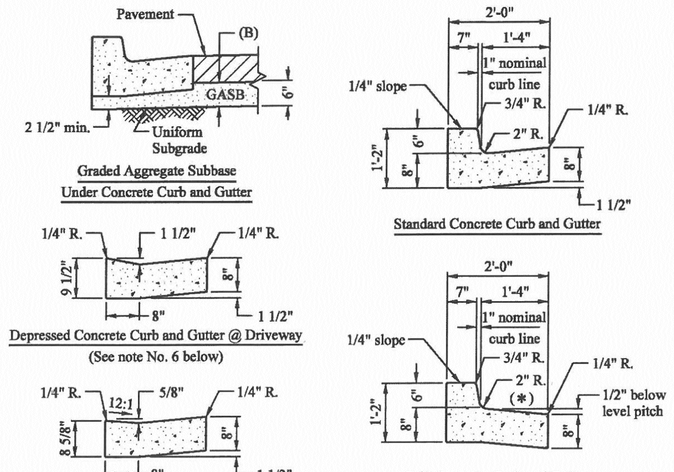


General Notes

1. Use of spill concrete curb and gutter requires special Departmental approval, except for "Urban Major Collector Road" design.
2. The slope (*) of a spill concrete curb and gutter pan shall be equal to the cross slope of roadway paving.
3. Install expansion joints using 1/2" preformed non-extruding joint filler, at 100' intervals, at the beginning and end of curves with less than 100' radii, at structures, and at midpoints of curb returns.
4. All construction joints shall be located at 10' intervals. The contraction joints shall be constructed to a depth equal to 1/4 of the depth of the thickness of the concrete.
5. All concrete shall be Class I (MSHA Mix No. 3) air-entrained, unless otherwise approved by the Department. The surface shall be brush finished.
6. The depressed concrete curb and gutter sections shall be used at all driveway aprons and sidewalk ramps.
7. Preformed joint fillers shall conform to M 153. The bituminous fiber type joint shall conform to M 213, with the bitumen content determined using T 164.
8. Granite curb and gutter may be required under certain conditions.
9. Provide uniform subgrade under entire roadway section.
10. All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act and Fair Housing regulations.

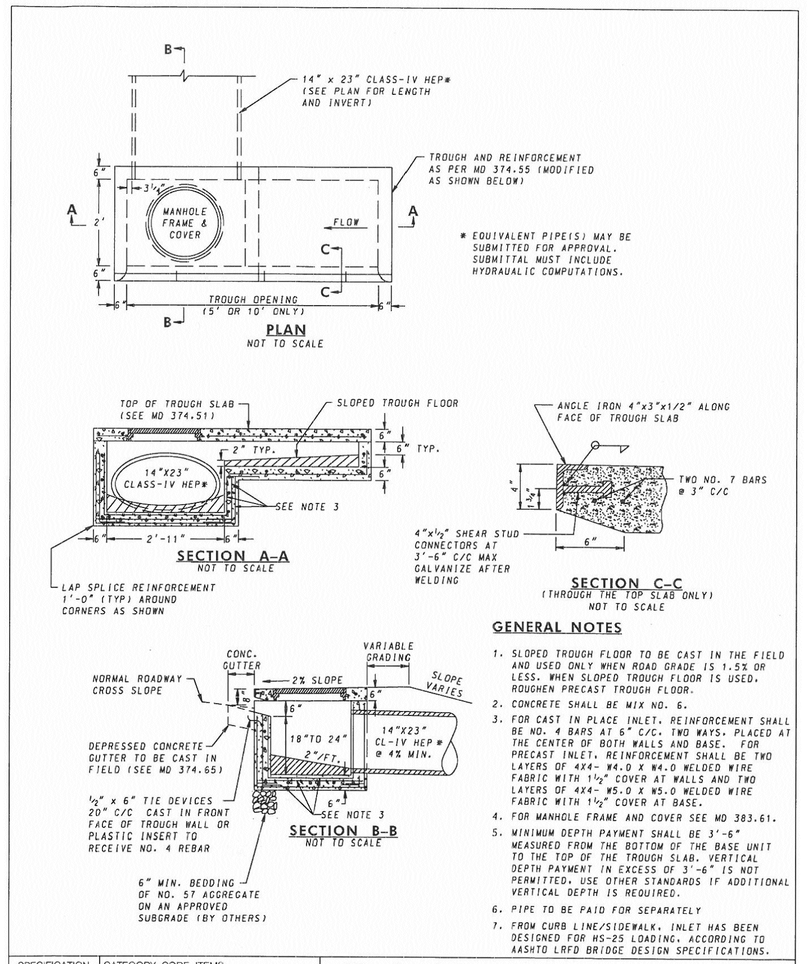
APPROVED:

DIRECTOR DATE

REVISION DATE:	APPROVED BY:

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
Prince George's County, MD

Concrete Curb and Gutter — STD. 300.01



GENERAL NOTES

1. SLOPED TROUGH FLOOR TO BE CAST IN THE FIELD AND USED ONLY WHEN ROAD GRADE IS 1.5% OR LESS. WHEN SLOPED TROUGH FLOOR IS USED, ROUGHEN PRECAST TROUGH FLOOR.
2. CONCRETE SHALL BE MIX NO. 6.
3. FOR CAST IN PLACE INLET. REINFORCEMENT SHALL BE NO. 4 BARS AT 6" C/C. TWO WAYS. PLACED AT THE CENTER OF BOTH WALLS AND BASE. FOR PRECAST INLET. REINFORCEMENT SHALL BE TWO LAYERS OF 4X4- W4.0 X W4.0 WELDED WIRE FABRIC WITH 1½" COVER AT WALLS AND TWO LAYERS OF 4X4- W5.0 X W5.0 WELDED WIRE FABRIC WITH 1½" COVER AT BASE.
4. FOR MANHOLE FRAME AND COVER SEE MD 383.61.
5. MINIMUM DEPTH PAYMENT SHALL BE 3'-6" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE TROUGH SLAB. VERTICAL DEPTH PAYMENT IN EXCESS OF 3'-6" IS NOT PERMITTED. USE OTHER STANDARDS IF ADDITIONAL VERTICAL DEPTH IS REQUIRED.
6. PIPE TO BE PAID FOR SEPARATELY
7. FROM CURB LINE/SIDEWALK, INLET HAS BEEN DESIGNED FOR HS-25 LOADING, ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

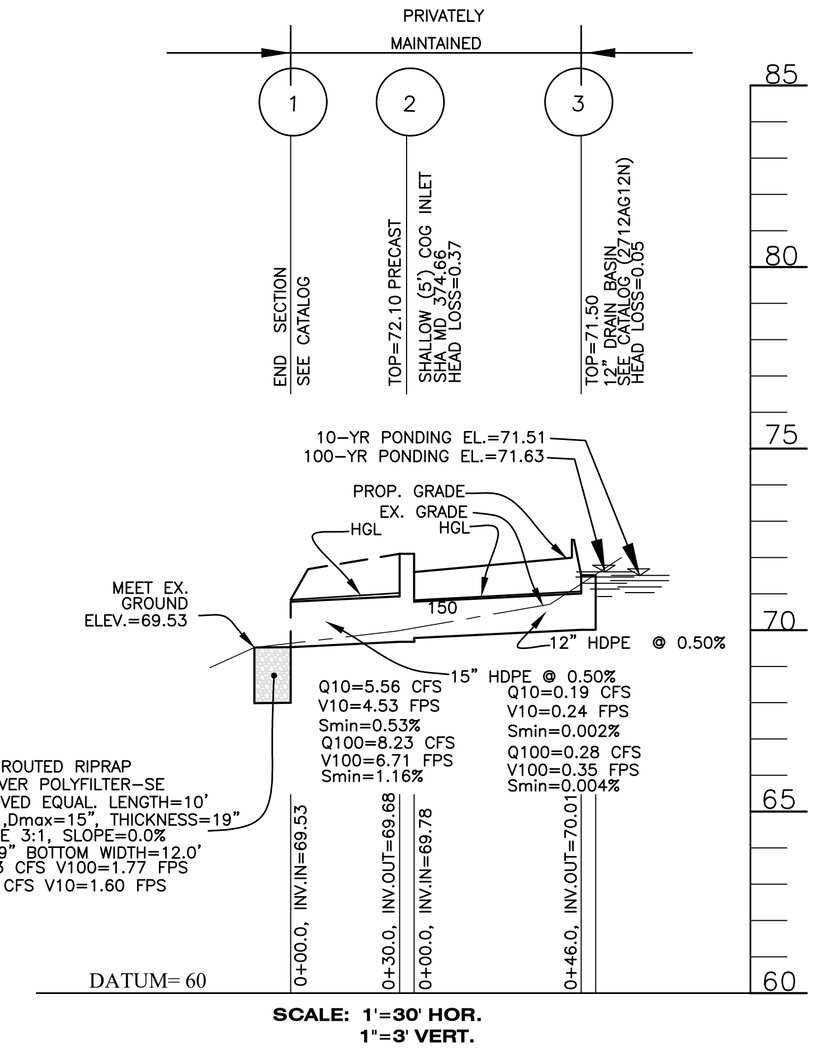
SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED — DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL + SHA REVISIONS		APPROVAL + FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	12-3-97	APPROVAL	2-23-98
REVISED	10-7-14	REVISED	9-29-16
REVISED	–	REVISED	
REVISED		REVISED	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
PRECAST OR CAST IN PLACE
SHALLOW COG INLET
5' OR 10' TROUGH OPENING

STANDARD NO. MD 374.66



SCALE: 1'=30' HOR.
1'=3' VERT.

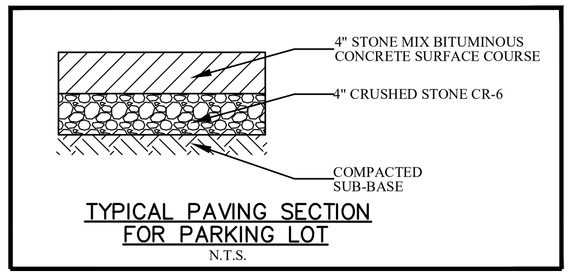
STRUCTURE SCHEDULE

BONDED & INSPECTED BY	STR. No	Structure Type	WIDTH/DIA.	INV. ELEV.	TOP ELEV.	Standard Detail
PRIVATE	1	END SECTION	-	69.53	-	SEE ADS CATALOG (*)
PRIVATE	2	INLET	2'	69.68	72.10	SHA MD 374.66(**)
PRIVATE	3	INLET	4'	70.01	71.50	SEE ADS CATALOG FOR INLINE DRAIN(*)

(*)- OR APPROVED EQUAL
(**)- OR ADS CURB INLET STRUCTURE WITH GRATE SIZE 2'x3')
Contact the design engineer for more information

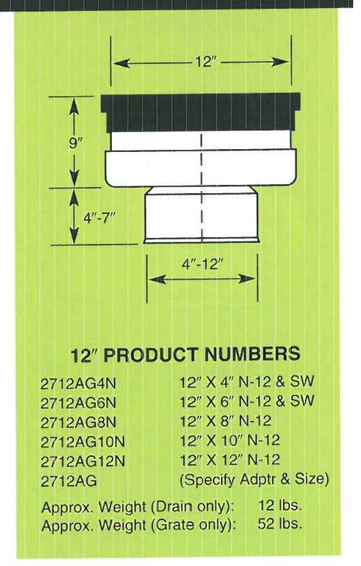
PIPE SCHEDULE

BONDED & INSPECTED BY	FROM	TO	SIZE	TYPE	LENGTH (ft)
PRIVATE	1	2	15"	HDPE	30.0
PRIVATE	2	3	12"	HDPE	46.0
				TOTAL	76.0



TYPICAL PAVING SECTION FOR PARKING LOT
N.T.S.

12" and 15" Inline Drains



12" PRODUCT NUMBERS

2712AG4N	12" X 4" N-12 & SW
2712AG6N	12" X 6" N-12 & SW
2712AG8N	12" X 8" N-12
2712AG10N	12" X 10" N-12
2712AG12N	12" X 12" N-12
2712AG	(Specify Adptr & Size)

Approx. Weight (Drain only): 12 lbs.
Approx. Weight (Grate only): 52 lbs.

Ductile iron grates available: Perforated • Solid • Locking • Pedestrian. Grates for 12

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryand, License No. 19644, Expiration Date: 04/18/2022"

STATE OF MARYLAND — MICHAEL OLU TOMPOLO — NO. 19644 — REGISTERED PROFESSIONAL ENGINEER

7-28-2020

OWNER/DEVELOPER:
CPHA, CITY OF COLLEGE PARK
ATTN: MS. MICHELLE JOHNSON
9014 RHODE ISLAND AVE.
COLLEGE PARK MD, MD 20740
TEL. (301) 345-3600

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

DPIE PERMIT NUMBER: 8519-2020-0

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: College Park Housing Authority-9014 Rhode Island Avenue
Case Number (Permit Approval #): 8519-2020-0
Case Type: Site Development
Issuance Date:
Address: 9014 Rhode Island Ave. College Park Md 20740
Issuance Date: TBD
Address: TBD
Lot(s) and Block(s):
Parcel 92 & A, Block C

DPIE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S
POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
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COLLEGE PARK HOUSING AUTHORITY
9014 RHODE ISLAND AVE.
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SITE & PAVING PLAN DETAILS

REVISIONS

DATE: JAN, 2020	
DWN./DESIGN RRR & MP	CHECKED MT
SCALE: AS SHOWN	
PROJECT/FILE NO. 14-049	
SHEET NO. 4 OF 5	

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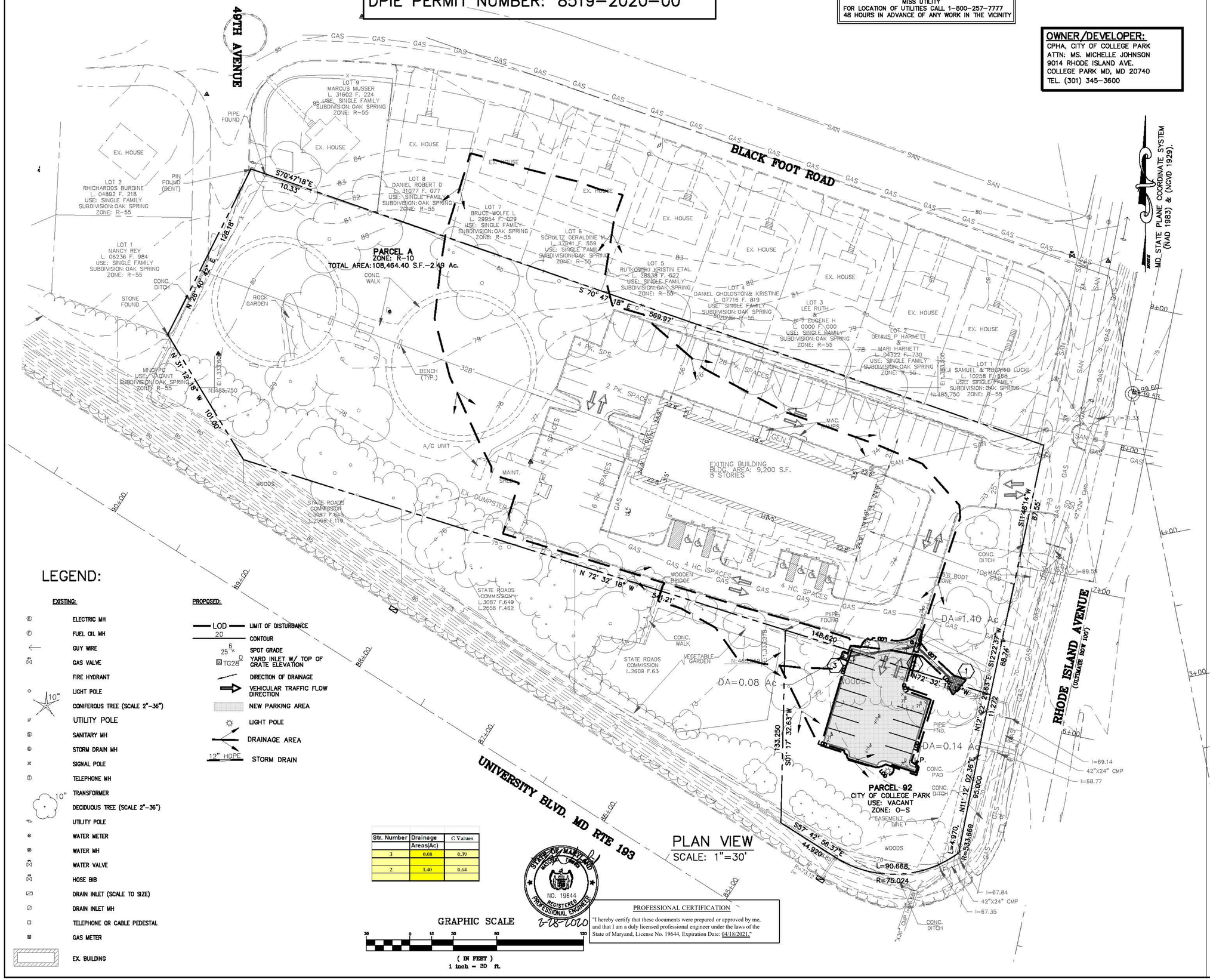
DPIE PERMIT NUMBER: 8519-2020-00

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

OWNER/DEVELOPER:
CPHA, CITY OF COLLEGE PARK
ATTN: MS. MICHELLE JOHNSON
9014 RHODE ISLAND AVE.
COLLEGE PARK MD, MD 20740
TEL. (301) 345-3600



LEGEND:

EXISTING:

- ELECTRIC MH
- FUEL OIL MH
- GUY WIRE
- GAS VALVE
- FIRE HYDRANT
- LIGHT POLE
- CONIFEROUS TREE (SCALE 2"-36")
- UTILITY POLE
- SANITARY MH
- STORM DRAIN MH
- SIGNAL POLE
- TELEPHONE MH
- TRANSFORMER
- DECIDUOUS TREE (SCALE 2"-36")
- UTILITY POLE
- WATER METER
- WATER MH
- WATER VALVE
- HOSE BIB
- DRAIN INLET (SCALE TO SIZE)
- DRAIN INLET MH
- TELEPHONE OR CABLE PEDESTAL
- GAS METER
- EX. BUILDING

PROPOSED:

- LOD — LIMIT OF DISTURBANCE
- 20 — CONTOUR
- 25 — SPOT GRADE
- TG28 — YARD INLET W/ TOP OF GRATE ELEVATION
- DIRECTION OF DRAINAGE
- VEHICULAR TRAFFIC FLOW DIRECTION
- NEW PARKING AREA
- LIGHT POLE
- DRAINAGE AREA
- 12" HDPE — STORM DRAIN

Str. Number	Drainage Areas(Ac)	C Values
3	0.08	0.39
2	1.40	0.64

STATE OF MARYLAND
MICHAEL TRUMP
NO. 19644
REGISTERED PROFESSIONAL ENGINEER
7-18-2020

PROFESSIONAL CERTIFICATION
"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19644, Expiration Date: 04/18/2021."

PLAN VIEW
SCALE: 1"=30'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

CDDI

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PRINCE GEORGE'S COUNTY, MARYLAND

DRAINAGE AREA MAP

REVISIONS

DATE: JAN.,2020
DWN./DESIGN RRR
CHECKED MT
SCALE: 1" = 30'
PROJECT/FILE NO. 14-039
SHEET NO. 5 OF 5

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DEVELOPMENT REVIEW BULLETIN

Subject: Natural Resources Inventory (NRI) Applicability for Stormwater Management Site Development Concept applications and Erosion & Sediment Control Applications

Resource: Countywide Planning Division, Environmental Planning

Date: May 1, 2017

Effective May 1, 2017, a Natural Resources Inventory (NRI) is not required to be included in Site Development Concept applications and sediment & erosion control applications **IF**:

(a) the development activity is exempt from the requirements of the Stormwater Management Ordinance per Section 32-174 (a) of the County Code;

AND

(b) the limits of disturbance as shown on the proposed site plan will not disturb regulated sensitive and/or environmental features *(streams, stream buffers, wetlands, wetland buffers, Marlboro clays, Christiana clays, 100-year floodplain and/or adjacent steep slopes)*.

This applicability will be applied to all applications that have been submitted but not yet reviewed. **This criterion does not apply to CWP/P3 projects.** Staff will contact the applicant if the project meets these standards.

For applications meeting the above criteria, supplemental information regarding existing conditions of the site may be required upon request by the review agency. All applications must state the area of the proposed limit of disturbance.

The Planning Department, in cooperation with Department of Permitting, Inspections and Enforcement (DPIE) and the Prince George's Soil Conservation District(PGSCD) reserve the right to require a NRI later in the review process if it is determined that the NRI is needed to complete the review.

Should it be discovered during the review process that an application requires a NRI to conduct a complete review, the appropriate type of NRI will be required prior to approval of the application.

If you have any questions, please contact Katina Shoulars at 301-952-5404 or Katina.Shoulars@ppd.mncppc.org.

ATTACHMENT E

Prince George's Soil Conservation District

5301 Marlboro Race Track Road, Upper Marlboro, MD 20772
Phone (301) 574-5162x3 – Fax 1-855-416-9660

Date Issue: **4/9/2020**
Expiration Date: **N/A**
Reference No.: _____

TO: **College Park Housing Authority, City of College Park**
9014 Rhode Island Ave.
College Park, MD 20740

Your request for exemption from erosion and sediment control under COMAR 26.17.01.05 has been reviewed and is hereby approved. This approval is based on the plan:

College Park Housing Authority, 9014 Rhode Island Ave. by Capital Development Design Inc (CDDI)

It is the owner's responsibility to prevent creation of a nuisance or dangerous condition, to prevent sediment pollution, and not adversely affect the public safety and welfare.

The proposed activity is **exempt** from Prince George's Soil Conservation District Erosion and Sediment Control Approval for the following:

☐ 1. Agriculture land management practices and the construction of agriculture structures.

☐ 2. The construction of single family residences or their accessory building on lots of two acres or more where ½ acre or less is disturbed.

☒ 3. Clearing and grading activities that disturb less than 5,000 square feet of land and/or disturb less than 100 cubic yards of earth.

☐ 4. State and federal projects (should be submitted to MDE for review determination).

Comments:

This project proposes the addition of several parking spaces to an existing parking lot. A proposed storm drain would be connected to an existing yard inlet upgrade of the site to carry runoff under the proposed site. It is recommended that the contractor install silt fence downgrade of the site to prevent sedimentation off-site. This waiver does not release the applicant from the obligation of obtaining other local, state or federal permits, as applicable, or providing adequate and appropriate erosion and sediment control practices to address the possibility of sediment laden runoff migrating from the proposed work area.

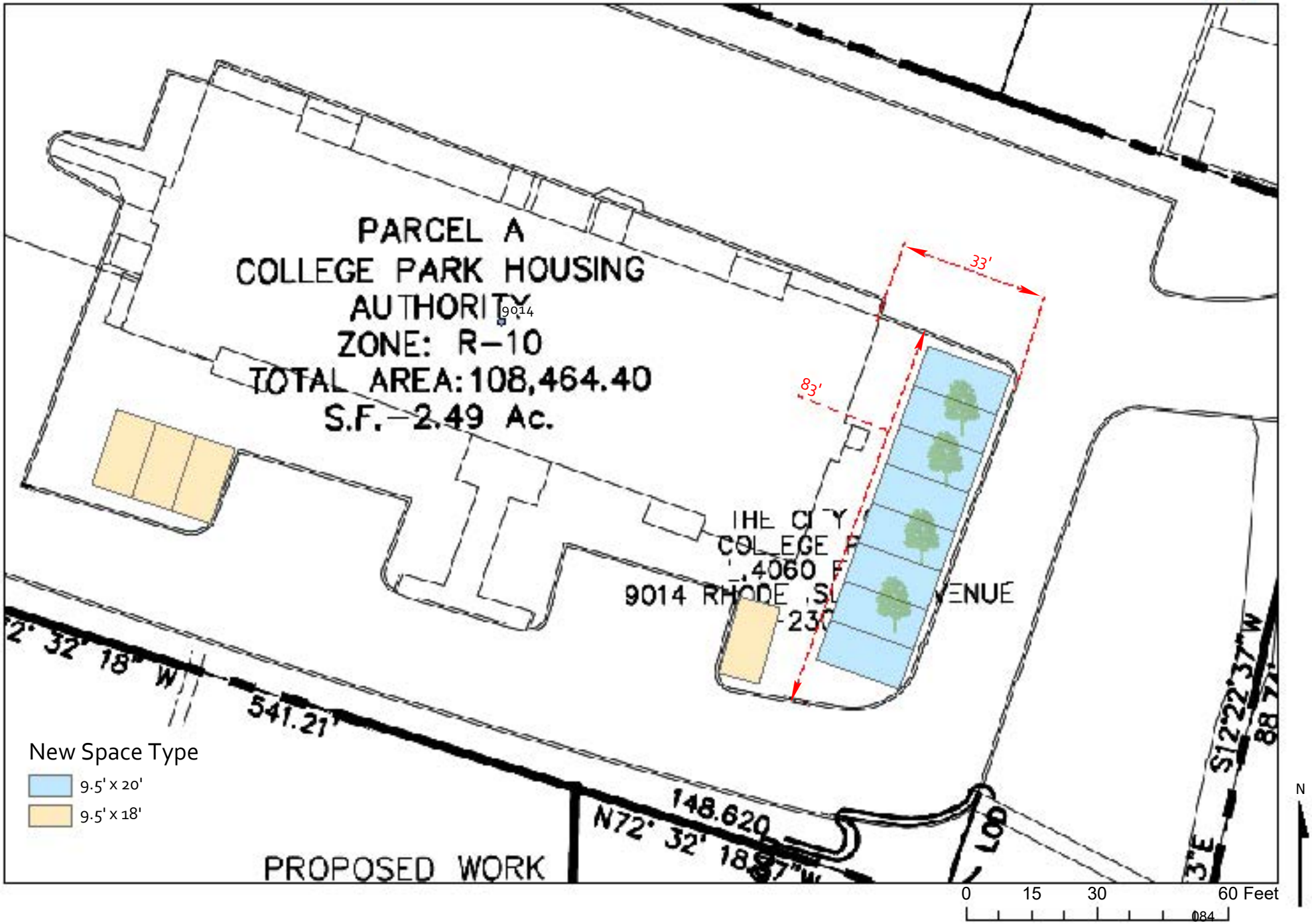
Approved by:

J. Spencer Evans 04/09/2020

Housing Authority, City of College Park

Attick Towers - 12 Proposed Parking Places - Plan A

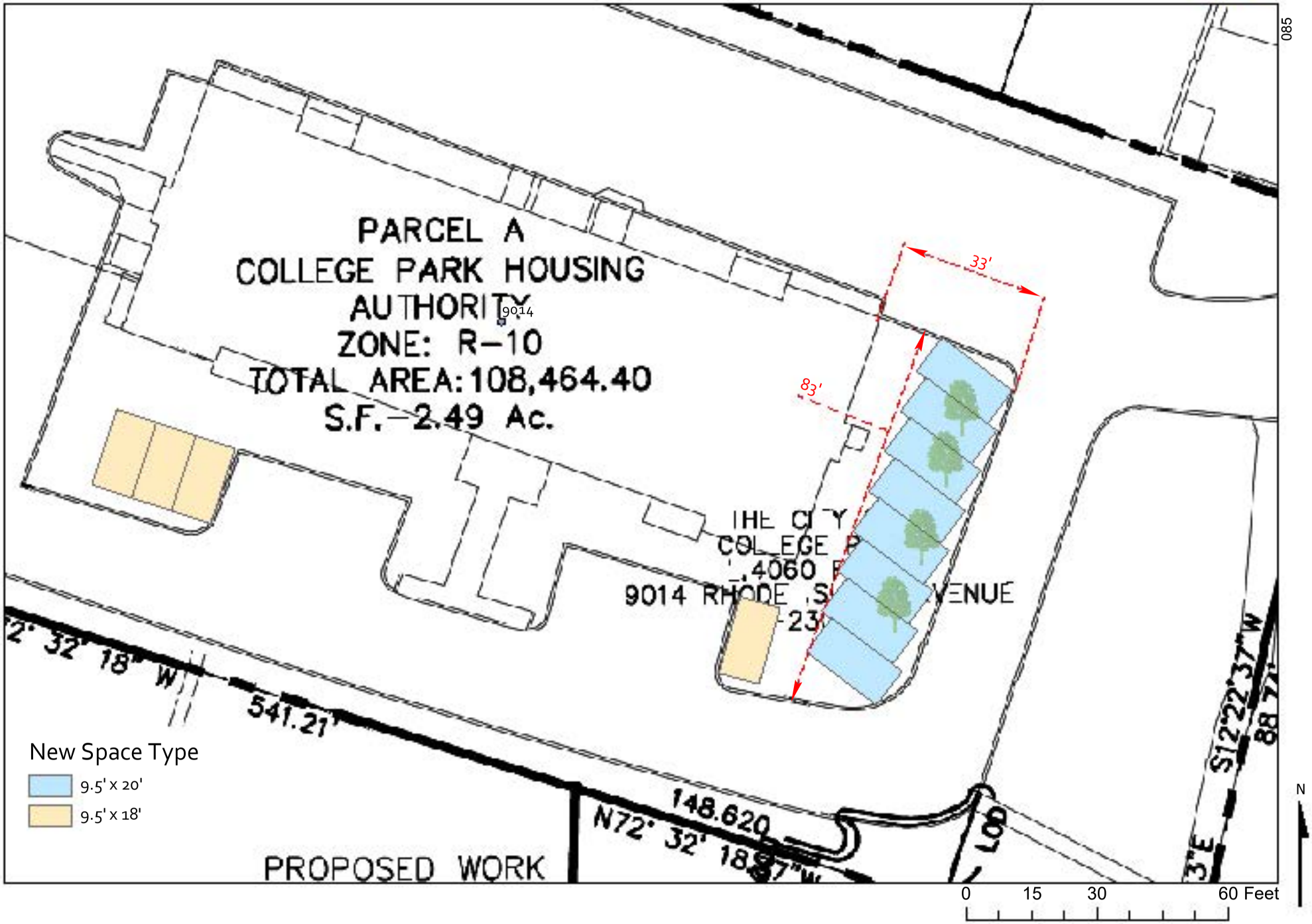
Created by: College Park Engineering
Source: College Park GIS
Created: 5/19/2020



Housing Authority, City of College Park

Attick Towers - 12 Proposed Parking Places - Plan B

Created by: College Park Engineering
Source: College Park GIS
Created: 5/19/2020



5

Government Alliance on Race and Equity

CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM

Prepared By: Bill Gardiner
Assistant City Manager
Kiaisha Barber
Director, Youth, Family, & Senior Services

Meeting Date: July 7, 2020

Proposed Consent Agenda: No

Presented By: Bill Gardiner, Assistant City Manager
Kiaisha Barber Director, Youth, Family, & Senior Services
Tracey Clayton, Billing & Collections Supervisor
Frank Pacifico, Assistant Director of Operations, DPW
Teresa Way-Pezzuti, HR Generalist

Originating Department: Administration

Issue Before Council: Presentation to the Mayor and Council on the City's involvement with the Government Alliance on Race and Equity and discussion of potential next steps

Strategic Plan Goal: One College Park
Excellent Services
Effective Leadership

Background/Justification:

In September 2019, the City of College Park joined an initiative to advance racial equity sponsored by the Metropolitan Council of Governments (COG) and the Government Alliance on Race and Equity (GARE). GARE is a national network of governments working to achieve racial equity for all by providing a training curriculum, policies, plan development, and facilitators.

Ten other local jurisdictions have participated in the nine-month cohort. The staff noted above attended monthly training sessions led by GARE trainers and discussed potential projects in College Park. The trainings focused on practices local and regional government can take to proactively work to advance racial equity, focusing on eliminating inequities and increasing success for all. Although COVID-19 interrupted the on-site meetings, it and many other national events brought racial inequities to the forefront and have highlighted the significant work that must be done.

The presentation will briefly describe GARE and its approach to addressing racial inequity and discuss the projects the College Park team started utilizing GARE's racial equity toolkit. Council will be requested to consider and discuss potential next steps.

Fiscal Impact: None

Council Options: Some options for the Council will be discussed during the presentation.

Staff Recommendation: Staff believes that the City must continue to examine and address racial inequality and would like to work closely with Council on this initiative.

Recommended Motion: N/A

Attachments: None

6

Future Agenda Items

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

FROM: Janeen S. Miller, City Clerk

DATE: June 29, 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, JULY 14, 2020 REGULAR MEETING

Presentation of the Upper Midtown Land Use and Transportation Study by Kittleson & Associates (45?)

Proposed Consent: Approval of hazard duty pay for our refuse and recycling collection staff – Gary Fields, Director of Finance

Proposed Consent: 20-R-17, CPV-2020-04, 9621 52nd Avenue, Appeal period ends July 11

Proposed Consent: Cancellation of College Park Day – Scott Somers, City Manager

Proposed Consent: Participation in the Wyland National Mayor's Challenge for Water Conservation August 1 – 31, 2020 – Janet McCaslin, Sustainability Coordinator

Proposed Consent: Update to the City Manager's Contract

Consideration of requests for exemptions from Prohibited Vehicle laws:
1. 9019 St. Andrew's Place – exemption for Ford van
2. 5106 Berwyn Road – exemption on two (2) Ford vans
3. 9207 Davidson Street – exemption on commercial Chevy Box truck

Award of contract for construction for Hollywood Dog Park – Robert Marsili, Director of Public Works

Recommendation to extend micro-mobility pilot program contract with VeoRide - Terry Schum, Director of Planning

Thank you letter to World Central Kitchen for providing free meals to residents at Attick Towers and Spellman House

Resolution in support of Juneteenth National Freedom Day

Agenda items for the July 22 Four Cities Virtual Meeting

Introduction of an ordinance 20-O-09 to change the name of Planning, Community and Economic Development to Planning and Community Development – Scott Somers, City Manager

TUESDAY, AUGUST 4, 2020 WORKSESSION

Presentation from Performance Breakthroughs, Inc. on the Strategic Plan (30)

Presentation from Greenplay on the Senior and Community Recreation Needs Assessment (45)

Update on the City's Sustainability Plan - Bill Gardiner, Assistant City Manager; Robert Marsili, Director of Public Works; Janet McCaslin, Sustainability Coordinator (20)

Discussion on the recommendation to form an ad hoc committee regarding the future of Amherst Avenue (Frog Pond) – Terry Schum, Director of Planning (15)

Discussion of elementary, middle and high school award in honor of EAC member Doris Ellis – Kiaisha Barber, Director of Youth, Family and Senior Services (15)

Approval of a contract for City advertising in the College Park Here and Now newspaper (15)

2:45

+CLOSED SESSION: Review of applications for Boards and Committees

TUESDAY, AUGUST 11 REGULAR MEETING

Quarterly Financial Presentation – Gary Fields, Director of Finance

Presentation on Accela land use CRM software – Bill Gardiner, Assistant City Manager

Appointments to all City Boards and Committees, effective August 15

TUESDAY, SEPTEMBER 1, 2020 WORKSESSION

Detailed Site Plan for The Hub on Knox Road - Mixed Use Student Housing project – Terry Schum, Director of Planning (30)

Discussion about participation in the AARP Livable Communities program - Kiaisha Barber, Director of Youth, Family and Senior Services (30)

Review of the Tree and Landscape Board's Urban Forest Protection ordinance.

Discussion with the Animal Welfare Committee – Bob Ryan, Director of Public Services

1:20

TUESDAY, SEPTEMBER 8, 2020 REGULAR MEETING

TUESDAY, SEPTEMBER 15, 2020 WORKSESSION

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

TUESDAY, SEPTEMBER 22, 2020 REGULAR MEETING

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 (Council: is this still relevant?)

March: Annual Economic Development Report

April and September: Comments on the M-NCPPC budget

June Worksession: Review of applications for Boards and Committees

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

June Regular Meeting: Proclamation for Pride Month

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

2020 Quarterly Financial Presentations: ~~January 28, April 28, August 11~~, November 10

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

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

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)

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

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

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

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

02-04-20: Follow up discussion on certain events held in the City (Veterans and Memorial Day events, MLK Tribute and Blues Festival)

Consideration of a Property Use Agreement and support for a liquor license transfer from Milkboy to “Crab and Turtle” – Bob Ryan, Director of Public Services (20)

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

04-21-20: Follow-up discussion on a City Youth Advisory Committee – Kiaisha Barber, Director of Youth, Family and Senior Services

Review of proposal for a pilot program for a rebate to homeowners for installation of residential security camera systems - Bob Ryan, Director of Public Services (20)

05-05-20: Information Report on Edgewood Road Right-Of-Way at intersection with US 1 – Terry Schum and Steve Halpern

Discussion of goals and purpose for City Events, and criteria for evaluating City Events (30)

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

Discussion of the process/technology for enforcing permit parking zones

Discussion of a policy/ordinance for City trails addressing eScooters and eBikes (20) – Terry Schum, Director of Planning

Review of Environmental Impact Statement (EIS) for the Managed Lanes Project (I-495 / I-270) – Terry Schum, Director of Planning

Applications for Small Cell installations